FAIRFAX COUNTY

V I R G I N I A

APPLICATION FILED: January 27, 2003
PLANNING COMMISSION: September 18, 2003
BOARD OF SUPERVISORS: September 29, 2003 @ 4:00 pm

September 4, 2003

STAFF REPORT

APPLICATION PCA 75-7-004-2 (concurrent with applications RZ/FDP 2003-PR-008)

PROVIDENCE DISTRICT

APPLICANT:	Lincoln Property Company Southwest, Inc.
PRESENT ZONING:	I-3, HC
PARCEL:	39-2 ((1)) 13
ACREAGE:	33.74 acres
PLAN MAP:	Office
PROPOSAL:	To amend the proffers and development plan for RZ 75-7-004, previously approved for light industrial (office) development, to delete land area, so that land area can be rezoned to the PDH-30 District pursuant to RZ/FDP 2003-PR-008 for single-family attached (townhouse) and multi-family (apartments) residential uses, and to permit site modifications to the remaining land area subject to PCA 75-7-004.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 75-7-004-2, subject to the execution of proffers consistent with those contained in Appendix 1A.

Staff recommends approval of RZ 2003-PR-008 and the Conceptual Development Plan, subject to the execution of proffers consistent with those contained in Appendix 1B.

Staff recommends approval of FDP 2003-PR-008, subject to the approval of RZ 2003-PR-008.

Staff recommends approval of a modification of the transitional screening requirement along the western, southeastern, and southern boundaries in favor of that shown on the CDP/FDP.

Staff recommends approval of a waiver of the barrier requirement along the western, southeastern, and southern boundaries in favor of that shown on the CDP/FDP.

Staff recommends approval of a modification of the non-core streetscape design along Gallows Road for the Tysons Urban Center in favor of that shown on the CDP/FDP.

Staff recommends approval of a waiver of the 200 sq. ft. privacy yard requirement for single-family attached dwellings.

Staff recommends approval of a modification of the loading space requirement for multi-family dwellings in favor of one loading space provided for each of the three buildings (3 total spaces).

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.

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.

FAIRFAX COUNTY

VIRGINIA

APPLICATION FILED: January 27, 2003
APPLICATION AMENDED: August 1, 2003
PLANNING COMMISSION: September 18, 2003
BOARD OF SUPERVISORS: September 29, 2003 @ 4:00 pm

September 4, 2003

STAFF REPORT

APPLICATIONS RZ/FDP 2003-PR-008 (concurrent with application PCA 75-7-004-2)

PROVIDENCE DISTRICT

APPLICANT:	Lincoln Property Company Southwest, Inc.
PRESENT ZONING:	I-3, HC
REQUEST:	PDH-30, HC
PARCEL:	39-2 ((1)) 13 pt.
ACREAGE:	19.04 acres
DENSITY:	33.6 du/ac (includes bonus density for ADUs)
OPEN SPACE:	40%
PLAN MAP:	Office
PROPOSAL:	To rezone from the I-3 District to the PDH-30 District to permit the development of 80 single-family attached and 560 multi-family residential dwelling units.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2003-PR-008 and the Conceptual Development Plan, subject to the execution of proffers consistent with those contained in Appendix 1B.

Staff recommends approval of FDP 2003-PR-008, subject to the approval of RZ 2003-PR-008.

Staff recommends approval of a modification of the transitional screening requirement along the western, southeastern, and southern boundaries in favor of that shown on the CDP/FDP.

Staff recommends approval of a waiver of the barrier requirement along the western, southeastern, and southern boundaries in favor of that shown on the CDP/FDP.

Staff recommends approval of a modification of the non-core streetscape design for the Tysons Urban Center in favor of that shown on the CDP/FDP.

Staff recommends approval of a waiver of the 200 sq. ft. privacy yard requirement for single-family attached dwellings.

Staff recommends approval of a modification of the loading space requirement for multi-family dwellings in favor of one loading space provided for each of the three buildings (3 total spaces).

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.

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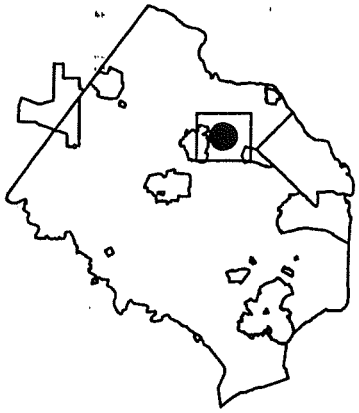
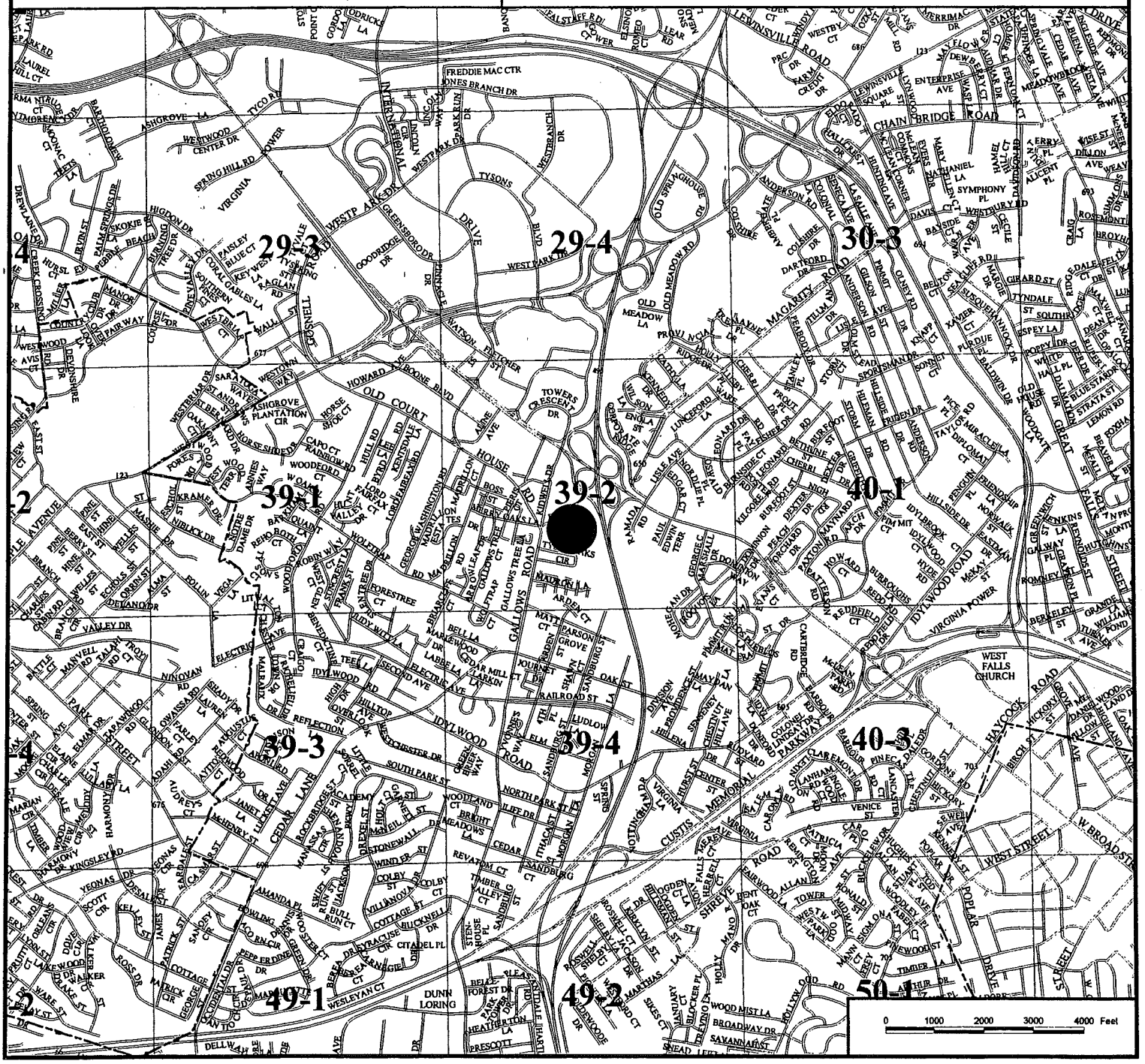
Proffered Condition Amendment

PCA 75-7 -004-02

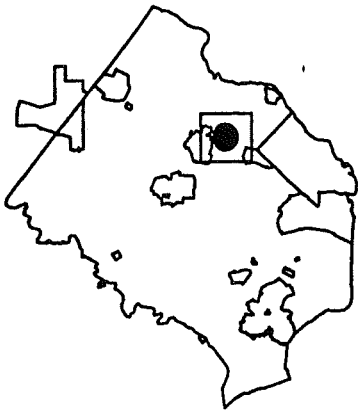


Applicant:	LINCOLN PROPERTY COMPANY SOUTHWEST, INC.
Filed:	01/27/2003
Proposed:	AMEND RZ 75-7-004 PREVIOUSLY APPROVED FOR OFFICE TO PERMIT DELETION OF LAND AREA
Area:	33.74 AC OF LAND; DISTRICT - PROVIDENCE
Located:	EAST SIDE OF GALLOWS ROAD, NORTH AND SOUTH AND SCIENCE APPLICATIONS COURT
Zoning:	I- 3
Overlay Dist:	HC
Map Ref Num:	039-2- /01/ /0013



Proffered Condition Amendment

PCA 75-7 -004-02



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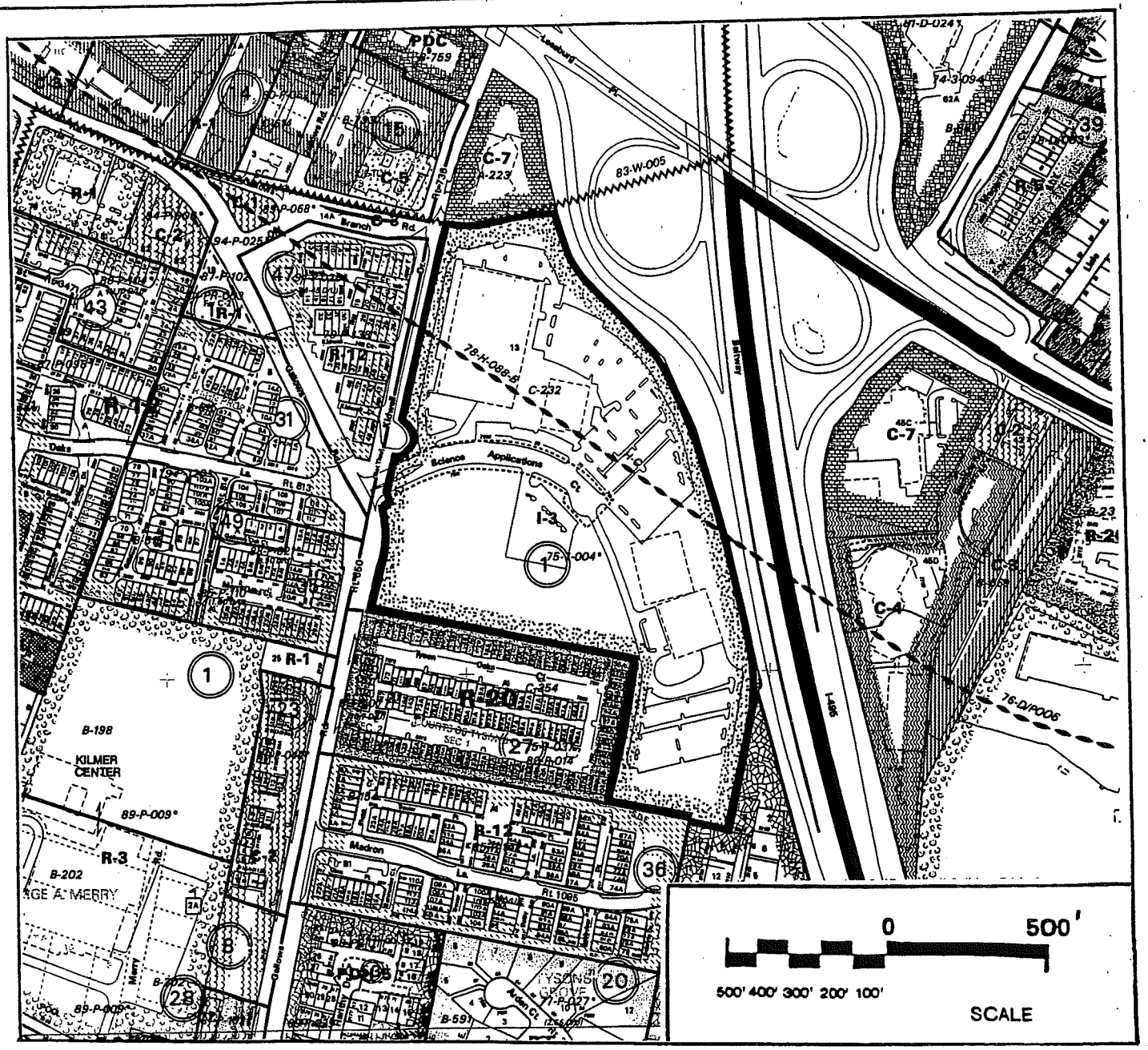
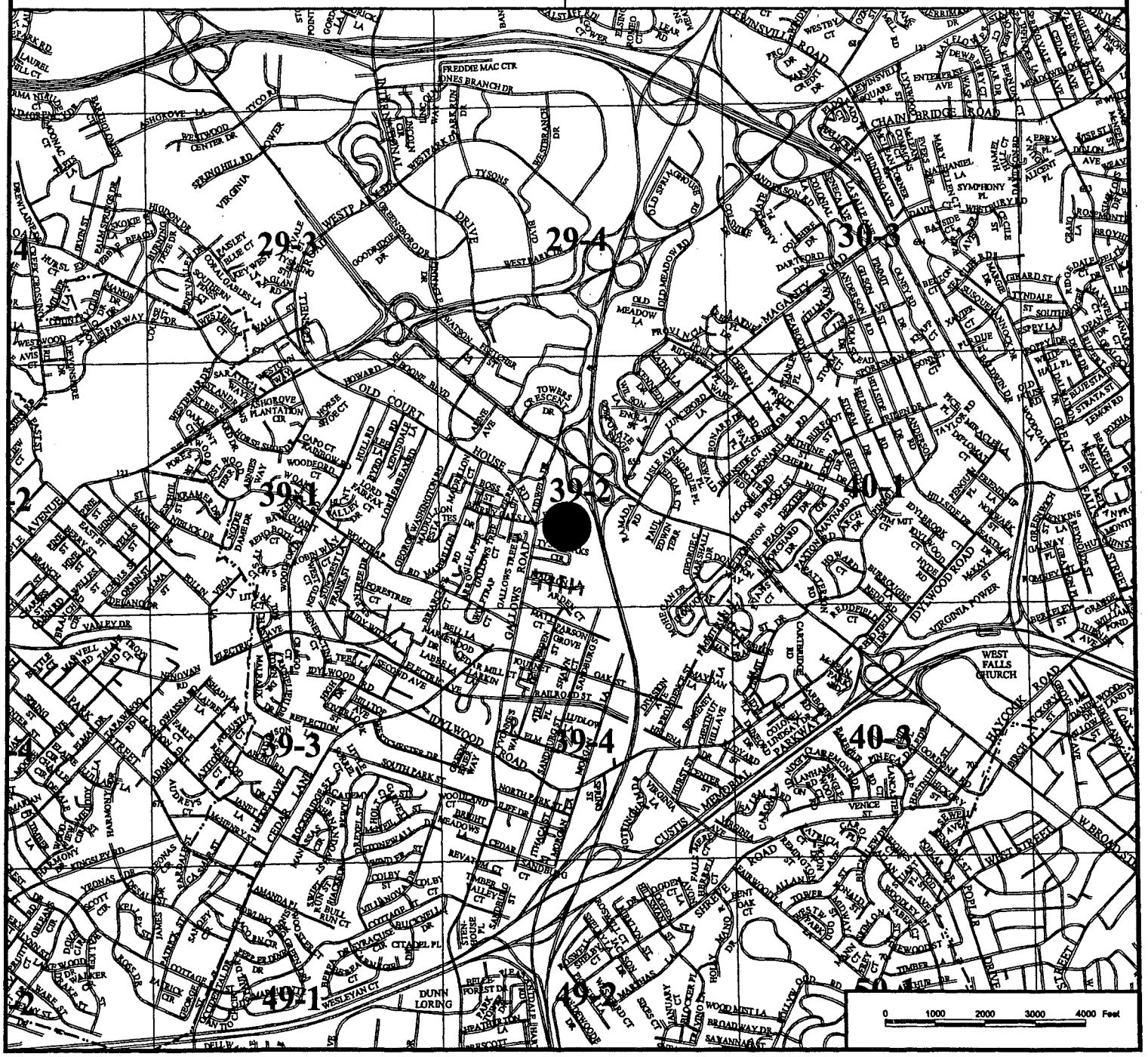
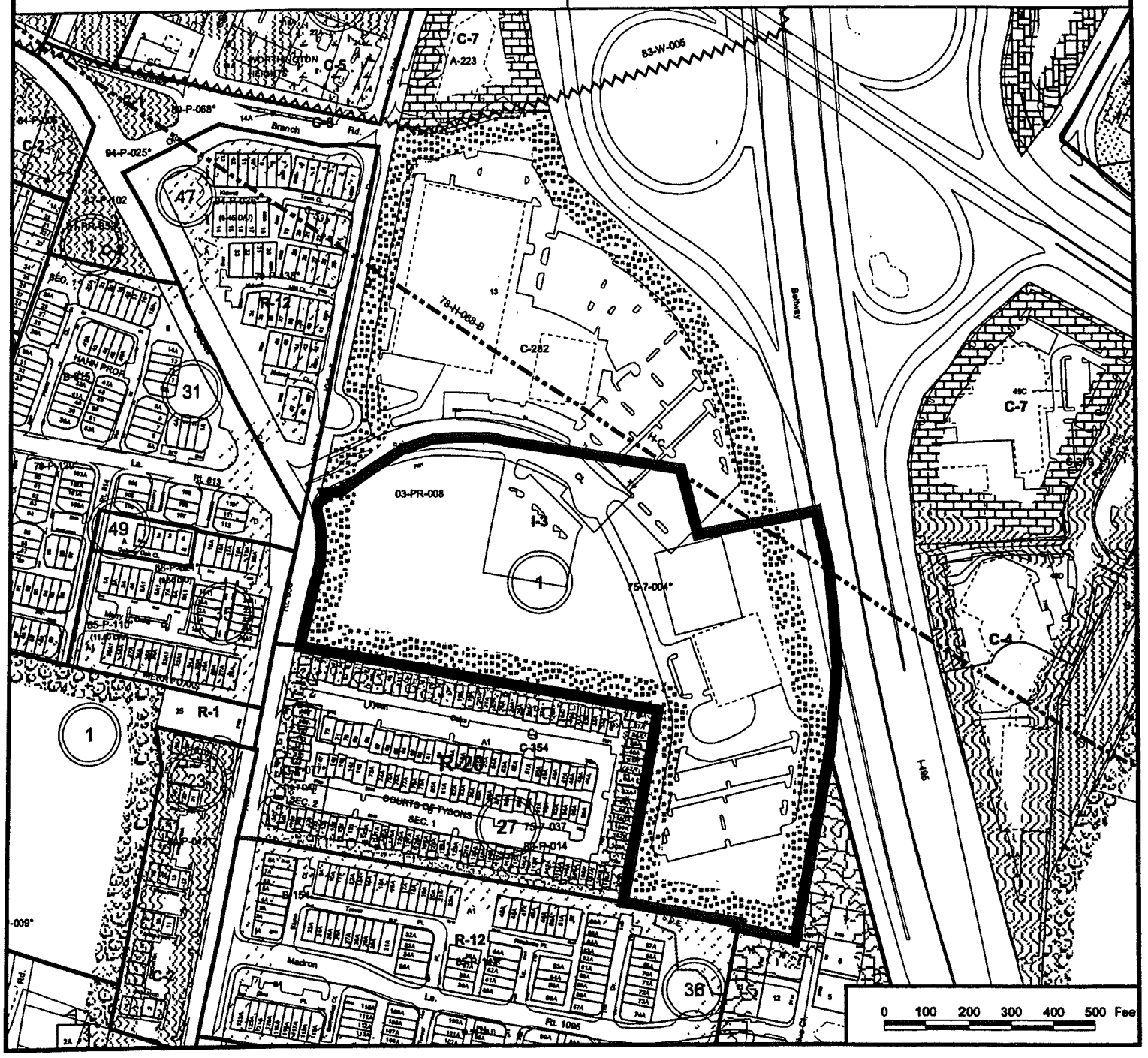


Rezoning Application RZ 2003-PR-008		Final Development Plan FDP 2003-PR-008	
Applicant:	LINCOLN PROPERTY COMPANY SOUTHWEST, INC.	Applicant:	LINCOLN PROPERTY COMPANY SOUTHWEST, INC.
Filed:	01/27/2003- AMENDED 08/01/2003	Filed:	01/27/2003- AMENDED 08/01/2003
Area:	19.04 AC OF LAND; DISTRICT - PROVIDENCE	Area:	19.04 AC OF LAND; DISTRICT - PROVIDENCE
Proposed:	RESIDENTIAL DEVELOPMENT	Proposed:	RESIDENTIAL DEVELOPMENT
Located:	EAST SIDE OF GALLOWS ROAD AND SOUTH AND NORTH SIDES OF SCIENCE APPLICATIONS COURT	Located:	EAST SIDE OF GALLOWS ROAD AND SOUTH AND NORTH SIDES OF SCIENCE APPLICATIONS COURT
Zoning:	FROM I- 3 TO PDH-30	Zoning:	PDH-30
Overlay Dist:	HC	Overlay Dist:	HC
Map Ref Num:	039-2- /01/ /0013	Map Ref Num:	039-2- /01/ /0013



Rezoning Application RZ 2003-PR-008	Final Development Plan FDP 2003-PR-008
Applicant: LINCOLN PROPERTY COMPANY SOUTHWEST, IN	Applicant: LINCOLN PROPERTY COMPANY SOUTHWEST, INC.
Filed: 01 /2003- AMENDED 08/01/2003	Filed: 01/27/2003- AMENDED 08/01/2003
Area: 19.04 AC OF LAND; DISTRICT - PROVIDENCE	Area: 19.04 AC OF LAND; DISTRICT - PROVIDENCE
Proposed: RESIDENTIAL DEVELOPMENT	Proposed: RESIDENTIAL DEVELOPMENT
Located: EAST SIDE OF GALLOWS ROAD AND SOUTH AND NORTH SIDES OF SCIENCE APPLICATIONS COURT	Located: EAST SIDE OF GALLOWS ROAD AND SOUTH AND NORTH SIDES OF SCIENCE APPLICATIONS COURT
Zoning: FROM I- 3 TO PDH-30	Zoning: PDH-30
Overlay Dist: HC	Overlay Dist: HC
Map Ref Num: 039-2- /01/ /0013 pt	Map Ref Num: 039-2- /01/ /0013 pt

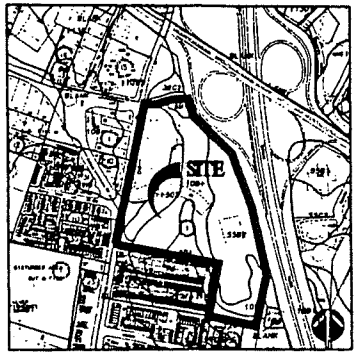


THE RESERVE AT TYSON'S CORNER

CONCEPTUAL/FINAL DEVELOPMENT PLAN FOR RZ/FDP 2003-PR-008
GENERALIZED DEVELOPMENT PLAN FOR PCA 75-7-004-2

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

JANUARY 17, 2003
APRIL 2, 2003
APRIL 24, 2003
JULY 10, 2003
AUGUST 8, 2003
SEPTEMBER 2, 2003



SOILS MAP
SCALE 1"=500'

TM NO. 39-2 ((1)) 0013

SHEET INDEX

* THESE SHEETS APPLY TO CDP/FDP FOR RZ/FDP 2003-PR-008

APPLICANT/DEVELOPER

LINCOLN PROPERTY COMPANY SOUTHWEST INC.
1255 HERNDON PARKWAY SUITE 100
HERNDON, VA 20170
CONTACT: MR. RICHARD ROSE
(703) 104-1500

ATTORNEY

WALSH, COLUCCI, LUBELEY, EMRICH, & TERPAK, P.C.
2200 CLARENDON BLVD. 13TH FLOOR
ARLINGTON, VA 22201
CONTACT: MS. ELIZABETH D. BAKER
(703) 528-4700

ARCHITECTS/PLANNERS

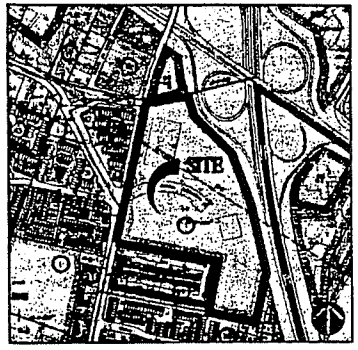
SK&I ARCHITECTURAL DESIGN GROUP, LLC
4917 ST. ELMO AVENUE
BETHESDA, MARYLAND 20814
CONTACT: MR. ABED BENZINA
(301) 654-9300

ENGINEER

VIKA INC.
8180 GREENSBORO DRIVE
SUITE 200
MCLEAN, VIRGINIA 22102
CONTACT: MR. JOHN F. AMATETTI, P.E.
(703) 442-7800

LANDSCAPE ARCHITECT

LAND DESIGN, INC.
1414 PRINCE STREET,
SUITE 400
ALEXANDRIA, VA 22314
CONTACT: MR. MATTHEW CLARK
(703) 549-7784



VICINITY MAP
SCALE 1"=500'

TM NO. 39-2 ((1)) 0013

9/7/03

JOB NUMBER 425
SHEET 1 OF 13

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THE PCA IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 39-2 ((1)) 13. THE PROPERTY IS OWNED BY CAMPUS POINT REALTY CORPORATION I AND IS CURRENTLY ZONED I-3 AS SHOWN IN DEED BOOK 1073 AT PAGE 890. THE 19.040 ACRE PORTION OF THE PROPERTY SUBJECT TO REZONING TO THE PDH-30 IS IDENTIFIED AS PART OF TAX MAP 39-2 ((1)) PART 13. LINCOLN PROPERTY COMPANY SOUTHWEST, INC. IS THE CONTRACT PURCHASER OF THIS 19.040 ACRE SITE AND IS THE APPLICANT OF BOTH THE PCA AND RZ APPLICATIONS. PCA 75-7-004-2 SEEKS TO DELETE 19.040 ACRES AND TO ESTABLISH 14.706 ACRES OF AREA TO REMAIN ZONED I-3
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VIKA, INC AND THE CONTOUR INTERVAL IS TWO (2) FEET.
4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA, INC.
5. THE PROPERTY IS LOCATED ON LAND UNIT F, SUB UNIT F-6 OF THE TYSONS CORNER URBAN CENTER AREA OF THE FAIRFAX COMPREHENSIVE PLAN.
6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
7. STORMWATER MANAGEMENT FACILITIES WILL BE CONSTRUCTED ON THE SITE IN 2 ENHANCED EXTENDED DETENTION FACILITY, AND POTENTIAL GROUNDWATER INFILTRATION FACILITIES. THEY WILL BE MAINTAINED ACCORDING TO THE APPLICABLE ORDINANCES AND PRACTICES OF FAIRFAX COUNTY UNLESS WAIVED OR MODIFIED BY THE DIRECTOR OF DPW & ES. ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA WILL BE PROVIDED.
8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
10. STRUCTURES CURRENTLY EXIST ON THE PCA PARCEL AND WERE CONSTRUCTED IN APPROXIMATELY 1978. BUILDING #C IS TO BE DEMOLISHED BUILDINGS A AND B ARE TO REMAIN.
11. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE, NO FLOODPLAIN, P.R.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXIST ON THIS PROPERTY.
12. THERE IS A PROPOSED TRAIL INDICATED ALONG GALLOWS ROAD FRONTAGE OF THIS PROPERTY AS SHOWN ON THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
13. LIMITS OF CLEARING AND GRADING SHOWN ON THE CDP/FDP ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING. THE DEVELOPMENT OF THE SITE WILL BE IN GENERAL CONFORMANCE WITH THESE LIMITS. FINAL LIMITS OF CLEARING AND GRADING WILL TAKE INTO CONSIDERATION FINAL SITE ENGINEERING AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY URBAN FORESTER AT THE TIME OF FINAL SITE REVIEW.
14. THE ANGLES OF BULK PLANE AND YARDS INDICATED ON THIS SHEET ARE FOR R-30 AND COMPARISON PURPOSES ONLY. THE PROPERTY IS TO BE REZONED TO PDH-30 WHICH HAS NO BULK PLANE REQUIREMENT.
15. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS.
16. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED BELOW.
17. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL ENGINEERING, AS LONG AS THE AREA OF LANDSCAPED OPEN SPACE AND THE NUMBER OF PLANTS DOES NOT DIMINISH.
18. THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND THE NUMBER OF PARKING SPACES OUTSIDE AND IN THE STRUCTURES MAY BE MODIFIED, SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION, AND THE AMOUNT OF LANDSCAPING AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.
19. ADDITIONAL SITE FEATURES SUCH AS PLAZA DEVELOPMENT, GAZEBOS, FENCING, RETAINING WALLS, CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
20. ESCROW FOR ADDITIONAL FRONTAGE IMPROVEMENTS TO THE PUBLIC RIGHT(S) OF WAY ON GALLOWS ROAD ADJACENT TO THE SUBJECT PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT. DEDICATION FOR GALLOWS ROAD AND I-495 ARE PROVIDED.
21. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
22. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PDH-30 ZONE PER ARTICLE 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE GRADE PARKING STRUCTURES AND SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON WILL BE ADJUSTED BASED ON THE ACTUAL NUMBER OF RESIDENTIAL UNITS CONSTRUCTED. THE APPLICANT RESERVES THE RIGHT TO PROVIDE PARKING IN EXCESS OF THAT REQUIRED BY ARTICLE 11.
23. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE, UNLESS WAIVED OR MODIFIED BY THE BOARD.
24. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
25. PARKING LOT LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH 2 O. ARTICLE 13 UNLESS WAIVED BY THE DIRECTOR OF DPW & ES.
26. DEVELOPER RESERVES THE RIGHT TO PROVIDE INTERIM SURFACE PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES
27. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
28. APPLICANT RESERVES THE RIGHT TO DETERMINE FINAL NUMBER OF UNITS IN EACH BUILDING AND SIZE OF AND SECONDARY USES WITH A FINAL SITE PLAN WITH THE FINAL TOTAL NOT TO EXCEED 640 UNITS.
29. MINOR MODIFICATIONS MAY BE MADE TO THE SITE PLAN PER SECTION 18-204 OF THE ZONING ORDINANCE
30. THE SUBJECT PROPERTY IS SUBJECT TO SUBDIVISION FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING, AND PROPOSED SUBDIVISION SHOWN ON CDP/FDP/PRELIMINARY PLAN MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPWES WITHOUT REQUIRING MODIFICATION OF THE FDP.
31. THE PROJECT MAY BE DEVELOPED WITH FEE SIMPLE UNITS, CONDOMINIUMS, RENTAL APARTMENTS OR A COMBINATION THEREOF, AND THE PROJECT MAY BE PHASED AND SUBDIVIDED BETWEEN DIFFERENT OWNERSHIP GROUPS.
32. SECONDARY USES TO INCLUDE: SWIMMING POOLS AND ASSOCIATED FACILITIES, FITNESS CENTERS, BUSINESS/TELECOMMUTING CENTERS, UNMANNED BANK TELLER MACHINES, VIDEO/ENTERTAINMENT CENTERS, LEASING OFFICES, OUTDOOR RECREATION USES AND OTHER ACCESSORY USES TYPICALLY PROVIDED IN MULTIFAMILY COMMUNITIES.

SITE TABULATIONS

EXISTING ZONING: I - 3

TOTAL SITE AREA: 1,459,887 S.F. OR 33.746 ACRES
AREA OF PCA TO REMAIN I-3 = 14.706 ACRES 640,581 SF (PARCEL C)
PROPOSED ZONE PDH-30 = 19.040 ACRES 829,306 SF (PARCELS A AND B)

STREET DEDICATION PROPOSED ± 4507 SF
I-495 DEDICATION AREA PROPOSED ± 14,889 SF

MINIMUM LOT AREA REQUIRED:	N/A
MINIMUM LOT WIDTH:	N/A
MAXIMUM BUILDING HEIGHT ALLOWED:	N/A
MAXIMUM BUILDING HEIGHT PROPOSED:	75' FOR MULTI-FAMILY BUILDING 1 50' FOR MULTI-FAMILY BUILDINGS 2, AND 3 45' FOR SINGLE FAMILY ATTACHED

YARDS REQUIRED
FRONT: N/A
REAR: N/A
SIDE: N/A

YARDS PROVIDED:
FRONT: PER CDP/FDP
REAR: PER CDP/FDP
SIDE: PER CDP/FDP

OPEN SPACE REQUIRED: 40%, 7.82 ACRES = 331,754 SF
ON AREA TO BE ZONED PDH-30

OPEN SPACE PROVIDED: 40%, 7.82 ACRES = 331,754 SF
ON AREA TO BE ZONED PDH-30 (NOT INCLUDING AREA OF DEDICATION)

GROSS TRACT AREA 33.74578 ACRES *

* SEE SHEET 4 FOR BREAKDOWN OF AREA TO REMAIN I-3

DEVELOPMENT DATA PDH-30 AREA

*PRINCIPAL USE = MULTIFAMILY RESIDENTIAL AND SINGLE FAMILY ATTACHED
*SECONDARY USE = SEE NOTE 32 LIMITED TO 20,000 GFA± AND CELLAR AREA

ADU DENSITY NOTE:

Total development 640 units, of which 80 single family attached dwelling units and 560 multiple family dwelling units are to be constructed on 19.04 acres and the Adopted Comprehensive Plan Density Range is 20-30 dwelling units per acre (du/ac)

The adjusted density range for the multiple family portion is 22-33
The adjusted density range for the single-family attached portion is 24-36

Proposed density is 33.6 du/ac.

Calculation of Required Affordable Dwelling Units

Multiple Family in accordance with Paragraph 1C(2)(a) of Section 2-804:

$\frac{33.6 - 20}{33-22} = \frac{13.6}{11} = 1.23 \times 6.25 = 7.68\%$

7.68% ADU requirement, however, the maximum ADU requirement for multiple family uses where a 10% bonus has been applied is 6.25%

560 x 6.25% = 35 ADUs

Single Family in accordance with Paragraph 1C(2)(b) of Section 2-804

$\frac{33.6 - 20}{34-24} = \frac{13.6}{10} = 1.13 \times 12.5 = 14.16\%$

14.16% ADU requirement, however, the maximum ADU requirement for single-family uses where a 20% bonus has been applied is 12.5%

80 dwelling units x 12.5% = 10 ADUs

TOTAL ADU REQUIREMENT 35 + 10 = 45 ADUs TO BE LOCATED IN BUILDINGS 2 AND 3

DEVELOPMENT BREAKDOWN

1. MULTI-FAMILY
   NO OF UNITS 560
   MAX. BUILDING HEIGHT 75' BUILDING 1 (NOT INCLUDING 20' PENTHOUSE)
   50' BUILDINGS 2 AND 3 (NOT INCLUDING 20' PENTHOUSE)
2. TOWNHOUSES
   NO. OF UNITS 80 UNITS
   MAX. BUILDING HEIGHT 45'
3. RECREATION
   TOTAL GROSS FLOOR AREA 20,000 SF
   LOCATED IN BUILDING 1, 2, & 3

PARKING CALCULATIONS

MULTI-FAMILY RESIDENTIAL

PARKING RATIO	1.6/UNIT (560 UNITS)
REQUIRED	896 SPACES
TOTAL PROVIDED	896 SPACES*

*NOTE: SEE NOTE NO. 22

SINGLE FAMILY ATTACHED

PARKING RATIO	2.3/UNIT (80 UNITS)
REQUIRED	184 SPACES
PARKING RATIO PROVIDED	2.46/UNIT
TOTAL PROVIDED	197 SPACES* (INCLUDING TANDEM DRIVEWAY SPACES)

*NOTE: SEE NOTE NO. 22

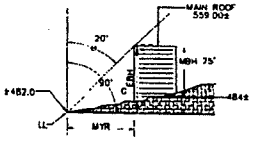
LOADING SPACES

TOTAL PROVIDED 3 SPACES (ONE FOR EACH MULTIFAMILY BUILDING)

WAIVERS/MODIFICATIONS REQUESTED

1. A MODIFICATION OF THE TRANSITIONAL YARD AND WAIVER OF THE BARRIER REQUIREMENTS ALONG THE WESTERN PROPERTY LINE IN ACCORDANCE WITH SECTION 13-304(3) TO THAT SHOWN ON THESE PLANS.
2. A MODIFICATION OF THE TRANSITIONAL YARD AND WAIVER OF THE BARRIER REQUIREMENTS ALONG THE SOUTH EASTERN PROPERTY LINE AND THE SOUTH AND A PORTION OF THE WESTERN PROPERTY LINE ADJACENT TO THE R-20, R-12 AND PDH-3 ZONES IN ACCORDANCE WITH SECTION 13-304(3) TO THAT SHOWN ON THEST PLANS.
3. A WAIVER OF THE TRANSITIONAL YARD SCREEN AND WAIVER OF BARRIER REQUIREMENTS BETWEEN USES WITHIN THE PDH-30 PER ARTICLE 13-304(3)
4. A MODIFICATION TO THE NON-CORE AREA STREETSCAPE DESIGN CONCEPT (FIGURE 15) AS PRESENTED IN THE TYSONS CORNER URBAN CENTER PLAN.
5. A WAIVER OF THE REQUIREMENT FOR A 200 SF PRIVACY YARD FOR THE SINGLE FAMILY ATTACHED LOTS.
6. MODIFICATION OF LOADING SPACES REQUIRED PER SECTION 11-201 AND 11-203 OF THE ZONING ORDINANCE FOR MULTIFAMILY TO 3 SPACES (1 PER BUILDING)

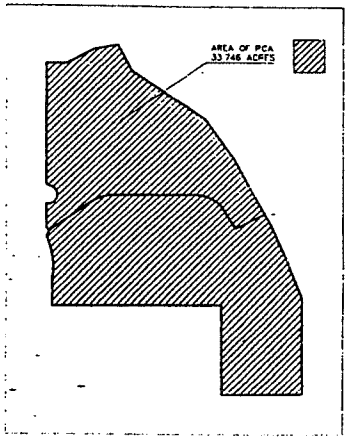
BULK PLANE ILLUSTRATION



α : ANGLE OF BULK PLANE = 20° (FRONT YARD) (MIN 15°)
LL : LOT LINE (ELEV = 482±)
MYR : MINIMUM YARD REQUIREMENT (38'± FOR COMPARISON)
EBH : EFFECTIVE BUILDING HEIGHT (77'±)
MBH : MAXIMUM BUILDING HEIGHT (75'±)
G : GRADE FOR HEIGHT CALCULATIONS= 484±
MYR = EBH tanα
EBH = $\frac{MYR}{\tan\alpha}$

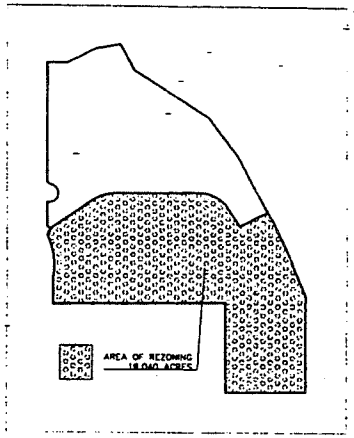
R-30 FRONT YARD BULK PLANE ILLUSTRATION

THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE PDH-30 DISTRICT. THIS GRAPHIC DEPICTION OF THE R-30 DISTRICT REQUIREMENT IS FOR REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 18-102 OF THE ZONING ORDINANCE. ACTUAL YARDS ARE SHOWN ON THE CDP/FDP.



PCA GRAPHIC

NOT TO SCALE



REZONING GRAPHIC

NOT TO SCALE

NO.	DESCRIPTION	REVISED BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

7/2/03

VIKA

VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE, SUITE 200
MCLEAN, VA 22102
703.442.7800 FAX 703.848.2115
WWW.VIKA.COM

THE RESERVE AT TYSON'S CORNER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

CDP/FDP
NOTES AND TABULATIONS

VIKA REVISIONS

REV. SEPT. 2, 2003
REV. AUG. 8, 2003
REV. JULY 10, 2003
REV. APRIL 24, 2003
REV. APRIL 2, 2003
DATE: JAN. 17, 2003

DES. VKA | DWN. DLK

SCALE: AS NOTED

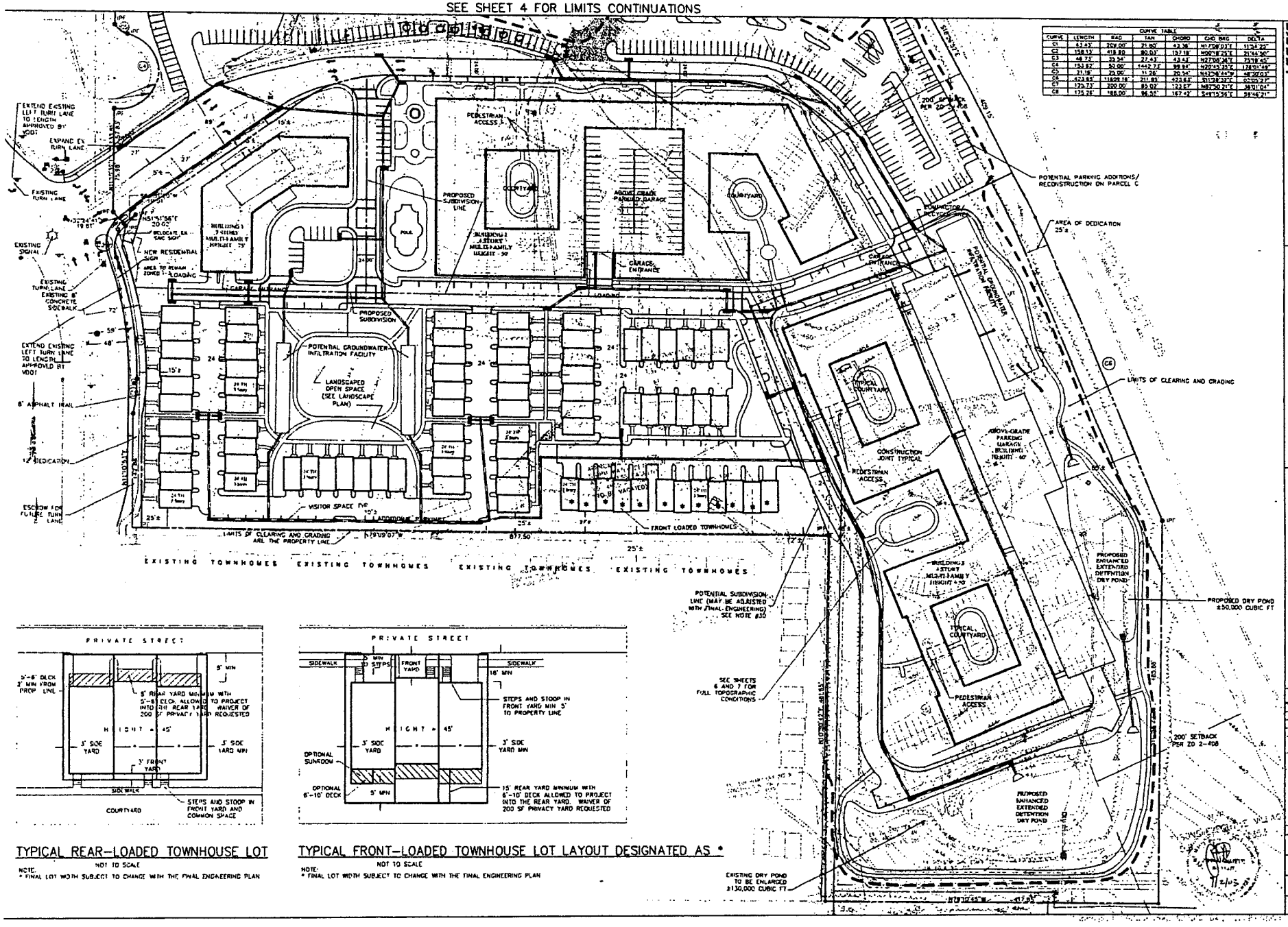
PROJECT/FILE NO. 8235

SHEET NO. 2 OF 13

8235902.dwg 1-21-03 9:53:06 am EST

SEE SHEET 4 FOR LIMITS CONTINUATIONS

CURVE TABLE					
CURVE	LENGTH	RAD	TAN	CHORD	CHD BRG	DELTA
C1	53.43'	209.00'	27.00'	53.30'	N17°09'03"E	11°54'22"
C2	158.13'	418.80'	80.03'	157.18'	N09°18'25"E	21°44'50"
C3	48.73'	35.54'	27.43'	43.43'	N27°36'36"E	78°18'45"
C4	1561.87'	50.00'	1442.72'	88.84'	N20°43'35"E	178°91'49"
C5	21.18'	25.00'	11.28'	20.54'	N43°34'44"W	48°30'03"
C6	423.85'	11809.18'	211.93'	423.83'	S31°28'37"E	02°03'27"
C7	125.73'	200.00'	63.07'	123.67'	N87°50'21"E	36°01'04"
C8	175.28'	188.00'	86.52'	167.47'	S41°13'36"E	53°43'21"



TYPICAL REAR-LOADED TOWNHOUSE LOT

NOT TO SCALE

NOTE:
* FINAL LOT WIDTH SUBJECT TO CHANGE WITH THE FINAL ENGINEERING PLAN

TYPICAL FRONT-LOADED TOWNHOUSE LOT LAYOUT DESIGNATED AS *

NOT TO SCALE

NOTE:
* FINAL LOT WIDTH SUBJECT TO CHANGE WITH THE FINAL ENGINEERING PLAN

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THE RESERVE AT TYSONS CORNER

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDP/FDP

VIKA REVISIONS

REV: SEPT. 2, 2003
REV: AUG. 8, 2003
REV: JULY 10, 2003
REV: APRIL 24, 2003
REV: APRIL 2, 2003

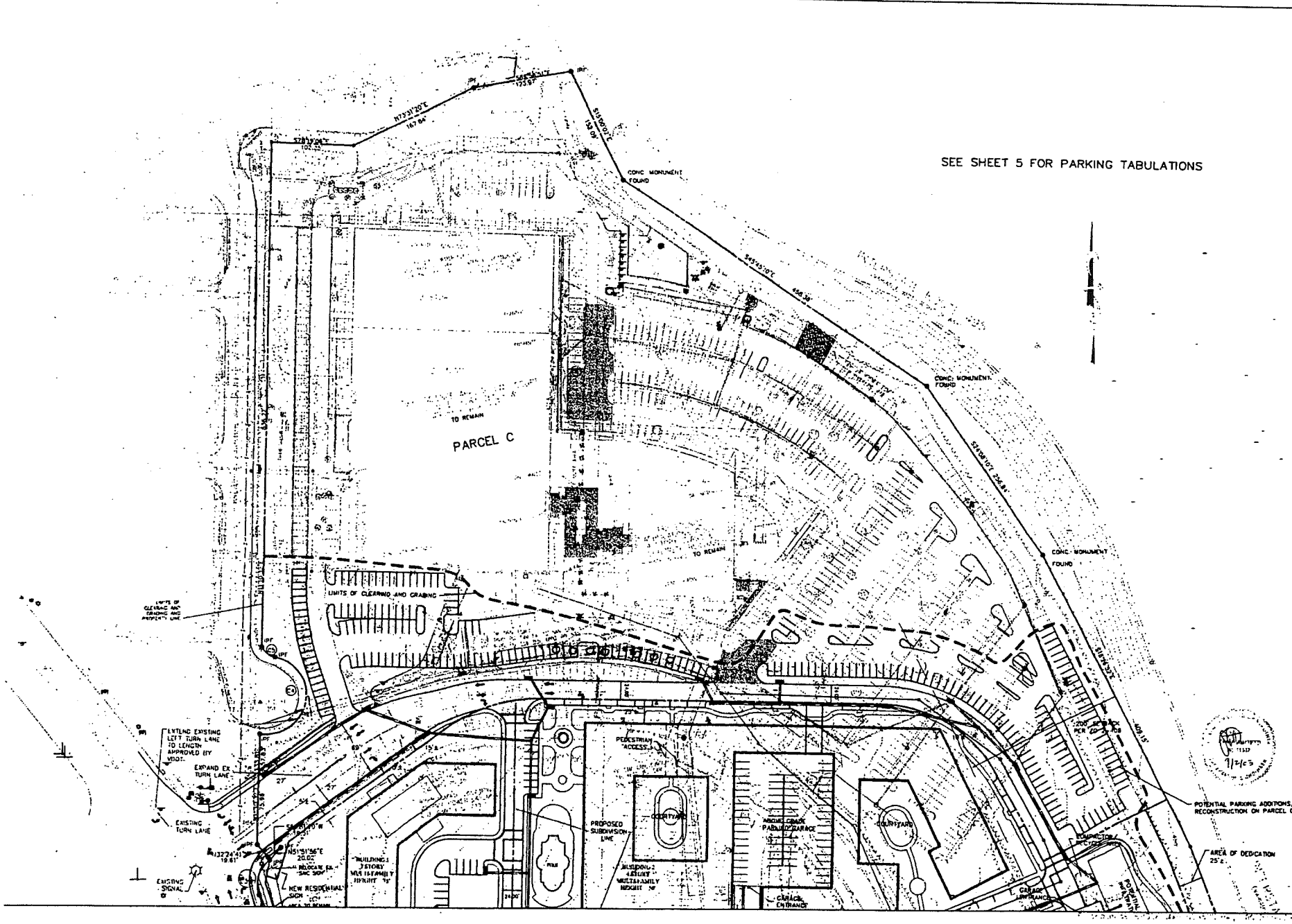
DATE: JAN 17, 2003

DES	DWN.
LMG	DS

SCALE: 1"=50'

PROJECT/FILE NO 6235H

SHEET NO 3 OF 13



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THE RESERVE AT TYSONS CORNER

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PARKING EXHIBIT
PARCEL A

VIKA REVISIONS

REV. SEPT. 2, 2003
REV. AUG. 8, 2003
REV. JULY 10, 2003
REV. APRIL 24, 2003
REV. APRIL 2, 2003
DATE: JAN. 17, 2003

DES. LMC | DWN. DS

SCALE: 1"=50'

PROJECT/FILE NO. 6235H

SHEET NO. 4 OF 13

CURVE TABLE						
	LENGTH	RAD	TAN	CHORD	CHD BRG	DELTA
	43.43	702.00'	21.80'	43.36'	N11°08'03"E	11°24'52"
	139.13'	418.80'	70.12'	137.18'	N00°16'20"E	21°14'50"
	46.73'	35.54'	27.43'	43.43'	S27°08'38"E	75°19'00"
	153.62'	30.00'	1442.23'	28.94'	S20°45'35"E	176°01'46"
	21.16'	25.00'	11.26'	20.54'	S42°28'44"E	48°30'03"
	523.55'	11809.16'	211.80'	423.63'	N11°28'32"W	02°03'22"
	498.07'	323.52'	181.83'	451.99'	S27°28'38"E	88°13'49"

PARCEL "C"

DENSITY COMPUTATIONS FROM AS-BUILT RECORDS AND PCA #75-7-004-1

PARCEL ZONED I-3

EXISTING BUILDINGS TO REMAIN = 288,086 GSF (BLDG. A & B)
AREA OF PARCEL C TO REMAIN = 14.706 ACRES OR 640,581 SF
FAR OF AREA TO REMAIN WITH PCA = 0.45 FAR
FAR AS APPROVED = 0.50 FAR (RESERVED FOR FUTURE EXPANSION 31,184 GSF)

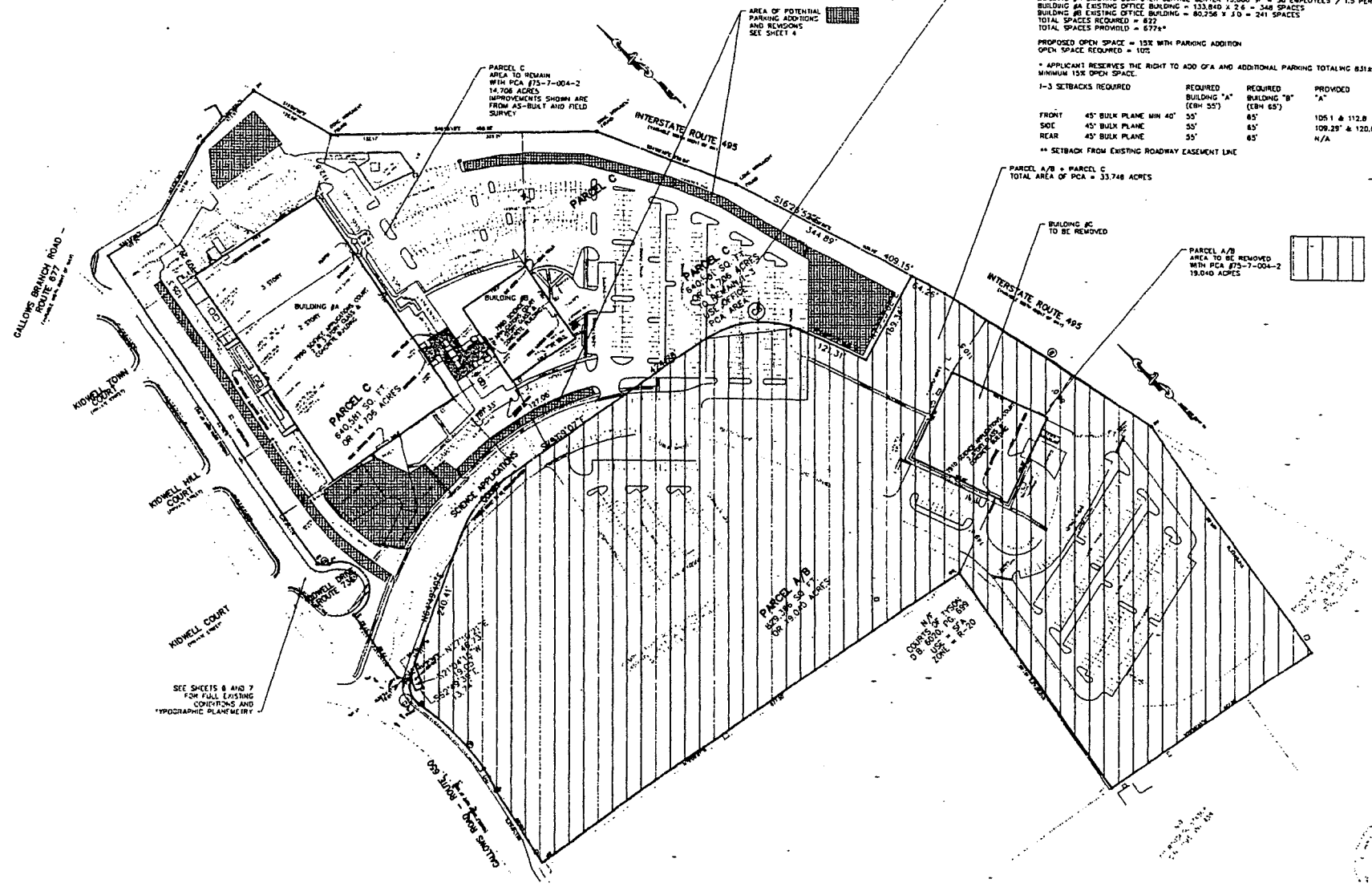
PARKING REQUIRED FOR PCA
BUILDING #A EXISTING COMPUTER SERVICE CENTER 75,000 SF = 50 EMPLOYEES / 1.5 PER EMPLOYEE = 33 SPACES
BUILDING #A EXISTING OFFICE BUILDING = 133,840 X 2.6 = 348 SPACES
BUILDING #B EXISTING OFFICE BUILDING = 80,256 X 3.0 = 241 SPACES
TOTAL SPACES REQUIRED = 622
TOTAL SPACES PROVIDED = 672*

PROPOSED OPEN SPACE = 15% WITH PARKING ADDITION
OPEN SPACE REQUIRED = 10%

* APPLICANT RESERVES THE RIGHT TO ADD GFA AND ADDITIONAL PARKING TOTALING 831± SPACES AND MAINTAIN MINIMUM 15% OPEN SPACE.

I-3 SETBACKS REQUIRED		REQUIRED BUILDING "A" (EBH 55')	REQUIRED BUILDING "B" (EBH 65')	PROVIDED "A"	PROVIDED "B"
FRONT	45' BULK PLANE MIN 40'	55'	65'	105.1 & 112.8	454.9' & 236.1'
SIDE	45' BULK PLANE	55'	65'	109.29' & 120.0'**	87.93'** & 520'
REAR	45' BULK PLANE	55'	65'	N/A	N/A

** SETBACK FROM EXISTING ROADWAY EASEMENT LINE



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THE RESERVE AT TYSONS CORNER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN AND PCA PLAT

VIKA REVISIONS

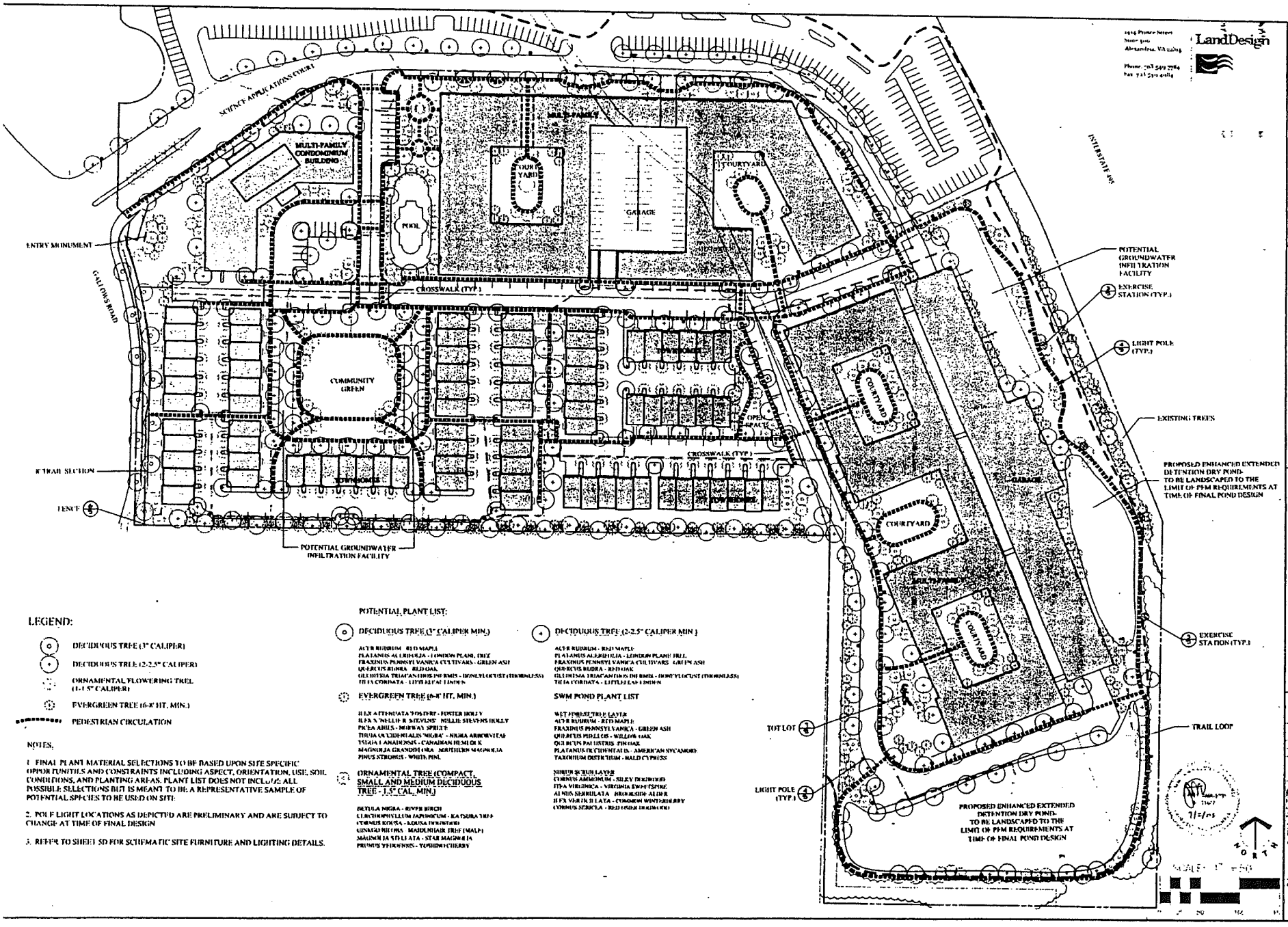
DATE: SEPT. 2, 2003
DATE: AUG. 8, 2003
DATE: JULY 10, 2003
DATE: APRIL 24, 2003
DATE: APRIL 2, 2003
DATE: JAN. 17, 2003

DES. STF | DWN. STF

SCALE: 1"=80'

PROJECT/FILE NO. 8235H

SHEET NO. 5 OF 13



LEGEND:

- DECIDUOUS TREE (3" CALIPER)
- DECIDUOUS TREE (2-2.5" CALIPER)
- ORNAMENTAL FLOWERING TREE (1-1.5" CALIPER)
- EVERGREEN TREE (6-8' HT. MIN.)
- PEDESTRIAN CIRCULATION

NOTES:

1. FINAL PLANT MATERIAL SELECTIONS TO BE BASED UPON SITE SPECIFIC OPPORTUNITIES AND CONSTRAINTS INCLUDING ASPECT, ORIENTATION, USE, SOIL CONDITIONS, AND PLANTING AREAS. PLANT LIST DOES NOT INCLUDE ALL POSSIBLE SELECTIONS BUT IS MEANT TO BE A REPRESENTATIVE SAMPLE OF POTENTIAL SPECIES TO BE USED ON SITE.

2. POLE LIGHT LOCATIONS AS DEPICTED ARE PRELIMINARY AND ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN

3. REFER TO SHEET 5D FOR SCHEMATIC SITE FURNITURE AND LIGHTING DETAILS.

POTENTIAL PLANT LIST:

DECIDUOUS TREE (3" CALIPER MIN.)

ACER RUBRUM - RED MAPLE
PLATANUS ACERIFOLIA - LONDON PLANE TREE
FRAXINUS PENNSYLVANICA CULTIVARS - GREEN ASH
QUERCUS RUBRA - RED OAK
GLEDITSIA TRIACANTHOS INERMIS - HONEYLOCUST (THORNLESS)
TILIA CORDATA - LITTLELEAF LINDEN

EVERGREEN TREE (6-8' HT. MIN.)

ILEX ATTENUATA 'FOSTERI' - FOSTER HOLLY
ILEX X 'NELLIE R. STEVENS' - NELLIE STEVENS HOLLY
PICEA ABIES - NORWAY SPRUCE
THUJA OCCIDENTALIS 'NIGRA' - NIGRA ARBORVITAE
TSUGA CANADENSIS - CANADIAN HEMLOCK
MAGNOLIA GRANDIFLORA - SOUTHERN MAGNOLIA
PINUS STROBUS - WHITE PINE

ORNAMENTAL TREE (COMPACT, SMALL AND MEDIUM DECIDUOUS TREE - 1.5" CAL. MIN.)

BETULA NIGRA - RIVER BIRCH
CERCIDIPHYLLUM JAPONICUM - KATSURA TREE
CORNUS KOUSA - KOUSA DOGWOOD
GINKGO BILOBA - MAIDENHAIR TREE (MALE)
MAGNOLIA STELLATA - STAR MAGNOLIA
PRUNUS YEDOENSIS - YOSHINO CHERRY

DECIDUOUS TREE (2-2.5" CALIPER MIN.)

ACER RUBRUM - RED MAPLE
PLATANUS ACERIFOLIA - LONDON PLANE TREE
FRAXINUS PENNSYLVANICA CULTIVARS - GREEN ASH
QUERCUS RUBRA - RED OAK
GLEDITSIA TRIACANTHOS INERMIS - HONEYLOCUST (THORNLESS)
TILIA CORDATA - LITTLELEAF LINDEN

SWM POND PLANT LIST

WET FOREST TREE LAYER
ACER RUBRUM - RED MAPLE
FRAXINUS PENNSYLVANICA - GREEN ASH
QUERCUS PALUSTRIS - WILLOW OAK
QUERCUS PALUSTRIS - PIN OAK
PLATANUS OCCIDENTALIS - AMERICAN SYCAMORE
TAXODIUM DISTICHUM - BALD CYPRESS

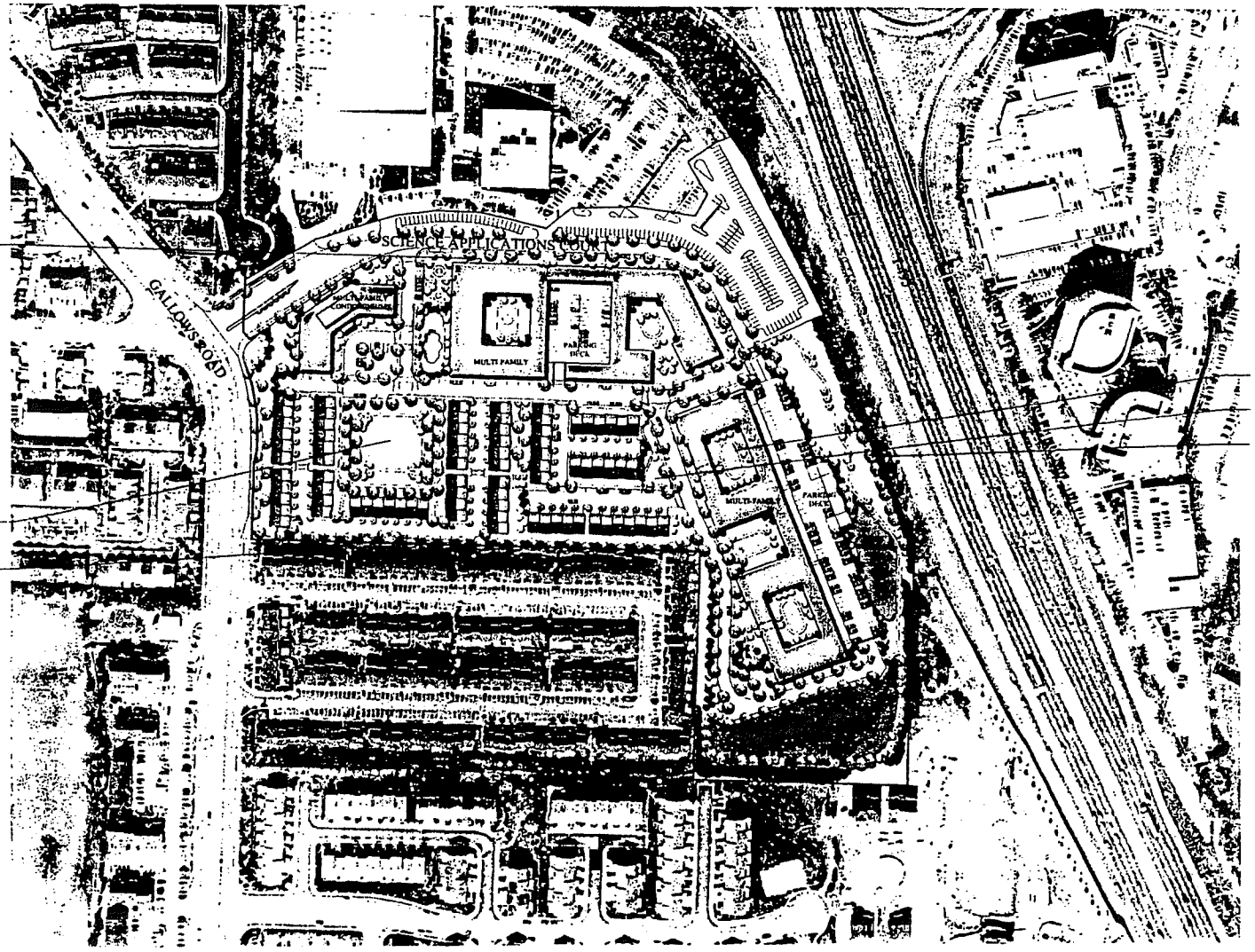
SHRUB SCRUB LAYER
CORNUS AMOMUM - SILKY DOGWOOD
ITEA VIRGINICA - VIRGINIA SWEETSPIRE
ALNUS SERRULATA - BROOKSIDE ALDER
ILEX VERTICILLATA - COMMON WINTERBERRY
CORNUS SERICEA - RED OSIER DOGWOOD

SITE PLAN PREPARED BY

SK&I

GRAPHIC PREPARED BY

LandDesign



NORTH

SITE PLAN - AERIAL OVERLAY

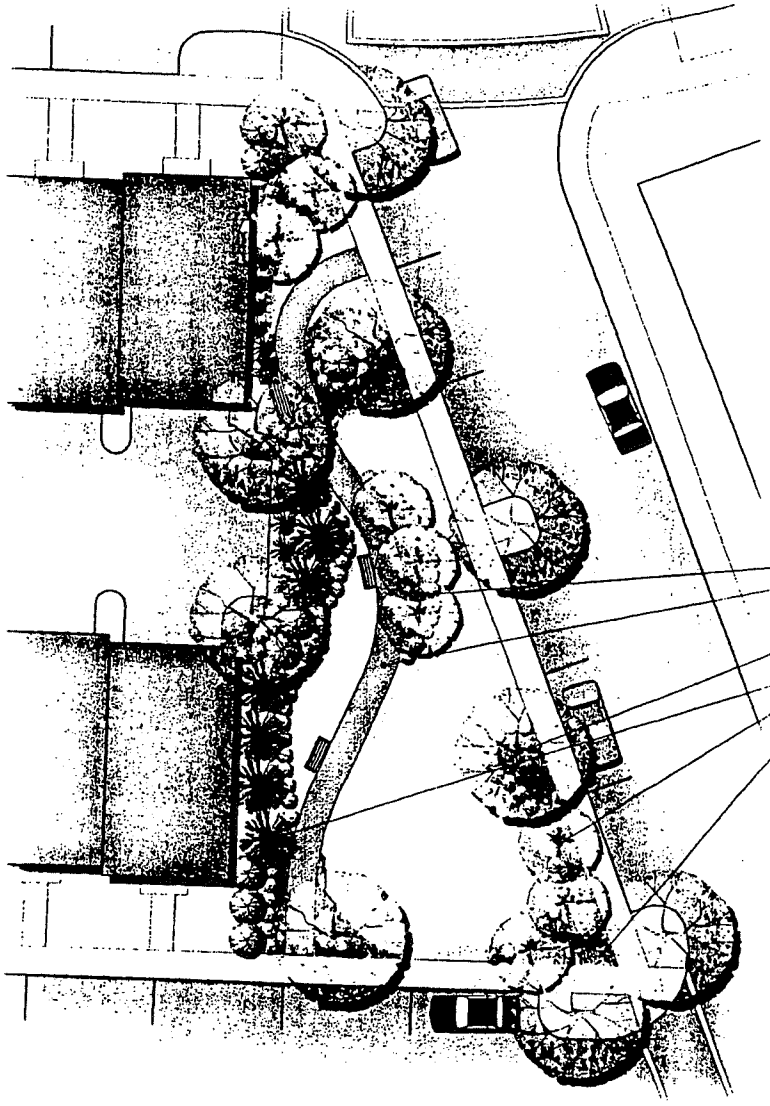
NOTE
GRAPHIC FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO CONVEY DESIGN INTENT ONLY. PLAN MAY BE MODIFIED AS NECESSARY BASED ON FINAL SITE LAYOUT

THE RESERVE AT TYSONS CORNER

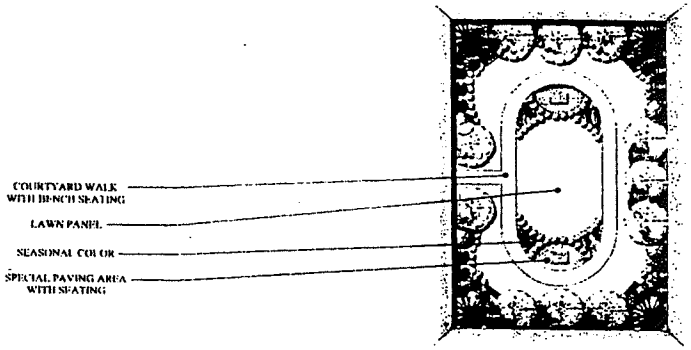
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SITE PLAN
AERIAL OVERLAY

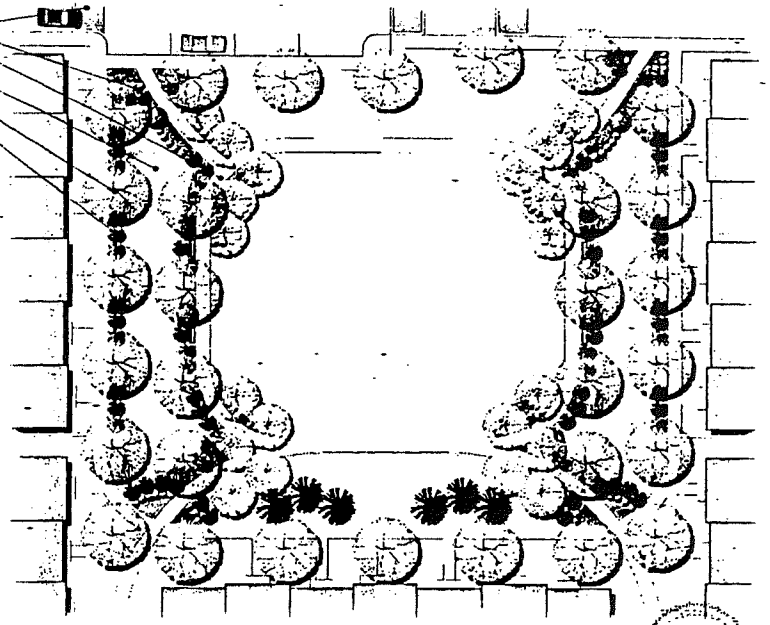
REV. SEPT. 2, 2003



PASSIVE RECREATION AREA



MULTI-FAMILY COURTYARD



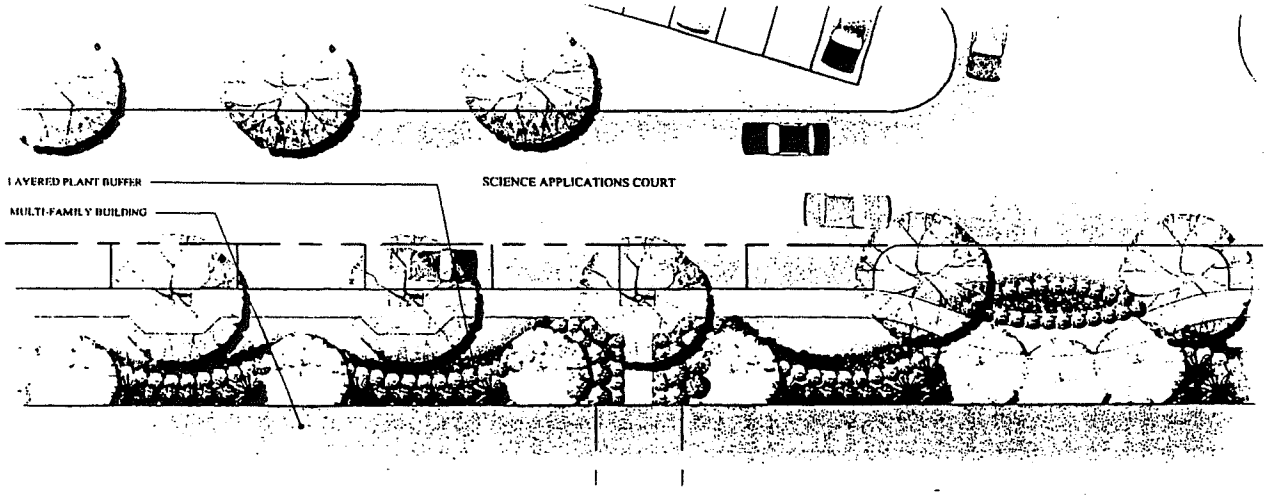
COMMUNITY GREEN

NOTE:
GRAPHIC FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO CONVEY DESIGN INTENT ONLY. PLAN MAY BE MODIFIED AS NECESSARY BASED ON FINAL SITE LAYOUT

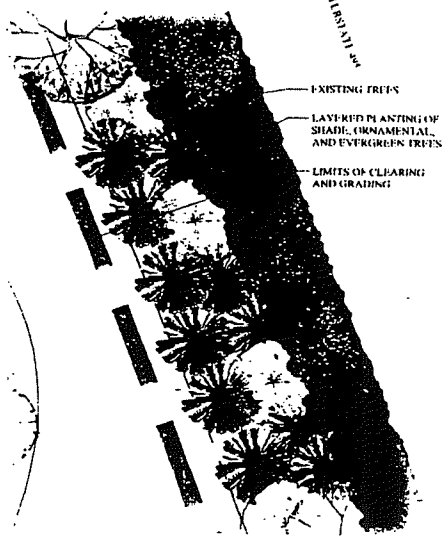
LandDesign

THE RESERVE AT TYSONS CORNER

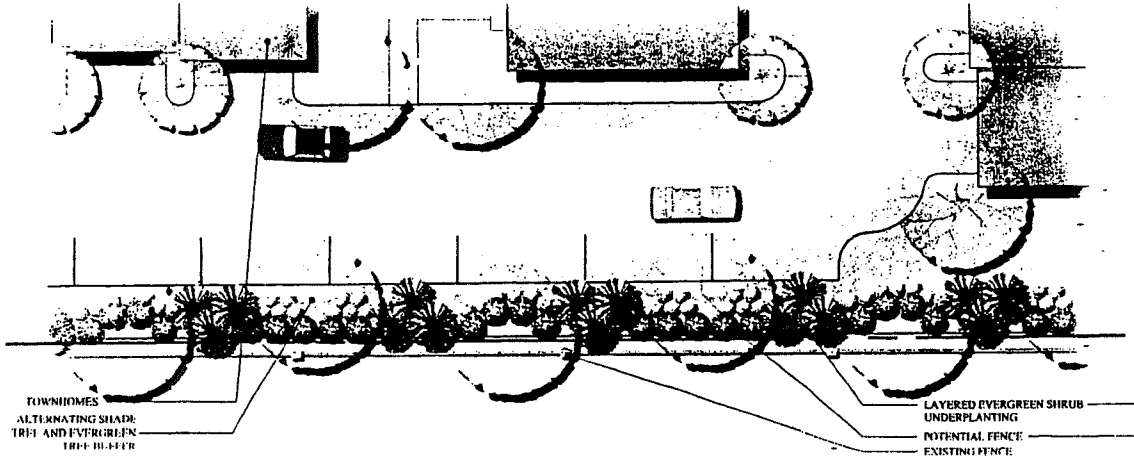
LANDSCAPE/HARDSCAPE CONCEPT ENLARGEMENT



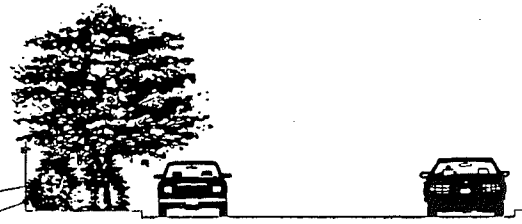
SCIENCE APPLICATIONS COURT STREETSCAPE



INTERSTATE 495 BUFFER



TOWNHOME BUFFER



TOWNHOME BUFFER SECTION

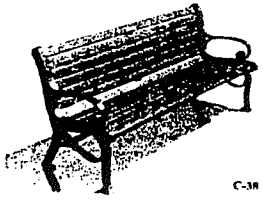
NOTE:
THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO CONVEY DESIGN INTENT ONLY. PLAN MAY BE MODIFIED AS NECESSARY BASED ON FINAL SITE LAYOUT

LandDesign

VHA

THE RESERVE AT TYSONS CORNER

LANDSCAPE/HARDSCAPE CONCEPT ENLARGEMENT



6 FOOT WOOD BENCH

C-38

NOTE
WOOD FINISH AND METAL COLOR TO BE DETERMINED
1. TO BE LOCATED WITHIN COURTYARDS AND FEATURE AREAS
2. COORDINATE WITH WASTE RECEPTACLES AND LIGHT POLES

1/9 BENCH
PICTORIAL — NTS

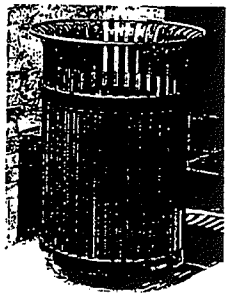
ORNAMENTAL POLE LIGHT WITH MODERN FIXTURE

NOTES
1. FINAL COLOR TO BE COORDINATED WITH BENCH AND WASTE RECEPTACLE AND OTHER SITE ELEMENTS
2. FINAL HEIGHT TO BE DETERMINED
3. ALL FIXTURES TO HAVE HOUSE SIDE SHIELDS TO REDUCE GLARE

4/9 LIGHT POLE
PICTORIAL — NTS

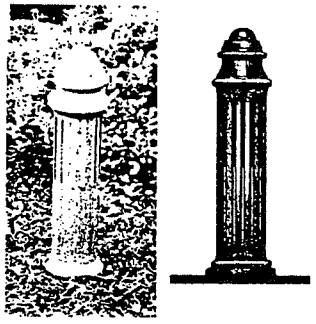
THIS IS A REPRESENTATION OF POTENTIAL TOTLOT PLAYGROUND EQUIPMENT. THIS EQUIPMENT MAY CHANGE AT TIME OF FINAL DESIGN

7/9 TOT LOT PLAYGROUND STRUCTURE
PICTORIAL — NOT TO SCALE



NOTES
1. FINISH TO BE DETERMINED
2. COORDINATE WITH BENCH AND LIGHT POLES

2/9 METAL WASTE RECEPTACLE
PICTORIAL — NTS



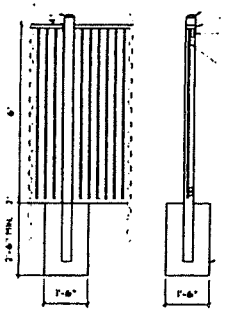
BOLLARD WITH LIGHT FOR PEDESTRIAN PATHS AND RESERVE AREAS

NOTES
1. FINISH TO BE COORDINATED WITH SITE FURNITURE
2. TO BE LOCATED WITHIN COURTYARDS AND SPECIAL FEATURE AREAS

5/9 BOLLARD LIGHT
PICTORIAL — NTS

DETAIL IS A REPRESENTATION OF POTENTIAL EXERCISE STATION ALONG LOOP TRAIL. THE VISUAL STATIONS WILL HAVE VARYING EQUIPMENT

3/9 EXERCISE STATION
PICTORIAL — NTS



4" x 4" POST (TYP.) MAX 8' O.C. 45 DEG. BEVEL
2" x 4" WOOD CAP
2" x 4" WOOD TOP RAIL
1" x 4" SOLID BOARD FENCE (45° BEVEL EDGES ON FRONT FACE)
2" x 4" WOOD BOTTOM RAIL
16" SQ. CONCRETE FOOTING

NOTE
THIS DETAIL IS SCHEMATIC AND IS SUBJECT TO CHANGE AT TIME OF FINAL DESIGN

6/9 WOOD SCREEN FENCE
ELEVATION SECTION — 1/2" = 1'-0"

LandDesign
1016 Prince Street
Suite 100
Alexandria VA 22314
Phone 703 549 7996
Fax 703 549 1994

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THE RESERVE AT TYSONS CORNER

SITE DETAILS

EXISTING VEGETATION TABLE

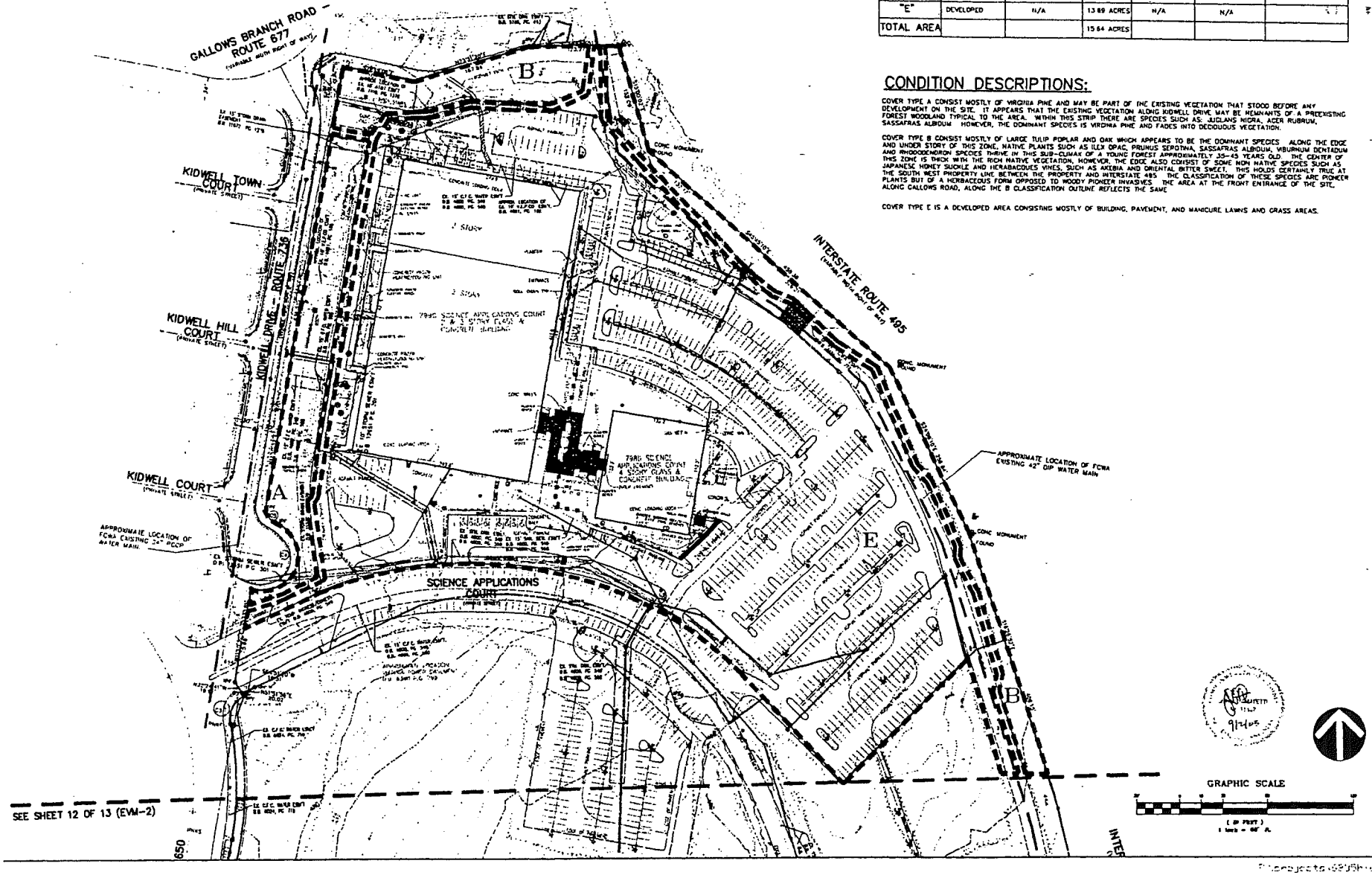
EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	UPLAND FOREST	PIONEER TO SUB-CLIMAX	0.78 ACRES	FAIR TO POOR	VIRGINIA PINE	SEE DESCRIPTIONS
"B"	BOTTOMLAND FOREST	PIONEER TO SUB-CLIMAX	1.17 ACRES	FAIR TO POOR	RED MAPLE	SEE DESCRIPTIONS
"E"	DEVELOPED	N/A	13.69 ACRES	N/A	N/A	
TOTAL AREA			15.64 ACRES			

CONDITION DESCRIPTIONS:

COVER TYPE A CONSIST MOSTLY OF VIRGINIA PINE AND MAY BE PART OF THE EXISTING VEGETATION THAT STOOD BEFORE ANY DEVELOPMENT ON THE SITE. IT APPEARS THAT THE EXISTING VEGETATION ALONG KIDWELL DRIVE MAY BE REMNANTS OF A PREEXISTING FOREST WOODLAND TYPICAL TO THE AREA. WITHIN THIS STRIP THERE ARE SPECIES SUCH AS: JUGLANS NIGRA, ACER RUBRUM, SASSAFRAS ALBIDUM. HOWEVER, THE DOMINANT SPECIES IS VIRGINIA PINE AND FADES INTO DECIDUOUS VEGETATION.

COVER TYPE B CONSIST MOSTLY OF LARGE TULIP POPLAR AND OAK WHICH APPEARS TO BE THE DOMINANT SPECIES. ALONG THE EDGE AND UNDER STORY OF THIS ZONE, NATIVE PLANTS SUCH AS ILEX OPAC, PRUNUS SEROTINA, SASSAFRAS ALBIDUM, VIBURNUM DENTADUM AND RHODODENDRON SPECIES THRIVE IN THIS SUB-CLIMAX OF A YOUNG FOREST APPROXIMATELY 35-45 YEARS OLD. THE CENTER OF THIS ZONE IS THICK WITH THE RICH NATIVE VEGETATION, HOWEVER, THE EDGE ALSO CONSIST OF SOME NON NATIVE SPECIES SUCH AS JAPANESE HONEY SUCKLE AND HERBACEOUES VINES, SUCH AS AKEBIA AND ORIENTAL BITTER SWEET. THIS HOLDS CERTAINLY TRUE AT THE SOUTH WEST PROPERTY LINE BETWEEN THE PROPERTY AND INTERSTATE 495. THE CLASSIFICATION OF THESE SPECIES ARE PIONEER PLANTS BUT OF A HERBACEOUS FORM OPPOSED TO WOODY PIONEER INVASIVES. THE AREA AT THE FRONT ENTRANCE OF THE SITE, ALONG GALLOWS ROAD, ALONG THE B CLASSIFICATION OUTLINE REFLECTS THE SAME.

COVER TYPE E IS A DEVELOPED AREA CONSISTING MOSTLY OF BUILDING, PAVEMENT, AND MANICURE LAWNS AND GRASS AREAS.



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THE RESERVE AT TYSON'S CORNER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

VIKA REVISIONS

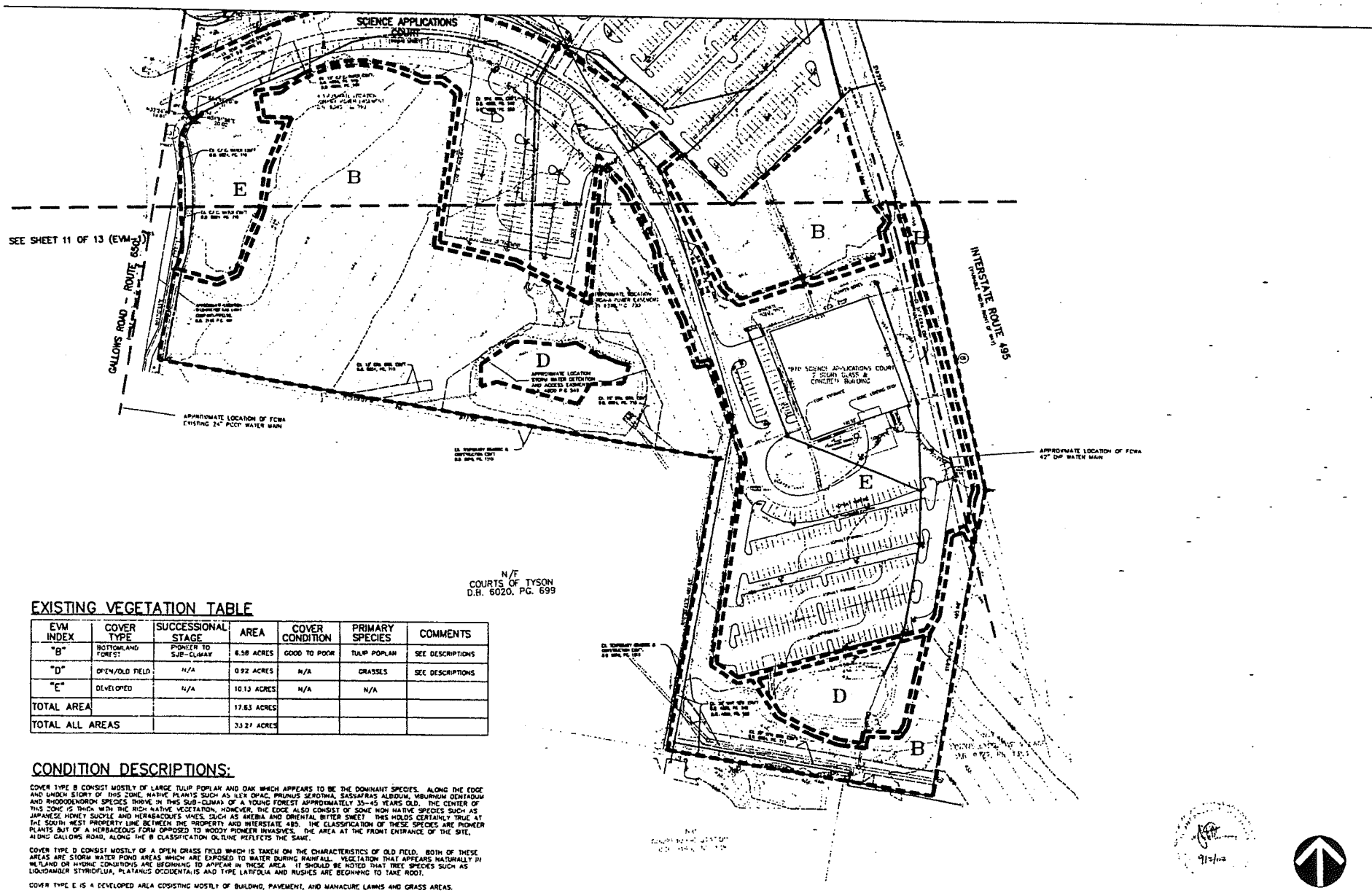
REV: SEPT. 2, 2003
REV: AUG. 8, 2003
REV: JULY 10, 2003
REV: APRIL 24, 2003
REV: APRIL 2, 2003
DATE: JAN 17, 2003

DES DLK | DWN DLK

SCALE: 1"=80'

PROJECT/FILE NO EVM-1

SHEET NO. 11 OF 13



EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"B"	BOTTOMLAND FOREST	PIONEER TO SUB-CLIMAX	6.58 ACRES	GOOD TO POOR	TULIP POPLAR	SEE DESCRIPTIONS
"D"	OPEN/OLD FIELD	N/A	0.92 ACRES	N/A	GRASSES	SEE DESCRIPTIONS
"E"	DEVELOPED	N/A	10.13 ACRES	N/A	N/A	
TOTAL AREA			17.63 ACRES			
TOTAL ALL AREAS			33.27 ACRES			

CONDITION DESCRIPTIONS:

COVER TYPE B CONSIST MOSTLY OF LARGE TULIP POPLAR AND OAK WHICH APPEARS TO BE THE DOMINANT SPECIES. ALONG THE EDGE AND UNDER STORY OF THIS ZONE, NATIVE PLANTS SUCH AS ILEX OPAC, PRUNUS SEROTINA, SASSAFRAS ALBIDUM, VIBURNUM DENTADUM AND RHODODENDRON SPECIES THRIVE IN THIS SUB-CLIMAX OF A YOUNG FOREST APPROXIMATELY 35-45 YEARS OLD. THE CENTER OF THIS ZONE IS THICK WITH THE RICH NATIVE VEGETATION. HOWEVER, THE EDGE ALSO CONSIST OF SOME NON NATIVE SPECIES SUCH AS JAPANESE HONEY SUCKLE AND HERBACEOUS VINES, SUCH AS AKEBIA AND ORIENTAL BITTER SWEET. THIS HOLDS CERTAINLY TRUE AT THE SOUTH WEST PROPERTY LINE BETWEEN THE PROPERTY AND INTERSTATE 495. THE CLASSIFICATION OF THESE SPECIES ARE PIONEER PLANTS BUT OF A HERBACEOUS FORM OPPOSED TO WOODY PIONEER INVASIVES. THE AREA AT THE FRONT ENTRANCE OF THE SITE, ALONG GALLOWS ROAD, ALONG THE B CLASSIFICATION OF TREE REFLECTS THE SAME.

COVER TYPE D CONSIST MOSTLY OF A OPEN GRASS FIELD WHICH IS TAKEN ON THE CHARACTERISTICS OF OLD FIELD. BOTH OF THESE AREAS ARE STORM WATER POND AREAS WHICH ARE EXPOSED TO WATER DURING RAINFALL. VEGETATION THAT APPEARS NATURALLY IN WETLAND OR HYDRIC CONDITIONS ARE BEGINNING TO APPEAR IN THESE AREA. IT SHOULD BE NOTED THAT THREE SPECIES SUCH AS LIQUIDAMBER STYRICIFLUA, PLATANUS OCCIDENTALIS AND TYPE LATIFOLIA AND RUSHES ARE BEGINNING TO TAKE ROOT.

COVER TYPE E IS A DEVELOPED AREA COSISTING MOSTLY OF BUILDING, PAVEMENT, AND MANACURE LAWNS AND GRASS AREAS.

9/2/02

GRAPHIC SCALE

(IN FEET)
1 inch = 60' ft.

VIKA

THE RESERVE AT TYSON'S CORNER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

VIKA REVISIONS

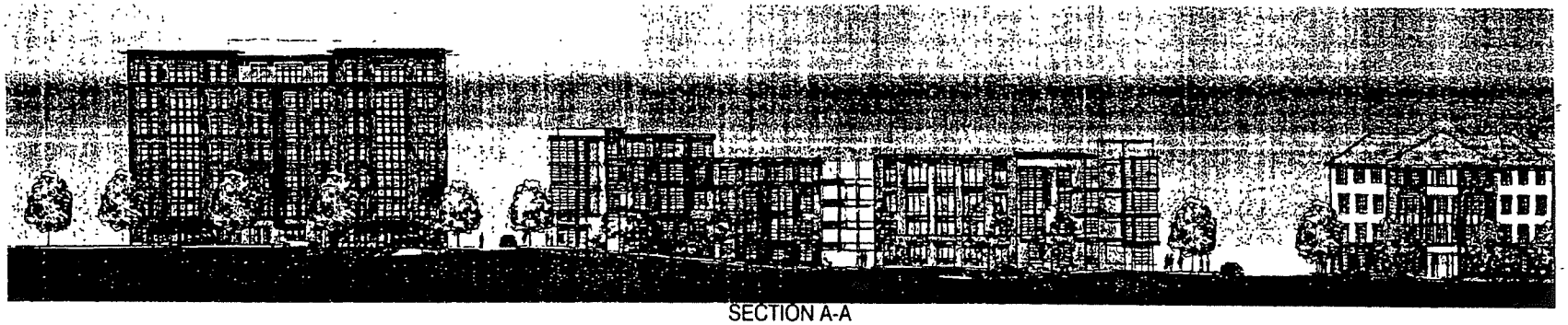
REV. SEPT. 2, 2003
REV. AUG. 8, 2003
REV. JULY 10, 2003
REV. APRIL 24, 2003
REV. APRIL 2, 2003
DATE: JAN 17, 2003

DES. DUK | DWN. DUK

SCALE: 1"=60'

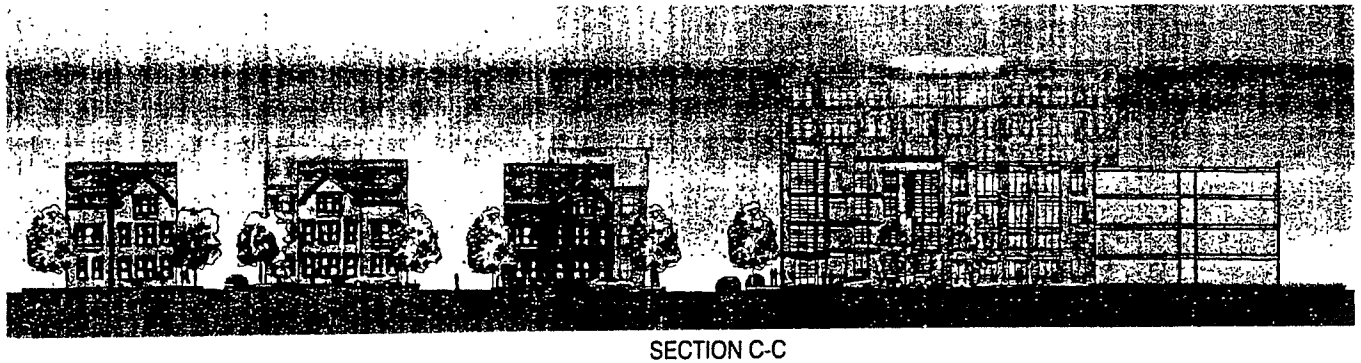
PROJECT/FILE NO EVM-2

SHEET NO 12 OF 13

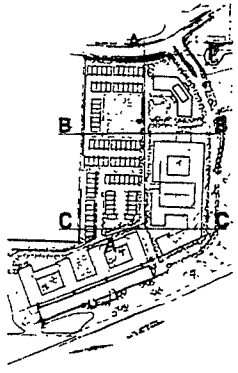


SECTION A-A

SECTION B-B



SECTION C-C



THE RESERVE AT TYSONS CORNER

TYSONS CORNER, VA.

LINCOLN PROPERTY COMPANY

SK&I

Scale 1/32"=1'
Date 08/08/2003

A13

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

DESCRIPTION OF THE APPLICATION

Proposal:

The subject property is located on the east side of Gallows Road, west of Interstate 495, south of Route 7, and north of Tyson Oaks Circle. The 33.74 acre property is currently developed with the SAIC office complex consisting of three buildings, and surface parking. The applicant, Lincoln Property Company Southwest, Inc., is requesting approval of two concurrent applications. PCA 75-7-004-2 is a request to amend the proffers and development plan associated with RZ 75-7-004, which was previously approved for light industrial (office) development zoned I-3, to delete 19.04 acres of land area, which are proposed to be rezoned to the PDH-30 District (Planned Development Housing-30 du/ac) pursuant to RZ/FDP 2003-PR-008 at a density of 33.6 dwelling units per acre (du/ac) including bonus density for ADUs, to permit residential development. A maximum of 640 dwelling units are proposed, including 80 single-family attached (townhouses), and a maximum of 560 multi-family dwellings. A total of 45 Affordable Dwelling Units (ADUs) would be provided within the multi-family portion of the development. The multi-family dwelling units (apartments) would be located within 3 buildings, and include structured parking.

The northern portion of the property, subject to PCA 75-7-004, would remain as an office use with two of the existing buildings to remain, and the third building and a portion of the surface parking to be removed. The remaining FAR for the office use on this portion of the site would be 0.45. The applicant requests approval of an FAR of 0.50 (as previously approved) to accommodate future expansion (31,194 GSF would be available within this proposed FAR), which would require an amendment to the proffers and development plan to delineate the location of the additional office space and parking.

The applicant's draft proffers, affidavit, and Statement of Justification with additional correspondence are contained in Appendices 1-3; respectively.

Waivers/ Modifications Requested

- Modification of the transitional screening requirement along the western, southeastern, and southern boundaries in favor of that shown on the CDP/FDP.

- Waiver of the barrier requirement along the western, southeastern, and southern boundaries in favor of that shown on the CDP/FDP.

- Modification of the Non-core Areas Streetscape Design in favor of that shown on the CDP/FDP.

- Waiver of the 200 sq. ft. privacy yard requirement for single-family attached dwellings.

- Modification of the loading space requirement for multi-family dwellings in favor of one loading space provided for each of the three buildings (3 total loading spaces).

LOCATION AND CHARACTER

Site Description:

The subject property is located on the east side of Gallows Road, south of Route 7, west of Interstate 495, and north of Tyson Oaks Circle. The 33.74 acre property consists of one parcel, which is currently developed with an office complex of three buildings and surface parking. Two additional buildings were approved for the site but were not constructed. The property is relatively flat, with mature trees and natural vegetation located within the undeveloped portions. An existing stormwater management facility (dry pond) is located in the southeastern portion of the site.

One of the existing office buildings would be removed to accommodate the proposed residential development in the southern portion of the site, and the existing dry pond would be expanded to continue to serve the existing office development, as well as the proposed residential use.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan**
North	Commercial	C-7	Office
Northeast and East	Interstate 495	n/a	n/a
South	Single-family Attached Residential (*Courts of Tysons*)	R-20	Residential; 8-12 du/ac
	Single-family Attached Residential (*Courthouse Station*)	R-12	Residential; 16-20 du/ac
Southeast	Single-family Detached Residential (*Tysons Executive Village*)	PDH-3	Residential; 2-3 du/ac

SURROUNDING AREA DESCRIPTION			
West	Single-family Attached Residential (*Kidwell Townes*)	R-12	Residential; 8-12 du/ac

BACKGROUND

Site History (See Appendix 4)

The subject property was rezoned from the RE-1 to the I-P District (now I-3) on October 29, 1975 for Industrial (Research and Development) uses, subject to proffered conditions. On November 25, 1985, the Board of Supervisors approved PCA 75-7-004-1 to permit a change in the development plan and proffers for the proposed office use. An interpretation was issued on November 5, 1989 to permit a 2 foot increase in height of one of the proposed office buildings. Three of the 5 approved office buildings have been constructed.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Area II

Planning District: Tysons Corner Urban Center

Plan Map: Office

Plan Text:

Fairfax County Comprehensive Plan; 2003 Edition; Area II Tysons Corner Urban Center Planning District as amended through March 19, 2001; Land Unit F, Sub-unit F6; Pages 96-99:

> "Land Unit F is comprised of about 148 acres. This land unit is bounded by Route 7 on the north, the Capital Beltway on the east, Old Courthouse Road on the south and Route 123 on the west. Along Route 7, development includes a variety of strip retail uses, and large office buildings with retail uses. Away from Route 7, to the south, the area is predominantly developed with mid-rise office buildings which transition to the Old Courthouse Road Edge (Land Unit E)."
>
> ...
>
> "Guidance for evaluating development proposals for this land unit is contained in the Area-wide Recommendations, the Land Unit Recommendations and the Development Review Guidelines Sections of the Plan. Specific guidance for uses and intensities as envisioned in the Plan are provided in the sub-unit text below. Achieving planned intensity is predicated upon successfully incorporating these recommendations and guidelines into development proposals."
>
> ...

...

"SUB-UNIT F-6

Sub-unit F-6 is planned for office use up to .50 FAR to provide a transition to existing townhouse development.

Option

As an option, single-family attached residential use at 8-12 dwelling units per acre or multi-family residential use at 20-30 dwelling units per acre is appropriate. Residential projects should be of a sufficient size to create a viable living environment and to provide for recreation and other amenities for the residents. In addition, development proposals under this option should include noise attenuation measures as may be determined appropriate by the County. All development proposals for office or residential use should provide for the following:

- A pedestrian circulation system (sidewalks and/or trails) including appropriate urban design amenities such as plazas, courtyards, landscaping, and/or any other features that would create a pedestrian-oriented environment. Pedestrian linkages should be coordinated with Sub-unit F5.

- Heavily landscaped buffer areas between office development and any residential development within or outside the sub-unit.

Height Limit: Up to 75 feet, except adjacent to Sub-unit F-7 which is up to 45 feet (see Building Heights Map, Figure 10, and Building Height Guidelines)."

ANALYSIS

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

Title of GDP/CDP/FDP:	The Reserve at Tyson's Corner
Prepared By:	Vika, Inc.
Original and Revision Dates:	January 17, 2003; as revised through September 2, 2003

The combined GDP and CDP/FDP consists of thirteen (13) sheets, as described below:

- **Sheet 1 of 13:** cover sheet; includes vicinity map and soils map.

- **Sheet 2 of 13:** notes and tabulations; includes general notes, site tabulations, requested waivers and modifications, an angle of bulk plane diagram for the R-30 district, and a graphic illustrating the PCA and RZ boundaries for these applications.

- **Sheet 3 of 13:** illustrates the proposed development plan for RZ/FDP 2003-PR-008 on the southern portion of the property, and includes an illustration of a typical rear-loaded townhouse unit and a typical front-loaded unit.

- **Sheet 4 of 13:** illustrates the proposed modified parking layout for the northern portion of the property subject to PCA 75-7-004-2.

- **Sheet 5 of 13:** includes the revised GDP tabulations for PCA 75-7-004-2, with an overview of existing site and calculations of density, parking, and setbacks.

- **Sheet 6 of 13:** illustrates the landscape plan for RZ/FDP 2003-PR-008 for the proposed residential development.

- **Sheet 7 of 13:** is a site plan overlay of the proposal for RZ/FDP 2003-PR-008 on an aerial photo including the surrounding properties.

- **Sheets 8 and 9 of 13:** illustrates several landscape and hardscape concept enlargements for the open space areas and peripheral boundaries for RZ/FDP 2003-PR-008.

- **Sheet 10 of 13:** illustrates several proposed site details for RZ/FDP 2003-PR-008 such as benches, lighting and the proposed tot lot.

- **Sheets 11 and 12 of 13:** illustrates existing vegetation maps for the northern and southern portions of the property associated with both applications.

- **Sheet 13 of 13:** includes color section drawings illustrating general proposed architecture as well as the relationship between buildings proposed on the site.

The applicant's proposal includes the following features:

- The northern half of the property (14.71 acres), associated with PCA 75-7-004-2, will remain as an office use zoned I-3, and will continue to be accessed via Science Application Court. The two westernmost of the three existing office buildings will remain, and a portion of the surface parking will remain. The FAR remaining on this parcel would be 0.45; however a maximum of 0.50 FAR is requested, as previously approved, (to accommodate future expansion). Surface parking would continue to be provided for this use, and would be reconfigured. A total of 677 spaces would be provided, which exceeds the Zoning Ordinance

minimum requirement for the existing uses. A total of 15% open space would be provided, which meets the minimum Zoning Ordinance requirement, and all required setbacks for the I-3 District are met (as demonstrated on Sheet 5 of 13 of the GDP/CDP/FDP).

- The proffers associated with PCA 75-7-004 are being reaffirmed, with the only changes being the reduction in land area and the revision to the GDP (on sheets 4 and 5 now contained within the combined GDP/CDP/FDP).
- The southern portion of the property (19.04 acres) which is associated with RZ/FDP 2003-PR-008 is proposed to be rezoned to PDH-30 for a mix of residential unit types, including single-family attached (townhouses) and multi-family units (apartments). 560 multi-family dwelling units are proposed in three buildings, including 45 ADUs. These buildings are located along the southern edge of Science Application Court and the southeastern portion of the property, and include structured parking within/adjacent to each building. The westernmost building, Building 1 (closest to Gallows Road) is proposed to be a maximum height of 75 feet, and includes structured parking below the building (within the building footprint). The central and easternmost buildings are each proposed for a maximum height of 50 feet. The central building, Building 2, includes a structured parking garage above ground, within the outer boundaries of the building. This building also includes 2 interior courtyards on either side of the parking garage. The third, easternmost building, Building 3, includes a parking structure along the length of the rear of the building (between the building and I-495), and three interior courtyards.
- 80 single-family attached dwellings (townhouses) with garages are proposed along the southernmost portion of the rezoning property. A majority of the units are rear-loaded, while some of the units are front loaded, particularly along the southern boundary where these units back up to the rear yards of other existing townhouse units off-site.
- Additional visitor parking for all proposed residential units will be provided along the internal streets of the rezoning property, as well as along the southern side of Science Application Court adjacent to the multi-family buildings. Visitor parking will also be available within the residential parking garages.
- Stormwater detention will be accommodated via increasing the size of the existing dry pond located at the southeast corner of the property. In addition, a second, smaller pond is proposed just north of the existing one (between the southernmost parking structure and I-495), and a potential groundwater infiltration facility is proposed in the open space north of the new pond. The large stormwater management pond will be landscaped to the maximum extent feasible. These stormwater management facilities will continue to serve the existing office property on the northern portion of the property which is subject to the PCA application, as well as serving the new residential properties proposed with the rezoning application.

- Open space is provided along the eastern boundary adjacent to Interstate 495, within several interior and open courtyards within Buildings 2 and 3 of the multi-family buildings, and in a central green area and other smaller pocket parks located in the vicinity of the townhouses.
- An urban streetscape plan is proposed along Science Application Court. Additional landscaping features are proposed within the open space areas throughout the site.
- Pedestrian walkways will be provided throughout the site, including an 8-foot wide asphalt trail along Gallows Road (as designated in the Comprehensive Plan), and sidewalks throughout the residential portion of the property. A recreational trail is also proposed to the rear of Building 3 adjacent to I-495.
- Recreational amenities proposed for the residential portion of the property include a swimming pool, and club house located between the multi-family Buildings 1 and 2, exercise stations along the trail adjacent to I-495, a tot lot in the southeastern portion of the property, and interior fitness facilities to be located within the clubhouse adjacent to the pool and/or within the multi-family buildings.
- Science Application Court will remain a private street, but will be widened to accommodate two lanes entering the property and three lanes exiting. Both the remaining office use and the proposed residential properties will use Science Application Court as the access into and out of the site.
- Dedication of right-of-way is being provided along the Gallows Road frontage, and an escrow of funds for a future right-turn lane when Gallows Road is widened.
- Extensions of the left turn lanes northbound and southbound on Gallows Road are being constructed.
- Funds are also being escrowed for a bus shelter on Gallows Road, and further, the applicant is proffering to provide maintenance for the shelter and trash can through the future homeowners' association.
- Dedication of right-of-way is also being provided along I-495 for the future widening of that road. The open space will remain as undisturbed tree save area in the interim, based on a Licensing Agreement that the applicant proposes to enter into with the County regarding use/maintenance of this area.

PCA 75-7-004-2

There are no land use, environmental, transportation, or public facilities issues associated with this request.

RZ/FDP 2003-PR-008

Land Use Issues

The applicant's proposal for a mixture of residential unit types, including three multi-family residential buildings of different building configurations and heights, as well as single-family attached residential units, conforms to the Comprehensive Plan Option for this property permitting single-family attached residential use at 8-12 dwelling units per acre or multi-family residential use at 20-30 dwelling units per acre. With the bonus density for ADU units provided, the proposed density on site is 33.6 du/ac. The Comprehensive Plan text also states that residential projects should be of a sufficient size to create a viable living environment and to provide for recreation and other amenities. The portion of the property proposed for the rezoning to residential use consists of 19.04 acres, and includes several recreational amenities, including a swimming pool, exercise stations along the trail adjacent to I-495, a tot lot, and fitness facilities within the clubhouse or one of the multi-family buildings. The proposed development layout is an urban style which would complement the surrounding uses in the area. The townhouses located along Gallows Road are oriented to Gallows Road so as to be better integrated with the surrounding communities, and the townhouses along the southern property boundary are oriented with rear yards facing rear yards in the adjoining development.

In addition, the Comprehensive Plan also states that the following items be addressed with any residential proposal in this area: attenuation of noise where appropriate, provision for pedestrian circulation, and landscaped buffers between adjacent office and residential uses. A height limit of 75 feet is also imposed except adjacent to the properties along the southern boundary of this rezoning property, which has a height limit of up to 45 feet. The proffers proposed by the applicant include commitments to mitigate interior noise for all dwelling units where necessary, adjacent to I-495 and Gallows Road, however the proposed layout of the community also provides interior noise mitigation. The proposed parking structure along the rear of Building 3 of the multi-family units will provide noise mitigation from I-495 for a portion of the multi-family units, and the townhouses facing Gallows Road also provide noise mitigation for the townhouses set further in to the development. Pedestrian circulation is provided for throughout the site through sidewalks and trails. A landscaped buffer is provided along the southern boundary of the site, adjacent to residential use to the south. A tree-lined urban streetscape is proposed within the interior of the site along the boundary between the proposed residential use and the portion of the existing office use which would remain.

See Appendix 15 for the complete Residential Development Criteria text, as discussed further in the analyses below:

Development Criterion #1 (DC1) *(See Appendix 5)* **states that the development proposal should address consolidation goals in the**

Comprehensive Plan, further the integration of adjacent parcels, and not preclude adjacent parcels from developing in accordance with the Plan. There is no consolidation required in the Comprehensive Plan for this property. The surrounding properties are primarily stable residential neighborhoods. This proposal to retain the office use on the northern portion of the property and redevelop the southern portion of the property to single-family attached and multi-family residential uses would not preclude the surrounding properties from future development in accordance with the Plan.

The development should provide for a logical design with appropriate relationships within the development, including appropriately oriented units and useable yards. The proposed residential development is an urban style with a mix of housing types including single-family attached and multi-family units, including 45 ADUs. The development is designed with the higher density multi-family buildings located closest to the office use remaining to the north, as well as buffering the remainder of the property from Interstate 495. The portion of the property along the southern property line and Gallows Road is developed with the townhouse units. This creates a transition to the single-family attached and detached residential properties to the south. The multi-family buildings are designed with usable open space courtyards and include integrated structured parking. The multi-family building closest to I-495 is designed with the parking garage as a separate structure which buffers the residential structures from the highway noise of I-495.

The majority of the townhouse units are facing open space. The single-family attached units in the southwestern portion of the property are designed with a common open space green, and a fence with vegetated buffer are being provided along the southern property line. A portion of the townhouses to the southeast, however, had further opportunity for a second open space green to be created in response to staff comments, and are currently surrounded by travel aisles. The applicant did expand a small open space area with benches east of those homes. A majority of the single-family attached units are rear loaded, while other front-loaded units include a minimum of 18 foot long driveways for parking. A waiver of the requirement for a minimum 200 sq. ft. privacy yard for single-family attached dwellings is requested to permit the rear-loaded style of units, which staff supports in light of the urban design of the site and availability of common open space for passive recreation.

Open space should be usable, accessible, and integrated with the development. Appropriate landscaping should be provided, as should amenities such as benches, recreational amenities, and special design treatments. As described above, open space and recreational amenities have been provided throughout the site. A band of open space including tree preservation is provided along the eastern edge of the property, adjacent to I-495. A significant portion of this area is being dedicated to VDOT for right-of-way for the future widening of I-495, however an agreement would be formed between the applicant and VDOT for continued maintenance of the undisturbed

vegetation until such time as the right-of-way is needed for future improvements to I-495. The open space area remaining as part of the property would include a trail with exercise stations. Open space courtyards are also included with two of the multi-family buildings. A swimming pool and fitness center will be provided on-site, as well as a tot lot. In addition, two open space areas are provided for passive recreation within the townhouse portion of the property, one larger, open green and one smaller area with benches. Sheet 10 of 13 of the CDP/FDP illustrates details of the proposed benches, lighting, etc. on site. An urban streetscape design with sidewalk is proposed along SAIC Drive, adjacent to the office use remaining on the northern portion of the property.

Development Criterion #2; Neighborhood Context (DC2) **states that, while developments are not expected to be identical to their neighbors, they should fit in the fabric of the adjacent community.** With the exception of the I-3 office and the C-7 property immediately north, the surrounding properties are zoned and developed with single-family attached and detached dwellings. The development is proposed with an urban style, and includes a transition in height and intensity with the multi-family buildings located adjacent to the office use on the northern portion of the property and adjacent to I-495 to the east, and townhouses located to the south, adjacent to other townhouse and single-family detached residential developments. Color illustrations of sections through the site are provided in the CDP/FDP to demonstrate the compatibility of the transitioning height, density, and architecture within the site. The southernmost residential units are front loaded so that rear yards are facing rear yards within Courts of Tysons to the south. In addition, a fence and vegetated buffer are provided to further buffer the road access and parking associated with the proposed use from adjacent homes.

Development Criterion #3; Environment (DC3) *(See Appendix 6)* **requires that developments conserve natural environmental features to the extent possible, account for soil conditions, and protect current and future residents from noise and lighting impacts. Developments should minimize off-site impacts from stormwater runoff and adverse water quality impacts.** The applicant is proposing a modest tree preservation area along the eastern property line, adjacent to I-495. Right-of-way is being dedicated in this area for future widening of I-495, however the vegetation would be preserved until such time as the right-of-way is needed for the future widening of I-495. The existing stormwater management dry pond is proposed for expansion, and a second pond will be added in the same area. These ponds are proposed to be landscaped to the extent permissible by DPWES to reduce the visual impacts. Additional infiltration facilities may be included elsewhere on the property if needed for water quality. The stormwater management facilities will serve the proposed residential development, as well as continuing to serve the remaining office property on the northern portion of the property. The applicant has proffered to interior noise mitigation for the properties adjacent to Gallows Road, and has conducted a noise study which indicates that a noise wall is not needed, based on the

proposed site layout including the location of the parking garage for Building 3 as a noise barrier from I-495 to the remainder of the site. The applicant has proffered to meet the current Zoning Ordinance standards for all exterior lighting proposed with this development, and an example street light fixture (acorn style) and pedestrian walkway light fixture (bollard light) are illustrated on Sheet 10 of the CDP/FDP.

Development Criterion # 4; Tree Preservation (DC4) **states that developments should take advantage of existing quality tree cover, that preserving existing trees is highly desirable, and that utility crossings should be located, where feasible, so as not to interfere with proposed tree save areas.** As previously stated, the site contains mature trees and vegetation in the undeveloped portions. The applicant is proposing a modest tree save area in the eastern portion of the site only, a portion of which will be dedicated for right-of-way for the future widening of I-495. The density of the proposed residential development and the urban nature of the design are such that significant tree preservation is not feasible within the proposal. The applicant has proffered that the limits of clearing and grading shown on the GDP/CDP/FDP will not be encroached upon (including for the placement of utilities). The applicant has also proffered to 4 foot high welded wire tree preservation fencing.

Development Criterion # 5; Transportation (DC5) *(See Appendix 7)* **requires that developments provide safe and adequate access to the surrounding road network, that transit and pedestrian travel should be encouraged, and that interconnection of streets should be encouraged. In addition, alternative street designs may be appropriate where conditions merit.** The applicant has committed to dedicate right-of-way along the eastern property line for the future widening of Interstate 495. The applicant has been in contact with VDOT regarding the requirement for the width of the required right-of-way, however it has not yet been confirmed by VDOT if the amount provided is sufficient. Staff is continuing to work with VDOT and the applicant to confirm the adequacy of the dedicated right-of-way. However, the applicant has also proffered to provide construction and grading easements to any width necessary for the future widening of I-495, subject to VDOT replacement of any disturbed features such as landscaped areas or trails.

The applicant is proposing improvements to the private access road, Science Applications Court, which will continue to serve the office use, as well as serving the residential properties. Dedication is proposed along Gallows Road, as well as escrow of funds for the future addition of a right turn lane when the road is widened to remove the existing turn lane at the Merry Oaks Lane intersection, and relocation of utilities located within the right-of-way. Funds toward a signal at the intersection of Gallows Road and Madrillion Road are also proffered based on citizen request. This contribution will go into the Tysons Road fund if a signal is not warranted. Extension of the left turn lanes in both directions on Gallows Road is also proposed. The applicant is proposing to escrow funds for a bus

shelter, as well as proffering that the future HOA will provide maintenance of the shelter and trash. Additional proffer commitments regarding transportation demand management for the multi-family residences are also proposed. A contribution toward the Tysons Road fund of $720 per dwelling unit (inclusive of ADUs) has been requested by the Department of Transportation. The applicant has proffered the full contribution of this amount, which comes out to $460,800, to be paid in two installments.

Pedestrian and other non-vehicular access will be facilitated by the addition of an 8-foot wide asphalt trail along Gallows Road, as well as pedestrian trails/sidewalks throughout the property. Bike storage is also proffered to be provided on-site, to facilitate alternative transportation means.

Public Facilities Analyses (Appendices 8 through 13)

Fairfax County Park Authority Analysis (Appendix 8)

The proposed development is projected to add approximately 1,387 residents to the current population of the Providence District. The Zoning Ordinance requires a contribution of $955 per non-ADU dwelling unit, which for this proposal totals $367,682. A majority of these funds would be typically used for on-site recreational amenities provided with the application. However, additional facilities such as athletic fields will be utilized by these residents, and an additional contribution of $367,682 is requested to offset the impact these residents will have on Park Authority facilities.

Fairfax County Public Schools Analysis (Appendix 9)

The proposed development would be served by the Freedom Hill Elementary, Kilmer Middle, and Marshall High School. The Elementary and High School are projected to exceed capacity through the 2007-2008 school year. The total number of students generated by this development is fifty-two (52) elementary students, ten (10) middle school students, and twenty-five (25) high school students. This represents a 100% increase, as the property is not currently zoned residential and does not, therefore, currently generate any students. A $652,500 contribution to the Fairfax County Public Schools is requested to offset these additional student impacts.

Fire and Rescue Analysis (Appendix 10)

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #13, Dunn Loring. The requested rezoning currently meets fire protection guidelines, as determined by the Fire and Rescue Department.

Sanitary Sewer Analysis (Appendix 11)

The application property is located in the Pimmit Run (G1) Watershed. It would be sewered into the Blue Plains Treatment Plant. Based on current and committed flow, there is excess capacity in the plant at this time. However, availability of treatment capacity will depend on the current rate of construction and the timing for development of this site. An existing 10-inch pipe located across I-495 approximately 1,000 feet from the property line is adequate for the proposed use.

Fairfax County Water Authority Analysis (Appendix 12)

The subject property is not located within the Fairfax County Water Authority Service Area, and is located in the City of Falls Church service area.

Stormwater Planning Analysis (Appendix 13)

There are no downstream complaints on file, relative to this development, and no downstream deficiencies are identified in the Fairfax County Master Drainage Plan.

Development Criteria #6; Public Facilities (DC6) **states that development impacts on the public facilities systems should be identified, analyzed, and off-set.** Two public facilities impacts were identified for this project- schools and parks. The applicant has proffered to contribute $502,500, to the Board of Supervisors for capital improvements to schools in the area, as well as a contribution of $150,000 to Kilmer Intermediate School directly for provision of wireless computers or other technology.

The Park Authority has requested a contribution of $367,682 in addition to the required $955 per non-affordable dwelling unit. The applicant has committed only to the Zoning Ordinance requirement of $955 per dwelling unit, and has not proffered any additional contribution for off-site recreational facilities.

Development Criteria #7; Affordable Housing (DC7)
The applicant has opted to use the provisions of bonus density and is providing affordable dwelling units (ADUs) within the proposed development. A 10% bonus is sought for the multi-family units, generating a requirement for 35 ADUs. In addition, the single-family attached units generate a requirement for 10 ADUs. The proposed 45 ADUs will be provided within the two easternmost multi-family buildings.

Development Criterion # 8; Heritage Resources (DC8) **requires a development to address potential impacts on historical and/or archaeological resources through research, protection, preservation, or recordation.** No significant heritage resources have been identified with this proposal.

ZONING ORDINANCE PROVISIONS (Appendix 14)

Maximum Density/Bulk Regulations

PCA 75-7-004-2

Standard	Required	Provided
Bulk Standards I-3 (HC)		
Min. Lot Size	40,000 sq. ft. min.	14.7 acres
Lot Width	100 ft. min.	over 100 ft. (existing)
Building Height	75 ft. max.	65 ft. (existing)
Front Yard	45° ABP; not less than 40 ft.	approx. 105 ft. (Kidwell Drive, existing) approx. 105 ft. (Science Applications Court, existing)
Side Yard	45° ABP; except none if adjacent to RR right-of-way	approx. 88 ft. (existing)
Rear Yard	45° ABP; except none if adjacent to RR right-of-way	n/a (existing)
FAR	0.40 max. (unless increased to 0.50 by BOS)	0.50[1]
Open Space	15% min.	15%
Parking		
Parking Spaces	622 spaces for existing uses	677 spaces
Loading Spaces	1 per first 10,000 sq. ft. plus 1 per additional 20,000 sq. ft. (office)	loading dock provided at two sides of larger building and one side of smaller building (existing)
Transitional Screening		
North (commercial)	no requirement	n/a

Standard	Required	Provided
South (Single-family detached and attached)	Type 2	vegetation as shown on CDP/FDP[2]
West (single-family attached)	Type 2	vegetation as shown on CDP/FDP[2]
East (I-495)	no requirement	n/a
Barrier		
North (commercial)	no requirement	n/a
South (Single-family detached and attached)	Type D, E, or F	replacement of fence on adjacent property[2]
West (single-family attached)	Type D, E, or F	waiver requested[3]
East (I-495)	no requirement	n/a

1. 0.50 FAR previously approved on-site pursuant to PCA 75-7-004.
2. Modification requested- see description in section below.
3. Waiver requested- see description in section below.

RZ/FDP 2003-PR-008

The maximum density permitted in the PDH-30 District is 30 du/ac. The applicant's proposed development is 33.6 du/ac. The applicant is providing affordable dwelling units with this development, and is applying for bonus density as noted above. In the PDH-30 District there are no minimum lot size requirements or minimum yard requirements for single-family attached dwellings or multi-family residential buildings, except that the application is subject to the standards set forth in Part 1 of Article 16, as described further below. The required open space is 40% with the provision of affordable dwelling units, and the applicant is proposing to provide 40%.

WAIVERS AND MODIFICATIONS

- Modification of the transitional screening requirement along the western, southeastern, and southern boundaries in favor of that shown on the CDP/FDP.

- Waiver of the barrier requirement along the western, southeastern, and southern boundaries in favor of that shown on the CDP/FDP.

- Modification of the Non-core Areas Streetscape Design in favor of that shown on the CDP/FDP.

- Waiver of the 200 sq. ft. privacy yard requirement for single-family attached dwellings.

- Modification of the loading space requirement for multi-family dwellings in favor of one loading space provided for each of the three buildings (3 total spaces).

Staff believes that the applicant has provided an integrated, urban design that includes adequate buffering from adjacent uses. The western boundary faces Gallows Road, and the proposed townhouses along the frontage are oriented to Gallows Road with rear-loading garages. The southern and southeastern boundaries of the property are proposed to have a shared fence (located off-site, which will be upgraded by the applicant), as well as screening landscape as shown on the CDP/FDP. Therefore, the requested waivers and modifications to the required transitional screening and barriers are supported by staff.

The streetscape along Science Application Court is an attractive, urban design which appropriately defines the separation between the proposed residential and existing office uses. Based on the urban layout of the residential property including a majority of single-family attached units with rear-loaded garages, permitting many units to front onto open space, a waiver of the privacy yard requirement is reasonable based on the availability of open space and on-site recreation. The applicant is requesting that one loading space be provided for each multi-family building, and additional short term parking would be available both within the parking garage and along the street. Staff supports the requested waivers and modifications.

OTHER ZONING ORDINANCE REQUIREMENTS

P-District Standards

The requested proposal must comply with, among others, the Zoning Ordinance provisions found in Section 16-101, General Standards, and Section 16-102, Design Standards.

Section 16-101- General Standards

General Standard 1 states that 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.

The proposed PDH-30 development with affordable dwelling units is at a density of 33.6 du/ac would not exceed the density permitted by the Comprehensive Plan of up to 30 du/ac with the provisions for bonus density. A total of 45 affordable dwelling units are being provided. The proposal has also satisfied the additional requirements in the Comprehensive Plan with respect to size of the development, building height, and provision of recreation facilities. Therefore, the applicant has satisfied this standard.

General Standard 2 states that the design should result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district. Development under the PDH-30 zoning district permits a greater level of flexibility for development of a planned community for the purpose of allowing a more integrated urban design than might be provided with a conventional zoning district. The proposed development does achieve this standard. The applicant is providing a mix of unit types, including two different styles of townhouse, and multi-family housing with includes 45 affordable dwelling units. On-site amenities being provided include a swimming pool, recreation trail, passive open space areas, and indoor fitness facilities. Therefore, this standard has been satisfied.

General Standard 3 states that 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.

There is approximately 40% open space provided on-site. A vegetated buffer is proposed along the eastern portion of the property adjacent to Interstate 495, although a portion of this will be dedicated for right-of-way for future widening of the road. Additional open space areas include a landscape strip along the southern property line adjacent to residential properties, open space courtyards provided as part of the design of 2 of the 3 multi-family residential buildings, as well as a central green and smaller pocket park located within townhouse section of the development. Staff believes this standard has been satisfied.

General Standard 4 states that 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. This proposed residential development is a change in use for the southern portion of an industrially zoned property with existing and additional approved office use. The adjacent properties are primarily residential. The applicant has provided an adequate buffer between the proposed residential uses and the existing office use with an urban, streetscape design along the shared access road (Science Application Court). This urban character is also carried forward in the design of the townhouse units oriented to Gallows Road at the front of the property. Further, the applicant, in working with staff, has provided appropriate

setbacks and adequate buffers from the adjacent residential properties to the south. Therefore, this standard has been satisfied.

General Standard 5 states that 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. As demonstrated in the public facilities analysis, adequate public facilities infrastructure is available to support the proposed development. However, proffered contributions to roads and schools in the area were provided. Therefore, this standard has been satisfied.

General Standard 6 states that 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.

The property will be accessed from Gallows Road via Science Application Court, which includes the access to the remaining office use to the north as well as the proposed residential development south of this road. An internal road network provides vehicular access throughout the site, and trails will be provided including an asphalt trail along Gallows Road in accordance with the Comprehensive Plan, trails within the open space, and a perimeter trail which will include exercise stations as a recreational amenity. Parking will be provided via structured parking within and/or adjacent to each of the multi-family buildings as well as on each single-family attached lot with additional visitor parking on the streets. Single-family attached units which are front-loaded will have driveways a minimum of 18 feet long. Pedestrian circulation is accommodated via trails throughout the site, including an asphalt trail along Gallows Road in accordance with the Comprehensive Plan, trails within the open space, and a perimeter trail with exercise stations. Therefore, this standard has been satisfied.

Section 16-102 Design Standards

Design Standard 1 states that in order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.
The most similar conventional zoning district to the PDH-30 District is the R-30 District. The bulk standards for the R-30 District include angle of bulk plane restrictions for setbacks, but not less than 15 feet for the front yard, 10 feet for the side yard, and 15 feet for the rear yard (with affordable dwelling units), which the applicant has demonstrated on the CDP/FDP are met. The setbacks from Gallows Road are over 100 feet for the existing office use and 15 feet for the

proposed townhouses. The closest single-family attached units are 25 feet from the southern property line. The maximum building height in the R-30 District is 150 feet, and the tallest multi-family building proposed is 75 feet. Therefore, this standard has been satisfied.

Design Standard 2 states that 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.

The open space provided is 40%, which meets the minimum Zoning Ordinance requirement (with affordable dwelling units). The applicant is providing structured parking within and/or adjacent to each of the multi-family buildings as well as on each single-family attached lot with additional visitor parking on the streets. With the exception of the requested waivers and modifications discussed in the section above which staff supports, including a modification of the loading space requirement to permit one space per multi-family building, all zoning ordinance requirements are being met with this application. Therefore, this standard has been satisfied.

Design Standard 3 states that 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. Vehicular access to the site is provided via Science Application Court, and leads to an internal network of streets accessing the multi-family buildings and the townhouses. Trails are provided throughout the site, including an asphalt trail along Gallows Road in accordance with the Comprehensive Plan, trails within the open space, and a perimeter trail which will include exercise stations as a recreational amenity. Therefore, this standard has been satisfied.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff believes that the proposal is in conformance with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the proposed proffers. However, an additional contribution was requested by the Park Authority for off-site recreational facilities which the applicant has not addressed.

Recommendation

Staff recommends approval of PCA 75-7-004-2, subject to the execution of proffers consistent with those contained in Appendix 1A.

Staff recommends approval of RZ 2003-PR-008 and the Conceptual Development Plan, subject to the execution of proffers consistent with those contained in Appendix 1B.

Staff recommends approval of FDP 2003-PR-008, subject to the approval of RZ 2003-PR-008.

Staff recommends approval of a modification of the transitional screening requirement along the western, southeastern, and southern boundaries in favor of that shown on the CDP/FDP.

Staff recommends approval of a waiver of the barrier requirement along the western, southeastern, and southern boundaries in favor of that shown on the CDP/FDP.

Staff recommends approval of a modification of the non-core streetscape design along Gallows Road for the Tysons Urban Center in favor of that shown on the CDP/FDP.

Staff recommends approval of a waiver of the 200 sq. ft. privacy yard requirement for single-family attached dwellings.

Staff recommends approval of a modification of the loading space requirement for multi-family dwellings in favor of one loading space provided for each of the three buildings (3 total spaces).

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

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

APPENDICES

1A. Draft Proffers for PCA 75-7-004-2
1B. Draft Proffers for RZ 2003-PR-008
2. Affidavits
3. Statement of Justification

APPENDICES (Continued)

4. Approved Proffers for PCA 75-7-004
5. Land Use Analysis
6. Environmental Analysis
7. Transportation Analysis
8. Fairfax County Park Authority Analysis
9. Fairfax County Public Schools
10. Fire and Rescue
11. Sanitary Sewer Analysis
12. Fairfax County Water Authority
13. Stormwater Planning Analysis, Utilities Planning & Design Division, DPWES
14. Zoning Ordinance Provisions
15. Residential Development Criteria
16. Glossary

PROFFERS

PCA 75-7-004-2

September 2, 2003

Pursuant to Section 2-2303(a), *Code of Virginia*, 1950 as amended, and subject to the Board of Supervisors approval of the requested Proffered Condition Amendment on property identified as Tax Map 39-2 ((1)) pt. 13 (hereinafter referred to as the "Subject Property"), the Applicant and owners for themselves, successors and assigns proffer that the development of the Subject Property shall be subject to approved proffers dated November 21, 1985, which shall remain in full force and effect except as amended below.

1. Development of the Subject Property shall be in substantial conformance with the Generalized Development Plan ("GDP") prepared by VIKA, Incorporated, consisting of Sheets 4 and 5, dated January 17, 2003 as revised through September 2, 2003. The maximum FAR permitted on the Subject Property is .50. However, in order to construct the unbuilt 31,194 gross square feet permitted, a Proffered Condition Amendment and Generalized Development Plan Amendment shall be required.

[SIGNATURES BEGIN ON NEXT PAGE]

APPLICANT

LINCOLN PROPERTY COMPANY
SOUTHWEST, INC.

_____
By: Richard N. Rose
Its: Vice President

[SIGNATURES CONTINUED ON NEXT PAGE]

TITLE OWNER

CAMPUS POINT REALTY CORPORATION II

_____

By: Frederick R. Hazard
Its: President

[SIGNATURES END]

LINCOLN PROPERTY COMPANY SOUTHWEST INC.

PROFFERS

RZ 2003-PR-008

September 4, 2003

Pursuant to Section 15.2-2303(a), Code of Virginia, 1950 as amended, and subject to the Board of Supervisors approving a rezoning to the PDH-30 District for property identified as Tax Map 39-2 ((1)) part 13 (hereinafter referred to as the "Application Property"), Lincoln Property Company Southwest, Inc., the Applicant in RZ 2003-PR-008 proffers for the owners, themselves, and their successors and assigns the following conditions. In the event that this Application is approved, any previous proffers for the Application Property are hereby deemed null and void and hereafter shall have no effect on the Application Property.

Development Plan

1. Development of the Application Property shall be in substantial conformance with the Conceptual Plan/Final Development Plan (CDP/FDP) prepared by VIKA Incorporated, consisting of thirteen (13) sheets dated January 17, 2003 as revised through September 2, 2003, which CDP/FDP proposes a maximum of 640 dwelling units, with a maximum of 80 single family attached dwellings and 540 multi-family dwelling units. The Generalized Development Plan for companion application PCA 75-7-004-2 is shown on Sheets 4 and 5.

   Secondary uses shall be limited to unmanned bank teller machines, swimming pools and associated facilities, fitness centers, business/telecommuting centers, video/entertainment centers, leasing offices, recreational/community rooms, outdoor recreational uses, and other accessory uses typically provided in multi-family communities.

2. Notwithstanding that the CDP/FDP is presented on thirteen (13) sheets and said CDP/FDP is the subject of Proffer 1 above, it shall be understood that the CDP shall be the entire plan shown on Sheets 2 and 3, relative to the points of access, the maximum number of dwelling units, the amount of open space, the general location and arrangement of buildings and parking, and the peripheral setbacks. The Applicant or successors have the option to request a FDPA for elements other than the CDP elements from the Planning Commission for all of or a portion of the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance, if in conformance with the approved CDP and proffers.

3. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant or successors shall have the flexibility to modify the layouts shown on Sheets 2 and 3 of the CDP/FDP without requiring approval of an amended CDP/FDP provided such changes are in substantial conformance with the CDP/FDP as determined by the

Department of Planning and Zoning ("DPZ") and do not increase the number of dwelling units, decrease the amount of open space, or decrease the setback from the peripheries.

4. Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 5 of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications described herein, including road dedications, park dedications and school dedications, or as may be required by Fairfax County or Virginia Department of Transportation ("VDOT") at the time of site plan approval.

Transportation

5. At the time of site plan approval, or upon demand by Fairfax County, whichever shall occur first, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way along the Application Property's Gallows Road frontage measuring seventy-two (72) feet from the existing centerline as shown on Sheet 3 of the CDP/FDP.

6. At the time of site plan approval, the Applicant shall escrow the cost of constructing a future right-turn deceleration lane along the Gallows Road frontage of the Application Property, in an amount to be determined by Department of Public Works and Environmental Services ("DPWES"). The escrow shall include the cost of relocating, if determined necessary, the underground utilities existing at the time of rezoning approval which include a fiber optic line and water easement. This new turn lane is anticipated to be needed at such time as the existing right-turn deceleration lane becomes a future through lane on Gallows Road.

7. The Applicant shall construct extensions of the existing left turn lanes on northbound Gallows Road at the Merry Oaks Lane intersection and southbound Gallows Road at Science Applications Court within the existing right-of-way as may be approved by DPWES and VDOT. Such extensions, if permitted, shall be completed prior to the issuance of the 250th Residential Use Permit (RUP) for the Application Property.

8. Science Applications Court shall remain a private street. The Applicant shall construct improvements to Science Applications Court on a new alignment as shown on the CDP/FDP. The Science Applications Court approach to Gallows Road shall accommodate two lanes entering and three lanes exiting the Application Property.

9. At the time of first site plan approval for the Application Property, the Applicant shall escrow the sum of $25,000 with DPWES towards the design and installation of a traffic signal at the intersection of Gallows Road and Madrillon Road. If the signal has not been installed within five (5) years of the date of the rezoning approval, the escrowed amount shall be redirected to the Tysons Corner Road Fund.

10. At the time of first site plan approvals, the Applicant shall escrow the cost of installing one (1) bus shelter along its Gallows road frontage. The bus shelter shall be the typical

open type and the escrow for installation shall be limited to the concrete pad and the shelter itself. No bus turn outs or special lanes shall be provided by the Applicant. Once installed, the bus shelter and trash can shall be maintained by the adjacent homeowners association or rental management company. Purchasers shall be advised in writing prior to entering into a contract of sale that the homeowners association shall be responsible for the maintenance of the bus shelter. The homeowners association documents shall specify that the homeowners association is responsible for the maintenance of the bus shelter.

11. At the time of site plan approval, the Applicant shall dedicate in fee simple to the Board of Supervisors right-of-way along the Application Property's I-495 frontage measuring 25 feet from the existing right-of-way as shown on Sheet 3 of the CDP/FDP. The Applicant shall provide ancillary utility and grading easements to a width determined by VDOT provided VDOT reconstructs any permanent improvements and landscaping disturbed with use of the easement. Subject to VDOT approval, the Applicant shall maintain and have the usage of the dedicated area until such time as construction of the I-495 improvements commence.

12. The use of mass transit, ride-sharing and other transportation strategies shall be utilized in the multifamily components of the Application Property, to reduce single occupancy vehicular (SOV) traffic during peak hours. Tenants and purchasers shall be advised of this transportation strategy development condition. Transportation coordination duties shall be carried out by a designated property manager(s) or transportation management coordinator(s). The transportation strategies management position may be a part of other duties assigned to the individual(s). The transportation management strategies shall be implemented after sixty percent (60%) of the RUPs for multi-family dwellings, have been issued.

    The Applicant shall designate an individual(s) to act as the transportation coordinator(s) whose responsibility shall be to implement the transportation management strategies in coordination with the Fairfax County Department of Transportation. Strategies may include the following:

    A. Participation in the Fairfax County Ride Share Program;
    B. Dissemination of Ridesharing information in residential lease and purchase packages;
    C. Making ridesharing display maps and forms available to in each multi-family building;
    D. Providing amenities for bicycle storage;
    E. Sidewalk system designed to encourage/facilitate pedestrian circulation;
    F. Participation in a shuttle service;
    G. Providing Metro checks with rental contracts; and
    H. Provision of a telecommuting center for residents' use.

One year after the transportation management strategies are implemented, the Applicant shall conduct a survey of residents, visitors and employees to determine the transportation characteristics of building tenants and employees. This survey will form the basis of the transportation management program.

13. All private streets shall be constructed with materials and depth of pavement consistent with public street standards in accordance with the Public Facilities Manual, as determined by DPWES. The Applicant shall be responsible for the maintenance of all private streets. Purchasers shall be advised in writing prior to entering into a contract of sale that the HOA will be responsible for the maintenance of the private streets. The HOA documents shall expressly state that the HOA shall be responsible for the maintenance of the private streets serving that HOA's development area.

14. The Applicant shall contribute the amount of $460,800.00 to a fund administered by the Department of Transportation to be used toward Tysons Corner Area road improvements. Using the rezoning approval date as the base date, this cash contribution shall be adjusted accordingly to the construction cost index as published in the *Engineering News Record.* The contribution shall be paid in two (2) installments; the first $230,400.00 to be paid at the issuance of the first RUP; the remaining $230,400.00 shall be paid twelve (12) months later.

Architectural/Landscaping Details

15. The architectural design of the multi-family buildings and townhomes shall be in substantial conformance with the general character of the elevations shown on Sheet 13. The Applicant reserves the right to refine the elevations as a result of final architectural design, so long as the character and quality of design remains consistent with those shown.

16. A landscape plan shall be submitted as part of the first and all subsequent submissions of the site plan and shall be coordinated with and approved by the Urban Forester. This plan shall be in substantial conformance with the landscape concepts plan as to quantity and quality of plantings, and in general conformance with the location of plantings as shown on Sheets 6. Location of plantings may be modified based on utility location, sight distance easements, and final engineering details as approved by the Urban Forester.

17. The design details shown on Sheets 6, 8, 9 and 10 submitted with the CDP/FDP illustrate the design intent and overall community organization of the proposed development. Landscaping and on-site amenities shall be substantially consistent in terms of character and quantity with the illustrations and details presented on these sheets. Specific features such as exact locations of plantings, pedestrian lighting, multi-family driveways, sidewalks to individual units, etc. are subject to modification with final engineering and architectural design. Landscaping and on-site amenities shall include:

a. A landscaped entry feature to be provided on site to include an entrance monument and/or signage, ornamental trees and shrubs;

b. Installation of streetscape elements and plantings along the Application Property's Gallows Road frontage as shown on Sheet 6 of the CDP/FDP. Street trees shall be a minimum of three-inch caliper at the time of planting. These improvements are designed to conform to the Tysons Corner Non-Core Areas Streetscape Design Concept described in the Comprehensive Plan. Trees located within VDOT rights-of-way are subject to VDOT approval.

c. Installation of streetscape elements and plantings along the south side of Science Application Court as shown on Sheet 9 of the CDP/FDP.

d. A large community green in the eastern portion of the Property as shown on Sheet 8 of the CDP/FDP. This passive recreational area shall include pedestrian pathways, specialized landscaping, seating areas, and pedestrian lighting.

e. Landscaped courtyards within the multi family Buildings 2 and 3 as shown on Sheet 6 and detailed on Sheet 8 of the CDP/FDP. These courtyards shall incorporate a courtyard walk, special paving areas with seating or picnic areas, a mixture of deciduous, evergreen and ornamental plantings, and a lawn panel. Each courtyard may vary in design detail and amenities.

f. A solid wood fence six feet in height shall be provided along the Property's common boundary with the Courts of Tysons community to the south. This fence may replace the existing fence. The new fence design shall be in general conformance with the detail shown on Sheet 10. A landscaped buffer of alternating deciduous and evergreen trees shall be installed adjacent to the fence as shown on Sheet 6.

Sidewalk/Trails

18. The Applicant shall provide sidewalks on both sides of Science Applications Court and throughout the Application Property linking buildings as shown on Sheet 6 of the CDP/FDP. Such construction shall occur commensurate with the development of each section of the Application Property. In addition, the Applicant shall construct a five-foot wide asphalt trail around the stormwater management pond and between the I-495 frontage and the proposed parking garage as shown on the CDP/FDP. Trail construction shall occur commensurate with theconstruction of the stormwater management ponds.

19. The Applicant shall construct an eight (8) foot wide asphalt trail along the Gallows road frontage. A public access easement shall be recorded on the portion of the trail not located within the Gallows road right-of-way.

Environment

20. All outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. Fixtures used to illuminate residential streets, parking areas and walkways shall not exceed twenty (20) feet in height, shall be of low intensity design and shall utilize full cut-off fixtures which shall focus directly on the Application Property.

21. Signage on the Application Property shall be provided in accordance with Article 12 of the Zoning Ordinance. If lighted, signage shall be internally lighted or directed downward.

22. Unless waived or modified by DPWES, the Applicant shall provide stormwater detention and Best Management Practices as required by the Public Facilities Manual (PFM) and as depicted on the CDP/FDP in two enhanced extended detention facilities. Plantings shall be provided within this pond to the extent permitted by the PFM.

23. A tree preservation plan shall be submitted as part of the site plan in conformance with the tree save areas shown on the CDP/FDP. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and reviewed and approved by the Urban Forestry Division. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees twelve (12) inches in diameter and greater within fifteen (15) feet outside of the limits of clearing and grading. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the *Guide for Plant Appraisal* published by the International Society of Arboriculture.

    All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing using four foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart, shall be erected at the limits of clearing and grading as shown on the CDP/FDP. All tree protection fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. Three (3) days prior to the commencement of any clearing, grading, or demolition activities, the Urban Forestry Division shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.

    The Applicant shall strictly conform to the limits of clearing and grading as shown on Sheet 3 of the CDP/FDP.

The limits of clearing and grading shall be marked with a continuous line of flagging prior to the pre-construction meeting. Before or during the pre-construction meeting, the limits of clearing and grading shall be walked with an Urban Forestry Division representative to determine where minor adjustments to the clearing limits can be made to increase the survivability of trees at the edge of the limits of clearing and grading. Trees that are not likely to survive construction due to their species and/or their proximity to disturbance will also be identified at this time and removed as part of the clearing operation.

24. All units constructed on the Application Property shall meet the thermal standards of the CABO Model Energy Program for energy efficient homes, or its equivalent, as determined by DPWES for either electric or gas energy homes, as applicable.

25. Polysonics Corp. has prepared a Traffic Noise Analysis of the Application Property dated August 2003. This report provides an analysis of noise impacts associated with I-495 and Gallows Road. Based on the findings of that report, the Applicant shall provide the following noise attenuation measures:

    a. In order to reduce interior noise associated with Interstate 495 to a level of approximately 45 dBA Ldn, the garage associated with Building 3 shall be utilized as a noise attenuation barrier as shown on the CDP/FDP.

    b. In order to reduce interior noise to a level of approximately 45 dBA Ldn, units located on the eastern façade of Building 2 and the northern and southern facades of Building 3 which are projected to be impacted by highway noise from I-495 having levels projected to be greater than 70 dBA Ldn after the garage is in place shall employ the following acoustical measures:

    Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45. Doors and glazing shall have a laboratory STC rating of at least 37 unless glazing constitutes more than 20% of any façade exposed to noise levels of Ldn 65 dBA or above. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a STC rating of at least 45. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

    c. In order to reduce interior noise to a level of approximately 45 dBA Ldn within units located on the western façade of Building 1 and the townhouse units facing Gallows Road, which are projected to be impacted by roadway noise from Gallows Road having levels projected to be between 65 and 70 dBA Ldn, shall employ with the following acoustical measures:

Exterior walls should have a laboratory sound transmission class (STC) rating of at least 39.Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels of Ldn 65 dBA or above. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a STC rating of at least 39. All surfaces should be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

d. Alternative interior noise attenuation measures may be provided subject to the implementation of a refined noise study as reviewed and approved by DPWES after consultation with the Department of Planning and Zoning.

e. Due to the placement of structures on the site, additional exterior noise mitigation is not necessary for most of the outdoor recreational uses on the site. The jogging trail with exercise stations located adjacent to I-495 will be impacted by noise but mitigation is not provided.

26. If required by DPWES, a geotechnical engineering study shall be submitted to DPWES for review and approval prior to final site plan approval, and recommendations generated by this study shall be implemented as required by DPWES.

Miscellaneous

27. The Applicant shall contribute the amount of $150,000 to Kilmer Intermediate School for the purchase of wireless computers or other technology based programs. Such contribution shall occur prior to the issuance of the first RUP for the Application Property

28. The Applicant shall contribute the amount of $502,500 to the Board of Supervisors for the construction of capital improvements to schools in the vicinity of the Application Property. The contribution shall be paid in three (3) installments; the first installment of $251,250 to be paid prior to issuance of the 100th RUP and the second installment of $251,250 shall be paid prior to the issuance of the 450th RUP.

29. The Applicant shall comply with the Affordable Dwelling Unit (ADU) Program as set forth in Section 2-801 of the Zoning Ordinance unless modified by the ADU Advisory Board.

30. No temporary signs (including "Popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 of Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on- or off-site by the Applicant or at the Applicant' direction to assist in the initial sale or rental of residential units on the Application Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and sale and/or rental of residential units on the Application Property to adhere to this proffer.

31. The Applicant shall comply with Paragraph 2 of Section 6-110 of the Zoning Ordinance regarding developed recreational facilities for the residential uses regarding the $955 per dwelling unit contribution. The Applicant shall receive credit for the on-site recreational facilities which shall include, but not be limited to a swimming pool, a community center with exercise facilities, a tot lot, and a jogging trail with exercise stations. Any additional money remaining which is not spent for on-site facilities shall be contributed to the Fairfax County Park Authority.

32. A covenant shall be recorded which provides that townhouse garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles) and that parking shall not be permitted in driveways that are less than 18 feet in length. This covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the homeowners association and the Fairfax County Board of Supervisors. Purchasers shall be advised in writing of the use restrictions prior to entering into a contract of sale.

33. All front loaded townhouse driveways on the Application Property shall be a minimum of eighteen (18) feet in length from the garage door to the sidewalk.

34. A joint maintenance agreement between the residential associations and the owners of the commercial structures governed by PCA 75-7-004-2 shall be provided for the maintenance of Science Application Court and the stormwater management facilities serving the Application Property and the property subject to PCA 75-7-004-2.

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

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

37. The individual sections within the Application Property may be subject to Proffered Condition Amendments without joinder and/or consent of the other property owner of the other sections/buildings.

[SIGNATURES BEGIN ON NEXT PAGE]

APPLICANT/CONTRACT PURCHASER
OF TAX MAP 39-2 ((1)) 13 pt.

LINCOLN PROPERTY COMPANY
SOUTHWEST, INC.

_____

By: Richard N. Rose
Its: Vice President

[SIGNATURES CONTINUED ON NEXT PAGE]

PROFFERS
RZ 2003-PR-008

TITLE OWNER OF TAX MAP 39-2 ((1)) 13

CAMPUS POINT REALTY CORPORATION II

_____

By: Frederick R. Hazard
Its: President

[SIGNATURES END]

REZONING AFFIDAVIT

DATE: August 20, 2003
(enter date affidavit is notarized)

I, Inda E. Stagg, agent, do hereby state that I am an
(enter name of applicant or authorized agent)

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

2003-24c

in Application No.(s): PCA 75-7-004-02
(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)
Lincoln Property Company Southwest, Inc. Agent: Richard N. Rose	1155 Herndon Parkway Herndon, VA 20170	Applicant/Contract Purchaser of Tax Map 39-2 ((1)) 13 pt.
Campus Point Realty Corporation II Agents: Joseph L. Renzetti Frederick R. Hazard	10260 Campus Point Drive San Diego, California 92121	Title Owner of Tax Map 39-2 ((1)) 13

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

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

Rezoning Attachment to Par. 1(a)

DATE: August 20, 2003
(enter date affidavit is notarized)

2003-24c

for Application No. (s): PCA 75-7-004-02
(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)
VIKA, Incorporated Agents: John F. Amatetti Shawn T. Frost Steven F. Teets	8180 Greensboro Drive, Suite 200 McLean, Virginia 22102	Engineers/Agent
Land Design, Inc. Agent: Matthew V. Clark	1414 Prince Street, Suite 400 Alexandria, Virginia 22314	Land Planners/Landscape Architect/Agent
SK&I Architectural Design Group LLC Agents: Frederico Olivera Sala (nmi) Abed B. Benzina	7735 Old Georgetown Road, #1000 Bethesda, Maryland 20814	Land Planner/Agent
Walsh, Colucci, Lubeley, Emrich & Terpak, PC Agents: Martin D. Walsh, Timothy S. Sampson Lynne J. Strobel, Elizabeth D. Baker Keith C. Martin, Susan K. Yantis M. Catharine Puskar, Inda E. Stagg William J. Keefe	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent

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

Rezoning Attachment to Par. 1(a)

DATE: August 20, 2003
(enter date affidavit is notarized)

for Application No. (s): PCA 75-7-004-02
(enter County-assigned application number (s))

2003-024c

(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)
M.J. Wells & Associates, LLC Agents: Martin J. Wells Robin L. Antonucci	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
Polysonics Corp. Agents: Peter C. Brenton Scott B. Harvey	10075 Tyler Place, #16 Ijamsville, MD 21754	Noise Consultant/Agent

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

REZONING AFFIDAVIT

DATE: August 20, 2003
(enter date affidavit is notarized)

2003-24c

for Application No. (s): PCA 75-7-004-02
(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)
Lincoln Property Company Southwest, Inc.
1155 Herndon Parkway
Herndon, VA 20170

DESCRIPTION OF CORPORATION: (check one statement)

[X] 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)
Jeffrey B. Pogue
Blair M. Pogue
David B. Pogue

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

Alfred M. Pogue, Chairman; William M. Wallis, VP/Secretary/Treasurer; William J. Grant, Jr., VP, John T. Byrne, President/Director; Jeff B. Franzen, VP; Dan M. Jacks, VP/Assistant Secretary

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

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

Rezoning Attachment to Par. 1(b)

DATE: August 20, 2003
(enter date affidavit is notarized)

2003-24c

for Application No. (s): PCA 75-7-004-02
(enter County-assigned application number (s))

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

Campus Point Realty Corporation II
10260 Campus Point Drive
San Diego, California 92121

DESCRIPTION OF CORPORATION: (check one statement)

[X] 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)

Science Applications International Corp.

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

Frederick R. Hazard, President; Thomas E. Darcy, CFO, Director; Douglas E. Scott, Secretary, Director; William A. Roper, Chairman.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Science Applications International Corp.
10260 Campus Point Drive
San Diego, California 92121

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.
[X] 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)

Employee-owned where no one shareholder owns more than 10%.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.
J.R. Beyster, Chairman, President & CEO, Director; Duane P. Andrews, Corporate EVP, Director; Thomas E. Darcy, EVP & CFO; Steven P. Fisher, Corporate VP and Treasurer; J. Dennis Heipt, Corporate EVP & Secretary; Peter N. Pavlics, SVP, President; John H. Warner, Jr., Corporate EVP
Directors: W. H. Demisch; M.J. Desch; W. A. Downing; D. H. Foley; J. E. Glancy; B. R. Inman; A. K. Jones; H.M.J. Kraemer, Jr.; C. B. Malone; S. D. Rockwood; E. J. Sanderson, Jr.; R. Snyderman; M.E. Trout; R.I. Walker; J.P. Walkush; J.H. Warner, Jr., J.A. Welch; A.T. Young.

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

2003-24c

Rezoning Attachment to Par. 1(b)

DATE: August 20, 2003
(enter date affidavit is notarized)

for Application No. (s): PCA 75-7-004-02
(enter County-assigned application number (s))

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

VIKA, Incorporated
8180 Greensboro Drive, Suite 200
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[X] 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)

Charles Irish, Jr. (nmi)
John F. Amatetti

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Land Design, Inc.
1414 Prince Street, Suite 400
Alexandria, VA 22314

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Bradley W. Davis
Peter R. Crowley

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

(check if applicable) [X] 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: August 20, 2003
(enter date affidavit is notarized)

2003-24c

for Application No. (s): PCA 75-7-004-02
(enter County-assigned application number (s))

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

SK&I Architectural Design Group LLC
7735 Old Georgetown Road, #1000
Bethesda, Maryland 20814

DESCRIPTION OF CORPORATION: (check one statement)

[X] 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)

Meral Iskir (nmi), member
Sami M. Kirkdil, member

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

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

David J. Bomgardner	Thomas J. Colucci	James P. Downey	Jay du Von
Jerry K. Emrich	William A. Fogarty	John H. Foote	H. Mark Goetzman
Michael D. Lubeley	Keith C. Martin	J. Randall Minchew	John E. Rinaldi
Timothy S. Sampson	Lynne J. Strobel	Nan E. Terpak	Garth M. Wainman
Martin D. Walsh			

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

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

Rezoning Attachment to Par. 1(b)

DATE: August 20, 2003
(enter date affidavit is notarized)

2003-24c

for Application No. (s): PCA 75-7-004-02
(enter County-assigned application number (s))

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

Polysonics Corp.
10075 Tyler Place, # 16
Ijamsville, MD 21754

DESCRIPTION OF CORPORATION: (check one statement)

[X] 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)

George Spano (nmi)	Peter C. Brenton	Xiangming Zhang (nmi)
Scott B. Harvey	Karen Marble-Hall (nmi)	
Robert M. Capozello	Marianne E. Blankenship	

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

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

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

DESCRIPTION OF CORPORATION: (check one statement)

[X] 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)

Martin J. Wells & Associates, Inc., Member
Terence J. Miller & Associates, Inc., Member

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

(check if applicable) [X] 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: August 20, 2003
(enter date affidavit is notarized)

2003-24c

for Application No. (s): PCA 75-7-004-02
(enter County-assigned application number (s))

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Martin J. Wells

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

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Terence J. Miller

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

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

REZONING AFFIDAVIT

DATE: August 20, 2003
(enter date affidavit is notarized)

2003-24c

for Application No. (s): PCA 75-7-004-02
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

None

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

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

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

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

REZONING AFFIDAVIT

DATE: August 20, 2003
(enter date affidavit is notarized)

2003-24c

for Application No. (s): PCA 75-7-004-02
(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:

[x] 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: August 20, 2003
(enter date affidavit is notarized)

0003 - 24c

for Application No. (s): PCA 75-7-004-02
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of $200 or more, with any of those listed in Par. 1 above. **EXCEPT AS FOLLOWS: (NOTE:** If answer is none, either "NONE" on line below.)

Supervisor Gerry Connolly is an employee of Science Applications International Corp. (SAIC).
M.J. Wells & Associates, L.L.C. and Supervisor Elaine McConnell have a business relationship; however, the business relationship is not related to any party to this applicatic

(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

Inda E. Stagg, agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 20 day of August 20 03, in the State/Comm. of Virginia, County/City of Arlington.

Notary Public
Commissioned as Kimberly A. Klemm

My commission expires: 11/30/2003

REZONING AFFIDAVIT

DATE: August 20, 2003
(enter date affidavit is notarized)

I, Inda E. Stagg, agent, do hereby state that I am an
(enter name of applicant or authorized agent)

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

2003-23c

in Application No.(s): RZ/FDP 2003-PR-008
(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)
Lincoln Property Company Southwest, Inc. Agent: Richard N. Rose	1155 Herndon Parkway Herndon, VA 20170	Applicant/Contract Purchaser of Tax Map 39-2 ((1)) 13 pt.
Campus Point Realty Corporation II Agents: Joseph L. Renzetti Frederick R. Hazard	10260 Campus Point Drive San Diego, California 92121	Title Owner of Tax Map 39-2 ((1)) 13

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

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

Rezoning Attachment to Par. 1(a)

DATE: August 20, 2003
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2003-PR-008
(enter County-assigned application number (s))

2003-23c

(**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)
VIKA, Incorporated Agents: John F. Amatetti Shawn T. Frost Steven F. Teets	8180 Greensboro Drive, Suite 200 McLean, Virginia 22102	Engineers/Agent
Land Design, Inc. Agent: Matthew V. Clark	1414 Prince Street, Suite 400 Alexandria, Virginia 22314	Land Planners/Landscape Architect/Agent
SK&I Architectural Design Group LLC Agents: Frederico Olivera Sala (nmi) Abed B. Benzina	7735 Old Georgetown Road, #1000 Bethesda, Maryland 20814	Land Planner/Agent
Walsh, Colucci, Lubeley, Emrich & Terpak, PC Agents: Martin D. Walsh Lynne J. Strobel Keith C. Martin M. Catharine Puskar William J. Keefe Timothy S. Sampson Elizabeth D. Baker Susan K. Yantis Inda E. Stagg	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent

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

Rezoning Attachment to Par. 1(a)

2003-23c

DATE: August 20, 2003
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2003-PR-008
(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)
M.J. Wells & Associates, LLC Agents: Martin J. Wells Robin L. Antonucci	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
Polysonics Corp. Agents: Peter C. Brenton Scott B. Harvey	10075 Tyler Place, #16 Ijamsville, MD 21754	Noise Consultant/Agent

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

REZONING AFFIDAVIT

DATE: August 20, 2003
(enter date affidavit is notarized)

2003-23c

for Application No. (s): RZ/FDP 2003-PR-008
(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)
Lincoln Property Company Southwest, Inc.
1155 Herndon Parkway
Herndon, VA 20170

DESCRIPTION OF CORPORATION: (check one statement)

[X] 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)
Jeffrey B. Pogue
Blair M. Pogue
David B. Pogue

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

Alfred M. Pogue, Chairman; William M. Wallis, VP/Secretary/Treasurer; William J. Grant, Jr., VP, John T. Byrne, President/Director; Jeff B. Franzen, VP; Dan M. Jacks, VP/Assistant Secretary

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

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

Rezoning Attachment to Par. 1(b)

DATE: August 20, 2003
(enter date affidavit is notarized)

2003-230

for Application No. (s): RZ/FDP 2003-PR-008
(enter County-assigned application number (s))

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

Campus Point Realty Corporation II
10260 Campus Point Drive
San Diego, California 92121

DESCRIPTION OF CORPORATION: (check one statement)

[X] 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)

Science Applications International Corp.

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

Frederick R. Hazard, President; Thomas E. Darcy, CFO, Director; Douglas E. Scott, Secretary, Director; William A. Roper, Chairman.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Science Applications International Corp.
10260 Campus Point Drive
San Diego, California 92121

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.
[X] 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)

Employee-owned where no one shareholder owns more than 10%.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.
J.R. Beyster, Chairman, President & CEO, Director; Duane P. Andrews, Corporate EVP, Director; Thomas E. Darcy, EVP & CFO; Steven P. Fisher, Corporate VP and Treasurer; J. Dennis Heipt, Corporate EVP & Secretary; Peter N. Pavlics, SVP, President; John H. Warner, Jr., Corporate EVP
Directors: W. H. Demisch; M.J. Desch; W. A. Downing; D. H. Foley; J. E. Glancy; B. R. Inman; A. K. Jones; H.M.J. Kraemer, Jr.; C. B. Malone; S. D. Rockwood; E. J. Sanderson, Jr.; R. Snyderman; M.E. Trout; R.I. Walker; J.P. Walkush; J.H. Warner, Jr., J.A. Welch; A.T. Young.

(check if applicable) [X] 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: August 20, 2003
(enter date affidavit is notarized)

2003-230

for Application No. (s): RZ/FDP 2003-PR-008
(enter County-assigned application number (s))

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

VIKA, Incorporated
8180 Greensboro Drive, Suite 200
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[X] 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)

Charles Irish, Jr. (nmi)
John F. Amatetti

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Land Design, Inc.
1414 Prince Street, Suite 400
Alexandria, VA 22314

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Bradley W. Davis
Peter R. Crowley

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

(check if applicable) [X] 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: August 20, 2003
(enter date affidavit is notarized)

2003-23c

for Application No. (s): RZ/FDP 2003-PR-008
(enter County-assigned application number (s))

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

SK&I Architectural Design Group LLC
7735 Old Georgetown Road, #1000
Bethesda, Maryland 20814

DESCRIPTION OF CORPORATION: (check one statement)

[X] 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)

Meral Iskir (nmi), member
Sami M. Kirkdil, member

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

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

David J. Bomgardner	Thomas J. Colucci	James P. Downey	Jay du Von
Jerry K. Emrich	William A. Fogarty	John H. Foote	H. Mark Goetzman
Michael D. Lubeley	Keith C. Martin	J. Randall Minchew	John E. Rinaldi
Timothy S. Sampson	Lynne J. Strobel	Nan E. Terpak	Garth M. Wainman
Martin D. Walsh			

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

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

Rezoning Attachment to Par. 1(b)

DATE: __ August 20, 2003 _____
(enter date affidavit is notarized)

2003-230

for Application No. (s): RZ/FDP 2003-BR-008
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Polysonics Corp.
10075 Tyler Place, # 16
Ijamsville, MD 21754

DESCRIPTION OF CORPORATION: (check one statement)

[X] 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)

George Spano (nmi)	Peter C. Brenton	Xiangming Zhang (nmi)
Scott B. Harvey	Karen Marble-Hall (nmi)	
Robert M. Capozello	Marianne E. Blankenship	

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, LLC
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

[X] 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)
Martin J. Wells & Associates, Inc., Member
Terence J. Miller & Associates, Inc., Member

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

(check if applicable) [X] 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: August 20, 2003
(enter date affidavit is notarized)

2003-230

for Application No. (s): RZ/FDP 2003-PR-008
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Martin J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Martin J. Wells

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Terence J. Miller & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Terence J. Miller

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

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

REZONING AFFIDAVIT

DATE: August 20, 2003
(enter date affidavit is notarized)

2003-230

for Application No. (s): RZ/FDP 2003-PR-008
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

None

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

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

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

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

REZONING AFFIDAVIT

DATE: August 20, 2003
(enter date affidavit is notarized)

2003-230

for Application No. (s): RZ/FDP 2003-PR-008
(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:

[xx] 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: August 20, 2003
(enter date affidavit is notarized)

2003- 23c

for Application No. (s): RZ/FDP 2003-PR-008
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of $200 or more, with any of those listed in Par. 1 above. **EXCEPT AS FOLLOWS: (NOTE:** If answer is none, either "NONE" on line below.)

Supervisor Gerry Connolly is an employee of Science Applications International Corp. (SAIC).
M.J. Wells & Associates, L.L.C. and Supervisor Elaine McConnell have a business relationship; however, the business relationship is not related to any party to this application

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

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

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

WITNESS the following signature: Inda E. Stagg

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

Inda E. Stagg, agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 20 day of August 20 03, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Folk
Notary Public

My commission expires: 11/30/2003

Commissioned as Kimberly A. Klemm

APPENDIX 3

WALSH COLUCCI
LUBELEY EMRICH
& TERPAK PC

Elizabeth D. Baker
Land Use Coordinator
(703) 528-4700 Ext. 14
ebaker@arl.thelandlawyers.com

July 24, 2003

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

Re: Application for Rezoning and Proffered Condition Amendment
Applicant: Lincoln Property Company Southwest, Inc.
Tax Map Reference: 39-2 ((1)) 13 (the "Subject Property")

Dear Ms. Byron:

This letter serves as a **revised** statement of justification for the above-referenced applications. The Applicant, Lincoln Property Southwest, Inc., is the contract purchaser of an 19.04-acre property located in Tysons Corner. The site is part of a 33 acre planned and partially built office development located between Gallows Road and Interstate 495, on both sides of Science Application Court in Tysons Corner. The Subject Property is identified as Tax Map 39-2 ((1)) 13 and is zoned to the I-3 District. Zoning approval was gained via applications RZ 75-7-004 and PCA 75-7-004-1.

The Applicant seeks to rezone a portion of the Subject Property to the PDH-30 District in order to develop a residential project of 620 dwelling units. In order to accomplish the development program, the following applications are made:

1. PCA 75-7-004-2, a proffered condition amendment to PCA 75-7-004-1, requests deletion of land area. PCA 75-7-004-1 currently governs 33.84 acres. We propose to delete 19.04 acres leaving 14.80 acres zoned I-3.

2. A rezoning from I-3 to PDH-30 is requested for 19.04 acres to permit the development of an urban style residential community.

Under its current zoning, the Subject Property is approved for five buildings and two potential parking structures. Of these five buildings, three buildings and their associated surface parking lots have been constructed. Access is provided from Gallows Road by a private street

known as Science Applications Court. Much of the area south of Science Applications Court is undeveloped.

The Applicant proposes to zone 19.04 acres of this office park to the PDH-30 District. The area subject to the rezoning is located south and east of Science Applications Court. This area is currently improved with one office building and parking. The office building will be removed as the residential development progresses. Thus, two buildings totaling 289,096 square feet will remain on the I-3 zoned property.

As shown on the accompanying CDP/FDP, an urban style residential community of 640 dwelling units is proposed. Four different styles of residential uses are proposed.

- Building 1 is a seven story multi-family building with garage parking beneath the building. It is located in the southeast corner of Gallows Road and Science Applications court. The main entrance is on the building's southern façade. It is anticipated that these will be for-sale condominiums.

- Building 2 is a four story multi-family building with an amenity courtyards and a multi-level parking garage located within the interior of the building. It is located immediately south of a relocated/reconstructed Science Applications Court. This building will also house a clubhouse/amenity center. Planned amenities include a fitness center, leisure center, theater room and swimming pool.

- Building 3 is located along the eastern portion of the site. It is four stories in height and has a series of courtyards; two interior and one exterior. A separate above-grade parking garage is provided to the east of Building 3 closest to I-495. This parking structure would be joined to Building 3 only by a construction joint and thus would be permitted separately. The garage has been sited to ensure that the residential Building 3 is located outside of the 200-foot setback required between residential uses and interstate highways, per Zoning Ordinance Section 2-408. The parking structure also acts to mitigate noise from the interstate. A tot lot is provided in the southern portion of the site west of Building 3.

- Eighty (80) townhouses are located along the Subject Property's southwestern boundary. The majority of the townhouses have rear entry double car garages. The fronts of the townhouses are oriented onto interior streets or onto a large central landscaped area, viewed as the focal point of the community. Twelve of the townhouses located in the southeastern portion of the townhouse area are traditional dwellings with front load double-car garages. Guest parking is provided in parallel spaces along the adjacent private streets.

Two stormwater management facilities are planned for the site. Both ponds are designed as enhanced dry ponds and are located in the southeastern corner of the site.

A comprehensive pedestrian system is planned for the residential development. A series of internal sidewalks will connect to the existing sidewalk along Gallows Road and the trail system encircling the stormwater ponds in the eastern perimeter of the site. This will ensure good connectivity to the Tysons Corner area and provide recreational walking on site.

The Subject Property is located in Sub-unit F of the Tysons Corner Urban Center. Sub-unit F is planned for office use up to .5 FAR to provide a transition to an existing townhouse development. As an option, single family attached residential use at 8 to 12 dwelling units per acre or multi-family residential use at 20 to 30 dwelling units per acre is appropriate. Development proposals under this option are required to provide noise mitigation measures, a pedestrian circulation system, and a heavily landscaped buffer area between office development and any residential development within, or outside, the Sub-unit. A height limitation of 75 feet applies to Sub-unit F, except adjacent to Sub-Unit F-7, which is up to 45 feet. The proposed rezoning is in conformance with the Comprehensive Plan recommendations. A statement of compliance with the Residential Density Credit is enclosed.

The proposed development is in conformance with all applicable ordinances, regulations and adopted standards with the following exceptions:

1. The Applicant seeks a modification of the transitional screen yard and a waiver of the barrier requirements along the western property line in accordance with Section 13-304(3) to that shown on the CDP/FDP.

2. A modification of the transitional yard and a waiver of the barrier requirements along the southern, southeastern, and a portion of the western property line adjacent to the R-20, R-12 and PDH-3 zones in accordance with Section 13-304(3) is hereby requested.

3. The Applicant requests a waiver of the transitional screen yard and a waiver of the barrier requirements between uses within the PDH-30 District per Article 13-304(3).

4. A modification to the non-core area streetscape design concept as presented in the Tysons Corner Urban Center Plan is hereby requested.

5. The Applicant seeks a waiver of the requirement for a 200 square foot privacy yard for the single-family attached lots.

6. A modification of loading spaces required per Section 11-201 and 11-203 of the Zoning Ordinance for multifamily residential use to three spaces (one per building) is requested.

In summary, the Applicant seeks approval of two applications with the intent of permitting a high quality residential development. The proposal is compatible with planned and existing uses adjacent to the site and is in conformance with the Comprehensive Plan. It provides needed residential uses in close proximity to employment centers and will help balance the commercial and residential uses in Tysons Corner.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & TERPAK, P.C.

Elizabeth D. Baker /kkf

Elizabeth D. Baker
Land Use Coordinator

EDB/kkf
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WALSH COLUCCI
LUBELEY EMRICH
& TERPAK PC

Elizabeth D. Baker
Land Use Coordinator
(703) 528-4700 Ext. 14
ebaker@arl.thelandlawyers.com

August 12, 2003

Via Facsimile and U.S. Mail

Cathy S. Belgin
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: The Reserve at Tysons Corner
RZ 2003-PR-008

Dear Cathy:

Wells & Associates prepared an analysis comparing the trip generation expected from the approved zoning of the SAIC site and the trip's expected from the site with the proposed residential rezoning of the 19.04 acres. Their analysis shows that average daily traffic is lower with the proposed rezoning and that the A.M. and P.M. peak hour trips are significantly decreased with the proposed rezoning. A.M. peak hour trips are reduced by 29 percent and P.M. peak hour trips are reduced by 24 percent.

Given the fact that the peak hour trip generation will be much less with the rezoning, monetary contribution to the Tysons Corner Road Fund is not warranted. Furthermore, the Applicant is proffering right-of-way reservation for Interstate 495, right-of-way dedication for Gallows Road, turn lane improvements and signal contributions. These are being proffered even though the impact of the rezoning is less than the existing zoning. Thus, the Applicant has more than adequately provided for transportation improvements associated with this proposal.

Thank you for your attention to this matter. Should you have any questions, please call me.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & TERPAK, P.C.

Elizabeth D. Baker/kkf
Elizabeth D. Baker
Land Use Coordinator

RECEIVED
Department of Planning & Zoning

AUG 14 2003

Zoning Evaluation Division

EDB/kkf
cc: Richard Rose
Robin Antonucci
Martin D. Walsh
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VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

August 8, 2003

Ms. Eileen McLean
County of Fairfax
Department of Planning and Zoning
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035

Re: ***The Reserve @ Tysons***
VIKA #6235H

Dear Eileen:

The purpose of this letter is to document our conversation pertinent to the garage building along I-495 of the referenced project. As we discussed, the connection to the garage and Building #3 will not be enclosed or conditioned space. The walkway is connected at each level of the garage to the building for convenience of the residents and a construction joint will be placed between the two structures. You indicated that these buildings are considered separate buildings and the garage building can be located in the 200 foot setback required by Article 2-414 of the Zoning Ordinance.

I have enclosed a copy of the CDP/FDP for your files. Please call should you have any questions regarding the above.

Sincerely,
VIKA, Inc.

John F. Amatetti, P.E.
Principal

JFA/cg/mlm

Enclosure

cc: Richard Rose
Cathy Belgian

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VIKA Incorporated
8180 Greensboro Drive, Suite 200 ■ McLean, VA 22102 ■ (703) 442-7800 ■ Fax (703) 761-2787
McLean, VA ■ Germantown, MD ■ Leesburg, VA

RECEIVED
Department of Planning & Zoning
DEC 12 2002
Zoning Evaluation Division

Residential Development Criteria Analysis
Lincoln Property Company Southwest, Inc.
– The Reserve at Tysons Corner
December 2002

Residential Development Criteria have been adopted in order to evaluate zoning requests for new residential development. This document is a summary of Lincoln Property Company Southwest, Inc.'s development proposal as it relates to these criteria.

I. **Site Design**—All rezoning applications are to be characterized by high-quality site design. The Applicant believes that their proposal provides high-quality site design as follows:

A. Consolidation—The Applicant has consolidated 20.46 acres, some of which is vacant and some of which will involve redevelopment. It results in a substantial area where a sizeable residential development can occur. This consolidation integrates with the approved development to the north via the shared private street named Science Applications Court.

B. Layout—The proposed layout provides logical, functional, and appropriate relationships within the development. Four different housing styles are offered. The tallest and most dense development occurs in the site's northwest corner. Housing density is reduced to the south and west. Homes within the four distinct areas orient to each other and create sub-communities. Upper level decks will be provided at the rear of each townhouse unit and courtyards provide outdoor space for the multi-family uses.

C. Open Space—Usable, accessible, and well-integrated open space is provided in three separate areas on the site. These open space areas include: (1) the clubhouse pool and landscaped promenade in the western portion of the site; (2) the water feature and fountain in the central portion of the site; and (3) the enhanced pond in the southeast corner. These areas contain landscaping, lighting and benches. Pedestrian walkways are provided to all areas.

D. Landscaping—Appropriate landscaping is provided in the open space areas, along streets, and around the storm water management facilities.

E. Amenities—Such as those described in the "open space" description, are to be provided. These amenities include a clubhouse with fitness area, an outdoor pool, a comprehensive sidewalk/trail program and well-landscaped semi-private courtyard space. Another site amenity is a large amount of structured parking hidden from the public view. In addition, the pedestrian orientation of the development, which provides vehicular entry

from the rear of each townhouse unit, leaves sidewalk areas for pedestrians only.

II. **Neighborhood Context**—New developments are to fit into the fabric of their adjacent neighborhoods. In this instance, appropriate transitions to abutting adjacent uses have been considered. Massing of the multi-family buildings is oriented to the north adjacent to commercial uses. Transition to existing single-family detached and attached housing is provided with the location of townhouse and ponds along the southern property line. Appropriate setbacks are included in order to provide buffering around the periphery. Pedestrian, bicycle and vehicular connections are provided, and align with adjacent connections. The Applicant believes that the proposed rezoning provides a transition between the more intense uses to the north and the residential uses to the south.

III. **Environment**—Rezoning proposals should be consistent with the policies and objectives of the environmental element of the Plan.

A. Preservation—There are no EQCs, RPAs or other environmentally sensitive areas on the property. Due to the urban nature of the development, there is little opportunity for tree preservation. However, the Applicant seeks to retain quality vegetation along its eastern boundary adjacent to Interstate 495. Furthermore, new landscaping will be installed with the concurrence of the urban forester.

B. Slopes and Soils—Soil studies have been performed, and have been shown to be adequate for residential development.

C. Water Quality—State-of-the-art Best Management Practices for stormwater management will be provided in the proffers.

D. Stormwater Management—Stormwater management will be provided on-site in two facilities, one a wet amenity feature and the other an enhanced dry pond.

E. Noise—While there are no residential uses located within 200 feet of nearby I-495, the Applicant is undertaking a noise study and will mitigate any identified noise impacts through proffers. The site layout currently locates a parking structure between the residential units and the interstate which will act as a partial noise barrier,

F. Lighting—All lighting on the site will be shielded and directed downward in order to minimize neighborhood glare and impacts to the night sky.

G. Energy—The site's location close to office and retail uses in Tysons Corner encourages pedestrian/biking activity.

IV. **Tree Preservation and Tree Cover Requirements**—It will not be possible to save large areas of trees on this property due to grading. However, tree cover in meeting or exceeding Ordinance requirements will be provided.

V. **Transportation**—All rezoning applications are to implement measures to address planned transportation improvements. Applicants are to offset their impacts to the transportation network. Appropriate proffers will be provided in order to mitigate impact to the transportation network.

VI. **Public Facilities**—It is anticipated that residential development impacts to the Public Facility System will occur. These impacts are to be identified and evaluated during the development review process. It is expected that the Public Facilities' recommendation will be satisfied with the acceptance of proffers.

VII. **Affordable Housing**—The Applicant is providing 12.5 percent of its proposed units as affordable dwelling units. This exceeds the County ADU Ordinance requirements.

VIII. **Heritage Resources**—There are no significant cultural, architectural, economic, social, political, or historic heritage sites or structures located on the property.

IV. **Density**—Density ranges for property planned for residential development is recommended in the Plan. In this case, the Subject Property is planned with an option for residential use at 20 to 30 dwelling units per acre. The Applicant proposes utilizing the bonus density permitted in the Ordinance for developments providing ADUs in excess of requirements. The twenty percent bonus results in a density of 36 dwelling units per acre.

WALSH COLUCCI
LUBELEY EMRICH
& TERPAK PC

Elizabeth D. Baker
Land Use Coordinator
(703) 528-4700 Ext. 14
ebaker@arl.thelandlawyers.com

December 6, 2002

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

Re: Proffered Condition Amendment 75-7-004-2
Applicant: Lincoln Property Company Southwest, Inc.
Request for Waiver of Submission Requirements

Dear Ms. Byron:

In accordance with Section 18-202 of the Zoning Ordinance, I hereby request a waiver of the requirements to submit a Generalized Development Plan with the above-referenced proffered condition amendment (PCA). The PCA is sought to delete land area in order to rezone the same area to the PDH-30 District.

The property, identified as Tax Map 39-2 ((1)) 13, was rezoned to the I-3 district via application RZ 75-7-004 and a subsequent amendment identified as PCA 75-7-004-1. The Generalized Development plan shows five buildings on the site and the potential for two parking structures. The proffered FAR is .49. Three buildings have been constructed on the site along with surface parking lots.

The Applicant seeks to delete 20.468 acres from the I-3 zoned area, in order to rezone it for residential use; 13.277 acres would remain zoned I-3. Two buildings would be located on the I-3 property. The office building in the area to be rezoned residentially would ultimately be removed. Sheet 4 of the CDP/FDP accompanying the residential rezoning application provides density computations showing that the FAR of the remaining two buildings would be .49, consistent with the proffered plan. Open space would be 15 percent, as required in the I-3 zone.

Due to the fact that there is no proposed new construction on the I-3 zoned portion, Sheet 4 clearly shows how the I-3 portion will meet its proffered density, and the fact that a CDP/FDP is being submitted which shows the proposed residential layout, it is our belief that a GDP is not necessary to adequately evaluate the PCA request. Furthermore, the proposed PCA change is of a nature as not to be a significant adverse impact to the community.

I appreciate your consideration of this request. Please call me should you have any questions.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & TERPAK, P.C.

Elizabeth D. Baker

Elizabeth D. Baker
Land Use Coordinator

EDB/kkf
cc: Martin D. Walsh
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AMENDED PROFFERED CONDITIONS
PCA 75-7-004-1

WHEREAS, the owner of the subject property (Parcel 13, 1984 Tax Map 39-2((1)) "subject property") has completed a Generalized Development Plan (GDP) for development of this property, it makes the following proffered conditions for application to this property in substitution of those conditions proffered in RZ75-7-004. Any development shall be in strict accordance with only these conditions.

1. The property shall be developed in substantial conformance with the GDP prepared by Springfield Associates and dated April 12, 1985, revised September 18, 1985, October 16, 1985, November 5, 1985, November 8, 1985, and November 14, 1985.

2. The owner's uses shall be limited primarily to research and development type industries, i.e. those set forth as permissible in the current I-3 District.

3. Those uses by the owner other than R&D type industries would be such that would:

a. Result in a low intensity of peak hour employees;

b. Generate no substantial truck traffic;

c. Create no amounts of smoke, glare, or odor which would have an adverse effect upon adjoining properties;

d. Create no noise which would have an adverse effect upon adjoining properties;

e. Have no retail commercial uses except those to serve on-site employees.

4. The owner will provide the following transportation improvements as a part of the development of the property:

a. Improvement of the owner's side of Kidwell Drive (Route 736) to a 36 foot facility with curb, gutter, and sidewalk on the site side of the street at such time as the other side of the street is improved. This proffer shall expire and be null and void ten (10) years from the date of this document or at such time as this segment of Kidwell Drive is vacated, whichever is sooner.

b. The cost of an appropriate traffic signal at Gallows Road and Boeing Court at such time as the traffic generated by the development of this site meets the VDH&T warrants for signalization.

c. Boeing Court will not be dedicated for public use and will remain a private street.

5. The landscaping of the site shall be generally as provided on the landscape plan entitled "Master Plan BCS Facilities" prepared by Richard Carothers Associates dated August 24, 1983, revised November 5, 1985. Landscaping on the dam shall be limited to ground cover pursuant to Fairfax County policies; landscaping on public easement areas shall be controlled by the limitations contained in such easements. The owner shall develop and implement a plan for the landscaping of the top deck of parking structure #1 and shall submit the plan to the county

arborist for review and approval of plant type and placement. Trails shall be provided as shown on the landscape plan. The transitional screening along Gallows Road shall be modified by providing a brick wall and landscaping as shown on the landscape plan.

6. All buildings shall be designed to be architecturally compatible with those presently existing on the subject property. All parking structures shall be designed to be architecturally compatible with the office structures. Building heights and FAR shall be generally as shown on the GDP.

7. Along the east property line (adjacent to the I-495 right-of-way and the property shown as Burnstein on the GDP) a thirty (30) foot buffer area shall be maintained. No grading shall occur within twenty (20) feet of the property line, except as may be needed for the trail to be located in this area. Grading may be done in the area between twenty (20) feet and thirty (30) feet of the property line, but only after the review and approval by the county arborist of a grading plan and a plan to replant trees in the area being graded, except for the trail area itself. The location of said trail shall be reviewed and approved by the county arborist.

Submitted this 21st day of Nov., 1985.

THE BOEING COMPUTER SERVICES CO.
Applicant and ~~Owner~~

By: _____

APPENDIX 5

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: Addendum
Comprehensive Plan Land Use Analysis: RZ/FDP 2003-PR-008
PCA 75-7-004-02
Lincoln Property Company

DATE: 27 August 2003

BACKGROUND

This addendum, prepared by Denise M. James, AICP, is based on the revised Conceptual and Final Development Plan (CDP/FDP) dated January 17, 2003, as revised through August 8, 2003. The extent to which the revised submission has addressed previously identified issues is discussed below.

The Comprehensive Plan Land Use Analysis dated April 12, 2003, identified several significant Plan conformance issues in connection with the subject application. The most significant Comprehensive Plan issues focused on the application's deficiencies in the following areas:

- Usable open space and active recreation
- Buffers, building setbacks, design and layout
- Pedestrian circulation and connections
- High quality design details, landscaping and amenities

The current submission has made significant progress towards resolving the previously identified issues including revisions to the design, layout and mix of unit types; the location and design of stormwater management; the location and amount of usable open space; pedestrian connectivity; building orientation and setback; design details and graphics; and, streetscaping. The table below summarizes the basic tabulations from the current proposal and the previous submission:

CDP/FDP Rev. Date	*April 2, 2003*	*August 8, 2003*
Acreage	*20.46 acres*	*19.04 acres*
Density	*35.95 du/ac (including ADUs)*	*33.6 du/ac (including ADUs)*
Open Space	*40%*	*40%*
Total No. of Units	*736 units (overall excluding ADUs)* *700 multi-family* *36 townhouse units* *92 ADUs*	*640 units (overall excluding ADUs)* *560 multi-family* *80 single family attached* *45 ADUs*

The application continues to propose redevelopment of the site by replacing an existing office building and associated parking with high density residential development pursuant to one of the Comprehensive Plan development options for the site. The previous submission provided a variety of building types and featured primarily structured, internalized and underground parking. The application continues to propose townhouse development in the southern portion of the site which provides for an appropriate transition in unit type and building height that is compatible with the existing townhouse neighborhood to the south. Notwithstanding these positive design and land use elements, staff found that the previous application maximized the development intensity on the site in terms of the number of units and site coverage and that the application did not reflect the 'viable living environment' envisioned by the Plan under the high density residential option.

DISCUSSION

The revised application no longer includes a long narrow strip of land adjacent to the existing office development to the north which the previous application included as part of the open space credited towards serving the residential development. Although the percentage of open space remains 40% of the total site area, the reduced density and revised layout and mix of unit types create more functional open space that is visually and physically accessible to the residential units. The proposal includes a community green in the townhouse section, a tot lot, larger and more strategically located common open space between and adjacent to the buildings, and an improved location for the pool and clubhouse. Modification of the multi-family buildings has resulted in larger and more open courtyards and improved solar access for these areas. The revised layout of the rear loaded townhouse units around a central green space or "commons" as shown in the western portion of the site is especially effective in achieving Plan goals for high quality development and a "viable" living environment. The applicant is encouraged to further

modify the townhouse cluster on the eastern portion of the site to mirror the same design concept in order to achieve the most effective use and integration of open space.

The design improvements has also allowed for enhanced peripheral landscaped buffers and improved streetscape. Staff finds that the current submission achieves adequate screening and separation of uses as well as a coordinated transition between the existing office to the north and the proposed residential use. However, appropriate commitments should be provided to ensure that the ultimate placement of underground utilities does not conflict with or preclude implementation of the landscaped buffers and streetscaping as shown.

Improved pedestrian connectivity is shown throughout the proposed development and includes alternative pavement treatments for crosswalks, landscaping along internal trails and bollard lighting for pathways. Additional pedestrian connections and crosswalks would be desirable to facilitate access to the office development to the north and to the adjacent open space to the south.

The previous submission lacked design details and amenities. The revised submission provides sufficient graphics and conceptual design details which staff believes effectively communicate the proposed character and quality of design for landscaping and streetscaping, site amenities and building elevations.

Summary

The revised application has achieved positive design solutions which have largely addressed the previously identified concerns as noted above. With appropriate commitments to the conceptual design details, landscaping and streetscaping as shown on the CDP/FDP, staff finds that the proposed development is in conformance with the Comprehensive Plan land use and design recommendations for the application property.

PGN: DMJ

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: Comprehensive Plan Land Use Analysis: RZ/FDP 2003-PR-008
PCA 75-7-004-02
Lincoln Property Company

DATE: 12 April 2003

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Proffered Condition Amendment (PCA) and Conceptual/Final Development Plan (CDP/FDP) dated January 17, 2003, as revised through April 2, 2003. The extent to which the proposed use, intensity and development plans are consistent with the land use guidance contained in the Comprehensive Plan is evaluated

DESCRIPTION OF THE APPLICATION

The PCA application proposes the deletion of 20.46 acres from a larger 33.74 acre parcel that is currently zoned I-3 and partially developed with office use. The applicant proposes to rezone the deleted acreage from the I-3 District to the PDH-30 District to permit development of multi-family and single family attached residential development. The residential development is proposed to occur on the south side of Science Applications Court, the access road into the property for both the existing office use to the north which is to be retained and the proposed residential development.

The table below summarizes the development proposal and tabulations:

Total Site Area for PCA 75-7-004-2	***33.74 acres***
Area of Rezoning	***20.46 acres***
Proposed Density	***35.95 du/ac***
Total No. of Units	***736 (inclusive of 92 ADUs)*** ***700 Multi family*** ***36 townhouse units***
Bldg. height	***Bldg. 1 75 ft.- 7 stories*** ***Bldg. 2A, 2B, 3 50 ft. – 4 stories*** ***Townhouses 45 ft. – 3 stories***
Open Space	***40%***
Parking	***Structured, garage and on-street to meet minimum requirement***

Active recreation in the form of an outdoor pool, 20,000 gsf clubhouse and walking trails are proposed for the development.

The applicant requests waivers and modifications to screening and barrier requirements along those site boundaries which are adjacent to or across from residential development zoned R-12, R-20 and PDH-3 and a waiver of the minimum 200 square foot privacy yards for the single family attached units.

LOCATION AND CHARACTER OF THE AREA

The application property is generally located in the southwestern intersection of I-495 and Route 7 and is situated on the east side of Gallows Road along both sides of Science Applications Court. The site is bounded by I-495 on the east and single family attached and detached development to the south and west. The I-3 zoned portion of the existing research and development office park will remain to north, across Science Applications Court. The site and the immediately surrounding area are within the Tysons Corner Urban Center and are generally planned and developed with office and residential uses of varying intensities. The residential areas to the immediate south abutting the site are planned and developed with single family attached units at 8-12 and 16-20 du/ac; the single family detached units abutting the southeastern-most portion of the site are planned and developed in the range of 2-3 du/ac. The area west of the Gallows Road site frontage is planned for and developed with single family attached residential units at 8-12 du/ac.

COMPREHENSIVE PLAN CITATIONS:

Plan Map: Office

Plan Text: Fairfax County Comprehensive Plan; 2000 Edition; Area II Tysons Corner Urban Center Planning District as amended through March 19, 2001; Land Unit F, Sub-unit F6; pages 96-99:

"Land Unit F is comprised of about 148 acres. This land unit is bounded by Route 7 on the north, the Capital Beltway on the east, Old Courthouse Road on the south and Route 123 on the west. Along Route 7, development includes a variety of strip retail uses, and large office buildings with retail uses. Away from Route 7, to the south, the area is predominantly developed with mid-rise office buildings which transition to the Old Courthouse Road Edge (Land Unit E)."

...

"Guidance for evaluating development proposals for this land unit is contained in the Area-wide Recommendations, the Land Unit Recommendations and the Development Review Guidelines Sections of the Plan. Specific guidance for uses and intensities as envisioned in the Plan are provided in the sub-unit text below. Achieving planned intensity is predicated upon successfully incorporating these recommendations and guidelines into development proposals."

...

"SUB-UNIT F-6

Sub-unit F-6 is planned for office use up to .50 FAR to provide a transition to existing townhouse development.

Option

As an option, single-family attached residential use at 8-12 dwelling units per acre or multi-family residential use at 20-30 dwelling units per acre is appropriate. Residential projects should be of a sufficient size to create a viable living environment and to provide for recreation and other amenities for the residents. In addition, development proposals under this option should include noise attenuation measures as may be determined appropriate by the County. All development proposals for office or residential use should provide for the following:

- A pedestrian circulation system (sidewalks and/or trails) including appropriate urban design amenities such as plazas, courtyards, landscaping, and/or any other features that would create a pedestrian-oriented environment. Pedestrian linkages should be coordinated with Sub-unit F5.

- Heavily landscaped buffer areas between office development and any residential development within or outside the sub-unit.

Height Limit: Up to 75 feet, except adjacent to Sub-unit F-7 which is up to 45 feet (see Building Heights Map, Figure 10, and Building Height Guidelines)."

Additional Comprehensive Plan guidance for development review is contained at the end of this report.

ANALYSIS

The applicant proposes to redevelop the site by removing an existing office building and associated parking structure and replacing the previously approved office development under the Plan option which would allow higher density residential development (8-12 du/ac or 20-30 du/ac) under certain conditions. There is merit to the proposal since it provides a variety of building types and utilizes primarily structured, internalized and underground parking. The proposal to include townhouses along the southern portion of the site may be acceptable since it provides appropriate transition with a unit type and building height that is compatible with the existing townhouse neighborhood to the south. However, the application maximizes the development intensity on the site in terms of the number of units and site coverage without addressing the recommended development conditions. The application does not reflect the 'viable living environment' envisioned by the Plan under the residential option. In order for staff to conclude that the proposal is in conformance with the Comprehensive Plan, the following concerns and issues should be addressed:

Issue: Open Space and Recreation A swimming pool and clubhouse are proposed as the only active recreation uses for all the units. The CDP/FDP tabulations indicate that the minimum requirement for open space is to be provided. The majority of the passive common open space and trails are situated between the structured parking garage and I-495 which will be subject to significant noise impacts. It should be further noted that the application also includes open space in the long "tail" portion of the deleted land area. This 'open space' is adjacent to the office development and does not contribute in any meaningful way to the open space system which benefits the proposed residential development.

Given the lack of open space and recreational opportunities provided, alternative designs should be considered. Re-design of the multi-family buildings to include greater height and more peripheral open space would be appropriate. The townhouse layout features rear loaded units with no privacy yards; expansive hardscape dominates the townhouse design which is not mitigated either by the front landscaped courtyards or other usable open space. A different townhouse unit type and layout which achieves increased usable open space is needed to address the concern. Alternatively, the proposal for townhouses could be deleted in favor of additional open space, pocket parks, or active recreational courts. A combination of compatible multi-family buildings which provide transition in height and greater usable open space should be provided, especially where the development abuts existing residential uses to the south. The safety and viability of the open space/trail system depicted along the rear of the structured garage for Building 3 should also be carefully considered, given the potential noise impacts, lack of visibility, integration and concern for personal safety. The concern for adequate recreation and open space remains outstanding.

Issue: Buffers The Plan specifically recommends that "heavily landscaped buffer areas between office development and any residential development within or outside of the sub-unit" should be provided. The CDP/FDP depicts 18 feet between the townhouse units and the southern lot line where the site abuts an existing residential community. Landscaping in this area is proposed to consist of approximately 8 medium sized deciduous trees interspersed with clusters evergreen and ornamental trees. A single row of trees and a building setback of approximately 10-12 feet are provided along the main access road into the site which separates the proposed residential development and the existing office use. The guidance for buffering should be applied such that 1) screening and separation of uses is achieved along the southern boundary; and, 2) a cohesive design which provides a coordinated transition between the existing office and proposed residential use is achieved to the north. Staff finds the proposed narrow landscape strips and single row of trees which are shown as the peripheral landscaping are insufficient to address the Plan guidance for heavily landscaped buffers, particularly along the southern edge. This concern remains outstanding. The applicant should specifically consider a combination of building design, setback, landscaping and barriers, where appropriate, to address this recommendation. The lack of buffering is also a function of a lack of open space which staff believes is needed to balance the intensity of development proposed.

Issue: Pedestrian connections The Plan recommends the provision of a pedestrian circulation system with amenities and coordinated pedestrian linkages to Sub-unit F5 to the northwest. Sheet 5 depicts a comprehensive pedestrian circulation system through the site. However, the proposal does not feature urban amenities along the walkways which foster an inviting, safe and pedestrian friendly environment that is designed to create an engaging sense of place and community. The pedestrian system should provide elements such as enhanced cross-walks with alternative paving treatments, pedestrian and street lighting, benching and other furnishings, common plaza areas, verge landscaping to create a sense of separation form the internal streets, and other passive amenities. The development should depict the pedestrian connectivity in context with the adjacent development specifically addressing connections across Science Applications Court to existing and/or proposed transit (bus stops) and other potential pedestrian destinations. This concern remains outstanding.

Issue: Design Details The most recent CDP/FDP submission provides appropriate design information with respect to landscaping and amenities in a few discreet areas: the interior and exterior multi-family courtyards and the front yard courtyards for the single family attached units. However, the building elevations presented on Sheets 7C and 7D are ambiguous; insufficient detail is provided to discern that there is an architectural design relationship between the existing office, the various styles of multi-family buildings and the townhouse units in terms of building materials, colors, styles, finish treatments, etc. No elevations or design information are provided for the swimming pool/clubhouse area; the proposed retaining walls; detailed streetscaping and amenities for the interior streets; building foundation landscaping; or the "enhanced" extended dry detention pond. Although the applicant proffers to appropriate parking lot lighting, no information or commitments are provided for other important lighting elements such as pedestrian lighting along paths, interior walks, garage lighting or security lighting for the buildings. These and other quality design elements are critical to providing for a "viable" quality living environment.

Issue: Gallows Road Streetscape The proposed development provides for a double row of street trees staggered on either side of an 8 foot trail along the Gallows Road which addresses the Tysons streetscape concept. The townhouses along Gallows Road are consistent with the recommendation for a minimum of 10-12 foot setback from the walkway. However, if the townhouse units are retained, a deeper building setback similar to that provided for the multi-family building would be desirable to separate the public aspect of the streetscape from the private front yards of the townhouses fronting along Gallows Road. In addition, a similar streetscaping scheme should be provided along the streets internal to the development in order to provide a continuous and consistent theme to unify the development. Where streetscaping and landscaping may conflict with public utilities or rights-of-way, a mechanism to provide for alternative landscaping similar in quality and quantity should be provided.

Summary

To address the numerous issues raised in connection with the application, the applicant is strongly encouraged to consider the following recommendations:

- In light of the significant concerns for adequate buffers, open space and recreation, the viability of retaining the townhouses along the southern portion of the site should be reconsidered if an alternative design solution cannot be achieved. Deletion of the townhouses could provide the flexibility needed to shift buildings, increase landscaped buffers and provide for active recreation.
- Provide plan view graphics which depict the proposed development in context with the surrounding area. The existing office development and adjacent residential development should be included in order to evaluate the proposal in terms of off-site impacts on existing development, design integration, compatibility, transition, etc.
- The proposal for a single row of trees along the internal streets should be expanded to include a minimum of a double row of trees, verge plantings, ornamental shrubs, pedestrian amenities, lighting and plaza areas to create a high quality pedestrian environment, consistent with the Tysons Corner streetscape concepts. Plan views should be provided which include the building facades in relation to the streetscape and

pedestrian amenities; details of site amenities should demonstrate how the proposal for enhanced stormwater management areas and the trail extension between the rear of the linear garage and I-495 will function safely as a site amenity.

- Graphics which illustrate the architectural design details should also be provided as part of the application.

PGN: DMJ

OTHER COMPREHENSIVE PLAN CITATIONS:

The following Plan citations should also be considered in evaluating the development proposal.

In the Fairfax County Comprehensive Plan; 2000 Edition; Area II, Tysons Corner Urban Center Planning District as amended through March 19, 2001; for the application property located within Land Unit F, Sub-unit F6, on page 19, the Plan states:

"DEVELOPMENT REVIEW GUIDELINES

An important way for the Tysons Corner Plan to be implemented is through the approval of development proposals. One objective of these guidelines is to encourage development that is both pedestrian - and transit-friendly. This, in turn, will encourage more transit use, reducing dependence on single occupant vehicles in order to achieve the goal of a 20% high occupancy vehicle mode split for Tysons Corner. Another objective is to foster good urban design that enhances the visual quality of both the built and natural environment. Development proposals, including rezonings, special exceptions and special permits and proffer condition amendments will be reviewed for conformance with the Area-wide and Land Unit Recommendations of the Tysons Corner Plan and those additional standards outlined below.

LAND USE

The area-wide recommendations for land use, urban design, transportation, open space/parks/recreation and public facilities are contained in the section titled Area-wide Recommendations. Site specific recommendations are contained in the Land Unit section of the Plan. Within each land unit, the Plan reiterates the overall vision for the area. Within each sub-unit, the Plan provides site specific recommendations that establish a planned use and intensity and often provides options for development which may be for residential uses or for higher intensities based upon compliance with specified conditions.

The Plan also provides for optional uses with higher intensity development in transit station areas. After a transit station has been programmed for design and construction and prior to the availability of rail service in a transit station area, development intensity above that planned without rail could be considered if it can be demonstrated that providing transportation improvements and TDMs will substantially progress toward achieving the goal of a 20% HOV mode split for Tysons Corner. Within transit station areas the opportunity for achieving a high HOV mode split is at a maximum, and so development proposals in these areas should commit to specific transit mode splits substantially in excess of 20 percent. In addition, clustering of buildings in a transit-friendly design is encouraged, whereby development that is built prior to rail service can be clustered on a portion of a site so as not to preclude additional buildings and intensity in the future when rail service arrives.

In addition to the planned and optional land uses that are described in the land unit section, the Plan provides additional flexibility for alternatives to these site specific recommendations. Alternative uses should have equal or less peak-hour traffic impacts than the planned or optional use, whichever is applicable (see Alternative Land Uses in the Area-wide Recommendations Section for more information and limitations for alternative uses). Approval of all planned, optional, and alternative land uses and/or intensities is predicated upon the fulfillment of recommendations outlined under the Area-wide Recommendations, the Implementation section and the Land Unit Recommendations.

URBAN DESIGN

Providing for good urban design exemplified by high quality site design that is both pedestrian- and transit-oriented is a major objective of the Tysons Corner Plan. The Urban Design section provides guidelines for the entire Tysons Corner area and more detailed concepts for development in the core area and along important arterials such as Route 7. These concepts provide a framework for consistent and high quality treatment along roadway frontages through landscaping, streetscape, building setbacks and parking guidelines.

Through redevelopment and new development on vacant sites, there are many opportunities to implement the vision for future development of Tysons Corner through coordinated development incorporating high quality urban design. Within this overall framework, property owners should endeavor to provide for high quality site design. Consideration should be given to providing a better interrelationship among buildings and sites, implementing area-wide open space and pedestrian circulation systems, and providing for the plazas and other elements that characterize a pedestrian- and transit-oriented environment.

The gradual evolution of a more pedestrian- and transit-oriented environment, which is largely design related, is critical for achieving the Tysons Corner vision. These critical design issues should be evaluated on all development proposals in Tysons Corner which involve new development or redevelopment that increase intensity/density or increase height or substantially change the design of a previously approved development commitment; and this evaluation should include the following:

a. A development proposal that presents high quality architectural design and streetscape that provides a character and scale compatible with adjacent development and the surrounding community. The general placement of buildings and parking should be consistent with the guidelines in the Urban Design Section of the Tysons Corner Plan.

b. Building heights that are consistent with the Height Guidelines and Map in the Urban Design Section of the Tysons Corner Plan.

c. On-site pedestrian connections and interconnecting pedestrian ways to neighboring rights-of-way and/or properties consistent with the concept for the Open Space and Pedestrian System Map (Figure 11), and/or as otherwise defined in the guidelines for Pedestrian- and Transit-oriented Design or as mentioned in the specific land unit text. Additional pedestrian connections beyond those on the Open Space and Pedestrian System Map are encouraged. Providing fewer connections than those on the map is discouraged, unless there is evidence that those connections are not needed because another circulation pattern would serve the same users as well or better. Where the proposed use requires a high security environment, the property owner should provide an alternative pedestrian system that meets the needs of the user and still facilitates the general goal of an integrated pedestrian system for Tysons Corner.

d. The approximate location and character of plazas, courtyards, or other open spaces (including natural features) relating to a single building or shared by a complex of buildings.

e. The approximate location and character of special features such as bicycle trails, outdoor recreation facilities, ponds, and public parks.

f. Proposals, if any, for seating, lighting, or special paving.

g. A depiction of the proposed development's relationship to, compatibility and integration with actual or potential development of surrounding areas, through the provision of pedestrian linkages, open space, and other urban design amenities including plazas and courtyards."

In the Fairfax County Comprehensive Plan; 2000 Edition; Area II, Tysons Corner Urban Center Planning District as amended through March 19, 2001; for the application property located within Land Unit F, Sub-unit F6, on page 29, the Plan states:

"Non-Core Areas

The non-core areas which surround the three activity centers encompass between 950 and 1,000 acres, which is approximately 55% to 60% of Tysons Corner's land area. The non-core areas are envisioned to absorb about 50% of the Plan's potential square footage. The overall character, which will be more pedestrian-oriented than today, is still planned to have a predominantly suburban appearance. The non-core areas are divided into six areas: West Park, West Gate, East Route 7, West Route 7, a high density residential area, and Tyco Road.

...

"The East Route 7 area (Land Units F and G) is located south of the core. Along Route 7, the area is developed in a variety of strip retail and large office buildings with support retail. Away from Route 7, to the south, the area is predominantly developed with mid-rise office buildings, lower in height and intensity than Route 7 development, as the beginning of the transition to Tysons Corner's edge. The Plan for the area along Route 7 allows redevelopment of the strip retail to mid-rise and high-rise office buildings with support retail. Away from Route 7, the Plan allows for compatible infill of mid-rise office buildings with structured parking replacing existing surface parking lots."

In the Fairfax County Comprehensive Plan; 2000 Edition; Area II, Tysons Corner Urban Center Planning District as amended through March 19, 2001; for the application property located within Land Unit F, Sub-unit F6, on page 32, the Plan states:

"LAND USE GUIDELINES

The Land Unit section provides guidance for achieving the vision for Tysons Corner by recognizing existing and permitted uses and recommending specific land use and intensity for each property. In most instances, optional land uses and/or intensities are specified based on the fulfillment of specific conditions. If these specific conditions are appropriately addressed along with the Area-wide Recommendations and Development Review Guidelines, the vision for Tysons Corner can be successfully implemented.

However, since achievement of the vision for Tysons Corner as the County's Urban Center will be a long-term process, additional guidance beyond the Land Unit recommendations is also essential to the implementation of this vision. In reviewing development proposals within the Tysons Corner area, several situations may arise that the Land Unit recommendations may not adequately address: affordable housing, parcel consolidation, existing and infill development, and other land uses that could be compatible alternatives to those specified in the Land Unit recommendations. For these situations, the following guidelines apply:

Affordable Housing and Parcel Consolidation

Two Countywide policy areas need to be specifically addressed for application within Tysons Corner: affordable housing and parcel consolidation. These two issues should be addressed within the parameters set forth by the following guidelines:

- For all development proposals with a residential component, affordable housing should be provided in accordance with the Affordable Dwelling Unit Ordinance and/or other Board-adopted policies regarding affordable housing.

- For all development proposals involving increased intensity/density, parcel consolidation should be provided when necessary to achieve the Comprehensive Plan objectives. Parcel consolidations should be of sufficient size to allow projects to function in a well-designed, efficient manner, and to not preclude the development of unconsolidated parcels in conformance with the Plan."

In the Fairfax County Comprehensive Plan; 2000 Edition; Area II, Tysons Corner Urban Center Planning District as amended through March 19, 2001; for the application property located within Land Unit F, Sub-unit F6, on page 54, the Plan states:

"Guidelines for Areas Outside the Core

In the Land Use Concept, the areas outside the Core are designated Non-Core and Transitional Areas. These areas include retail, office, and residential uses that are generally more suburban in character. Much of the office development is in the form of suburban office parks with large open areas or wooded buffers between buildings. Surface parking predominates. Aside from a relatively small number of warehouse and distribution uses, the industrial area includes a wide variety of retail sales and service uses in warehouse-style buildings. The garden apartments and townhouses are typically suburban. Exceptions are the more urban high-rise apartments found next to the Capital Beltway and the high-intensity mixed-use development on the southern edge of Route 7, across from the Tysons Corner Center.

Development is auto-oriented, another suburban characteristic, requiring an auto trip for most activities and lunch hour errands. Sidewalks and trails are not consistently provided: some areas do not have any or the facilities are intermittent. The provision of interparcel connections is most successful in the office parks, but fails in other areas where each building has been developed in isolation from those around it. In addition, distances between different types of uses and the lack of pedestrian amenities discourage walking. The urban design challenge is to make these areas more accessible for people and to enhance the visual quality of some areas. The following guidelines and example of the streetscape design concept are intended to help meet these goals for Non-Core areas except parcels fronting Route 7. (See the Route 7 Boulevard Concept for design guidance adjacent to Route 7.)

<u>Guidelines: Improved Circulation and Parking</u>

- Build sidewalks and trails indicated on the Pedestrian Systems Map and proposed in the Land Unit Recommendations to ensure easy mobility between uses. When feasible, build interparcel connections for vehicles as well, to limit unnecessary trips in and out of the parcel to get to adjacent parcels.

- Encourage improved parking lot design to ensure pedestrian safety by building some pedestrian walkways between parking aisles, as well as pedestrian crosswalks to the building.

- Provide shelters at transit stops (including existing bus stops) that protect patrons from the weather, and that are safe, easy to maintain and relatively vandal-proof.

Guidelines: Improving Visual Image and Identity

All the following guidelines are encouraged:

- For multi-building complexes, establish an architectural theme utilizing similar materials and relating building elements such as materials, entries, windows, and roof lines.

- Design retail development in physically unified complexes, not as scattered buildings with separate circulation and sometimes conflicting access points. Retail development with freestanding structures should generally be discouraged, unless coordinated design, access and circulation can be provided.

- Integrate the design of parking structures with that for the buildings being served, so that the whole complex is unified.

- Improve parking lot landscaping with shade trees and other plant materials, both along the aisles and at the ends, while maintaining good visibility for drivers. Break up large parking lots into smaller lots by using planting areas as dividers.

- Incorporate plazas or courtyards at major buildings or to serve a group of buildings. Such plazas could include distinctive paving to define them, as well as seating, landscaping, lighting and water features.

- Coordinated lighting and signage plans for a given development complex are encouraged, to reinforce the complex's identity through clearly recognizable common features. In addition, a coordinated streetscape plan, including street tree types, street furniture, signage and lighting should be provided. These plans should be coordinated not only within a development, but also be compatible with adjacent properties. Signage should be designed appropriately for its location and purpose.

- Provide a well-landscaped, high-quality image both toward the primary street entrance and on any facade that can be seen from adjacent buildings or side streets. Provide color, texture and seasonal visual interest in the landscaping scheme. Select low-maintenance materials for areas not likely to receive consistent maintenance.

- Undergrounding of utilities should be encouraged and should be coordinated with future roadway improvements.

Since the character of non-core areas varies the most, the design concept indicates flexibility in building placement; however, projects should provide at least the minimum streetscape and sidewalk widths. The following streetscape design concept example and illustrations provide measurable detail to ensure that basic aspects of the Non-core Concept can be implemented. The actual dimensions will vary from the example based on site specific conditions. Implementation will occur through development proposals for those aspects addressing private property and adjacent public rights-of-way, and through the Capital Improvement Program (CIP) and/or joint public/private funding efforts for segments of public rights-of-way as roadways are improved. In situations where development or redevelopment is not likely to occur, implementing the streetscape design concept may require public/private cooperation in providing funding for these improvements. The following streetscape design concept and illustrations apply to areas outside the Core, except for the areas adjacent to Route 7, Route 123, International Drive and Gallows Road, which are to be addressed by the guidance under Streetscape Design Concept for Major Roadways."

Example of Non-Core Areas Streetscape Design Concept (See Illustration, Figure 15):

- Treatment of sidewalks with planting strip next to roadways: For continuity, a minimum 4-foot sidewalk with 6-foot planting strip should be provided next to the road. Special pavement treatments and trees in tree grates could be considered as alternatives to vegetation in the planting strip. Vegetation within planting strips should be low maintenance, and include grasses, ground cover, flowering plants, and/or ornamental shrubs. In addition, street furniture and other pedestrian amenities are encouraged to be placed within the planting strip.

- Building setbacks/angle of bulk plane: Setbacks or front yards of 25 to 40 feet would achieve the goal of bringing new buildings closer to the roadway. The lesser front yard or setback is appropriate when no parking is located in front yard. With the larger front yards (greater than 25 feet to 40 feet), a 10-foot landscape/pedestrian activity area should be provided between the sidewalk and any parking or buildings. This 10-foot area could include a variety of treatments, including but not limited to the following: a landscaped plaza with seating and lighting; formal arrangements of trees (bosques); informally grouped trees and other plantings; and any of the above with public art or a water feature. A site's design may vary from these standards when greater setbacks are needed to create a focal point through the grouping of buildings, to infill within the constraints of existing structures, or to preserve natural features (i.e. steep slopes, dense vegetation, flood plain, etc.).

  To encourage the siting of buildings closer to the street, the allowable angle of bulk plane should be reduced. For example, 20 to 25 degree angles of bulk plane should be provided to ensure that portions of buildings with maximum heights are away from the front yard pedestrian areas in order to maintain the area's pedestrian scale (see Figure 15).

- Street trees for the planting strip next to the sidewalk: Major shade trees that can be walked under should be planted with spacing of 40 to 50 feet on center, using trees that are at least 3 inch caliper in size at the time of planting. The trees should be hardy and require little to no maintenance, and be resistant to disease, heat and pollution. Special pavement treatments and trees in tree grates could be considered as alternatives to vegetation in the planting strip.

  When street trees and other plantings are to be located in proximity to roadways or within medians, special attention to clear zones, as well as safety and sight distance, should be observed in the design of streetscape for development proposals. Modification to the above streetscape guidance should occur when necessary to conform to applicable Virginia Department of Transportation (VDOT) requirements and guidelines.

In the Land Use Concept, the areas outside the Core are designated Non-Core and Transitional Areas. These areas include retail, office, and residential uses that are generally more suburban in character. Much of the office development is in the form of suburban office parks with large open areas or wooded buffers between buildings. Surface parking predominates. Aside from a relatively small number of warehouse and distribution uses, the industrial area includes a wide variety of retail sales and service uses in warehouse-style buildings. The garden apartments and townhouses are typically suburban. Exceptions are the more urban high-rise apartments found next to the Capital Beltway and the high-intensity mixed-use development on the southern edge of Route 7, across from the Tysons Corner Center.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: **ENVIRONMENTAL ASSESSMENT** for: **RZ/FDP 2003-PR-008**
Lincoln Property Company Southwest **PCA 75-7-004-02**

DATE: 17 April 2003

This application proposes to rezone approximately 20.46 acres of land from the I-3 (Industrial) District to the PDH- 30 (Planned Development Housing) District to develop seven hundred thirty-six (736) dwelling units at a density of approximately 36 dwelling units per acre. Of the total proposed dwelling units, seven hundred (700) units are multi-family and thirty-six (36) units are townhouses / single-family attached. This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development as depicted on the revised development plan dated April 2, 2003. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

The Fairfax County Comprehensive Plan, Policy Plan, 2002 Edition, Environment section as amended through August 5, 2002, pages 5 through 7, states:

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

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

Policy b. Update BMP requirements as newer, more effective strategies become available.

Policy c. Minimize the application of fertilizers, pesticides, and herbicides to lawns and landscaped areas through, among other tools, the development, implementation and monitoring of integrated pest, vegetation and nutrient management plans…

Policy e. Update erosion and sediment regulations and enforcement procedures as new technology becomes available. Minimization and phasing of clearing and grading are the preferred means of limiting erosion during construction.

Policy f. Where practical and feasible, retrofit older stormwater management facilities to perform water quality functions to better protect downstream areas from degradation.

Policy g. Monitor the performance of BMPs.

Policy h. Protect water resources by maintaining high standards for discharges from point sources.

Policy i. Monitor Fairfax County's surface and groundwater resources.

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

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

- Minimize the amount of impervious surface created.

- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.

- Where feasible, convey drainage from impervious areas into pervious areas.

- Encourage cluster development when designed to maximize protection of ecologically valuable land.

- Encourage the preservation of wooded areas and steep slopes adjacent to stream valley EQC areas.

- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.

- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes.

- Encourage the use of open ditch road sections and minimize subdivision street lengths, widths, use of curb and gutter sections, and overall impervious cover within cul-de-sacs, consistent with County and State requirements.

- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.

- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements.

- Encourage shared parking between adjacent land uses where permitted.

- Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas.

- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements.

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations."

The Fairfax County Comprehensive Plan, Policy Plan, 2002 Edition, Environment section as amended through August 5, 2002, page 8, states:

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

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

The Fairfax County Comprehensive Plan, Policy Plan, 2002 Edition, Environment section as amended through August 5, 2002, pages 9 and 10, states:

"Transportation generated noise impacts the lives of many who live in the County. Some County residents are subjected to unhealthful levels of noise from highway traffic, aircraft operations and railroads, including WMATA's Metrorail ... Federal agencies with noise mitigation planning responsibilities have worked with the health community to establish maximum acceptable levels of exposure (Guidelines for Considering Noise in Land Use Planning and Control). These guidelines expressed in terms of sound pressure levels are; DNL 65 dBA for outdoor activity areas, DNL 50 dBA for office environments, and DNL 45 dBA for residences, schools, theaters and other noise sensitive uses. While the federal guidelines consider all land uses to be compatible with noise levels below DNL 65 dBA, they are not proscriptive as they relate to local land use decisions. Further, it is known that adverse noise impacts can occur at levels below DNL 65

dBA and that there may be variability among communities in responses to such noise.

Objective 4: **Minimize human exposure to unhealthful levels of transportation generated noise.**

Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise.

New development should not expose people in their homes, or other noise sensitive environments, to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in theoutdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA. Because recreation areas cannot be screened from aircraft noise and because adverse noise impacts can occur at levels below DNL 65 dBA, in order to avoid exacerbating noise and land use conflicts and to further the public health, safety and welfare, new residential development should not occur in areas with projected aircraft noise exposures exceeding DNL 60 dBA. Where new residential development does occur near Washington Dulles International Airport, disclosure measures should be provided."

The Fairfax County Comprehensive Plan, Policy Plan, 2002 Edition, Environment section as amended through August 5, 2002, page 10, states:

"Increasing urbanization requires that care be taken to reduce unfocused emissions of light and that efforts be made to avoid creating sources of glare which may interfere with residents' and/or travelers' visual acuity.

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

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

The Fairfax County Comprehensive Plan, Policy Plan, 2002 Edition, Environment section as amended through August 5, 2002, pages 9 and 10, states:

"Objective 6: **Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils.**

Policy a: Limit densities on slippage soils, and cluster development away from slopes and potential problem areas.

Policy b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards."

The Fairfax County Comprehensive Plan, 2002 Edition, Policy Plan as amended through August 5, 2002, page 15, states:

"The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the County's tree cover. It is possible to design new development in a manner that preserves some of the existing vegetation in landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the County's tree cover.

Objective 11: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

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

The Fairfax County Comprehensive Plan, 2002 Edition, Policy Plan as amended through August 5, 2002, page 16, states:

"The energy shortage in the United States in the 1970s highlighted the finite nature of our natural resources. Since the 1970s, efforts have been pursued at the federal level to enhance energy efficiency and the efficient use of water resources. While such efforts are best addressed at the federal level, local efforts to conserve these resources should be encouraged.

Objective 13: Maintain and enhance the efficient use of natural resources.

Policy a. Encourage the application of energy conservation and water conservation measures.

Policy b. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and

the provision of bicycle parking facilities for employment, retail and multifamily residential uses."

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities.

Stormwater Best Management Practices: The current development plan provides very little detail regarding the stormwater management plan for the proposed development. The configuration of the application property is irregularly shaped and it is not clear from the development plan how one large extended dry detention facility in the southeast corner of the site will serve the entire site. A system of pipes is also shown throughout a portion of the property in order to transport stormwater runoff from new impervious surfaces to the pond. However, the applicant should provide a narrative which addresses the following elements:

- The manner in which the volume and the velocity of sheet flow generated by the new impervious surfaces will be handled on-site;
- Verification that drainage impacts off-site will be minimal or none at all; and
- A description of the outfall for the pond with information about how the pond will function during an atypical storm event and verification of the adequacy of the outfall.

The Stormwater Planning Division of the Department of Public Works and Environmental Services is available to offer guidance regarding appropriate innovative site design. Staff of the Stormwater Planning Division (Fred Rose and Matt Meyers) can be reached at 703-324-5800.

Highway Noise: Highway noise analyses were performed for the Beltway (I-495) and for Gallows Road. The analysis for the Beltway produced the following noise contour projections (note DNL dBA is equivalent to dBA L_{dn}):

65 dBA L_{dn}	776 feet from centerline
70 dBA L_{dn}	360 feet from centerline

A significant portion of the site falls within the 65-70 dBA L_{dn} impact area and may be adversely affected by projected traffic noise. In order to reduce noise in interior areas to 45 dBA L_{dn} or less, any residential structure that will be located within seven hundred seventy-six (776) feet of the centerline of Interstate 495 should be constructed with building materials that are sufficient to provide this level of acoustical mitigation.

The analysis for Gallows Road produced the following noise contour projections (note DNL dBA is equivalent to dBA L_{dn}):

65 dBA L_{dn}	257 feet from centerline
70 dBA L_{dn}	120 feet from centerline

Two rows of townhouses and a portion of the third row of townhouses, as well as building #1 (the multi-family structure adjacent to Gallows Road) are projected to fall within the 65 -70 decibel noise contour of Gallows Road.

In order to reduce exterior noise levels in the rear and side yards of lots located at least partially within the projected 65-70-dBA L_{dn} impact area, one or more noise barriers should be provided. The barrier(s) should be of a height sufficient to break all lines of sight between an imaginary plane formed between a line eight feet above the centerline of the highway and a line six feet above the ground in the affected outdoor recreational areas. The barriers should be architecturally solid from ground up with no gaps or openings. A berm, architecturally solid wall, or berm-wall combination can be used as a noise barrier. If desired, the applicant may substitute rear yard privacy fencing for the noise barrier as long as such fencing will meet the above guidelines.

The applicant should provide an independent noise study for review and approval by the Department of Public Works and Environmental Services (DPWES) and the Department of Planning and Zoning (DPZ) in order to determine an effective means of mitigating the impacts of highway noise so that exterior noise levels do not exceed 65 dBA L_{dn} and interior noise levels do not exceed 45 dBA L_{dn}.

Lighting: Very little detail has been provided by the applicant regarding proposed lighting for this development. To ensure consistency with the Comprehensive Plan policy to minimize unfocused light emissions and to ensure conformance with the Tyson's Corner Urban Center Design Guidelines, the applicant should provide more specific information regarding actual lighting for all aspects of the development. Fully shielded (cutoff) lights which avoid glare and light trespass on adjacent properties are desirable, as are fixtures which avoid excessive illumination. Regarding signage, the applicant is encouraged to provide internal, moderate illumination or external illumination projecting from the top of the sign downward.

Finally, it is recommended that the applicant consult the Illuminating Engineers Society of North America to determine acceptable lighting guidelines for this facility.

Soil Constraints: The Soil Survey for Fairfax County indicates that the following soil types characterize the subject property: Worsham (8B+); Fairfax (113C2); Glenville (10B+) and Glenelg (55B2). The soil type Worsham is considered a hydric soil and is one parameter which is evaluated in determining whether or not jurisdictional wetlands are present on the subject property. In the event that this development proposal will have an impact on a jurisdictional wetland, then the applicant must demonstrate compliance with § 404 of the Clean Water Act which is administered by the Corps of Engineers and/or the Virginia Department of Environmental Quality.

Tree Preservation: The landscape element of the development plan depicts landscaping along the edges and the periphery of the development but not much landscaping in groupings or in stands. Landscaping will enhance and buffer the development from the major highways which bound the property, as well as provide an aesthetic or open space amenity for the future residents.

TRAILS PLAN:

The Trails Plan Map depicts an on road bike trail along Gallows Road and continuing into Kidwell Drive. In addition a major paved trail is shown along the east side of Gallows Road. A major regional trail is shown along the Beltway adjacent to this site. The trails and streetscape requirements for this portion of the Tysons Corner Suburban Center are also applicable. At the time of Site Plan review, the Director, Department of Public Works and Environmental Services will determine what trail requirements apply to the subject property.

PGN: MAW

APPENDIX 7

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE: 3-4 (RZ 2003-PR-008)
3-4 (RZ 75-7-004)

SUBJECT: RZ 2003-PR-008/PCA 75-7-004-2; Lincoln Property Co. Southwest, Inc.
Land Identification Map: 39-2 ((1)) 13

DATE: May 1, 2003

Comments by the Department of Transportation (FCDOT) regarding the subject application are noted below. These comments are based upon a generalized development plan (GDP) revised to April 2, 2003, and draft proffers dated April 2, 2003, made available to this department.

- The applicant should proffer funds for future relocation of the signal pole and related equipment at the southeast corner of the intersection of Gallows Road and SAIC Court. Relocation of the pole will be necessary when Gallows Road is widened.

- A commitment to relocate the utility lines parallel to Gallows Road to their ultimate location should be provided.

- It is assumed that the right-of-way proposed for reservation on the I-495 frontage of the site has been evaluated by VDOT and they have approved the limits. The adequacy of the reservation area will be confirmed by this department.

- It is as yet unclear whether the Kidwell Drive frontage has been improved. This will need to be verified.

- Based on the proffer language, it appears that the proposed TDM measures will apply only to the residential component of the site, however the entire site is included in the PCA application. It is recommended that the office component be included in the TDM programs. Further, with their participation, funding should be provided to operate a TDM program that provides financial incentives to utilize non-SOV forms of transportation.

- Sidewalks should be constructed on both sides of SAIC Court to enhance pedestrian access to Gallows Road. It is not clear from the development plan that these will be constructed.

- We cannot evaluate the sufficiency of the proposed proffer regarding the Tysons Fund contribution until dollar figures are provided. It does not reflect the typical commitment language, however it may be acceptable depending on the level of the contribution.

- Draft proffer 13 should be revised to include the provision of bus schedules in the rental office or other common area within the development.

AKR/MAD

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

COMMONWEALTH of VIRGINIA

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

PHILIP A. SHUCET
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

August 1, 2003

Ms. Barbara A. Byron
Director of Planning and Zoning
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: RZ 2003-PR-008 Lincoln Property Company Southwest, Inc.
Tax Map # 49-4((01))0009-0012B
Fairfax County

Dear Ms. Byron:

I have reviewed the above plan submitted on July 17, 2003, and received on July 18, 2003. No additional comments are offered at this time. The applicant has not adequately addressed previous transportation issues regarding this project, including inadequate interparcel access, I-495 rights of way and the alignment of the main entrance.

If you have any questions, please call me at (703)383-2424.

Sincerely,

Kevin Nelson

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodehaver
fairfaxrezoningRZ2003-PR-008rz3LincolnProp8-1-03BB

COMMONWEALTH of VIRGINIA

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

PHILIP A. SHUCET
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

June 12, 2003

Ms. Barbara A. Byron
Director of Planning and Zoning
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: RZ 2003-PR-008 Lincoln Property Company Southwest, Inc.
Tax Map # 49-4((01))0009-0012B
Fairfax County

Dear Ms. Byron:

I have reviewed the above plan submitted on May 19, 2003, and received on May 19, 2003. The following comments are offered in addition to any not previously addressed:

1. Proffer #9 should transfer the funds to the area transportation fund if not used for the listed signal.

2. It is recommended an increased proffer penalty be added for the illegal placement of advertising signs. This should further discourage their use.

3. The alignment of the entrance to Gallows Road should be shifted to align better with the street on the opposite side of Gallows Road. The left turn movements should be demonstrated to indicate simultaneous lefts can be made on all legs of the Gallows road intersection.

4. An interparcel connection should be made in the southeast area of the project. One point of access to Gallows Road does not appear to be adequate.

5. The County should determine the adequacy of the proposed right of way for the I-495 right of way.

If you have any questions, please call me at (703)383-2424.

Sincerely,

Kevin Nelson

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodehaver

fairfaxrezoningRZ2003-PR-009rz1UniwestMerrifieldTownCtr6-12-03BB

COMMONWEALTH of VIRGINIA

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

PHILIP A. SHUCET
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

April 15, 2003

Ms. Barbara A. Byron
Director of Planning and Zoning
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: RZ/FDP 2003-PR-008 PCA 75-7-004-02 Lincoln Property Company
Tax Map # 39-2 ((01)) 0013
Fairfax County

Dear Ms. Byron:

I have reviewed the above plan submitted on April 9, 2003, and received on April 9, 2003. The following comments are offered with the first 9 being the same as the previous submittal:

1. *The proposed number of parking spaces is inadequate for the number of proposed units.*

2. *No proffers were provided for review.*

3. *Right of way for the widening of I-495 should be provided in accordance with the long range plans for the beltway.*

4. *Sound attenuation should be provided by the applicant and installed on the applicant's site.* None is indicated on this submittal.

5. *Residential development adjacent to major highways is not desirable due to the noise impacts.*

6. *An additional left turn lane should be provided at the Gallows Road access point. The plan does not agree with the field conditions which exist.*

7. *The Gallows Road street access should be redesigned to provide a better intersection alignment.*

8. *The single point of access is not adequate for the number of users of the site.*

9. *The traffic generated by the site will create the need for additional lanes along Gallows Road. Funding for or construction of these improvements should be made.*

10. Access should be provided to Kidwell Drive.

Additional comments will be made once additional information and the proffers are available. If you have any questions, please call me at (703)383-2424.

Sincerely,

Kevin Nelson

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodehaver
fairfaxrezoningRZ2003-PR-008rz2LincolnPropCo4-15-03BB

COMMONWEALTH of VIRGINIA

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

PHILIP A. SHUCET
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

February 21, 2003

Ms. Barbara A. Byron
Director of Planning and Zoning
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: RZ/FDP 2003-PR-008 PCA 75-7-004-02 Lincoln Property Company
Tax Map # 39-2 ((01)) 0013
Fairfax County

Dear Ms. Byron:

I have reviewed the above plan submitted on February 6, 2003, and received on February 10, 2003. The following comments are offered:

1. The proposed number of parking spaces is inadequate for the number of proposed units.

2. No proffers were provided for review.

3. Right of way for the widening of I-495 should be provided in accordance with the long range plans for the beltway.

4. Sound attenuation should be provided by the applicant and installed on the applicant's site.

5. Residential development adjacent to major highways is not desirable due to the noise impacts.

6. An additional left turn lane should be provided at the Gallows Road access point. The plan does not agree with the field conditions which exist.

7. The Gallows Road street access should be redesigned to provide a better intersection alignment.

8. The single point of access is not adequate for the number of users of the site.

9. The traffic generated by the site will create the need for additional lanes along Gallows Road. Funding for or construction of these improvements should be made.

Additional comments will be made once additional information is available. If you have any questions, please call me at (703)383-2424.

Sincerely,

Kevin Nelson

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodehaver
fairfaxrezoningRZ2003-PR-008rz1LincolnPropCo2-21-03BB

APPENDIX 8

FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM

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

FROM: Lynn S. Tadlock, Director
Planning and Development Division

DATE: June 11, 2003

SUBJECT: RZ/FDP 2003-PR-008
The Reserve at Tyson's Corner
Tax Map Number: 39-2((1)) 13

BACKGROUND

The Fairfax County Park Authority (FCPA) staff has reviewed the proposed Development Plan dated January 17, 2003 for the above referenced application. The Development Plan proposes 736 dwelling units on approximately 20.468 acres. The proposal will add approximately 1,387 residents to the current population of Providence District.

COMPREHENSIVE PLAN CITATIONS

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

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

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

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

2. **Development Review Guidelines** (Tysons Corner Urban Center, Area II, p.22 of 146)

"Each development proposal should provide or contribute to the provision of appropriate active and/or passive recreation facilities and specific components of the open space system..."

3. **Open Space/Parks/Recreation Area-wide Guidelines** (Tysons Corner Urban Center, Area II, p.22 of 146)

4. Neighborhood park facilities, e.g. tot lots, multi-purpose courts, open play and picnic areas, should be incorporated into residential development ... facilities.

ANALYSIS AND RECOMMENDATIONS

The residents of this development will need access to outdoor recreational facilities. Typical recreational needs include playground/tot lots, basketball, tennis and volleyball courts and athletic fields. Based on the Zoning Ordinance Sections 6-110 and 16-404, the applicant shall provide $955 per non-ADU (affordable dwelling unit) residential unit for outdoor recreational facilities to serve the development population. With 644 non-ADUs proposed, the Ordinance-required contribution is $615,020.

The $955 per unit funds required by Ordinance offset only a portion of the impact to provide recreational facilities for the new residents generated by this development. Typically, a large portion if not all of the Ordinance-required funds are used for outdoor recreational amenities onsite (such as an outdoor pool and tot lots). As a result, the Park Authority is not compensated for the increased demands caused by residential development for other recreational facilities that the Park Authority must provide (such as picnic areas, ball fields, and basketball courts). In order to offset the additional impact caused by the proposed development, the applicant should provide an additional $367,682 to the Park Authority for recreational facility development at one or more of our sites located within the service area of this development.

The application currently includes an outdoor pool and "clubhouse" building. There is no indication what sort of recreational facilities will be located in the clubhouse. Because an outdoor pool is open only three months out of the year, it provides little in the way of meeting the year-round recreational needs of the community. A residential development of this size should provide year-round onsite recreational opportunities. A multi-use court, playground, and an open play area should be provided on site to provide a variety of active recreation opportunities.

FCPA strongly recommends that a small park site or recreational area be provided as part of this development. An appropriate area for a park would be in the southern portion of this site in lieu of the proposed townhouses. In lieu of contributing funds for improvements, FCPA recommends that the applicant develop and dedicate a 2-3 acre park onsite. If no public park site is provided, the applicant should develop a private recreation area to include a multi-use court, playground, and an open field play area (approximately 200 feet by 200 feet in size).

cc: Joanne Malone, FCPA Board
Kirk Holley, Manager, Planning and Land Management Branch
Chron Binder
File Copy

Date: 8/12/03 **Case # RZ-03-PR-008**

Map: 39-2 **PU** 3439
Acreage: 19.04
Rezoning
From : C-7 **To:** PDH-30

ATTENTION: CATHY BELGIN.

TO: County Zoning Evaluation Branch (DPZ)
FROM: FCPS Facilities Planning (246-3609)
SUBJECT: Schools Impact Analysis, Rezoning Application

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

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

School Name and Number	Grade Level	9/30/02 Capacity	9/30/02 Membership	2003-2004 Membership	Memb/Cap Difference 2003-2004	2007-2008 Membership	Memb/Cap Difference 2007-2008
Freedom Hill 3077	K-6	549	482	498	51	527	22
Kilmer 3071	7-8	850	907	869	-19	876	-26
Marshall 3070	9-12	1500	1291	1282	218	1354	146

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

School Level (by Grade)	Unit Type	Proposed Zoning			Unit Type	Existing Zoning			Student Increase/ Decrease	Total Students
		Units	Ratio	Students		Units	Ratio	Students		
K-6	RT	80	X.210	17	-	-	-	-	17	17
	HR	560	X.063	35					35	35
7-8	RT	80	X.053	4	-	-	-	-	4	4
	HR	560	X.011	6					6	6
9-12	RT	80	X.109	9	-	-	-	-	9	9
	HR	560	X.028	16					16	16

Source: FY 2004-2008, Facilities Planning Services Office Enrollment Projections
Note: Five-year projections are those currently available and will be updated yearly. School attendance areas subject to yearly review.

Comments

Based on the approved proffer guidelines the 87 students generated by this rezoning would justify a $652,500 proffer for schools. (87 students x $ 7,500 per student)

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

February 10, 2003

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

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Proffered Condition Amendment PCA 75-7-004-02, Final Development Plan FDP 2003-PR-008 and Rezoning Application RZ 2003-PR-008

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 **#13, Dunn Loring.**

2. After construction programmed for FY 20___, this property will be serviced by the fire station planned for the _____.

3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:

   X a. currently meets fire protection guidelines.

   ___b. will meet fire protection guidelines when a proposed fire station becomes fully operational.

   ___c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.

   ___d. does not meet current fire protection guidelines without an additional facility. The application property is ____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: March 14, 2003

FROM: Gilbert Osei-Kwadwo (Tel: 324-5025)
System Engineering & Monitoring Division
Office of Waste Management, DPW

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No.PCA 75-7-004 CONC.W/ RZ/FDP 2003-PR-008

Tax Map No. 039-2 /01/ /0013 pt.

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

1. The application property is located in the PIMMIT RUN (G1) Watershed. It would be sewered into the **Blue Plains** Treatment Plant.

2. Based upon current and committed flow, excess capacity is available at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established in accordance with the context of the Blue Plains Agreement of 1984. 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 10 inch pipe line located across I-495 and APPROX.1000 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 Rezonings		Existing Use + Application + Comp Plan	
	Adeq.	Inadeq.	Adeq.	Inadeq.	Adeq.	Inadeq.
Collector	X		X		X	
Submain	X		X		X	
Main/Trunk	X		X		X	
Interceptor						
Outfall						

5. Other Pertinent information or comments:

FAIRFAX COUNTY WATER AUTHORITY

8570 EXECUTIVE PARK AVENUE – P.O. BOX 1500

MERRIFIELD, VIRGINIA 22116-0815

PLANNING AND ENGINEERING DIVISION
C. DAVID BINNING, P.E., DIRECTOR

TELEPHONE
(703) 289-6325

FACSIMILE
(703) 289-6382

February 27, 2003

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

Re: FDP 03-PR-008
RZ 03-PR-008
Water Service Analysis

Dear Ms. Byron:

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

1. The application property is not located within the Fairfax County Water Authority service area.

2. Water service is not available from FCWA. The site is located in the City of Falls Church service area. See enclosed map. The Generalized Development Plan has been forwarded to Plan Control for distribution to Engineering Firm.

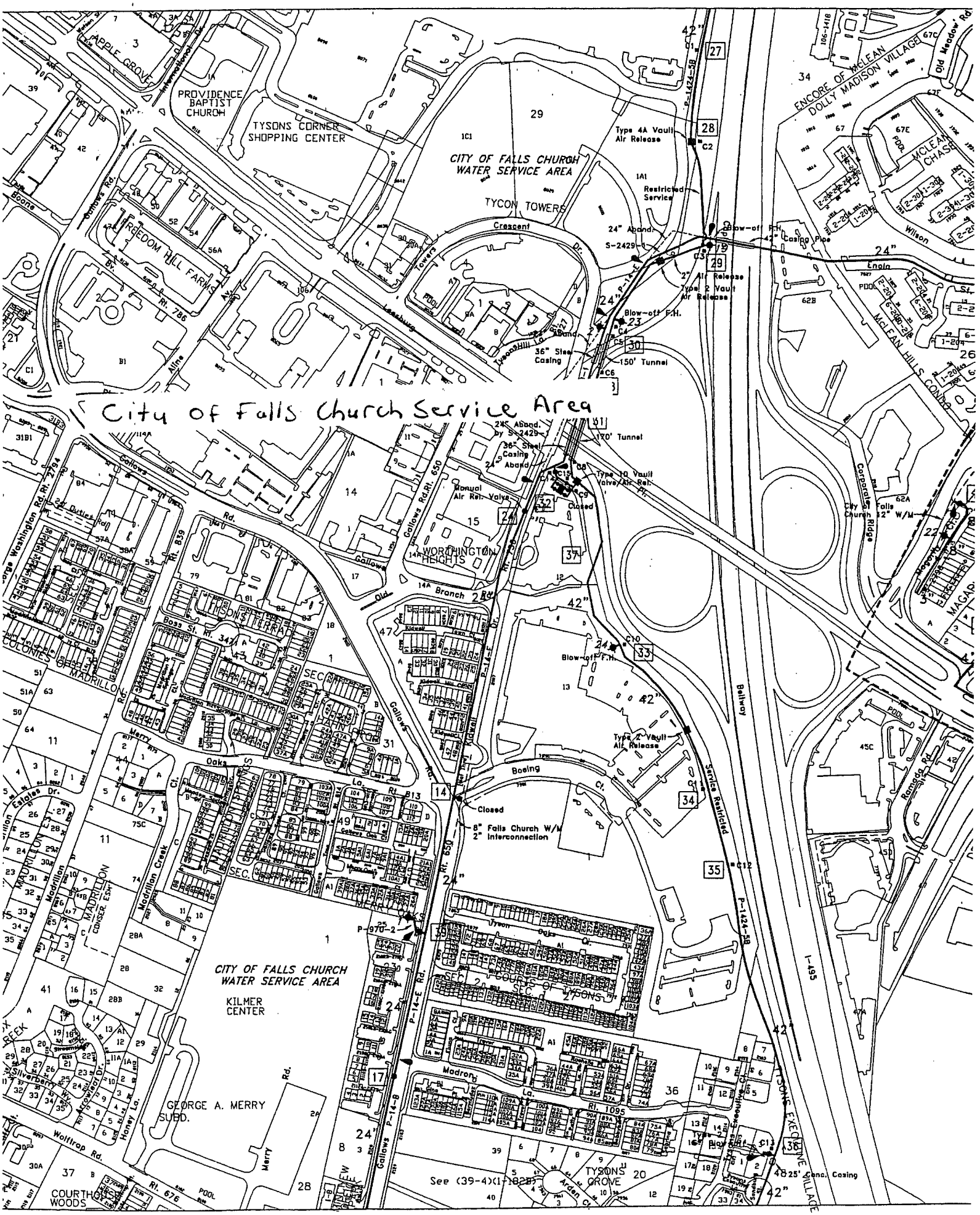
3. FCWA has facilities in the vicinity of the proposed site. FCWA approval must be obtained for the formal site plan.

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

Sincerely,

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

Enclosures (as noted)


City of Falls Church Service Area
CITY OF FALLS CHURCH WATER SERVICE AREA
PROVIDENCE BAPTIST CHURCH
TYSONS CORNER SHOPPING CENTER
TYCON TOWERS
Crescent Dr.
Type 4A Vault Air Release
Restricted Service
24" Aband.
S-2429
Blow-off F.H.
Casing Pipe
2" Air Release
Type 2 Vault Air Release
36" Steel Casing
150' Tunnel
Tysons Hill Ln.
Leesburg Pike
Towers
Boone
Gallows Rd.
Alline
FREEDOM HILL FARM
Rt. 786
Apple Grove
ENCORE OF MCLEAN
DOLLY MADISON VILLAGE
Old Meadow Rd.
MCLEAN CHASE
Wilson
Engin
MCLEAN HILLS CONDO
Corporate Ridge
City of Falls Church 12" W/M
Type 10 Vault Valve/Air Rel.
Manual Air Rel. Valve
Closed
WORTHINGTON HEIGHTS
Gallows Rd. Rt. 650
Old Gallows Rd.
Rt. 839
Boss St.
Rt. 341
MADRILLON
Merry Oaks
Madrillon Creek
Madrillon Conser. Esmt.
Estates Dr.
Rt. 813
Rt. 650
Kidwell
Boeing Ct.
Type 2 Vault Air Release
Blow-off F.H.
Closed
8" Falls Church W/M
2" Interconnection
Bellway
Service Restricted
P-1424-58
I-495
Tysons Oaks Ct.
COURTHOUSE OF TYSONS
Madrona Ln.
Rt. 1095
TYSONS EXECUTIVE VILLAGE
Tysons Blvd.
48" Conc. Casing
TYSONS GROVE
Arden Ct.
See (39-4)(1-182B)
KILMER CENTER
GEORGE A. MERRY SUBD.
Wolftrap Rd.
Rt. 676
COURTHOUSE WOODS
Silverbell Ct.
Honey Ln.
Merry Rd.
Ramada Rd.
Magnolia Ct.
Rt. 839
Gallows Rd.
Dutch Rd.
George Washington Rd. Rt. 2754
COLONIES
POOL

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

DRAFT

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

DATE: 9/3/2003

FROM: Carl Bouchard, Director
Stormwater Planning Division
Department of Public Works & Environmental Services

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Lincoln Property Company

Application Number: RZ/FDP 2003-PR-008 and PCA75-7-004-02

Information Provided:	Application	- Yes
	Development Plan	- Yes
	Other	- Statement of Justification

Date Received in SWPD: 2/10/2003

Date Due Back to DPZ: 3/6/2003

Site Information:	Location	- 039-2-01-00-0013
	Area of Site	- 20.47 acres
	Rezone from	- I-3 to PDH-30
	Watershed	- Pimmit Run

Stormwater Planning Division (SWPD), Maintenance and Stormwater Management Division (MSMD), and Planning and Design Division (PDD) Information:

I. Drainage:

- MSMD/PDD Drainage Complaints: **There are no downstream complaints on file with PDD, relevant to this proposed development.**
- Master Drainage Plan, proposed projects, (SWPD): **No downstream deficiencies are identified in the Fairfax County Master Drainage Plan.**
- Ongoing County Drainage Projects (SWPD): **None.**
- Other Drainage Information (SWPD): **The SWPD is currently engaged in developing watershed management plans for all areas of the County. As part of this effort, a comprehensive stream physical/habitat assessment was conducted and the data will be available later this year. The results of this assessment may or may not indicate severe stream channel conditions warranting some immediate measures to alleviate existing and/or anticipated future degradation. Please consult with SWPD for additional information as needed.**

II. Trails (PDD):

___ Yes _X_ No Any funded Trail projects affected by this application?

If yes, describe:

___ Yes _X_ No Any Trail projects on the Countywide Trails priority list or other significant trail project issues associated with this property?

If yes, describe:

III. School Sidewalk Program (PDD):

___ Yes _X_ No Any sidewalk projects pending funding approval or on the School Sidewalk Program priority list for this property?

If yes, describe:

___ Yes _X_ No Any funded sidewalk projects affected by this application?

If yes, describe:

IV. Sanitary Sewer Extension and Improvement (E&I) Program (PDD):

___ Yes _X_ No Any existing residential properties adjacent to or draining through this property that are without sanitary sewer facilities?

If yes, describe:

___ Yes _X_ No Any ongoing E&I projects affected by this application?

If yes, describe:

V. Other Projects or Programs (PDD):

___ Yes _X_ No Any Board of Road Viewers (BORV) or Fairfax County Road Maintenance Improvement Projects (FCRMIP) affected by this application?

If yes, describe:

___ Yes _X_ No Any Commercial Revitalization Program (CRP) projects affected by this application?

If yes, describe:

___ Yes _X_ No Any Neighborhood Improvement Program (NIP) projects affected by this application?

If yes, describe:

Other Program Information (PDD): **None.**

Application Name/Number: **Lincoln Property Company / RZ/FDP 2003-PR-008**

******* SWPD AND PDD, DPWES, RECOMMENDATIONS*******

Note: The SWPD and PDD recommendations are based on the SWPD and PDD involvement in the below listed programs and are not intended to constitute total County input for these general topics. It is understood that the current requirements pertaining to Federal, State and County regulations, including the County Code, Zoning Ordinance and the Public Facilities Manual will be fully complied with throughout the development process. The SWPD and PDD recommendations are to be considered additional measures over and above the minimum current regulations.

DRAINAGE RECOMMENDATIONS (SWPD): **None. (Note, wet ponds are not maintained by the County.)**

STREAM PROTECTION STRATEGY (SPS) RECOMMENDATIONS, (SWPD): **This site is in the "Watershed Restoration Level II" management category as determined by the Stream Protection Strategy baseline Report 2001. The primary goal of this category is to maintain areas to prevent further degradation and implement measures to improve water quality to comply with regulations and water quality standards. In this regard, this site should be developed with the use of innovative BMPs and a reduction in imperviousness and if appropriate, sections of on site streams that need stabilizing should be restored or stabilized.**

TRAILS RECOMMENDATIONS (PDD): **None.**

SCHOOL SIDEWALK RECOMMENDATIONS (PDD): **None.**

SANITARY SEWER E&I RECOMMENDATIONS (PDD): **None.**

___Yes _X_ NOT REQUIRED. Extend sanitary sewer lines to the development boundaries on the _____ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works and Environmental Services during the normal plan review and approval process.

Other E&I Recommendations (PDD): **None.**

OTHER SWPD and PDD PROJECT/PROGRAM RECOMMENDATIONS: **None.**

SWPD and PDD Internal sign-off by:
Planning Support Branch (Ahmed Rayyan) ab
Utilities Design Branch (Walt Wozniak) mg
Transportation Design Branch (Larry Ichter) nc
Stormwater Management Branch (Fred Rose) ___

CEB/RZ/FDP 2003-PR-008

cc: Gordon Lawrence, Coordinator, Office of Safety, Fairfax County Public Schools (only if sidewalk recommendation made)

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

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

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.

3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.

4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.

6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

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

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening 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.

September 9, 2002

BOARD OF SUPERVISORS' ADOPTED PLAN TEXT

Replace Appendix 9 of the Land Use Element of the Policy Plan (Pages 47 through 49) with the following:

RESIDENTIAL DEVELOPMENT CRITERIA

Fairfax County expects new residential development to enhance the community by: fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on other public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing and, being responsive to the unique site specific considerations of the property. To that end, the following criteria are to be used in evaluating zoning requests for new residential development. The resolution of issues identified during the evaluation of a specific development proposal is critical if the proposal is to receive favorable consideration.

Where the Plan recommends a possible increase in density above the existing zoning of the property, achievement of the requested density will be based, in substantial part, on whether development related issues are satisfactorily addressed as determined by application of these development criteria. Most, if not all, of the criteria will be applicable in every application; however, due to the differing nature of specific development proposals and their impacts, the development criteria need not be equally weighted. If there are extraordinary circumstances, a single criterion or several criteria may be overriding in evaluating the merits of a particular proposal. Use of these criteria as an evaluation tool is not intended to be limiting in regard to review of the application with respect to other guidance found in the Plan or other aspects that the applicant incorporates into the development proposal. Applicants are encouraged to submit the best possible development proposals. In applying the Residential Development Criteria to specific projects and in determining whether a criterion has been satisfied, factors such as the following may be considered:

- the size of the project
- site specific issues that affect the applicant's ability to address in a meaningful way relevant development issues
- whether the proposal is advancing the guidance found in the area plans or other planning and policy goals (e.g. revitalization).

When there has been an identified need or problem, credit toward satisfying the criteria will be awarded based upon whether proposed commitments by the applicant will significantly advance problem resolution. In all cases, the responsibility for demonstrating satisfaction of the criteria rests with the applicant.

1. Site Design:

All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the proposed density, will be evaluated based upon the following principles, although not all of the principles may be applicable for all developments.

a) *Consolidation:* Developments should provide parcel consolidation in conformance with any site specific text and applicable policy recommendations of the Comprehensive Plan. Should the Plan text not specifically address consolidation, the nature and extent of any proposed parcel consolidation should further the integration of the development with adjacent parcels. In any event, the proposed consolidation should not preclude nearby properties from developing as recommended by the Plan.

b) *Layout:* The layout should:

- provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);
- provide dwelling units that are oriented appropriately to adjacent streets and homes;
- include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities;
- provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units, and the use of pipestem lots;
- provide convenient access to transit facilities;
- Identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.

c) *Open Space:* Developments should provide usable, accessible, and well-integrated open space. This principle is applicable to all projects where open space is required by the Zoning Ordinance and should be considered, where appropriate, in other circumstances.

d) *Landscaping:* Developments should provide appropriate landscaping: for example, in parking lots, in open space areas, along streets, in and around stormwater management facilities, and on individual lots.

e) *Amenities:* Developments should provide amenities such as benches, gazebos, recreational amenities, play areas for children, walls and fences, special paving treatments, street furniture, and lighting.

2. Neighborhood Context:

All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of:

- transitions to abutting and adjacent uses;
- lot sizes, particularly along the periphery;
- bulk/mass of the proposed dwelling units;
- setbacks (front, side and rear);
- orientation of the proposed dwelling units to adjacent streets and homes;
- architectural elevations and materials;
- pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses;
- existing topography and vegetative cover and proposed changes to them as a result of clearing and grading.

It is not expected that developments will be identical to their neighbors, but that the development fit into the fabric of the community. In evaluating this criterion, the individual circumstances of the property will be considered: such as, the nature of existing and planned development surrounding and/or adjacent to the property; whether the property provides a transition between different uses or densities; whether access to an infill development is through an existing neighborhood; or, whether the property is within an area that is planned for redevelopment.

3. Environment:

All rezoning applications for residential development should respect the environment. Rezoning proposals for residential development, regardless of the proposed density, should be consistent with the policies and objectives of the environmental element of the Policy Plan, and will also be evaluated on the following principles, where applicable.

a) *Preservation:* Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas.

b) *Slopes and Soils:* The design of developments should take existing topographic conditions and soil characteristics into consideration.

c) *Water Quality:* Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and low-impact site design techniques.

d) *Drainage:* The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where

drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite or offsite) should be shown on development plans.

e) *Noise:* Developments should protect future and current residents and others from the adverse impacts of transportation generated noise.

f) *Lighting:* Developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.

g) *Energy:* Developments should use site design techniques such as solar orientation and landscaping to achieve energy savings, and should be designed to encourage and facilitate walking and bicycling.

4. Tree Preservation and Tree Cover Requirements:

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the County, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas.

5. Transportation:

All rezoning applications for residential development should implement measures to address planned transportation improvements. Applicants should offset their impacts to the transportation network. Accepted techniques should be utilized for analysis of the development's impact on the network. Residential development considered under these criteria will range widely in density and, therefore, will result in differing impacts to the transportation network. Some criteria will have universal applicability while others will apply only under specific circumstances. Regardless of the proposed density, applications will be evaluated based upon the following principles, although not all of the principles may be applicable.

a) *Transportation Improvements:* Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely accommodate traffic, and offset the impact of additional traffic through commitments to the following:

- Capacity enhancements to nearby arterial and collector streets;
- Street design features that improve safety and mobility for non-motorized forms of transportation;
- Signals and other traffic control measures;

- Development phasing to coincide with identified transportation improvements;
- Right-of-way dedication;
- Construction of other improvements beyond ordinance requirements;
- Monetary contributions for improvements in the vicinity of the development.

b) *Transit/Transportation Management:* Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by:

- Provision of bus shelters;
- Implementation and/or participation in a shuttle bus service;
- Participation in programs designed to reduce vehicular trips;
- Incorporation of transit facilities within the development and integration of transit with adjacent areas;
- Provision of trails and facilities that increase safety and mobility for non-motorized travel.

c) *Interconnection of the Street Network: Vehicular connections between neighborhoods should be provided, as follows:*

- Local streets within the development should be connected with adjacent local streets to improve neighborhood circulation;
- When appropriate, existing stub streets should be connected to adjoining parcels. If street connections are dedicated but not constructed with development, they should be identified with signage that indicates the street is to be extended;
- Streets should be designed and constructed to accommodate safe and convenient usage by buses and non-motorized forms of transportation;
- Traffic calming measures should be implemented where needed to discourage cut-through traffic, increase safety and reduce vehicular speed;
- The number and length of long, single-ended roadways should be minimized;
- Sufficient access for public safety vehicles should be ensured.

d) *Streets:* Public streets are preferred. If private streets are proposed in single family detached developments, the applicant shall demonstrate the benefits for such streets. Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process.

e) *Non-motorized Facilities:* Non-motorized facilities, such as those listed below, should be provided:

- Connections to transit facilities;
- Connections between adjoining neighborhoods;
- Connections to existing non-motorized facilities;
- Connections to off-site retail/commercial uses, public/community facilities, and natural and recreational areas;

- An internal non-motorized facility network with pedestrian and natural amenities, particularly those included in the Comprehensive Plan;
- Offsite non-motorized facilities, particularly those included in the Comprehensive Plan;
- Driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways;
- Construction of non-motorized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.

f) *Alternative Street Designs:* Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modifications to the public street standards may be considered.

6. Public Facilities:

Residential development impacts public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). These impacts will be identified and evaluated during the development review process. For schools, a methodology approved by the Board of Supervisors, after input and recommendation by the School Board, will be used as a guideline for determining the impact of additional students generated by the new development.

Given the variety of public facility needs throughout the County, on a case-by-case basis, public facility needs will be evaluated so that local concerns may be addressed.

All rezoning applications for residential development are expected to offset their public facility impact and to first address public facility needs in the vicinity of the proposed development. Impact offset may be accomplished through the dedication of land suitable for the construction of an identified public facility need, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.

Furthermore, phasing of development may be required to ensure mitigation of impacts.

7. Affordable Housing:

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County. Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

a) *Dedication of Units or Land:* If the applicant elects to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance: a

maximum density of 20% above the upper limit of the Plan range could be achieved if 12.5% of the total number of single family detached and attached units are provided pursuant to the Affordable Dwelling Unit Program; and, a maximum density of 10% or 20% above the upper limit of the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number of multifamily units are provided to the Affordable Dwelling Unit Program. As an alternative, land, adequate and ready to be developed for an equal number of units may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity as may be approved by the Board.

b) *Housing Trust Fund Contributions:* Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs. This contribution shall be payable prior to the issuance of the first building permit. For for-sale projects, the percentage set forth above is based upon the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. For rental projects, the amount of the contribution is based upon the total development cost of the portion of the project subject to the contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined by the Department of Housing and Community Development, in consultation with the Applicant and the Department of Public Works and Environmental Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in a) above does not apply.

8. Heritage Resources:

Heritage resources are those sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities. Such sites or structures have been 1) listed on, or determined eligible for listing on, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed on, or having a reasonable potential as determined by the County, for meeting the criteria for listing on, the Fairfax County Inventories of Historic or Archaeological Sites.

In reviewing rezoning applications for properties on which known or potential heritage resources are located, some or all of the following shall apply:

a) Protect heritage resources from deterioration or destruction until they can be documented, evaluated, and/or preserved;

b) Conduct archaeological, architectural, and/or historical research to determine the presence, extent, and significance of heritage resources;

c) Submit proposals for archaeological work to the County for review and approval and, unless otherwise agreed, conduct such work in accordance with state standards;

d) Preserve and rehabilitate heritage resources for continued or adaptive use where feasible;

e) Submit proposals to change the exterior appearance of, relocate, or demolish historic structures to the Fairfax County Architectural Review Board for review and approval;

f) Document heritage resources to be demolished or relocated;

g) Design new structures and site improvements, including clearing and grading, to enhance rather than harm heritage resources;

h) Establish easements that will assure continued preservation of heritage resources with an appropriate entity such as the County's Open Space and Historic Preservation Easement Program; and

i) Provide a Fairfax County Historical Marker or Virginia Historical Highway Marker on or near the site of a heritage resource, if recommended and approved by the Fairfax County History Commission.

ROLE OF DENSITY RANGES IN AREA PLANS

Density ranges for property planned for residential development, expressed generally in terms of dwelling units per acre, are recommended in the Area Plans and are shown on the Comprehensive Plan Map. Where the Plan text and map differ, the text governs. In defining the density range:

- the "base level" of the range is defined as the lowest density recommended in the Plan range, i.e., 5 dwelling units per acre in the 5-8 dwelling unit per acre range;
- the "high end" of the range is defined as the base level plus 60% of the density range in a particular Plan category, which in the residential density range of 5-8 dwelling units per acre would be considered as 6.8 dwelling units per acre and above; and,
- the upper limit is defined as the maximum density called for in any Plan range, which, in the 5-8 dwelling unit per acre range would be 8 dwelling units per acre.
- In instances where a range is not specified in the Plan, for example where the Plan calls for residential density up to 30 dwelling units per acre, the density cited in the Plan shall be construed to equate to the upper limit of the Plan range, and the base level shall be the upper limit of the next lower Plan range, in this instance, 20 dwelling units per acre.

NON-RESIDENTIAL DEVELOPMENT CRITERIA

While the Comprehensive Plan has no direct equivalent to the residential density range in areas planned for non-residential or mixed uses, each rezoning application for such uses will be evaluated using pertinent development criteria, as found in the **Residential Development Criteria**, as a basis for such evaluation.

For commercial, industrial and mixed-use projects, fulfillment of Criterion #7 is based upon the provision of a number of units in appropriate residential projects, or land, or a contribution to the Housing Trust Fund sufficient for a number of units, determined in accordance with a formula established by the Board of Supervisors in consultation with the Fairfax County Redevelopment and Housing Authority.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggared 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
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch