



County of Fairfax, Virginia

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

February 26, 2014

Keith C. Martin
Tramonte, Yeonas, Roberts & Martin PLLC
8245 Boone Blvd., #400
Vienna, VA 22182

RE: Proffered Condition Amendment Application PCA 2012-MV-001
(Concurrent with Special Exception Amendment Application SEA 2012-MV-001)

Dear Mr. Martin:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on February 25, 2014, approving Proffered Condition Amendment Application PCA 2012-MV-001 in the name of Woodlawn Hospitality, LLC. The Board's action amends the proffers for Rezoning Application RZ 2012-MV-001 previously approved for a hotel to permit site modifications and associated modifications to proffers with an overall Floor Area Ratio (FAR) of 0.63. The subject property is located in the N.W. quadrant of the intersection of Richmond Highway and Woodlawn Court on approximately 2.0 acres of land zoned C-8, CRD and HC, [Tax Map 101-3 ((1)) 96], in the Mount Vernon District and is subject to the proffers dated January 29, 2014.

The Board also:

- Reaffirmed the previously-approved waivers and modifications as follows:
 - Waived the transitional screening and barrier requirements along the southern boundary of the property in favor of that depicted on the GDP/SEA Plat.
 - Waived the construction of frontage improvements along the Richmond Highway frontage of the site.
 - Waived the service drive requirement along Richmond Highway in favor of the interparcel connections shown on the GDP/SEA Plat.
 - Modified the tree planting requirement along the western property line in favor of that shown on the GDP/SEA Plat.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

- Modified the minimum travel-aisle width requirement to that shown on the GDP/SEA Plat.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Gerry Hyland, Mount Vernon District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Lee Ann Pender, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 25th day of February, 2014, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT APPLICATION PCA 2012-MV-001
(Concurrent with Special Exception Amendment Application SEA 2012-MV-001)**

WHEREAS, Woodlawn Hospitality, LLC, filed in the proper form an application to amend the proffers for RZ 2012-MV-001 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

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

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

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

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

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

GIVEN under my hand this 25th day of February, 2014.



Catherine A. Chianese
Clerk to the Board of Supervisors

PROFFERS

PCA 2012-MV-001

January 29, 2014

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Woodlawn Hospitality, LLC (hereinafter referred to as the “**Applicant**”), for itself, its successors and assigns in PCA 2012-MV-001-01, filed for property identified as Tax Map reference 101-3 ((1)) 96 (hereinafter referred to as the “**Application Property**”) hereby reaffirms the proffers dated July 31, 2012 approved with RZ 2012-MV-001 with the following amendments:

AMEND:

1. GENERALIZED DEVELOPMENT PLAN

a. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the “**Zoning Ordinance**”), development of the Application Property shall be in substantial conformance with the GDP, consisting of eight (8) sheets prepared by Bohler Engineering, dated August 13, 2013, as revised through December 27, 2013.

b. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments to the layout and building footprint at the time of site plan submission based on final engineering and utility locations, provided that the changes are in substantial conformance with the GDP, and there is not substantial decrease to the amount of open space, setbacks, or distances to peripheral lot lines as dimensioned on the GDP.

c. The architecture and building materials and colors of the building shall be in substantial conformance with Sheet 6 of 8 of the GDP entitled “Exterior Building Elevations.”

d. Maximum building height shall not exceed 57 feet 6 inches to the top of the parapet. Maximum Floor Area Ratio shall be 0.63.

AMEND:

4. TRANSPORTATION

a. Subject to Virginia Department of Transportation (VDOT) and Department of Public Works and Environmental Services (DPWES) approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way up to a width of eighty-eight (88) feet from the centerline along the Application Property’s Richmond Highway frontage as shown on the GDP. Dedication shall be made at time of site plan approval, or upon demand of either Fairfax County or VDOT, whichever should first occur.

b. Subject to VDOT and DPWES approval, the Applicant shall construct a 10-foot wide concrete trail frontage improvements to Richmond Highway, a 5-foot wide concrete sidewalk along Woodlawn Court, and a 5-foot wide concrete sidewalk from the proposed 10-foot wide concrete trail to the existing 5-foot wide sidewalk adjacent to Richmond Highway, as shown on the GDP/SEA Plat. Said frontage improvements shall be constructed concurrently with the development of the application property.

c. Prior to site plan approval, an interparcel access easement shall be provided along the western property line of the Subject Property as generally shown on the GDP. The final location of the interparcel access shall be determined at time of site plan approval. Said easement shall be in a form as reviewed and approved by the Fairfax County Attorney's Office and recorded among the Fairfax County Land Records. The Applicant shall cooperate, at no cost, with the relocation of said easement, if necessary, upon redevelopment of the adjacent property identified among the Fairfax County tax map records as 109-2 ((1)) 24. The final location of the easement shall not interfere with the Applicant's established traffic circulation pattern.

d. Prior to site plan approval, a public access easement shall be provided from Woodlawn Court through the internal travel aisles to the inter parcel access.

e. The Applicant shall construct a left turn lane on Richmond Highway onto Woodlawn Court as shown on the GDP to VDOT specifications, as determined by VDOT.

f. Subject to VDOT and DPWES approval, the Applicant shall construct a travel aisle connector to the Richmond Highway service drive as shown on the GDP. At such time that the ultimate widening of Richmond Highway occurs and the service drive connection is closed, the Applicant shall construct the remaining segment of the 10 foot wide concrete trail to the property line.

AMEND:

6. LANDSCAPING

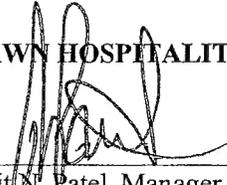
a. The Applicant shall provide landscaping on the Application Property as generally shown on the GDP/SEA Plat, subject to VDOT approval for street trees located within the Richmond Highway right-of-way. All deciduous trees planted on the Application Property shall have a minimum of two (2) to three (3) inch caliper and evergreens shall have a minimum height of six (6) to eight (8) feet at time of planting. In the event that VDOT does not approve street trees located within the Richmond Highway right-of-way, the Applicant shall provide a combination of shrubs and landscaping in the alternative, subject to review of Urban Forest Management Division (UFMD) and approval by VDOT. The Applicant shall provide shrub plantings on top of the proposed retaining wall along the western boundary of the property as depicted on sheet 4 of the GDP/SEA Plat and subject to approval by UFMD.

b. All landscaping shall be maintained in good health by the Applicant. Any items that should die shall be promptly replaced by the Applicant.

c. The Applicant shall submit a detailed landscape plan as part of the site plan submission for review and approval by UFMD. The Applicant shall utilize native species where possible as coordinated with UFMD.

WOODLAWN HOSPITALITY, LLC

By:



Amit N. Patel, Manager

DEVELOPMENT CONDITIONS

SEA 2012-MV-001

January 23, 2014

The Board of Supervisors approved SEA 2012-MV-001 located at 8668 Richmond Highway, Tax Map 101-3 ((1)) 96 to permit an increase in maximum Floor Area Ratio (FAR) and increase in height for a hotel pursuant to Sections 9-618 and 9-622 of the Fairfax County Zoning Ordinance. The Board's approval was subject to conformance with the following development conditions. An asterisk identifies those conditions carried forward from SE 2012-MV-001 with minor modifications to update page references, labels, and dates.

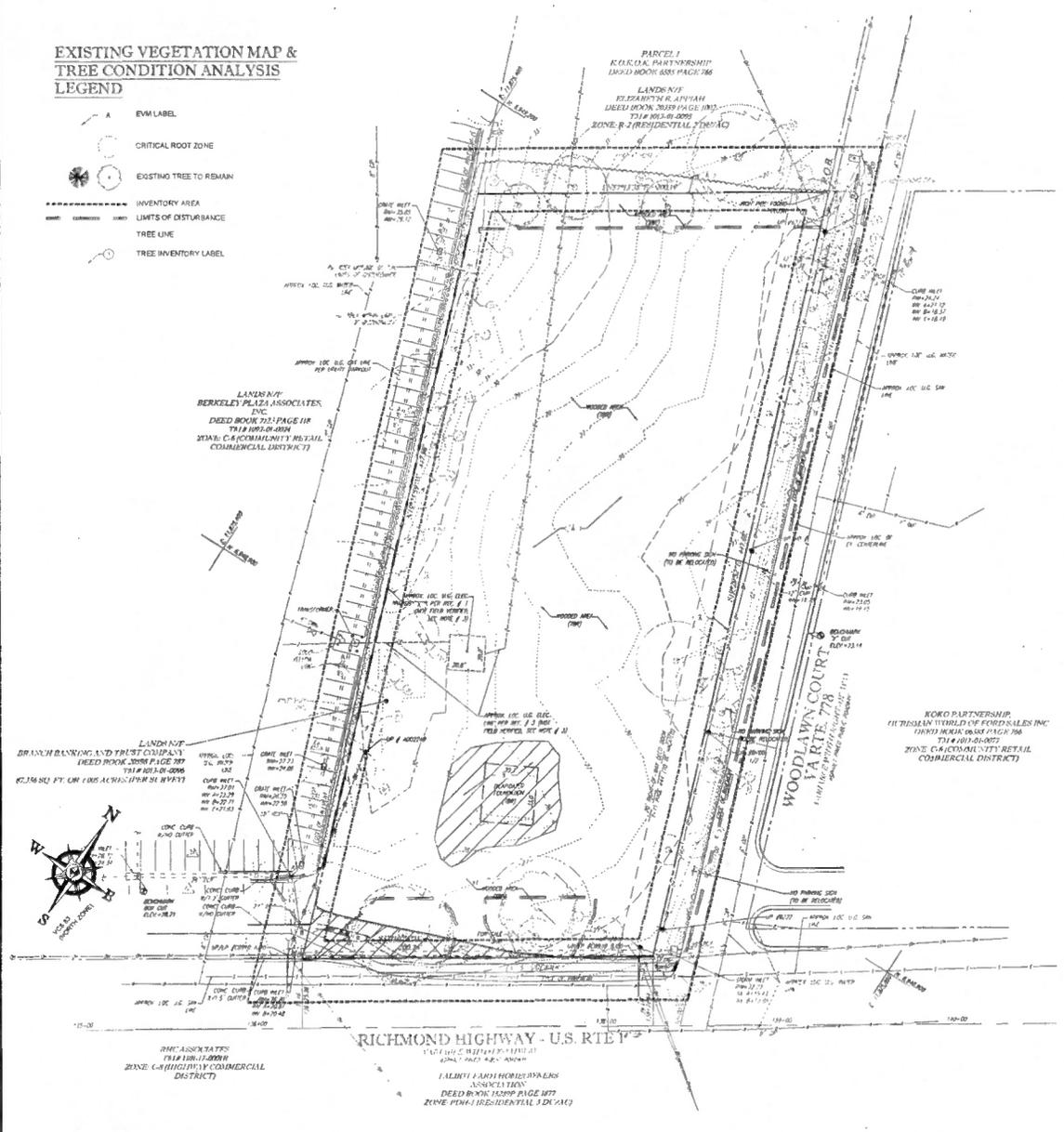
1. Development of the property shall be in substantial conformance with the GDP/SEA Plat entitled "Special Exception Amendment / Proffer Condition Amendment for Proposed Hotel," consisting of eight sheets prepared by Bohler Engineering dated August 13, 2013, as revised through December 27, 2013.*
2. A checklist of anticipated green building measures shall be submitted to the Chief of the Environmental and Development Review Branch, DPZ prior to site plan approval to demonstrate that the building will be designed to LEED Silver Standards.*

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as evidenced by the issuance of a Non-RUP for the hotel use. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

EXISTING VEGETATION MAP & TREE CONDITION ANALYSIS

- LEGEND**
- A EVM LABEL
 - CRITICAL ROOT ZONE
 - EXISTING TREE TO REMAIN
 - INVENTORY AREA
 - LIMITS OF DISTURBANCE
 - TREE LINE
 - TREE INVENTORY LABEL



EXISTING VEGETATION MAP (EVM)

COVER TYPE SUMMARY TABLE
 PARCEL ID: 1013-01-0096
 AREA: 2.005 ACRES (87,355 SQ. FT.)
 EVM PREPARED BY: NICHOLAS GEORGAS, ISA CERTIFIED ARBORIST MA-5081A on 8/1/11

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	ACREAGE	CONDITION	COMMENTS
A	EARLY SUCCESSIONAL FOREST COMMUNITY	RED MAPLE, WALNUT, ALANTHUS, BLACK WILLOW	YOUNG	1.867 AC	FAIR	SEE DESCRIPTION BELOW
B	MAINTAINED GRASSLAND	OPEN FIELD	N/A	0.138 AC	POOR	SEE DESCRIPTION BELOW
				TOTAL ACREAGE	2.005 AC	

DESCRIPTION:
 AREA A: EXISTING WOODED AREA CONSISTING OF PIONEERING PLANT SPECIES SUCH AS BLACK LOCUST, ALANTHUS, EASTERN RED CEDAR, AND VIRGINIA PINE. AREA ALSO CONTAINS A FEW HARDWOODS. THE GROUND IN THE AREA IS HEAVILY LITTERED WITH TRASH AND REMAINS OF A BURNED DOWN STRUCTURE.
 AREA B: EXISTING LAWN AREA ADJACENT TO ROUTE 1 AND SURROUNDING THE DEPICTED FOUNDATION.

Tree Condition Analysis for Hotel Special Exception (Fairfax County Parcel ID: 1013-01-0096)
 Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5081A on 8/1/11

#	Species	Size (DBH in)	Condition Rating (%)	Species Rating (%)	Presence of Removal Tree	Remarks	CRZ (feet)
1	Sweetgum	12	65%	70%	Preserve		12
2	Dead Tree - Hazard	6	55%	75%	Remove		8
3	Walnut	13	65%	65%	Remove		13
4	Hickory	12	60%	50%	Remove		12
5	Red Maple	12	65%	40%	Remove		12
6	Walnut	13	65%	65%	Remove		13
7	Virginia Pine	14	60%	55%	Remove		14
8	Sweetgum	20	55%	70%	Remove		20
9	Sweetgum	14	60%	70%	Remove		14
10	Dead Tree - Hazard	11	60%	30%	Remove		11
11	Sweetgum	12	65%	70%	Remove		12
12	Juniper	13	65%	50%	Remove		13
13	Virginia Pine	12	60%	50%	Remove		12
14	Red Maple	13	70%	70%	Remove		13
15	Juniper	13	70%	70%	Remove		13
16	Walnut	15	65%	65%	Remove		15
17	Sweetgum	18	60%	70%	Remove		18
18	Sweetgum	20	70%	70%	Remove		20
19	Siberian Elm	12	68%	70%	Remove		12
20	Dead Tree - Hazard	8	60%	60%	Remove		8
21	Sweetgum	16	60%	70%	Remove		16
22	Siberian Elm	16	60%	30%	Remove		16
23	Pin Oak	26	60%	70%	Preserve		30
24	Dead Tree - Hazard	10	60%	70%	Remove		10
25	Siberian Elm	12	40%	30%	Remove		12
26	Walnut	15	40%	65%	Remove		15
27	Silver Maple	15	50%	60%	Remove		15
28	Linden	20	10%	60%	Remove	Dead/Dying	20
29	Siberian Elm	22	15%	30%	Remove		22
30	Dead Tree - Hazard	10	50%	30%	Remove		10
31	Dead Tree - Hazard	6	40%	55%	Remove		8
32	Sweetgum	18	55%	70%	Remove		18
33	Yew	12	10%	25%	Remove		12
34	Sweetgum	20	55%	70%	Remove		20
35	Siberian Elm	20	65%	30%	Remove		20
36	Red Maple	12	50%	70%	Preserve		12
37	Walnut	18	55%	65%	Preserve	Partial Offsite	18
38	Walnut	16	50%	65%	Preserve		15
39	Walnut	30	60%	70%	Preserve	Offsite	30
40	Willow Oak	26	75%	70%	Preserve		30

TREE PRESERVATION NARRATIVE

THIS NARRATIVE IS PROVIDED TO SERVE AS THE REQUIRED TREE PRESERVATION NARRATIVE PER SECTION 12-2508 OF THE COUNTY OF FAIRFAX PUBLIC FACILITIES MANUAL FOR THE REDEVELOPMENT OF PARCEL 1013-01-0096, ALEXANDRIA, FAIRFAX COUNTY, VA.

- PLEASE REFER TO THE TREE CONDITION ANALYSIS FOR A LISTING OF HAZARDOUS TREES. ALL HAZARDOUS TREES ARE TO BE REMOVED. HAZARDOUS TREES IN THE NORTHERN TREE SAVE AREA ARE TO BE REMOVED BY HAND UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. TREES SHALL BE REMOVED IN A MANNER THAT DOES NOT IMPACT THE CANOPY OR BRANCHES OF SURROUNDING HEALTHY TREES.
- THERE IS INVASIVE ENGLISH IVY LOCATED ON SITE, WITHIN THE NORTHERN TREE PRESERVATION AREA ENGLISH IVY WILL BE REMOVED BY HAND. ANY TRASH AND OR DEBRIS FOUND IN THE NORTHERN TREE PRESERVATION AREA WILL BE REMOVED BY HAND AT TIME OF SITE CONSTRUCTION. ANY DEAD PLANT MATERIAL WILL BE REMOVED BY HAND DURING SITE CONSTRUCTION.
- CURRENTLY THERE ARE NO KNOWN "HERITAGE", "SPECIMEN", "MEMORIAL", OR "STREET" TREES LOCATED ON SITE OR LOCATED OFF SITE ADJACENT TO THE DEVELOPMENT SITE THAT WILL NEED TO BE PROTECTED.
- 10-YEAR TREE CANOPY WILL BE MET THROUGH TREE PRESERVATION AND PROPOSED PLANTINGS. ONLY THE AREA OF TREE CANOPY TO REMAIN ON SITE HAS BEEN COUNTED TOWARDS THE TREE PRESERVATION TARGET VALUE.
- ROOT PRUNING WILL BE PERFORMED ALONG THE NORTHERN LIMITS OF DEVELOPMENT ALONG THE RETAINING WALL. ROOT PRUNING IN ACCORDANCE WITH FAIRFAX COUNTY PFM PLATE 7-12 WILL OCCUR BEFORE ROUND GRADING OF THE SITE. ROOT PRUNING ACTIVITIES WILL BE SPECIFIED WITH THE SITE PLAN.
- TREE PROTECTION FENCING WILL BE INSTALLED IN ACCORDANCE WITH FAIRFAX COUNTY PFM REGULATIONS. TREE PROTECTION MEASURES WILL BE SPECIFIED WITH THE SITE PLAN.
- NO TREES ARE TO BE TRANSPLANTED ON SITE.

BOHLER ENGINEERING

CONSULTING ENGINEERS
 22438 DAVIS DRIVE, SUITE 250
 STEELAND, VIRGINIA 22154
 PHONE: (753) 799-8500
 FAX: (753) 799-8501
 WWW: BohlerEngineering.com

OTHER CONSULTING SERVICES:
 • SURVEYING
 • CIVIL ENGINEERING
 • ELECTRICAL ENGINEERING
 • MECHANICAL ENGINEERING
 • ENVIRONMENTAL CONSULTANTS
 • LANDSCAPE ARCHITECTURE

REVISIONS

REV	DATE	COMMENT	BY
1	1/18/11	REV PER COUNTY COMMENTS	EG
2	1/18/11	REV PER COUNTY COMMENTS	EG
3	1/18/11	REV PER COUNTY COMMENTS	EG
4	1/18/11	REV PER COUNTY COMMENTS	EG

NOT APPROVED FOR CONSTRUCTION

PROJECT NO: 110206
 DRAWN BY: STC
 CHECKED BY: EG
 DATE: 08/13/11
 SCALE: 1"=50'

SPECIAL EXCEPTION/PROPER CONDITION AMENDMENT FOR BAYWOOD HOTELS

LOCATION OF SITE
 8558 RICHMOND HIGHWAY
 ALEXANDRIA, FAIRFAX CO., VA

BOHLER ENGINEERING

22438 DAVIS DRIVE, SUITE 250
 STEELAND, VIRGINIA 22154
 PHONE: (753) 799-8500
 FAX: (753) 799-8501
 WWW: BohlerEngineering.com

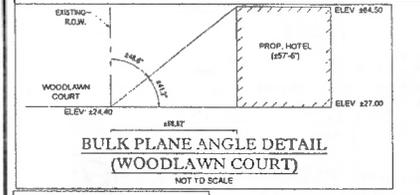
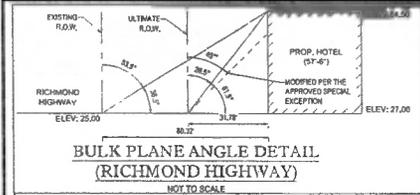
HEALTH OF VA
 DANIEL M. DUKE
 LIC. NO. 024104
 PROFESSIONAL ENGINEER
 12/7/13

EXISTING CONDITIONS/EXISTING VEGETATION MAP

SHEET NUMBER
 2 OF 5

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WAIVERS REQUESTED UNDER SE-2012-MV-001

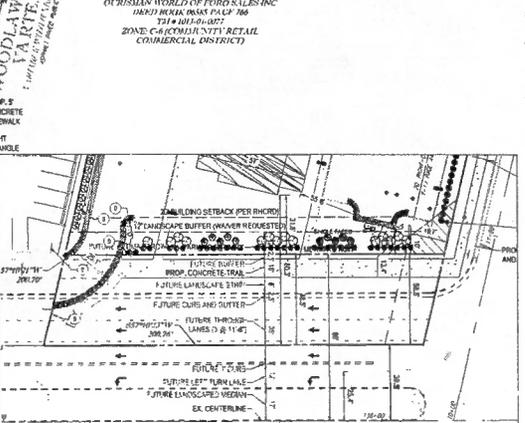
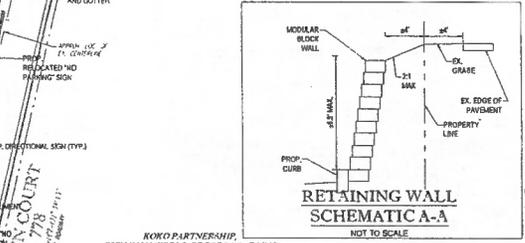
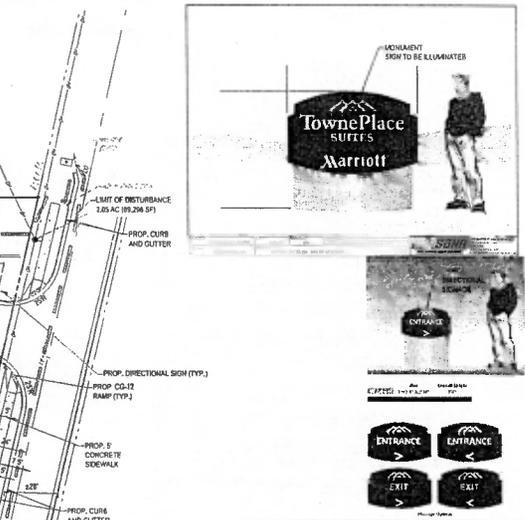
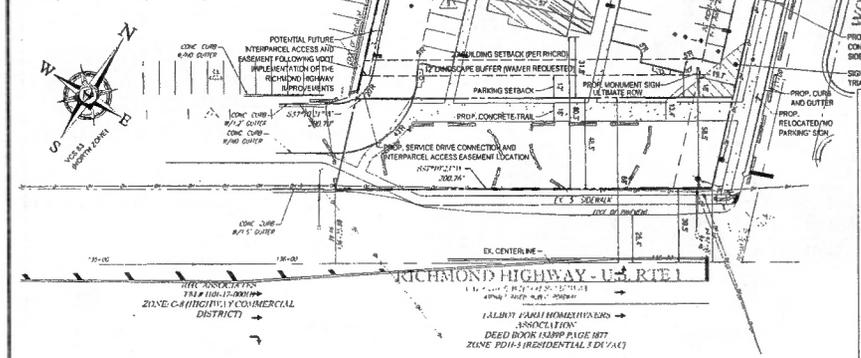
1. THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE SOUTHERN PROPERTY BOUNDARY IN FAVOR OF THAT DETECTED ON THE GENERALIZED DEVELOPMENT PLANS (SPECIAL EXCEPTION) (GDPSE) PLAN.
2. THE CONSTRUCTION ROAD FRONTAGE IMPROVEMENTS ALONG THE RICHMOND HIGHWAY FRONTAGE OF THE SITE.
3. THE SERVICE DRIVE REQUIREMENT ALONG RICHMOND HIGHWAY IN FAVOR OF THE INTERPRETATION CONNECTIONS SHOWN ON THE GDPSE PLAN.
4. THE TREE PLANTING REQUIREMENT ALONG THE WESTERN PROPERTY LINE IN FAVOR OF THAT SHOWN ON THE GDPSE PLAN.
5. THE MINIMUM TRAVEL-SIDE WIDTH REQUIREMENT.

WAIVERS REQUESTED WITH THIS PLAN

1. A 20% PARKING REDUCTION IN THE RICHMOND HIGHWAY COMMERCIAL REVITALIZATION DISTRICT.
2. FOR TRAIL WIDTH AND MATERIAL ALONG RICHMOND HIGHWAY.

LANDS A/W BERKELEY PLAZA ASSOCIATES, INC.
DEED BOOK 742 PAGE 118
7/14/1980-0004
ZONE: C-6 (COMMUNITY RETAIL COMMERCIAL DISTRICT)

LANDS A/W BRYAN BANKING AND TRUST COMPANY
DEED BOOK 3098 PAGE 287
7/14/1980-0009
32,330 SQ. FT. ON 1.085 ACRES (PAR 51-0-017)



GENERAL NOTES

1. THIS PLAN IS BASED ON A FIELD SURVEY BY: BOHLER ENGINEERING, TITLED "ALTA/ACSM LAND TITLE SURVEY, BAYWOOD HOTELS, 8658 RICHMOND HIGHWAY, MT. VERNON TRANSPORTATION DISTRICT, FAIRFAX COUNTY, VIRGINIA" PROJECT # 5102066 SR DATE 10/26/10, REVISED 11/18/11
2. ALL ELEVATIONS SHOWN ARE BASED ON THE SURVEYER'S BENCHMARK, AS REFERENCED IN THE SURVEY, AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAK.
3. DEVELOPER: BAYWOOD HOTELS
OWNER: WOODLAWN HOSPITALITY, LLC
7871 BELLE POINT DRIVE GREENBELT, MD 20770
KURT BLOUNT/CTD 301-246-8170
4. PARCEL DATA: 87,356 SF (OR 2.00 AC. (EXISTING C-6))
TAX MAP/PGIN: 1013-01-0096
EXISTING ZONE: C-6 COMMUNITY RETAIL COMMERCIAL DISTRICT, 87,356 SF
PROPOSED USE: HOTEL WITH 93 ROOMS
OVERLAY DISTRICT'S HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOO), RICHMOND HIGHWAY COMMERCIAL REVITALIZATION DISTRICT (RCRCD)
5. BULK REQUIREMENTS (PER C-6 ZONE UNLESS OTHERWISE NOTED)

	ALLOWED (REQUIRED)	PROVIDED
A. MIN. LOT AREA	40,000 SF	87,356 SF
B. MIN. BUILDING SETBACK		
FRONT SETBACK (RICHMOND HIGHWAY)	20' (PER RCHTD)	31.5'
FRONT SETBACK (WOODLAWN COURT)	N/A (PER PHICD)	68.6'
SIDE SETBACK (WEST LEASE LINE)	N/A	48.4'
REAR SETBACK (NORTH LEASE LINE)	20'	103.6'
C. MIN. PARKING SETBACK		
FRONT SETBACK (RICHMOND HIGHWAY TRANSITIONAL SCREENING)	12'	12.8'
FRONT SETBACK (WOODLAWN COURT)	10'	10.7'
SIDE SETBACK (WEST LEASE LINE)	4'	5.2'
REAR SETBACK (NORTH LEASE LINE)	20'	35.1'
D. PARKING REQUIREMENTS		
1. SPACE PER RENTAL UNIT PLUS 4 SPACES PER 50 RENTAL UNITS (20% REDUCTION WITH WAIVER APPROVAL IN PHICD)	80	83
2. MIN. PARKING SPACE DIMENSIONS		
8'0" SPACES	4.5' x 18'	6' x 18'
E. FLOOR AREA RATIO (F.A.R.)	0.5 BY RIGHT (UP TO 0.7 REQUESTED WITH SPECIAL EXCEPTION)	0.63 (BASED ON 87,356 SF) 55,488 SF / 87,356 SF = .63
F. MIN. DRIVE AISLE	23'	22' (SEE NOTE 24)
G. MAX. BUILDING HEIGHT	50' (PER PHICD)	46'-11" (ROOF)
H. MAX. LOT COVERAGE	NO MAXIMUM PER ZONING ORDINANCE	22%
I. OPEN SPACE (MIN)	15%	22%
J. LOADING ZONE FOR THE FIRST 10,000 GSF, PLUS ONE FOR EACH ADDITIONAL 100,000 GSF	1	1
6. NO KNOWN BURIAL GROUNDS EXIST WITHIN THE LIMITS OF THE SPECIAL EXCEPTION AREA.
7. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA, UNINCORPORATED AREA, PANEL 75 OF 107 COMMUNITY PANEL NO. 51025-0075 D, MAP REVISED 3/5/00).
8. NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE KNOWN TO EXIST ON THE SITE.
9. NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOOD PLAIN IS KNOWN TO EXIST ON THIS SITE.
10. THE ONE (1) FOOT CONTOUR INTERVALS THAT ARE SHOWN ON SHEET 2 ARE THE RESULT OF A RELOD SURVEY AS REFERENCED ABOVE.
11. A STATEMENT FROM THE HEALTH DEPARTMENT REGARDING ADEQUATE AVAILABLE FACILITIES IS REQUIRED FOR SANITARY SEWER AND WILL BE PROVIDED AT SITE PLAN REVIEW. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
12. PROPOSED BUILDING UTILITY LOCATIONS, LANDSCAPING AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING. BUILDING FOOTPRINT CONFIGURATION TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DETICED.
13. THE PROPOSED DEVELOPMENT EXISTS WITHIN THE LIMITS OF SPECIAL EXCEPTION, PARKING AND RESOURCE PROTECTION ARE REQUIRED AS SHOWN.
14. SIGNS WILL BE INSTALLED UNDER A SEPARATE PERMIT IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES.
15. SITE LIGHTING WILL CONFORM TO PART 4 OF ARTICLE 14 OF THE ZONING ORDINANCE.
16. PAYMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
17. TRASH WILL BE STORED OUTSIDE AND WILL BE REMOVED ON A SCHEDULED BASIS.
18. RETAINING WALL OR EQUIVALENT AND SCREENING WALL DETAIL WILL BE FINALIZED DURING FINAL SITE PLAN DESIGN.
19. COORDINATION WITH THE ELECTRIC PROVIDER WILL BE REQUIRED FOR RELOCATION OF THE EXISTING UNDERGROUND TRANSFORMER VOLTAGE AS WELL AS UNDERGROUND ELECTRIC SERVING THE ADJACENT PROPERTIES. FINAL ELECTRIC DESIGN AND ANY APPLICABLE EASEMENTS WILL BE PROVIDED WITH THE FINAL SITE PLAN PRIOR TO APPROVAL.
20. THE PROPOSED DEVELOPMENT WILL PROVIDE ON-SITE PARKING, LANDSCAPING, AND STORMWATER QUANTITY/QUALITY CONTROL TO BE FINALIZED DURING FINAL SITE PLAN DESIGN.
21. THERE ARE NO SCENIC OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
22. THERE ARE NO "SPECIAL AMENITIES" PROVIDED WITH THIS DEVELOPMENT.
23. BULK PLANE ANALYSIS NOT REQUIRED SINCE THE SITE IS LOCATED WITHIN THE RICHMOND HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOO).
24. MINIMUM 22' DRIVE AISLE ADJACENT TO PARKING.

BOHLER ENGINEERING
CORPORATE OFFICE
10000 WOODLAWN COURT
SUITE 250
STERLING, VA 20164
PHONE: (703) 709-9500
FAX: (703) 709-9501
WWW.BOHLERENGINEERING.COM

CIVIL & CONSTRUCTION ENGINEERING
PROJECT MANAGER
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REVISIONS

REV	DATE	COMMENT	BY
1	1/18/13	REV PER COUNTY COMMENTS	JK
2	1/18/13	REV PER COUNTY COMMENTS	JK
3	1/18/13	REV PER COUNTY COMMENTS	JK

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 312500
DRAWN BY: JK
CHECKED BY: JK
DATE: 09/17/12
C.A.D. BY: JK

SPECIAL EXCEPTION AMENDMENT/PROFFER CONDITION AMENDMENT

BAYWOOD HOTELS

LOCATION OF SITE
8658 RICHMOND HIGHWAY
ALEXANDRIA, VA

BOHLER ENGINEERING
2236 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

DANIEL M. DUKE
PROFESSIONAL ENGINEER
Lic. No. 034104
12/17/13

SPECIAL EXCEPTION AMENDMENT PLAT/GDP
SHEET NUMBER 3 OF 8

STORMWATER MANAGEMENT

SITE AREA = 77,812 SF OR 1.78 AC
 PRE-DEVELOPED
 TC = 5 MIN
 10-YEAR C.VALUE = 0.30
 IIR = 7.27 INHR

OIS = 8.30 X 1.78 AC X 7.27 INHR = 3.88 CFS

POST-DEVELOPED
 TC = 5 MIN
 CONTROLLED:
 A = 1.55 AC
 C = 1.35
 IIR = 7.27 INHR

UNCONTROLLED:
 A = 0.23 AC
 C = 0.82
 IIR = 7.27 INHR

ALLOWABLE PROPOSED RELEASE RATE
 OIS = 3.88 CFS - 0.70 CFS = 3.18 CFS
 3.18 CFS < 3.88 CFS

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

THE FOLLOWING INFORMATION IS REQUIRED TO BE SHOWN OR PROVIDED IN ALL ZONING APPLICATIONS, OR A WAIVER REQUEST OF THE SUBMITTER WITH JUSTIFICATION SHALL BE ATTACHED. NO FEES/WAIVERS WILL BE ACTED UPON SEPARATELY. FAILURE TO ADEQUATELY ADDRESS THE REQUIRED SUBMISSION INFORMATION MAY RESULT IN A DELAY IN PROCESSING THIS APPLICATION.

THIS INFORMATION IS REQUIRED UNDER THE FOLLOWING ZONING ORDINANCE PARAGRAPHS:
 SPECIAL PERMITS (B-011 2) & 3) SPECIAL EXCEPTIONS (B-011 2) & 3) & 4)
 CLUSTER SUBDIVISION (B-014 1) COMMERCIAL REZONATION DISTRICTS (B-022 2A) (2) & (4) & (4)
 DEVELOPMENT PLANS PRC DISTRICT (P-002 3 & 4) PRC PLAN (P-002 1E & 1O)
 FDP DISTRICTS (EXCEPT PRC) (P-002 1E & 1O) AMENDMENTS (P-002 1OP & 1O)

1. PLATS AT A MINIMUM SCALE OF 1"=50' (UNLESS IT IS DEPICED ON ONE SHEET WITH A MINIMUM SCALE OF 1"=100').
2. A DRASMIC DEPICTING THE STORMWATER MANAGEMENT FACILITIES AND LIMITS OF CLEARING AND GRADING TO ACCOMMODATE THE STORMWATER MANAGEMENT FACILITIES, STORM DRAINAGE PIPE SYSTEMS AND OUTLET PROTECTION, POND SPILLWAYS, ACCESS ROADS, SITE OUTFALLS, ENERGY DISSIPATION DEVICES, AND STREAM STABILIZATION MEASURES AS SHOWN ON SHEETS.
3. PROVIDE NO ON-SITE STORMWATER MANAGEMENT FACILITY REQUIRED BECAUSE THE POST-DEVELOPED RELEASE RATE IS LESS THAN THE PRE-DEVELOPED RELEASE RATE AND THE OUTFALL IS CURRENTLY ADEQUATE.

FACILITY NAME/TYPE & NO.	ON-SITE AREA SERVED (ACRES)	OFF-SITE AREA SERVED (ACRES)	DRAINAGE AREA (ACRES)	FOOTPRINT AREA (SF)	STORAGE VOLUME (CF)	IF POND, DAM HEIGHT (FT)
UNDERGROUND BASIN	1.55 AC.	0.00 AC.	8 AC.		8,000	N/A
STORMFILTER	1.55 AC.	0.00 AC.	8 AC.		N/A	N/A
TOTAL	1.55 AC.	0.00 AC.	8 AC.		8,000	N/A

4. ON-SITE DRAINAGE CHANNELS, OUTFALLS AND PIPE SYSTEMS ARE SHOWN ON THIS SHEET. POND INLET AND OUTLET PIPE SYSTEMS ARE NOT APPLICABLE.
5. MAINTENANCE ACCESS (ROAD) TO STORMWATER MANAGEMENT FACILITY(IES) ARE NOT APPLICABLE. TYPE OF MAINTENANCE ACCESS ROAD SURFACE NOTED ON THE PLAT IS: NOT APPLICABLE (ASPHALT, GRAVEL, GRAVEL, ETC.)
6. LANDSCAPING AND TREE PRESERVATION SHOWN IN AND NEAR THE STORMWATER MANAGEMENT FACILITY IS SHOWN ON N/A. SITE LANDSCAPING IS SHOWN ON SHEET 2.
7. A STORMWATER MANAGEMENT NARRATIVE WHICH CONTAINS A DESCRIPTION OF HOW DETENTION AND BEST MANAGEMENT PRACTICES REQUIREMENTS WILL BE MET IS PROVIDED ON THIS SHEET.
8. A DESCRIPTION OF THE EXISTING CONDITIONS OF EACH NUMBERED SITE OUTFALL EXTENDED DOWNSTREAM FROM THE SITE TO A POINT WHICH IS AT LEAST 100 TIMES THE SITE AREA OR WHICH HAS A DRAINAGE AREA OF AT LEAST ONE SQUARE MILE (640 ACRES) IS PROVIDED ON THIS SHEET.
9. A DESCRIPTION OF HOW THE OUTFALL REQUIREMENTS, INCLUDING CONTRIBUTING DRAINAGE AREAS OF THE PUBLIC FACILITIES MANUAL WILL BE SATISFIED IS PROVIDED ON THIS SHEET.
10. EXISTING TOPOGRAPHY WITH MAXIMUM CONTOUR INTERVALS OF TWO (2) FEET AND A NOTE AS TO WHETHER IT IS AN AIR SURVEY OR FIELD RUN IS PROVIDED ON SHEET 2.
11. A SUBMISSION WAIVER IS REQUESTED FOR: N/A
12. STORMWATER MANAGEMENT IS NOT REQUIRED BECAUSE POST-DEVELOPMENT PEAK RUNOFF RATE IS LESS THAN PRE-DEVELOPMENT PEAK RUNOFF RATE (SEE SWM NARRATIVE ON THIS SHEET).

STORM WATER MANAGEMENT & BMP NARRATIVE

THE SUBJECT SITE CONSISTS OF A WOODED LOT WITH MODERATE SLOPES. THE PROPOSED SITE SHALL CONSIST OF A HOTEL, ONE (1) STORMFILTER BMP STRUCTURE, UNDERGROUND DETENTION FACILITY, AND ASSOCIATED PARKING.

BEST MANAGEMENT PRACTICES (BMP'S) WILL BE PROVIDED FOR THE SUBJECT SITE THROUGH A STORMFILTER UNIT. THE BMP STRUCTURE WILL PROVIDE A MINIMUM PHOSPHOROUS REMOVAL EFFICIENCY OF 40%. THE SUBJECT SITE IS A NEW DEVELOPMENT, THEREFORE THE SITE'S PHOSPHOROUS REMOVAL EFFICIENCY IS REQUIRED TO CONFORM WITH SECTION 6.02.12A OF THE PUBLIC FACILITIES MANUAL. THE REQUIRED PHOSPHOROUS REMOVAL EFFICIENCY FOR THE REDEVELOPMENT IS A MINIMUM OF 40%. THE PROJECT PROPOSES ONE (1) STORMFILTER UNIT WHICH EXCEEDS THE MINIMUM REQUIRED PHOSPHOROUS REMOVAL RATE. THE BMP TREATMENT FACILITY WILL BE DESIGNED WITH THE FINAL SITE PLAN. IF, DUE TO DESIGN CONSTRAINTS, MODIFICATIONS NEED TO BE MADE TO THE BMP FACILITY, THE APPLICANT RESERVES THE RIGHT TO REPLACE THE STORMFILTER UNIT WITH A SIMILAR BMP TREATMENT WHICH WILL STILL PROVIDE THE 40% MINIMUM PHOSPHOROUS REMOVAL REQUIREMENT.

STORMWATER MANAGEMENT (SWM) FOR THE SUBJECT SITE WILL BE MET BY PROVIDING APPROXIMATELY 220 LF OF 6-FOOT DIAMETER UNDERGROUND PIPES WITH A CONTROL STRUCTURE THAT WILL HAVE AN ORIFICE AND WEIR TO REDUCE POST-DEVELOPED FLOW TO LESS THAN OR EQUAL TO PRE-DEVELOPED FLOW PER THE FAIRFAX COUNTY PUBLIC FACILITY MANUAL 6.0202.8A.

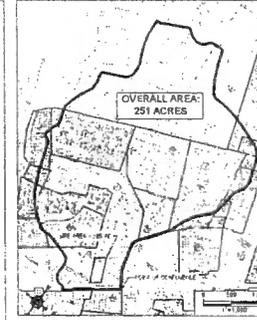
ADEQUATE OUTFALL NARRATIVE

THE PROPOSED DEVELOPMENT OUTFALLS TO THE SOUTH INTO A CLOSED STORM SEWER SYSTEM ON THE NORTHERN SIDE OF RICHMOND HIGHWAY. THIS CLOSED STORM SEWER SYSTEM THEN RUNS SOUTHEAST APPROXIMATELY 300 FEET BEFORE DISCHARGING INTO DOGUE CREEK THAT ULTIMATELY FLOWS INTO THE POTOMAC RIVER.

BASED ON A COVER MATERIAL AND SLOPE ANALYSIS OF THE SITE'S DISCHARGE POINT INTO DOGUE CREEK, ADEQUATE OUTFALL EXISTS INTO THE BED AND BANKS OF DOGUE CREEK. SINCE THIS PROPOSED DEVELOPMENT WILL NOT INCREASE THE PEAK RUNOFF RATE, IT IS OUR OPINION THAT ADEQUATE OUTFALL WILL STILL EXIST.

THIS OUTFALL CURRENTLY SERVES AN AREA OF 251 AC WHICH MEETS THE REQUIREMENT OF SECTION 6.0202.8 OF THE PFMA. THIS AREA IS DELINEATED BELOW.

ADEQUATE OUTFALL MAP



BMP FACILITY DESIGN CALCULATION
 Project: Baywood Hotels, 8588 Richmond Highway, Fairfax, VA 22034
 BMP Name: SIF for New Development
 Date: 8/27/12
 By: JMT

PHOSPHOROUS REMOVAL FOR NEW DEVELOPMENT - FOCUS CREEK

Factor = 4%

PHOSPHOROUS REMOVAL "COGOLMAN METHOD"
 PART 1: Calculate the Weighted Average "C" Factor for the Site

(A) Area of Site	(B) SUBAREA DESCRIPTION	(C) C	(D) W	(E) Weighted Average "C" Factor
1.78 AC	UNDEVELOPED (CONTROLLED TO BASH) (DETENTED, UNCONTROLLED OUTFALLS)	0.82	1.78	1.46
0.23 AC	CONTROLLED TO BASH	1.35	0.31	0.41
0.00 AC	UNCONTROLLED	0.82	0.00	0.00
Total			2.09	1.41

(F) Weighted average "C" Factor = 1.41 (0.82 * 1.78 + 1.35 * 0.23) / 2.09

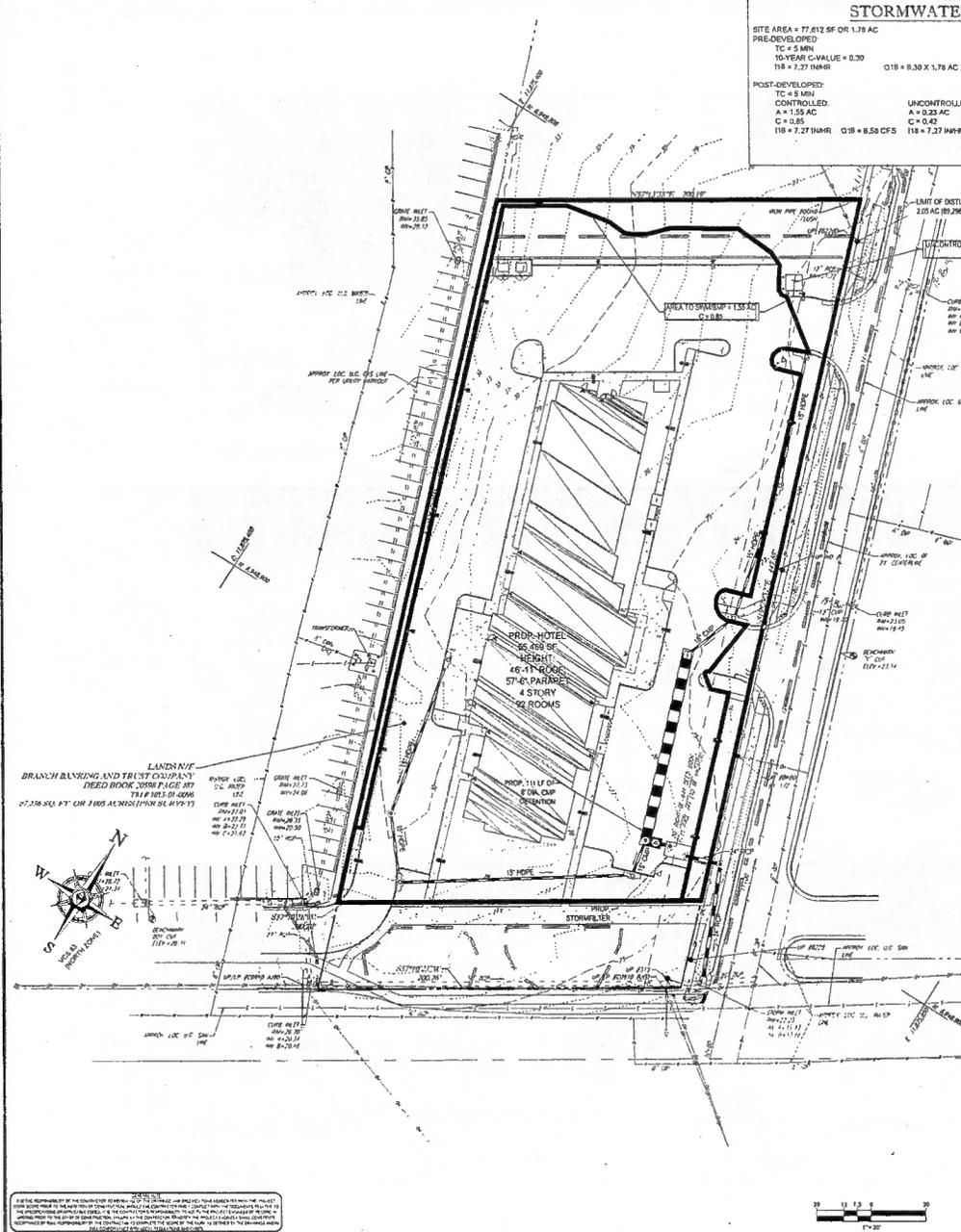
PART 2: Calculate the Total Phosphorus Removal for the Site

BMP	TYPE	REMOVAL	AREA	"C" FACTOR	PRODUCT
STORMFILTER	SIF	40%	1.55	1.41	89
			0.23	1.35	31
			0.00	0.82	0
Total			1.78		120

REMOVING THE COMPLIANCE WITH PHOSPHOROUS SPECIAL REQ.

Swat Requirement = 120 / 0.82 = 146.34

% Removal = 120 / 146.34 = 82.01%



BOHLER ENGINEERING

CORPORATION, INC.
 22138 DAVID DRIVE, SUITE 250
 STERLING, VIRGINIA 20164
 Phone: (703) 768-4500
 Fax: (703) 769-3351
 www.BohlerEngineering.com

PROJECT MANAGER
 DANIEL M. DUKE
 LICENSED PROFESSIONAL ENGINEER
 No. 120713
 Lic. No. 034104

SHEET TITLE
PRELIMINARY STORMWATER MANAGEMENT PLAN
 SHEET NUMBER
5
 OF 8

SE 2012-MV-001
Zoning Application Closeout Summary Report
Form 2012-001

General Information

APPLICANT: BOHLER ENGINEERING, LLC
 PROJECT: 8660 RICHMOND HIGHWAY, SUITE 515, ALEXANDRIA, VA 22304
 ZONING: RM-10
 PROJECT ADDRESS: 8660 RICHMOND HIGHWAY, SUITE 515, ALEXANDRIA, VA 22304
 PROJECT TYPE: COMMERCIAL/INDUSTRIAL

REVISIONS

REV	DATE	REVISION	BY
1	1/18/12	REVIEW COUNTY COMMENTS	EB
2	1/24/12	REVIEW COUNTY COMMENTS	EB
3	1/25/12	REVIEW COUNTY COMMENTS	EB

APPROVED DEVELOPMENT CONDITIONS

APPROVED DEVELOPMENT CONDITION	APPROVED DEVELOPMENT CONDITION
1. MAXIMUM BUILDING HEIGHT SHALL BE 35 FEET.	2. MAXIMUM BUILDING FOOTPRINT SHALL BE 100,000 SQ. FT.
3. MAXIMUM BUILDING SETBACK SHALL BE 10 FEET.	4. MAXIMUM BUILDING SETBACK SHALL BE 10 FEET.

REVITALIZATION APPLICATION

COUNTY OF FAIRFAX
 DEPARTMENT OF PLANNING AND ZONING
 13555 SULLY ROAD, SUITE 300
 FAYETTEVILLE, VA 22031
 (703) 246-1200, TTY 703 246-1201

APPLICATION No. SE 2012-MV-001
 (FORM REV. 10/07)
 RECEIVED
 Department of Planning & Zoning
 JAN 24 2012

APPLICATION FOR A SPECIAL EXCEPTION
 (SEEKING A ZONING VARIATION)

APPLICANT
 NAME: BOHLER ENGINEERING, LLC
 MAILING ADDRESS: 7871 SULLY ROAD, SUITE 300, CHANTILLY, VA 20151
 PHONE (HOME): (703) 548-6700
 PHONE (MOBILE): ()
 PROPERTY ADDRESS: 8660 RICHMOND HWY

PROPERTY INFORMATION
 TAX MAP NO.: 180 118 00
 SIZE (ACRES/SQ. FT.): 2.0 ACRES
 ZONING DISTRICT: RM-10
 PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: RM-10
 ECONOMIC DEVELOPMENT SECTION: 2.414-9-08

SPECIAL EXCEPTION REQUEST INFORMATION
 PURPOSE: Increase in building height
 REASON: Increase in building height
 PLANNING BOARD: 1/24/12

AGENT/CONTACT INFORMATION
 MAILING ADDRESS: 8660 RICHMOND HIGHWAY, SUITE 515, ALEXANDRIA, VA 22304
 PHONE (HOME): (703) 724-6800
 PHONE (MOBILE): ()

MAILING
 Send all correspondence to (check one):
 Applicant - Mr. M. April
 Agent/Contact

The names and addresses of owners of record shall be provided on the official form attached and filed with this application. The applicant has the power to authorize any other person to execute this application on behalf of the applicant. The applicant has the power to authorize any other person to execute this application on behalf of the applicant.

648 C. Martin, Agent
 TYPED NAME OF APPLICANT/AGENT: SIGNATURE OF APPLICANT/AGENT: [Signature]
 DO NOT WRITE IN THIS SPACE
 Date Application accepted: January 18, 2012 Application Fee Paid: \$1,325.00
 [Signature]

SE 2012-MV-001
August 1, 2012

This approval, contingent on the above stated conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted resolutions. The applicant shall be deemed responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as evidenced by the issuance of a Non-Residential Use Permit. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

The Board also:

- Approved an increase in the maximum building height from 50 feet to 57 feet, 6 inches, pursuant to Section 9-007 of the Zoning Ordinance.
- Approved an increase in the maximum floor area ratio (FAR) from 0.50 to 0.62, pursuant to Section 9-018 of the Zoning Ordinance.
- Waived the transitional screening and barrier requirements along the eastern property boundary in favor of that depicted on the Generalized Development Plan Special Exception (GDSE) Plan.
- Waived the construction and storage requirements along the Richmond Highway frontage of the site.
- Waived the service drive requirements along Richmond Highway in favor of the interconnect concessions shown on the GDSE Plan.
- Modified the tree planting requirement along the western property line in favor of that shown on the GDSE Plan.
- Modified the maximum lot-level width requirement.

Sincerely,
 Catherine A. Chlanec
 Catherine A. Chlanec
 Clerk to the Board of Supervisors

County of Fairfax, Virginia
 The present and useful life of the people, neighborhood and the preservation of Fairfax County

August 1, 2012

Kwib C. Martin
 Treasurer, Veterans, Roberts & Martin PLLC
 8221 Old Courthouse Road #100
 Vienna, VA 22182

Re: Special Exception Application SE 2012-MV-001
 (Concurrent with Rezoning Application RZ 2011-MV-001)

Dear Mr. Martin:

At a regular meeting of the Board of Supervisors held on July 31, 2012, the Board approved Special Exception Application SE 2012-MV-001 in the name of Woodlawn Hospitality, LLC. The subject property is located at 8660 Richmond Highway (in approximately 2 acres of land, zoned C-4, CRD and HC in the Mount Vernon District (Tax Map 151-3 (11) 94). The Board's action permits an increase in maximum Floor Area Ratio (FAR) from 0.50 to 0.62, increase in maximum building height from 50 ft. up to a maximum of 57 feet 6 inches and various modifications in a CRD, pursuant to Sections 4-604, 9-007, 9-014 and 9-012 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

- Development of the property shall be in substantial conformance with the GDSE Plan entitled "Regional Transit" consisting of the sheets prepared by prepared by Bohler Engineering dated July 23, 2011, as revised through June 15, 2012.
- A checklist of anti-green building measures shall be submitted to the Chief of the Environmental and Development Review Branch, 602 prior to site plan approval to demonstrate that the building will be designed to LEED Silver Standards.

Office of the Clerk to the Board of Supervisors
 12000 Commonwealth Center Parkway, Suite 313
 Fairfax, Virginia 22035
 Phone: 703-246-1111 • Fax: 703-246-1111 • TTY: 703-246-1900
 Email: clerk@co.fairfax.va.us
 http://www.fairfaxcounty.gov

Approved Development Conditions

APPROVED DEVELOPMENT CONDITION	APPROVED DEVELOPMENT CONDITION
1. MAXIMUM BUILDING HEIGHT SHALL BE 35 FEET.	2. MAXIMUM BUILDING FOOTPRINT SHALL BE 100,000 SQ. FT.
3. MAXIMUM BUILDING SETBACK SHALL BE 10 FEET.	4. MAXIMUM BUILDING SETBACK SHALL BE 10 FEET.

BOHLER ENGINEERING
 CONSULTING ENGINEERS
 12000 COMMONWEALTH CENTER PARKWAY, SUITE 313
 FAIRFAX, VIRGINIA 22035
 PHONE: 703-246-1111 FAX: 703-246-1111
 WWW.BOHLERENGINEERING.COM

REVISIONS

REV	DATE	REVISION	BY
1	1/18/12	REVIEW COUNTY COMMENTS	EB
2	1/24/12	REVIEW COUNTY COMMENTS	EB
3	1/25/12	REVIEW COUNTY COMMENTS	EB



PROJECT: 8660 RICHMOND HIGHWAY, SUITE 515, ALEXANDRIA, VA 22304
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 08/01/12
 SCALE: AS SHOWN
 CAD L.D.: [Signature]

SPECIAL EXCEPTION AMENDMENT/PROFFER CONDITION AMENDMENT
 FOR
BAYWOOD HOTELS
 LOCATION OF SITE
 8660 RICHMOND HIGHWAY
 ALEXANDRIA, FAIRFAX CO., VA

BOHLER ENGINEERING
 22436 DAVIS DRIVE, SUITE 250
 STERLING, VIRGINIA 20154
 PHONE: (703) 758-8500
 FAX: (703) 798-9919
 WWW.BOHLERENGINEERING.COM



SHEET TITLE
DETAILS
 SHEET NUMBER
 8
 OF 4

PCA 2012-MV-001

Zoning Application Closeout Summary Report

Printed: 3/5/2014

General Information

APPLICANT: WOODLAWN HOSPITALITY, LLC
DECISION DATE: 02/25/2014
CRD: YES
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: MEGAN BRADY
SUPERVISOR DISTRICT: MOUNT VERNON

DECISION SUMMARY:

ON FEBRUARY 25, 2014, THE BOARD UNANIMOUSLY APPROVED PCA 2012-MV-001 ON A MOTION BY SUPERVISOR HYLAND SUBJECT TO PROFFERS DATED JANUARY 29, 2014.

APPLICATION DESCRIPTION:

AMEND RZ 2012-MV-001 PREVIOUSLY APPROVED FOR HOTEL TO PERMIT SITE MODIFICATIONS

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				C-8	2.00 ACRES

Tax Map Numbers

1013 ((01)) ()0096

Approved Land Uses

Zoning District: C-8

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA	
HOTEL/MOTL					55,469	0.63	87,356.00	SQ FEET
TOTALS					55,469	0.63	87,356.00	SQ FEET

Approved Waivers/Modifications

MODIFY ROAD PAVEMENT STANDARDS
 MODIFY PFM STANDARDS FOR PLANTING WIDTH
 WAIVE TRANSITIONAL SCREENING REQUIREMENT
 WAIVE FRONTAGE IMPROVEMENTS

3/5/2014

Approved ProffersPROFFER STATEMENT DATE: 01-29-2014

<u>PROFFER</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIR. DTE</u>
TURN LANE(S) (INCLUDES ACCEL AND DECEL LANES)	01-01-0001	0	N/A	\$0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	SITE PLAN	\$0	01-01-0001
LANDSCAPE MAINTENANCE	01-01-0001	0	N/A	\$0	01-01-0001
HEIGHT - BUILDING / STRUCTURE	01-01-0001	0	N/A	\$0	01-01-0001
SIDEWALK / TRAIL	01-01-0001	0	N/A	\$0	01-01-0001
INTERPARCEL ACCESS	01-01-0001	0	SITE PLAN	\$0	01-01-0001
ACCESS EASEMENTS - TRANSPORTATION	01-01-0001	0	SITE PLAN	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
SERVICE DRIVE	01-01-0001	0	N/A	\$0	01-01-0001
BUILDING FOOTPRINT	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPING - ENVIRONMENT	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	SITE PLAN	\$0	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001

3/5/2014

REVITALIZATION



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
 www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: PCA 2012-MV-001
 (Assigned by staff)

Concurrent with
 SEA 2012-MV-001

RECEIVED
 Department of Planning & Zoning
 JUN 04 2013
 Zoning Evaluation Division

APPLICATION FOR A REZONING
 (PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Woodlawn Hospitality, LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the _____ District to the _____ District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA	<input checked="" type="checkbox"/>	CDP	<input type="checkbox"/>	FDP	<input type="checkbox"/>	CDPA	<input type="checkbox"/>	FDPA	<input type="checkbox"/>
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LEGAL DESCRIPTION:

			20598	787
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

101-3	1		96		
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage	2.0 acres

POSTAL ADDRESS OF PROPERTY:

8668 Richmond Highway, Alexandria, Va

ADVERTISING DISCRPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

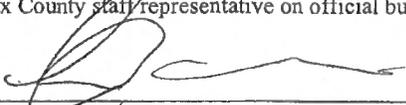
<u>Northwest quadrant of intersection of Richmond Hwy (Rte. 1) and Woodlawn Ct. (Rte. 778)</u>	
PRESENT USE: <u>vacant</u>	PROPOSED USE: <u>Hotel</u>
MAGISTERIAL DISTRICT: <u>Mount Vernon</u>	OVERLAY DISTRICT (S): <u>CRD.HC</u>

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Keith C. Martin, Agent

 Type or Print Name
 8245 Boone Blvd #400 Vienna, VA 22182

 Address



 Signature of Applicant or Agent

 (Work) _____ (Mobile) _____
 Telephone Number

Please provide name and telephone number of contact if different from above:

DO NOT WRITE BELOW THIS SPACE

Date application accepted: September 10, 2013 Virginia Ruffner PCA 2013-0140
 Fee Paid \$15,460.⁰⁰ MPC 9/10/13