



APPLICATIONS ACCEPTED: March 7, 2014
PLANNING COMMISSION: July 24, 2014
BOARD OF SUPERVISORS: July 29, 2014 @ 4:00 pm

County of Fairfax, Virginia

July 17, 2014

STAFF REPORT

CRD

PCA C-052-08 / FDPA C-052-14

MASON DISTRICT

APPLICANT: CESC Skyline, LLC.

EXISTING ZONING: PDC, CRD, SC, HC

PARCEL(S): 62-3 ((1)) 038B

ACREAGE: 5.25 acres

FAR: 1.57

OPEN SPACE: 18.0%

PLAN MAP: Mixed Use

PROPOSAL: To amend the proffers associated with RZ-C-052 and include additional uses.

To amend the existing FCP-C-052 to permit site modifications including the conversion of 35,375 square feet of office space on the first floor (retail and restaurant uses) along with up to 29,495 square feet of cellar space to non-office use (health club).

Casey Gresham

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA C-052-08, subject to the proffers contained in Appendix 1.

Staff recommends approval of FDPA C-052-14 subject to development conditions contained in Appendix 2.

Staff recommends approval of the following: a modification of the 8' asphalt trail along Leesburg Pike and a modification of the Streetscape Standard in favor of the plantings shown on the FDPA/PCA plat.

Staff recommends a reaffirmation of the following: a waiver of the service drive along Leesburg Pike and a waiver of the transitional screening and barrier requirements in favor of the plantings shown on the PCA/FDPA Plat and as conditioned, and a reaffirmation of an increase in FAR to recognize the existing 1.57 FAR (1.5 FAR is permitted in the PDC District).

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application

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

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center).

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

Final Development Plan Amendment

FDPA -C -052-14

Applicant: CESC SKYLINE LLC
 Accepted: 03/07/2014
 Proposed: AMEND FDP -C-052 TO PERMIT SITE MODIFICATIONS

Area: 5.25 AC OF LAND; DISTRICT - MASON
 Zoning Dist Sect:
 Located: 5275 LEESBURG PIKE, FALLS CHURCH, VA 22041

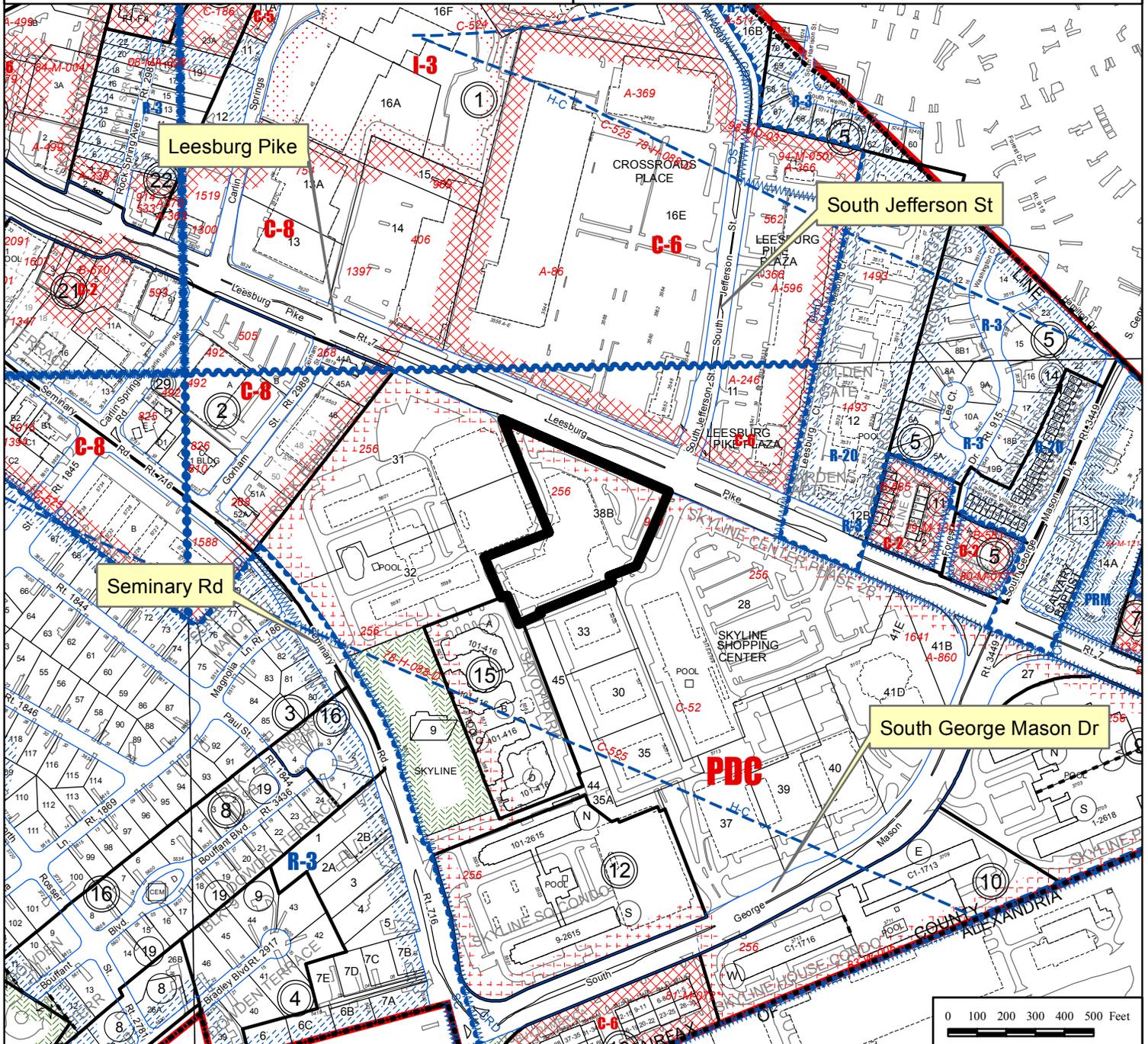
Zoning: PDC
 Overlay Dist: SC HC CRA
 Map Ref Num: 062-3- /01/ /0038B

Proffered Condition Amendment

PCA -C -052-08

Applicant: CESC SKYLINE LLC
 Accepted: 03/07/2014
 Proposed: AMEND RZ C-052 TO PERMIT SITE MODIFICATIONS TO CONDITIONS ASSOCIATED WITH RZ -C-052
 Area: 5.25 AC OF LAND; DISTRICT - MASON
 Zoning Dist Sect:
 Located: 5275 LEESBURG PIKE, FALLS CHURCH, VA 22041

Zoning: PDC
 Overlay Dist: SC HC CRD
 Map Ref Num: 062-3- /01/ /0038B



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

DESCRIPTION OF THE APPLICATION

The applicant, CESC Skyline, LLC, requests approval of a Proffered Condition Amendment and Final Development Plan Amendment to amend the previously approved CDP/FDP to permit the conversion of office space to non-office uses on the first floor and in the cellar of an office building at the Skyline complex in Bailey's Crossroads. Called "Sky 7" by the applicant, the five-story, 403,500 sf. structure, at 5275 Leesburg Pike is built at a 1.57 FAR. The applicant is proposing a conversion of up to 35,375 square feet on the first floor along with up to 29,495 square feet of cellar space to non-office use. The applicant proposes a mix of uses, potentially including retail, eating establishments, fast food restaurants, quick service food stores, personal service establishments, financial institutions, and health clubs. In addition to the use modifications, the applicant proposes an outdoor seating, dining, and plaza area to enhance the Leesburg Pike streetscape.

A reduced copy of the Proffered Condition Amendment / Final Development Plan Amendment (PCA / FDPA Plat) is included at the front of this report. The proposed proffers, development conditions, the Applicant's Affidavit, and the Statement of Justification are contained in Appendices 1, 2, 3 and 4, respectively.

Waivers and Modifications:

- Modification of the asphalt trail along Route 7 to maintain sidewalks within VDOT right-of-way
- Modification of the Streetscape Standard in favor of the plantings shown on the FDPA/PCA Plat.
- Reaffirmation of a waiver of the transitional screening and barrier requirements in favor of the plantings shown on the FDPA/PCA Plat and as conditioned.
- Reaffirmation of a waiver Article 17-201 of the Fairfax County Zoning Ordinance regarding the service drive along Route 7.
- Reaffirmation of an increase in FAR to recognize the existing 1.57 FAR (1.5 FAR is permitted in the PDC district).

LOCATION AND CHARACTER

Location:

The 5.25 acre property is located on the south side of Leesburg Pike (VA. Route 7), at the intersection of Leesburg Pike and South Jefferson Street. The property has two signalized access points on Leesburg Pike, one at South Jefferson Street and another at the northwest corner of the site.

Site Description:

The property is developed with a five-story office building approved for mixed use. It is currently occupied by two tenants, and the remainder of the building is vacant. The approved plan permits up to a total of 504,000 gross square feet of office use in two phases of development. Phase I allows for up to 414,900 gross square feet with 570 parking spaces, and Phase II allows up to 504,000 gross square feet with 900 total parking spaces. The existing site is approximately 360,211 square feet of office use with an additional 71,597 square feet of cellar space.

With the recent Base Realignment and Closure Act (BRAC Act), the previous military tenants vacated the building. The applicant seeks to incorporate non-office use into the site in order to further revitalize the Skyline development and support the existing office and residential uses.

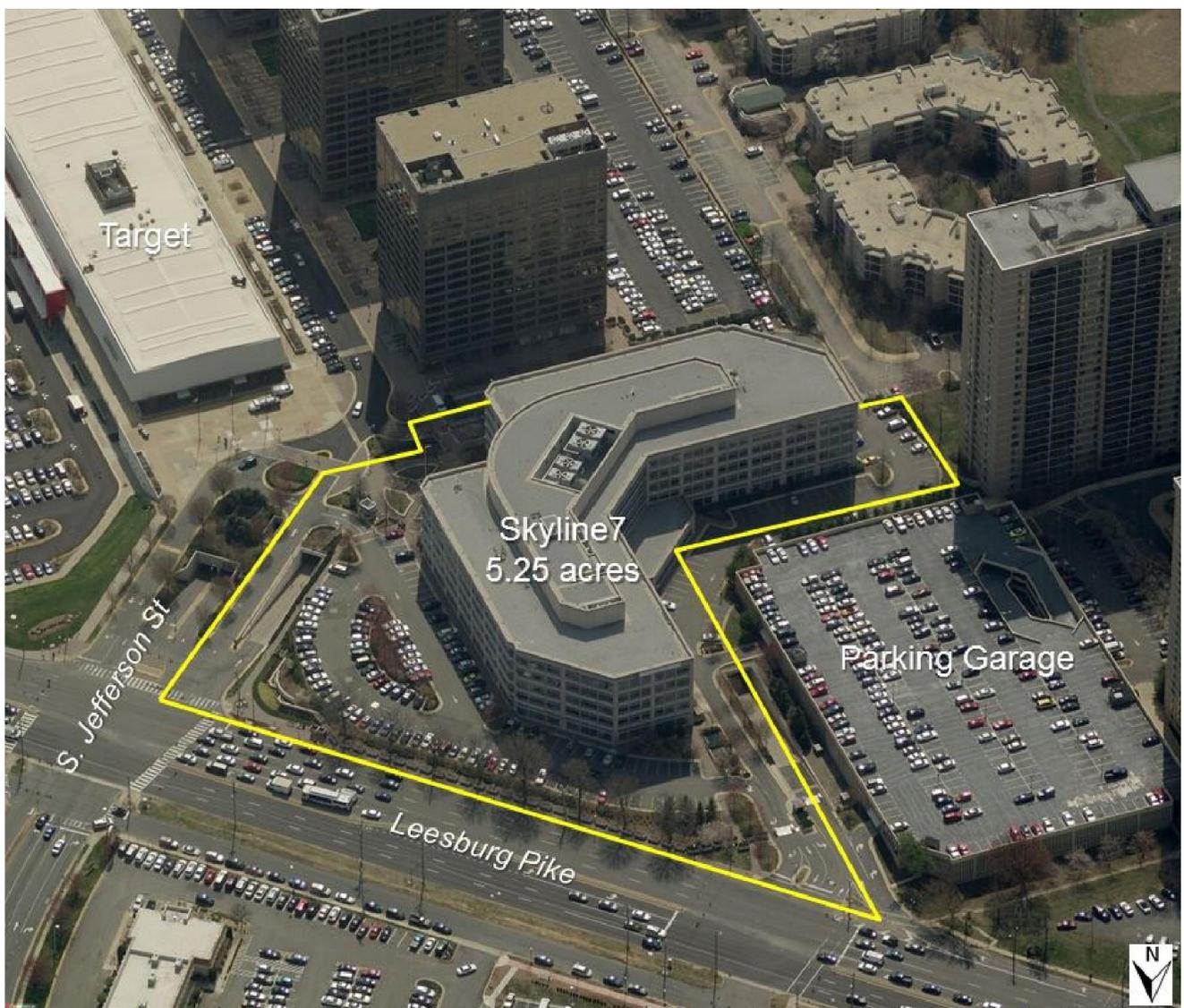


Figure 1 – Aerial View of Site and Surrounding Area

Surrounding Area Description:

The subject property is surrounded by different retail, office, and residential uses. To the north, across Leesburg Pike, is a retail shopping center, which is zoned C-8. To the south, is Skyline office property; to the west is Skyline residential and garage uses. Target (part of the Skyline development but under separate ownership) is to the east of the property. A summary of the surrounding uses, zoning, and comprehensive plan recommendations is provided in the following table:

| SURROUNDING AREA DESCRIPTION | | | |
|------------------------------|--|--------|-----------|
| Direction | Use | Zoning | Plan |
| North | Retail (Crossroads Place) | C-8 | Mixed Use |
| East | Retail (Skyline) | PDC | Mixed Use |
| South | Office (Skyline) | PDC | Mixed Use |
| West | Residential Use/Garage (Skyline) | PDC | Mixed Use |

Figure 2—Summary of Surrounding Uses

BACKGROUND

The subject property is part of the larger Skyline Development that has been subject to the following zoning applications:

- December 17, 1969 – The Board approved RZ C-052, which rezoned the area from Residential to PDC (Planned Development Commercial) District. The CDP/FDP Plan was approved for 3,200,400 square feet of Principal Uses (Office and Motel) and 5,414,300 square feet of secondary uses (Retail, Child Care, and 3,448 Residential Units) for a total of 8,634,700 square feet. The floor area ratio (FAR) was approved at 2.02. The Board also approved a 30% parking reduction for Skyline Center.
- November 12, 1973 – The Board approved DP-101 to reduce the principal uses to 2,946,536 square feet and the secondary uses to 4,959,218 square feet for a total reduction to 7,905,754 square feet. The FAR was reduced to 1.85.
- January 31, 1983 – The Board approved DPA C-052 to permit a video arcade on the site and the deletion of an outdoor skating rink.

- 1984 – The applicant withdrew a request to delete the proffered pedestrian overpass across George Mason Drive.
- 1984 – The applicant withdrew a request to permit a physician’s assistance facility on the site.
- July 28, 1986 – The Board approved DPA C-052-4 for a relocation of an approved office tower and hotel along with a reduction in commercial area by 133,900 square feet. The DPA also reduced the number of apartment units by 110 and the number of hotel rooms by 113.
- August 3, 1987 – The Board approved PCA C-052-1 to permit a 5,000 square foot addition to the Skyline Health Club.
- October 3, 1990 – The Planning Commission approved FDPA C-052-6 to permit fast food restaurants as a secondary use.
- January 6, 1992 – The Board approved PCA C-052-2 and the Planning Commission approved FDPA C-052-7 to allow construction of 255 multi-family units.
- January 11 1993 – The Board dismissed FDPA C-052-5 to permit a child care center on the site.
- **April 26, 1993 – The Board approved PCA C-052-3 and the Planning Commission approved FDPA C-052-8 to permit a “residential option” and an “office option” on a 5.25 acre portion of Skyline Center. (This is the plan which governs the application property; see Appendix 6.)**
- **May 10, 1993 – The Parking Reduction for Skyline Center was approved by the Board, permitting a 25% reduction for Skyline Center. (This is the governing parking reduction; see Appendix 7.)**
- May 9, 1994 – The Board and Planning Commission approved PCA C-052-5 and FDPA C-052-10 that specified principal and secondary uses in the office and retail component of Skyline Center.
- June 24, 1999 – The Board and Planning Commission approved CDPA/FDPA C-052-11 and PCA C-052-6 to allow either a 504,000 square foot office building option or a 511-unit multi-family residential option (a 355,209 square foot office building was later constructed).
- April 23, 2013 – The Planning Commission approved CSPA C-052-02 to allow the addition of building and other related signs associated with the redevelopment of the existing office building.

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

| | |
|---------------------------|---|
| Plan Area: | I |
| Planning District: | Baileys |
| Planning Sector: | B-4, Glasgow |
| Special Area: | Baileys Crossroads Community Business Center: Land Unit F-1 |
| Plan Map: | Mixed-Use |
| Plan Text: | |

The Fairfax County Comprehensive Plan (2013 Edition, Area I Volume, Bailey’s Planning District, as amended through April 9, 2013, Baileys Crossroads Community Business Center, Land Unit F-1, page 102) provides land use recommendations and discusses the Skyline Center area as a mix of residential, office, retail, park and recreation uses. In regards to this specific parcel, the plan allows for the option of high-rise residential units that meet area requirements. Pedestrian amenities and inter-parcel connections must be provided on-site along with landscaping to enhance the pedestrian environment. The plan also mentions the consideration of ground-level retail to “maintain the vibrancy” of Leesburg Pike. At present, two transit stops for the Pike Transit Initiative (streetcar) are proposed for the Baileys Crossroads CBC; one of the stops is within the Skyline complex.

CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT ANALYSIS

Final Development Plan Amendment (FDPA Plan)

(Copy at front of report)

Title of FDPA/PCA Plan: “FDPA C-52-14 / PCA C-52-8 OB-1 (Sky 7) – Lot 38B, Skyline Subdivision”

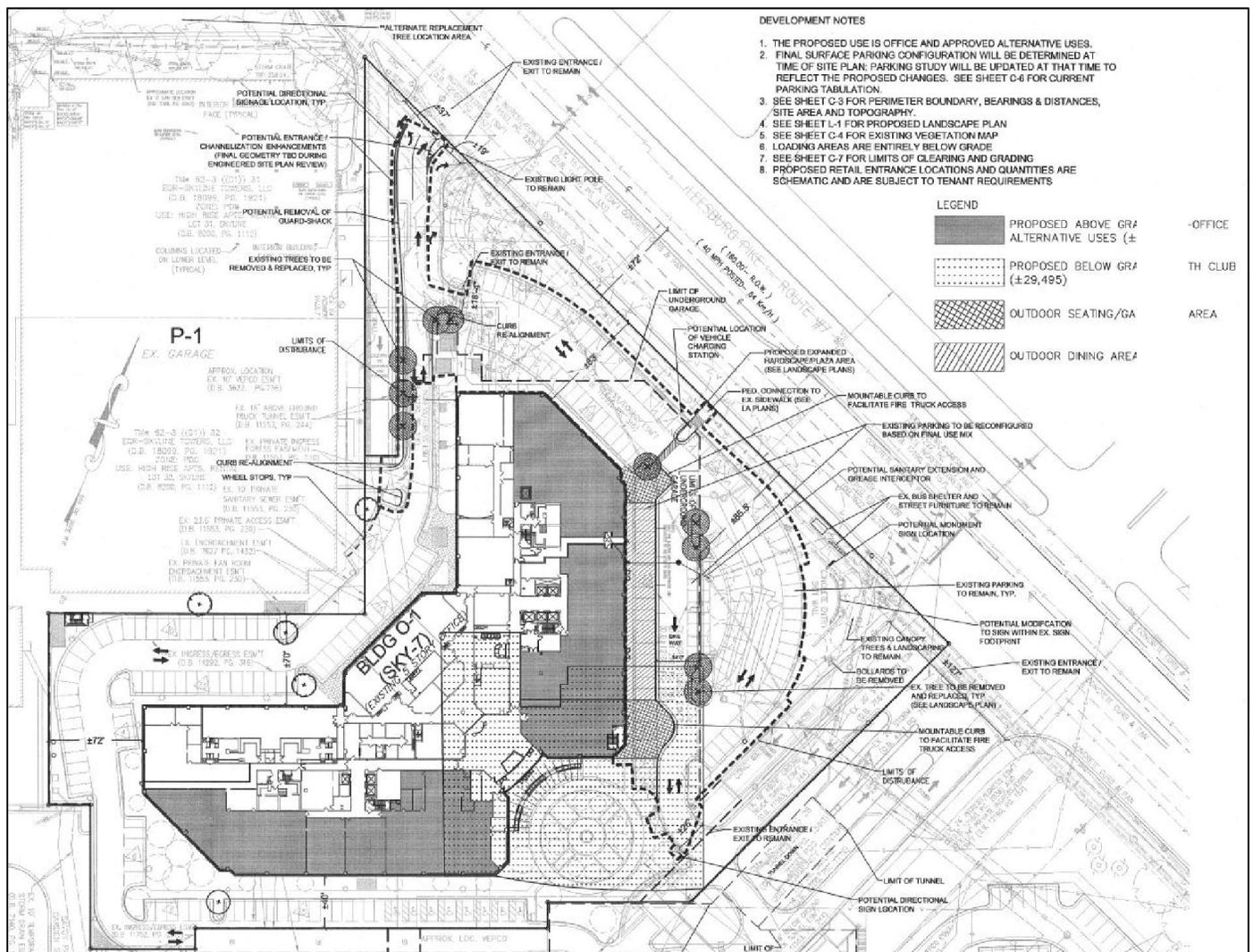
Prepared By: VIKA Virginia, LLC

Original and Revision Dates: November 14, 2013, revised through July 15, 2014

Description of FDPA/PCA Plan:

Proposed Layout

The applicant's FDPA/PCA Plan consists of ten sheets (see Figure 3); it includes the existing five-story Sky7 building, which is situated in the center of the property. The building is flanked by surface parking, which is accessed via two separate entrances from Leesburg Pike. Additional parking is located in the adjacent parking garage that serves the center. A variety of alternative uses are proposed, including retail, eating establishments, fast food restaurants, quick service food stores, personal service establishments, and financial institutions. The entrances for these uses would be located along the exterior of the ground level of the building. A proposed below-grade health club is noted as well. The site has an existing plaza on the southeastern side of the property, and this application proposes a new outdoor seating and plaza area on the eastern wing of the building. The loading area servicing the building is located internally in the underground parking garage.



Parking

The parking tabulations are included in Attachment 4. The proposal is subject to the 25% parking reduction granted by the Board of Supervisors on May 10, 1993 for the entire Skyline complex, as a part of the Proffered Condition Amendment Application PCA C-52-3. According to the applicant, using the “worst case” build-out scenario of the Sky7 site which would include eating establishments, health clubs, retail, and fast food restaurant, Skyline Center as a whole will need to have the ability to park 10,906 spaces. For the variety of uses outlined by the applicant, the Fairfax County Zoning Ordinance requires 13,804 parking spaces. When the existing 25% reduction is factored in, Skyline Center is required to provide 10,353 parking spaces; the Sky7 site is required to provide 3,580 parking spaces. The applicant is providing 2,900 spaces on-site, which equates to a 21% reduction from the ordinance requirement. In this build-out scenario, Sky7 has 680 parking additional parking spaces on-site that are available for future use.

Vehicular and Pedestrian Circulation

Access to the site will be provided by two separate entrances along Leesburg Pike. The western entrance provides access to the garage parking for the site; surface parking cannot be accessed via this entrance. The additional entrance is located on the eastern side of the property on South Jefferson Street, and it is used to directly access the site and its surface parking. Traffic may circulate in both directions around the exterior of the Sky7 building until the western exit-only, where traffic is one-way at a signaled intersection allowing right and left turns onto Leesburg Pike or access to the service drive serving the shopping center on the opposite side of Leesburg Pike. Access to the loading area is via the existing parking garage located to the west of the site. The following figure highlights the proposed improvements to better direct traffic circulation throughout the site.

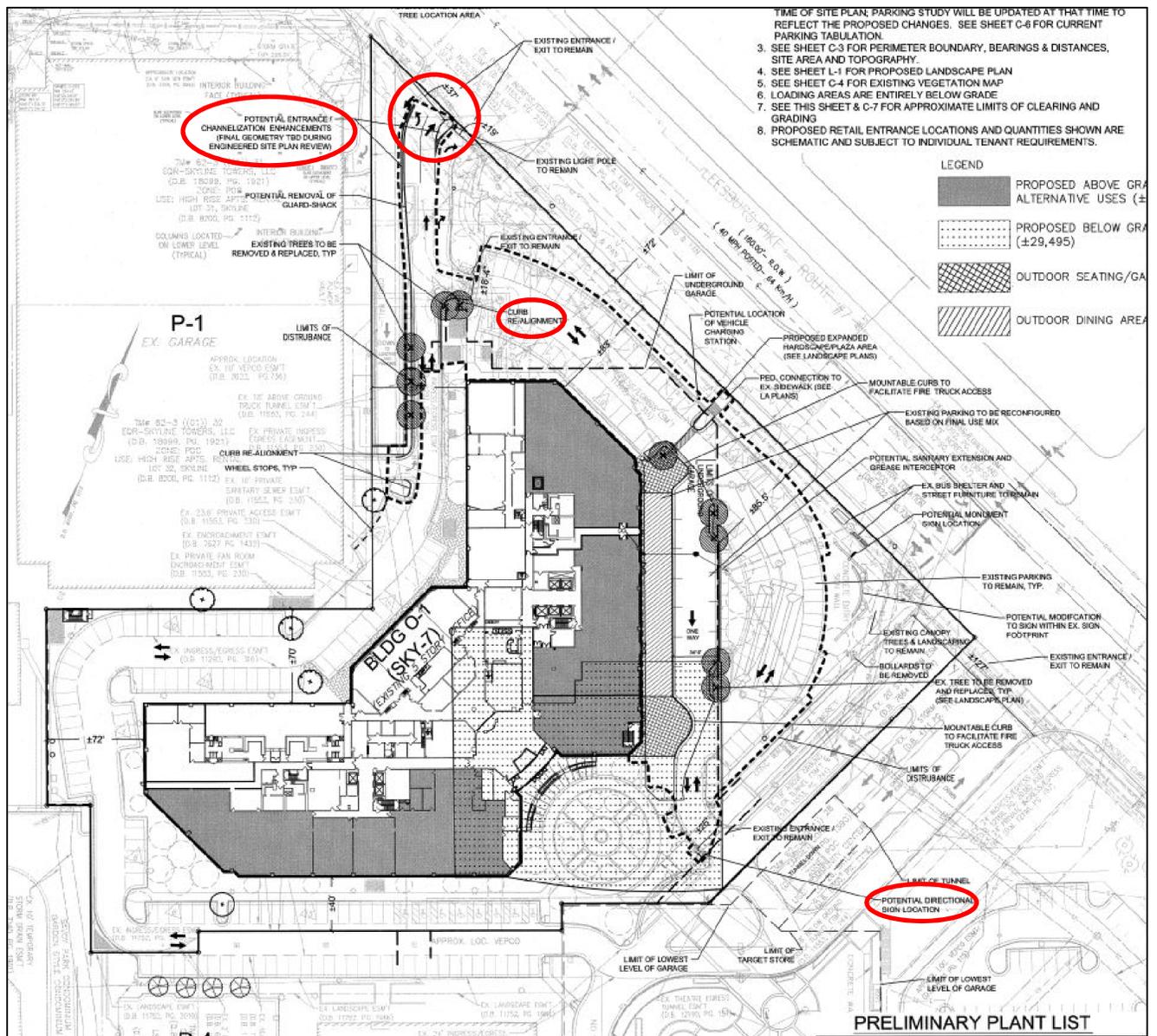


Figure 4 -- Traffic Circulation

Pedestrian circulation is facilitated by pathways and sidewalks located around and within the site. A new pathway is proposed to connect the interior pedestrian traffic with the existing Leesburg Pike sidewalk. Existing crossings allow inter-parcel access with the adjacent health club, offices, and Target store. Figure 5 further details the pedestrian circulation on-site.

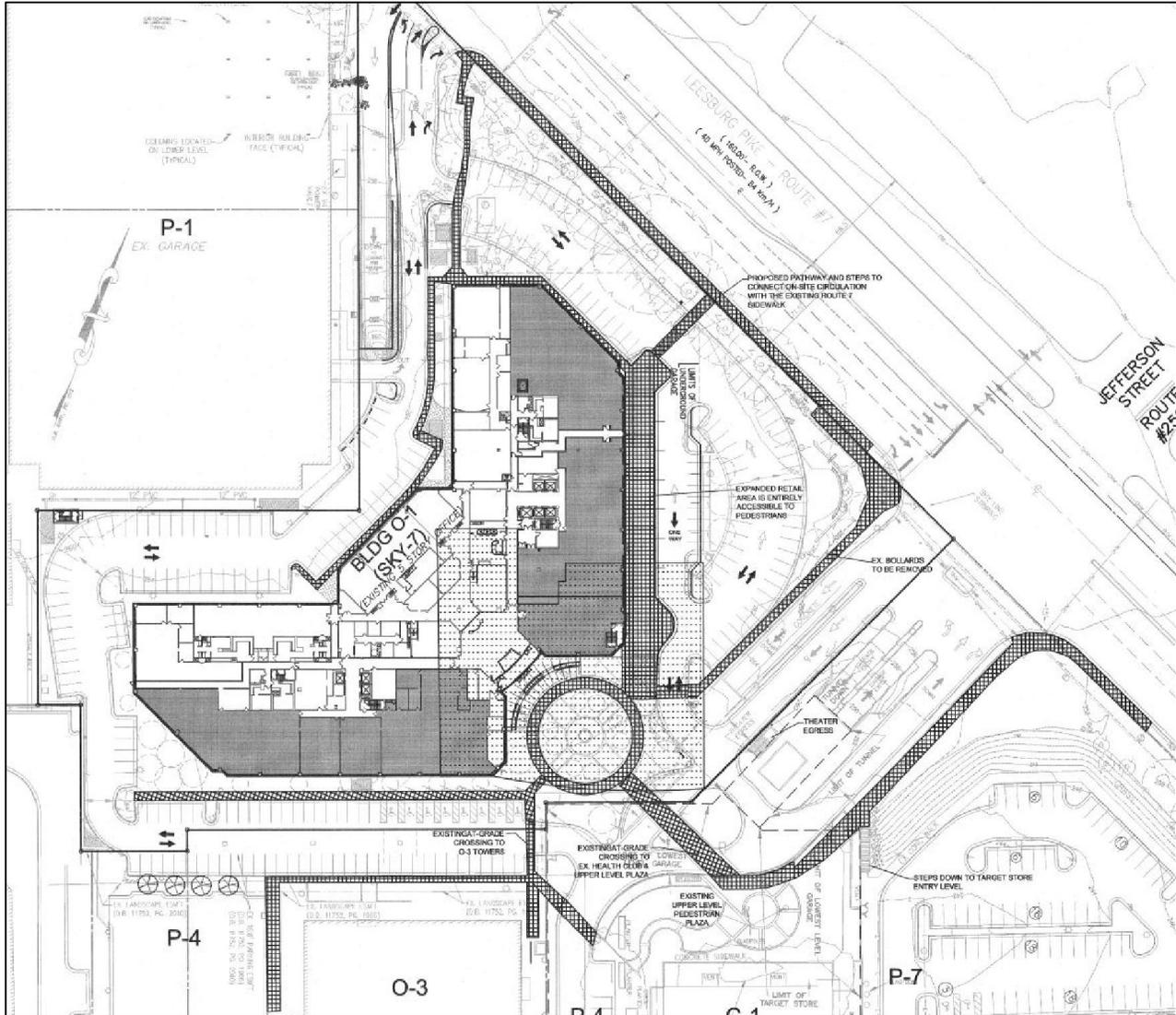


Figure 5 -- Pedestrian Circulation Plan

Landscape and Open Space

The Zoning Ordinance requires a minimum of 15% open space for the 5.25 acre site; 18% (0.95 acres) is being provided. Sheet L-1 of the FDPA/PCA Plat shows the proposed landscape design for the site. The calculations provided on Sheet L-1 indicate that the proposal meets the 10 year tree canopy and interior parking lot planting requirements; these calculations will need to be verified by the UFMB at the time of site plan review.

Architecture

The existing building is a five-story pre-cast office building with a gross floor area of 454,536 square feet. The façade of the building is of a similar color and style to the surrounding Skyline buildings. The ground level façade along the building’s Leesburg Pike frontage is being adapted to accommodate retail and restaurant uses with larger windows, additional entrances, and signage panels. The applicant is also proposing to improve and enliven the streetscape with a paver patio that allows for outdoor restaurant seating and plaza areas. The signage was approved by Comprehensive Sign Plan C-052-02, which was approved by the Board of Supervisors on April 29, 2013. The following figures provide examples of the proposed façade and patio. Potential materials, street furniture, planters, and other details are included on Sheet 10 (L1.01) of the plan.

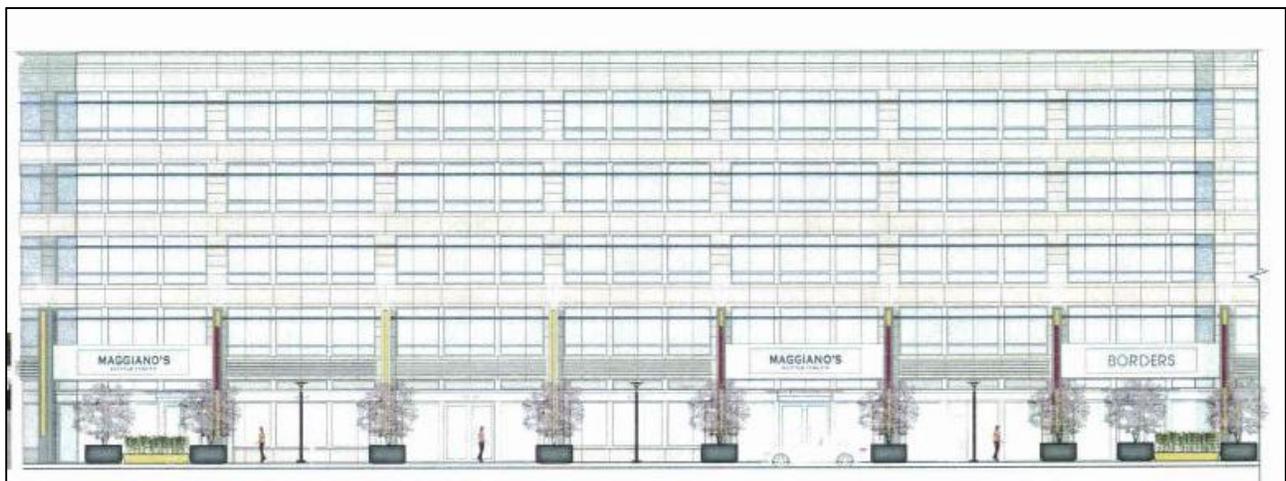


Figure 6 – Conceptual rendering of Proposed Façade



Figure 7 -- Conceptual rendering of Proposed Plaza and Outdoor Seating

STAFF ANALYSIS**Land Use** (Appendix 6)***Land Use***

According to the Comprehensive Plan, the Sky7 site is planned for a mix of uses with up to 120,000 square feet of retail use; there is no existing retail use. Staff notes that the proposed minor site modifications to allow for outdoor dining and pedestrian gathering space enhances the livelihood of existing and surrounding office and residential uses, as well as the Leesburg Pike frontage. The additional landscaping elements and façade improvements will also enliven the streetscape and encourage pedestrian activity. To accommodate the increase in foot traffic, new pedestrian connections from the building and gathering areas to Leesburg Pike are included. Staff believes the proposal is in conformance with the recommendations and furthers the revitalization efforts of the Comprehensive Plan for the Baileys Crossroads Community Business Center and the overall Skyline development.

Urban Forest Management Analysis (Appendix 7)

The Sky7 site has existing streetscape and vegetation, and the current plans provide for the replacement of any trees being removed as well as additional plantings that meet the current standards. The applicant has addressed all Urban Forestry comments and satisfied all of the requirements. Final determination as to compliance with the planting requirements will be made by UFM during site plan review.

Transportation Analysis (Appendix 8)

Following review of the application, FCDOT identified several transportation concerns, including the following:

Leesburg Pike Streetcar Initiative

The applicant has been working with staff to address the potential impact of the future streetcar terminus station. This site, within the Skyline development, has been selected as one of the locally preferred alternatives for the station, which would require the usage of approximately fifty of the site's surface parking spaces. Staff has requested that the applicant demonstrate conformance with the previously mentioned 25% parking reduction granted by the Board of Supervisors in 1993. The applicant has documented that parking will be well within this 25% reduction on the Skyline development as a whole (at 21%), but staff would like to see additional information as to alternative locations within the center that could accommodate the loss of these parking spaces, if necessary. A development condition has been included to address this issue.

Pedestrian Connectivity

With the commitment to increasing pedestrian connectivity, staff would like the applicant to also ensure all pedestrian connections are adequate and accessible, meeting ADA requirements. All curb ramps, driveway crossings, and sidewalks should conform with ADA regulations. Bollards should also be removed to ensure accessibility. A development condition has been included for these requirements.

Internal Circulation

FCDOT staff had initially raised concerns with internal circulation pattern, and the applicant addressed these concerns through clear delineation and signage of the new two-way circulation pattern. The existing one-way exit will be maintained and clearly marked for those exiting the site. Staff requests additional information detailing the type and locations of proposed directional signage. Final determination will be made during site plan review with consultation of the Mason District Supervisor's Office, VDOT, and FCDOT. A development condition has been included.

Park Authority (Appendix 9)

The Park Authority reviewed the application and found no adverse impact on the land, resources, or facilities or service levels of the Park Authority.

Sanitary Sewer (Appendix 10)

The property is located within the Four Mile Run Watershed, and the site is sewered into the Arlington Treatment Plant. Based on current flow, there is excess capacity in this plant. An existing 12 inch line of the property is adequate for the proposed use at this time.

Water Service (Appendix 11)

Water service for the property will be provided by Fairfax Water from an existing main in Leesburg Pike. There is an existing 12-inch water main located in Leesburg Pike, which is deemed adequate at this time. Additional water main extensions may be needed following determination of any proposed on-site water mains to satisfy fire flow requirements and accommodate water quality concerns

Fire and Rescue

Following review, Fire and Rescue had no issues or concerns with the proposal.

Stormwater Management (Appendix 12)

According to the applicant's stormwater narrative, water quality narrative, and adequate outfall analysis, an underground detention facility is located under the parking lot to the east of the site in stormwater detention vault V3. With no increase in impervious area, the two standard Fairfax County sand filters treating existing stormwater will continue to be sufficient, and there will be no increase in phosphorus runoff. Final determination of the adequacy of the existing system will be made by DPWES at the time of site plan review. Also at the time of site plan, the applicant will show stormwater runoff computations that meet detention requirements. As noted by the Department of Public Works and Environmental Services (DPWES), every effort should be made to provide BMP more than that of the minimum required. With no increase in impervious area, adequate outfall remains adequate for the proposed improvements.

Office of Community Revitalization (Appendix 13)

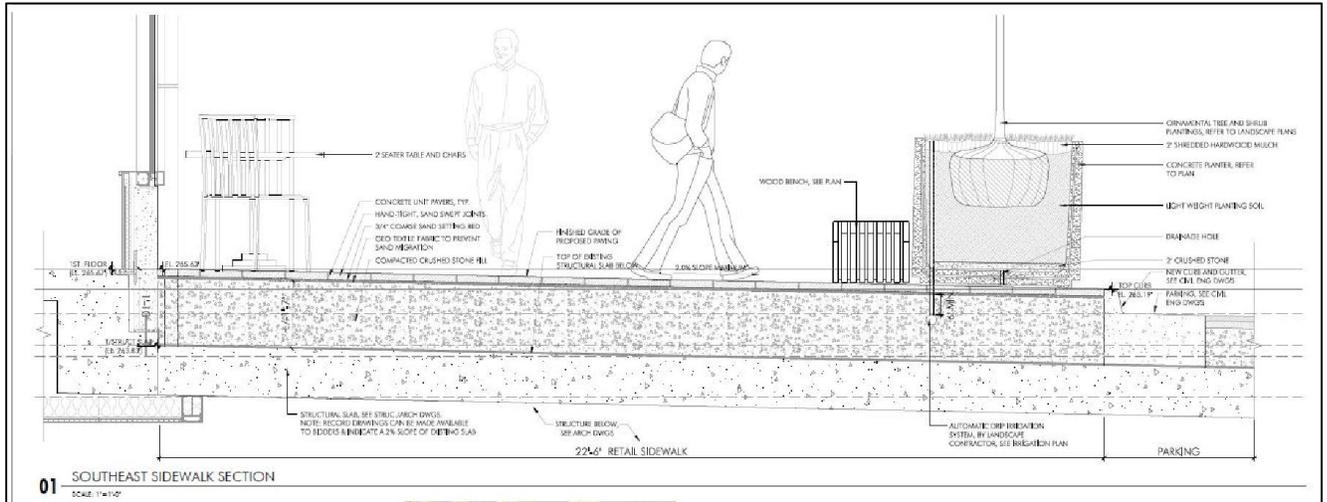
The property is located within the Bailey's Crossroads Commercial Revitalization District (CRD), and staff from the Office of Community Revitalization (OCR) has reviewed the proposal. The proposal is consistent with the goals of the county and of this particular CRD, as it will complement the current Skyline Center and surrounding properties. It works to address goals of the revitalization district, including increasing pedestrian connectivity throughout the area and activating the Leesburg Pike frontage. Staff has provided further recommendations for the project.

Streetscape and Undergrounding of Utilities

In order to better the pedestrian environment throughout the CRD, the Baileys Crossroads Streetscape Standards and Baileys Crossroads Comprehensive Plan Streetscape Guidelines suggest streetscape and sidewalk improvements along with the undergrounding of utilities. When conditions prohibit full streetscape improvement, it is recommended that the applicant consider contributions. In this case, due to the minor nature of the request and the minimal physical changes proposed, the applicant's plans to enhance the area and improve existing conditions are sufficient. Staff and the applicant agreed that the applicant will maintain current streetscape conditions with this application.

Retail Sidewalk Plan

To ensure the application is meeting the goals of the Community Revitalization area, staff encouraged the applicant to provide detailed renderings and plans outlining potential materials, furnishings, landscape planters, etc. that will be used on-site. The applicant has provided a retail sidewalk plan that further illuminates their intentions. As shown in Figure 7, the proposed application aims to improve the pedestrian realm with enhancements such as raised planters, benches, seater tables, and new light fixtures.



01 SOUTHEAST SIDEWALK SECTION
SCALE: 1"=1'-0"



02 REUSED EXISTING CONCRETE PAVERS



03 RAISED SQUARE CONCRETE PLANTER



04 LINEAR METAL PLANTER



05 WOOD BENCH



06 2 SEATER TABLE



07 LIGHT FIXTURE

Figure 8 – Southeast Sidewalk Section

ZONING ORDINANCE PROVISIONS (Appendix 14)

Planned Development District Standards

All proposals in a “planned” District must comply with the Zoning Ordinance provisions found in Article 6, Planned Development District Regulations and Article 16, Development Plans.

Article 6

Sect. 6-201 Purpose and Intent

This section states that the PDC District is established to encourage the innovative and creative design of commercial development. The district regulations are designed to accommodate preferred high density land uses which could produce detrimental effects on neighboring properties if not strictly controlled as to location and design; to insure high standards in lay-out, design, and construction of commercial developments; and otherwise implement the stated purpose and intent of this Ordinance.

The proposed Final Development Plan Amendment seeks to further the PDC and Comprehensive Plan recommendation of mixed use, maintaining the primary office use of the property while also incorporating a range of supporting uses, such as retail, eating establishments, financial institutions, and other uses that will serve and enhance the community. The proposed outdoor seating area and plaza both enliven the streetscape along Leesburg Pike and encourage pedestrian use. With adequate open space and pedestrian connectivity throughout this site and the adjacent sites, it is staff's opinion that the PCA/FDPA Plat, as proposed, continues to meet the purpose and intent of the PDC District.

Sect. 6-202, 6-203, 6-206 Planned Development Commercial (PDC) District – Principal and Secondary Permitted Uses, Use Limitations

While the current primary office use of the property is remaining, there are a variety of additional secondary proposed uses included in the FDPA plan. Per Section 6-202 of the Zoning Ordinance, office use, financial institutions, and eating establishments are among the principal permitted uses in the PDC District. Fast food restaurants, retail establishments, quick service food stores, and health clubs are permitted as secondary uses in a PDC District which contains one or more principal uses. The proposal is in conformance with the use regulations of the PDC District.

Sect 6-409 Open Space

Par. 1 of this section requires a minimum of 15% of the gross area as open space in the PDC District.

The applicant proposes to provide 18% of the site as open space, which exceeds the required 15% of open space. The applicant proposes no changes to the previously approved and existing open space.

Article 16

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 Comprehensive Plan recommends the site for office use with residential and retail options. The site-specific text allows for up to 120,000 gross square feet of retail to be utilized in lieu of office or high-rise residential, and the proposed plan requests up to 32,325 square feet of gross floor area for first-floor non-office uses. The proposed FAR is 1.57, and with no modifications to the building footprint, there is no change in FAR from the previous approval.

General Standard 2 states that 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.

Staff believes that the proposed design enhances and activates Leesburg Pike, achieving revitalization goals of the area and improving the pedestrian connectivity. The site incorporates well-designed plazas and outdoor eating areas while including an attractive façade and amenities. It is staff's opinion that the current application continues to meet the standards and expectations of a planned development district.

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.

The application property meets open space and landscaping requirements, and open land has been sufficiently utilized for plantings and aesthetic improvements. Given the constrained and urban nature of the site, the applicant has diligently pursued ensuring that proposed plantings on the Sky7 site meet canopy requirements. The current and proposed plantings conform with this standard.

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.

The surrounding parcels are a part of the existing Skyline Center, including multi-family high rise buildings, a parking garage utilized by the site, additional office uses, and retail establishments. It is staff's opinion that the applicant's proposal does not present conflict or negative effect on the use, value, or future development of any of these properties. The building is compatible with adjacent uses and uses throughout the center, and it is similar in scale and appearance. The proposed development is not changing any the FAR or existing building; 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 developed.

Adequate public facilities and utility services are available. The site is currently serviced by bus, and in the future, it may be the location of the future streetcar terminus station. This standard is 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 proposed plan provides pedestrian circulation and connections both throughout the site itself as well as to adjacent sites. The building has direct access to Leesburg

Pike and is accessible by both pedestrians and vehicles. It is staff's opinion that this standard has been met.

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.

With this application, no bulk changes are proposed. The building in question is surrounded by other PDC-zoned properties on three sides. Along Leesburg Pike, the site meets the peripheral parking lot landscaping requirements.

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 application exceeds the open space, parking (inclusive of the approved reduction). Signage will be governed by CSPA C-052-02, which was approved April 29, 2013. Staff feels this standard has been met.

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.

All existing streets and driveways conform to the provisions set forth in the ordinance. The applicant has worked with staff to ensure any entryways and exits are suitable for the current roadway system, and extra signage measures are planned to ensure circulation patterns are followed. The provided pedestrian plan outlines the connectivity both throughout the site and to adjacent sites, allowing for an increase in pedestrian traffic on the site. Overall, staff agrees the vehicular and pedestrian plans as shown in the PCA/FDPA plat are adequate. Staff continues to request detail on particular directional signage at the Leesburg Pike exit, and a development condition has been included. This standard has been met.

Overlay District Requirements

Baileys Crossroads/Seven Corners Community Revitalization District (CRD) (Part 2 Sect. A7-200)

The zoning provisions for the Baileys Crossroads/Seven Corners CRD allow a waiver

or modification of any zoning ordinance requirement as well as the substitution of screening or parking area planting requirements for streetscape treatments identified in the Comprehensive Plan.

The applicant requests the following modifications:

Modification of the 8' asphalt trail along Leesburg Pike.

The applicant requests to waive the required eight foot wide asphalt trail in order to maintain the existing nine foot sidewalk within existing VDOT right-of-way. Based on current pedestrian connections and sidewalks, staff feels the existing conditions are adequate and supports the waiver.

Modification of the Baileys Crossroads Community Business Center Area I streetscape standards.

The applicant requests to maintain the existing streetscape along the site in order to also maintain the current sidewalk system and landscaping plans. The current plantings along Leesburg Pike do not comply with the Baileys Crossroads CBC streetscape standards as outlined in the Comprehensive Plan due to site limitations and underground garage facilities and utility easements. As previously discussed, to mitigate these limitations, staff has suggested a contribution to a fund that will enhance streetscapes or undergrounding utilities in other locations throughout the Baileys Crossroads CBC. However, the applicant has declined this contribution. Given that only minimal site changes are proposed at this time, staff supports a waiver of these requirements with this request.

The applicant requests reaffirmation of the following:

Reaffirmation of a waiver of the transitional screening and barrier requirements of Section 13-400, Paragraphs (1), (5), and (6) of the Fairfax County Zoning Ordinance between uses within the site zoned PDC and adjacent multi-family residential property lines in favor of the plantings shown on the CDPA/FDPA Plat.

Due to the constrained and urban nature of the site, staff supports the waiver of the transitional screening and barrier requirements between the adjacent multi-family residential property. Staff supports this waiver.

Reaffirmation of a waiver of Article 17-201 of the Fairfax County Zoning Ordinance regarding the service drive along Leesburg Pike.

Following review, staff supports the current existing conditions and the waiver of the service drive along Leesburg Pike.

Reaffirmation of approval of an increase in FAR above 1.5 in the PDC district, pursuant to Paragraph 3 of Section 6-208 of the Zoning Ordinance.

With an existing FAR of 1.57 and no proposed changes in building footprint, there will be no increase in FAR.

Sign Control Overlay District (SC) (Sect. 7-500)

The additional regulations of the Sign Control Overlay District restrict the commercial uses on the subject property to one freestanding sign limited to 40 square feet in area and eight feet in height. The proposal will utilize the approved Comprehensive Sign Plan Amendment CSPA C-052-02 for signage associated with the Sky7 building and property.

Highway Corridor Overlay District (HC) (Sect. 7-600)

The proposed fast food restaurant(s) are subject to additional regulations on auto-oriented, fast service, or quick-turn over uses within a Highway Corridor Overlay District. Paragraph 1 of Sect. 7-608 requires that:

A) Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties. B) Such a use shall have access designed so as not to impede traffic on a public street intended to carry through traffic. To such end, access via the following means may be given favorable consideration: (1) Access to the site is provided by a public street other than one intended to carry through traffic, and/or (2) Access to the site is provided via the internal circulation of a shopping center, which center contains at least six (6) other commercial uses, or an office complex having a limited number of well-designed access points to the public street system and no additional direct access is provided to the site from a public street intended to carry through traffic over and above those entrances which may exist to provide access to the shopping center, and/or (3) Access to the site is provided by a functional service drive, which provided controlled access to the site; and C) There shall be no outdoor storage or display of goods offered for sale except for outdoor storage or display of goods permitted at a service station or service station/mini-mart.

The proposed fast food restaurant(s) will be located in the retail space located in the ground floor of the building. Surface parking spaces are provided immediately in front of this area. Vehicular and pedestrian access is fully integrated with the other uses on the site as well as with adjacent properties. Access to the site is via Leesburg Pike, and there are no drive-thrus associated with the uses. Finally, no outdoor storage or display of goods is proposed. This standard is satisfied.

Paragraphs 2 through 5 of Sect. 7-608 relate to auto-oriented uses in commercial and industrial zoning districts and are not applicable.

CONCLUSION AND RECOMMENDATIONS

Conclusion

The proposed PCA/FDPA plan strives to enhance and revitalize the Sky7 property through the inclusion of retail, restaurant and health club uses into an existing single-use office building. This concept is compatible with the goals of the Baileys Crossroads CBC. Most importantly, the outdoor plaza and gathering areas with increased pedestrian connections serve as features that will enliven the area and encourage an engaging and pedestrian-friendly atmosphere. Bringing a mix of uses to the site has the potential to stimulate additional redevelopment in the area, in furtherance of the major goals of the revitalization district. The applicant has worked with staff to address concerns and this is reflected in the current plan and proffer commitments.

It is staff's opinion that the request for approval of the Proffered Condition Amendment and Final Development Plan Amendment are in conformance with the Comprehensive Plan and all applicable provisions of the Zoning Ordinance.

Staff Recommendations

Staff recommends approval of PCA C-052-08, subject to the proffers contained in Appendix 1.

Staff recommends approval of FDPA C-052-14 subject to development conditions contained in Appendix 2.

Staff recommends approval of the following: a modification of the 8' asphalt trail along Leesburg Pike and a modification of the Streetscape Standard in favor of the plantings shown on the FDPA/PCA plat.

Staff recommends a reaffirmation of the following: a waiver of the service drive along Leesburg Pike and a waiver of the transitional screening and barrier requirements in favor of the plantings shown on the PCA/FDPA Plat and as conditioned, and a reaffirmation of an increase in FAR to recognize the existing 1.57 FAR (1.5 FAR is permitted in the PDC District).

It should be noted that it is not the intent of staff to recommend that the Board or Planning Commission, in adopting any development conditions or 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.

APPENDICES

1. Proffers
2. FDPA Conditions
3. Affidavit
4. Statement of Justification
5. Potential Parking Tabulations
6. Previously Approved Proffers, Development Conditions, and Plans
7. Previously Approved Parking Reduction
8. Comprehensive Plan Citations
9. Land Use and Environmental Analysis
10. Urban Forest Management Analysis
11. Transportation (FCDOT and VDOT) Analysis
12. Park Authority Analysis
13. Sanitary Sewer Analysis
14. Water Service Analysis
15. Stormwater Management Analysis
16. Office of Community Revitalization Analysis
17. Zoning Ordinance Provisions
18. Glossary

PROFFERS**PCA C-052-8/FDPA C-052-14****July 8, 2014**

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, CESC Skyline LLC, (hereinafter referred to as the "Applicant") for itself, successor and assigns, in PCA C-052-8 and FDPA C-052-14, filed on property identified as tax map 62-3 ((1)) 38B (hereinafter referred to as the "Application Property"), hereby proffers that the development of the Application Property shall be in accordance with the following proffers, provided that the Board of Supervisors approves PCA C-052-8/FDPA C-052-14. All other existing proffers affecting the Application Property shall remain in full force and effect and are not modified by these proffers except where inconsistent, in which case these proffers shall supersede.

I. CONCEPTUAL/FINAL DEVELOPMENT PLAN

Subject to the provisions of Section 16-403 of the Fairfax County Zoning Ordinance, development of the Application Property shall be in conformance with the Conceptual/Final Development Plan Amendment ("CDPA/FDPA") prepared by VIKA, Inc. dated November 14, 2013 and revised through June 23, 2014. Minor modifications to the CDPA/FDPA may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to modify the layout shown on the CDPA/FDPA at time of site plan based on final design provided that there is no decrease in the amount and location of open space, landscaping, or distances to peripheral lot lines as dimensioned on the CDPA/FDPA.

II. USES

The following principal and secondary uses may be established on the Subject Property:

- Accessory Uses and Accessory Service Uses
- Business Service and Supply Establishments
- Eating Establishments
- Fast Food Restaurants
- Financial Institutions
- Health Clubs
- Medical Care Facilities
- Offices
- Personal Service Establishments
- Private Schools of Special Education
- Quick Service Food Stores
- Retail Sales Establishments

III. LANDSCAPING

Landscaping for the Application Property shall be provided as generally shown on the CDPA/FDPA. The exact number, size, and species of trees and other plant materials shall be submitted at the time of final site plan, minor site plan, and/or parking tabulation review, as may be applicable, and shall be subject to the review and approval of the Urban Forest Management Division (UFMD).

[SIGNATURE ON THE FOLLOWING PAGE]

{A0616594.DOC / 1 Proffers 07.08.14 (cln) 000099 000195}

APPLICANT/TITLE OWNER

CESC SKYLINE LLC

BY: Vornado Shenandoah Holdings, L.L.C.,
its sole economic member

By: Vornado Realty L.P.,
its managing member

By: Vornado Realty Trust,
its general partner

By:  _____
Mitchell N. Schear
Its: President – Vornado/Charles E.
Smith Washington, D.C. Division

PROPOSED FINAL DEVELOPMENT CONDITIONS

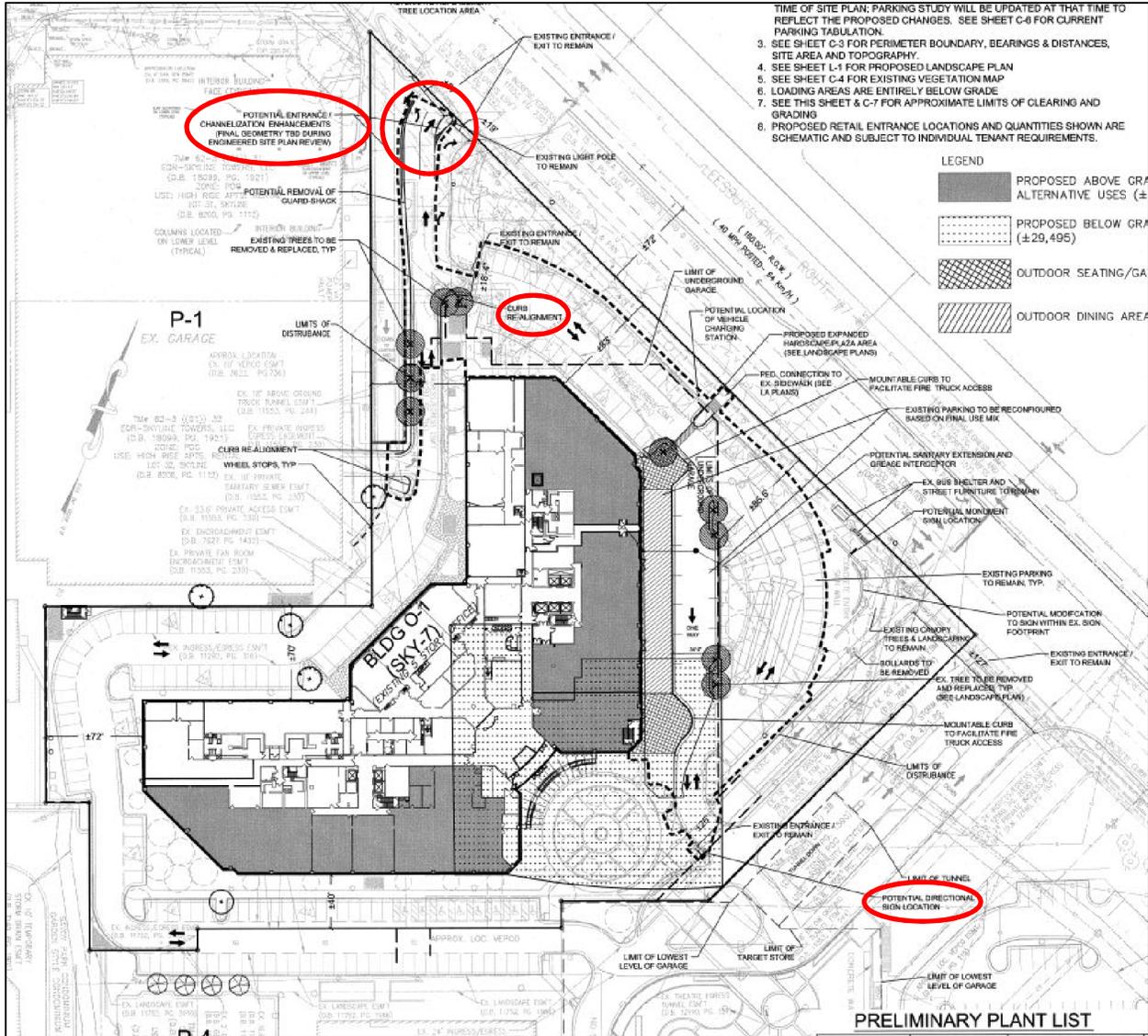
FDPA C-052-14

July 17, 2014

If it is the intent of the Board of Supervisors to approve FDPA C-052-17 located at Tax Map 62-3 ((1)) 038B, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Final Development Plan is subject to the provision of Article 17, Site Plans as may be determined by the Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Final Development Plan shall be in substantial conformance with the approved Final Development Plan entitled "FDPA C-52-14 / PCA C-52-8 OB-1 (Sky 7) – Lot 38 B, Skyline Subdivision", consisting of one sheet and prepared by VIKA Virginia, LLC, which is dated November 14, 2013 and revised through July 15, 2014, and these conditions.
2. In the event that this site is selected as the future streetcar project terminus station location, conflicting parking shall be removed and/or relocated from the Leesburg Pike frontage. If necessary, the applicant shall accommodate for this lost parking within the greater Skyline development in accordance with the approved 25% parking reduction granted in 1993, as may be amended by the Board of Supervisors.
3. The applicant shall provide directional signage, as depicted on Exhibit A to the satisfaction of FCDOT, throughout the site.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.



Traffic Circulation Plan

REZONING AFFIDAVIT

DATE: June 27, 2014
(enter date affidavit is notarized)

I, Sara V. Mariska, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

124734b

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

in Application No.(s): PCA C-052-08 / FDPA C-052-14
(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.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Includes entries for CESC Skyline LLC and VIKA, Incorporated.

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

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

Rezoning Attachment to Par. 1(a)DATE: June 27, 2014

124734b

(enter date affidavit is notarized)

for Application No. (s): PCA C-052-08 / FDPA C-052-14

(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 Virginia, LLC Agents: John F. Amatetti Robert R. Cochran Jeffrey A. Kreps Robert J. Bosco | 8180 Greensboro Drive, Suite 200 McLean, VA 22102 | Engineers/Agent |
| Gorove/Slade Associates, Inc. Agents: Christopher M. Tacinelli Cheryl L. Sharp Felice B. Brychta | 1140 Connecticut Avenue, NW Suite 700 Washington, DC 20036 | Transportation Consultant/Agent |
| Walsh, Colucci, Lubeley & Walsh, P.C. (f/k/a Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.) Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak (former) Andrew A. Painter Matthew J. Allman Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson | 2200 Clarendon Boulevard Suite 1300 Arlington, VA 22201 | Attorneys/Planners/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent |
| Cooper Carry, Inc. Agents: David W. Kitchens L. Layton Golding | 625 North Washington Street, Suite 200 Alexandria, VA 22314 | Architect/Agent |
| PakerRodriguez, Inc. Agent: Dennis B. Carmichael | 101 N. Union Street, Suite 320 Alexandria, VA 22314-3231 | Landscape Architects/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: June 27, 2014
(enter date affidavit is notarized)

124734b

for Application No. (s): PCA C-052-08 / FDPA C-052-14
(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)
CESC Skyline LLC c/o Vornado Realty Trust
210 Route 4
Paramus, NJ 07652

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)

Vornado Shenandoah Holdings L.L.C., Managing Member/Sole Economic Member

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: June 27, 2014
(enter date affidavit is notarized)

124734b

for Application No. (s): PCA C-052-08 / FDPA C-052-14
(enter County-assigned application number (s))

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

Vornado Shenandoah Holdings L.L.C.
c/o Vornado Realty Trust
210 Route 4
Paramus, NJ 07652

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Vornado Realty L.P., Managing Member
Two Penn Plaza REIT, Inc., Member (owns less than 10% of Vornado Shenandoah Holdings L.L.C.)

=====

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)

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver,
P. Christopher Champagne

=====

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

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

Rezoning Attachment to Par. 1(b)

DATE: June 27, 2014
(enter date affidavit is notarized)

1247340

for Application No. (s): PCA C-052-08 / FDPA C-052-14
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley & Walsh, P.C.(f/k/a Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.)
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Michael J. Coughlin, Peter M. Dolan, Jr., Jay du Von, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Kathleen H. Smith, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh, G. Evan Pritchard, Michael J. Kalish

=====
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)
Gorove/Slade Associates, Inc.
1140 Connecticut Avenue, NW, Suite 700
Washington, DC 20036

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Christopher M. Tacinelli, Chad A. Baird, Daniel B. VanPelt, Erwin N. Andres

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

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

Rezoning Attachment to Par. 1(b)

DATE: June 27, 2014
(enter date affidavit is notarized)

124734b

for Application No. (s): PCA C-052-08 / FDPA C-052-14
(enter County-assigned application number (s))

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

Vornado Realty Trust
210 Route 4
Paramus, NJ 07652

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

A Maryland real estate investment trust which is publicly traded trust having over 500 beneficiaries, none of whom own 10% or more of any class of stock.

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

Alan J. Rice, Secretary
Mitchell N. Schear, President-Vornado/Charles E. Smith Washington D.C. Division

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

Cooper Carry, Inc.
625 North Washington Street, Suite 200
Alexandria, Virginia 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)

Kevin R. Cantley

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: June 27, 2014
(enter date affidavit is notarized)

124734b

for Application No. (s): PCA C-052-08 / FDPA C-052-14
(enter County-assigned application number (s))

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

VIKA Virginia, LLC
8180 Greensboro Drive, #200
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, P. Christopher Champagne

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)

ParkerRodriguez, Inc.
101 N. Union Street, Suite 320
Alexandria, VA 22314-3231

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Trini M. Rodriguez
James E. Parker

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

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

REZONING AFFIDAVIT

DATE: June 27, 2014
(enter date affidavit is notarized)

1247346

for Application No. (s): PCA C-052-08 / FDPA C-052-14
(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)

Vornado Realty L.P.
c/o Vornado Realty Trust
210 Route 4
Paramus, NJ 07652

(check if applicable) [X] 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)

Vornado Realty Trust, General Partner

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

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

REZONING AFFIDAVIT

DATE: June 27, 2014
(enter date affidavit is notarized)

124734b

for Application No. (s): PCA C-052-08 / FDPA C-052-14
(enter County-assigned application number(s))

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

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

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

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

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

None

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

REZONING AFFIDAVIT

DATE: June 27, 2014
(enter date affidavit is notarized)

1247346

for Application No. (s): PCA C-052-08 / FDPA C-052-14
(enter County-assigned application number(s))

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

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

None

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

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

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

WITNESS the following signature:

(check one)

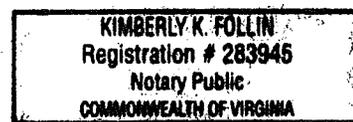
[] Applicant [x] Applicant's Authorized Agent
Sara V. Mariska, attorney/agent

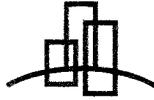
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 27 day of June 20 14, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015





Sara V. Mariska
 (703) 528-4700 Ext. 5419
 smariska@thelandlawyers.com

**WALSH COLUCCI
 LUBELEY & WALSH PC**

RECEIVED
 Department of Planning & Zoning

REVISED
 June 23, 2014

JUN 23 2014
 Zoning Evaluation Division

Via Hand Delivery

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

Re: Proposed Partial PCA/FDPA Application
 Applicant: CESC Skyline LLC

Dear Ms. Berlin:

Please accept the following as a statement of justification for a partial proffered condition amendment and final development plan amendment on property identified among the Fairfax County tax map records as 62-3 ((1)) 38B (the "Subject Property").

The Subject Property is part of a larger mixed use development generally referred to as Skyline Center. Located in the southwest quadrant of the intersection of South Jefferson Street (Route 2503) and Leesburg Pike (Route 7), the Subject Property consists of approximately 5.25 acres and is zoned to the PDC, Highway Corridor (HC) Overlay, Sign Control (SC) Overlay, and Commercial Revitalization (CRD) Overlay Districts. The Subject Property was originally rezoned to the PDC District as part of the 97.89 acre Skyline site on December 17, 1969 pursuant to RZ C-052.

There have been a number of amendments to the Subject Property over the years. Most recently, on June 28, 1999, the Fairfax County Board of Supervisors (the "Board") approved a PCA/FDPA to modify the previously approved residential and office options permitted on the Subject Property. The approved plan modified the office building footprint and permits up to a total of 504,000 gross square feet in two (2) phases of development. Phase I permits up to 414,900 gross square feet with 570 parking spaces; and Phase II permits up to 504,000 gross square feet with a total of 900 parking spaces. The existing improvements on the Subject Property consist of approximately 360,211 square feet of office use in a 5-story building, and approximately 71,597 square feet of cellar space, which is not included in gross floor area calculations or FAR. Additionally, all of Skyline Center is subject to an overall 25% parking reduction that was approved by the Board of Supervisors on May 10, 1993.

The building on the Subject Property was previously occupied by DISA, a governmental agency that recently vacated the building due to the Base Realignment and Closure (BRAC) Act

ATTORNEYS AT LAW

703 528 4700 • WWW.THELANDLAWYERS.COM
 2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 • WOODBRIDGE 703 680 4664

that relocated military personnel to maximize efficiency and minimize costs. In light of this vacancy, the Applicant has been working with possible office and non-office tenants for the building. The Applicant is also working to improve and revitalize the Subject Property in keeping with the revitalization of the Bailey Crossroads/Seven Corners area and in anticipation of the streetcar construction planned in proximity to the existing building.

In keeping with the revitalization goals for the area, the Applicant now proposes to convert up to a maximum of 35,375 square feet of gross floor area (GFA) on the first floor to non-office use and up to 29,495 square feet of cellar space to non-office use. No additional gross floor area is proposed with this application. More specifically, the Applicant seeks to allow flexibility on the first floor and cellar space to accommodate alternative uses which may include retail, eating establishments, fast food restaurants, quick service food stores, personal service establishments, financial institutions, and health clubs. These uses will complement the existing office and residential uses at Skyline Center, are consistent with the original mixed-use vision for the center, enhance the vibrancy of the area, and provide additional amenities within Baileys Crossroads.

The Applicant proposes minor site modifications to accommodate alternative uses. The Applicant proposes to allow outdoor seating on the eastern side of the building which will enliven the Leesburg Pike streetscape. To accommodate this outdoor seating, concrete pavers, landscaped planters, and benches will be added to the Subject Property. The modifications to the eastern side of the building will slightly modify the existing surface parking area as illustrated in the enclosed FDPA. I have enclosed a detailed parking analysis demonstrating that there is sufficient capacity under the approved parking reduction to accommodate the alternative uses and further demonstrating that the parking spaces lost to the addition of outdoor seating do not need to be replaced.

The Subject Property is located within the Bailey's Planning District of the Fairfax County Comprehensive Plan (the "Plan") within Baileys East, Land Unit F1 within the Baileys Crossroads Community Business Center in Area I. The Plan text recommends development of the Subject Property with office use with a residential and a retail development option. The Plan further states that development of the Subject Property should "provide for on-site pedestrian amenities, enhanced pedestrian connections to adjacent parcels within Skyline Center and across Route 7, landscaping to enhance the pedestrian environment, and interparcel access to adjacent properties in order to reduce the number of vehicular trips on the surrounding arterial streets." The Plan specifically states that retail use up to 120,000 square feet may be appropriate so long as the architecture is compatible with Skyline Center, pedestrian linkages are provided, existing tree cover is retained along Route 7, primary access is provided by a signalized intersection at Leesburg Pike, and adequate parking is provided. The Applicant's proposal is in conformance with the recommendations of the Plan.

The Applicant proposes a partial proffered condition amendment ("Partial PCA"). Pursuant to Section 18-204(6) of the Ordinance, a Partial PCA may be filed in circumstances when the amendment (1) would not adversely affect the use of the property subject to the proffered conditions, but not incorporated into the amendment application, (2) would not inhibit,

Page 3 of 3

adversely affect, or preclude the fulfillment of the proffered conditions applicable to the area not included in the application, and (3) would not increase the overall intensity of the development.

In this case, the Partial PCA request does not adversely impact the remainder of the development as it proposes to allow the conversion of existing gross floor area and cellar space to alternative uses that will complement the existing development. The Applicant's proposal will have no effect on the fulfillment of the approved proffered development conditions. The Partial PCA proposes no additional square footage and thus there is no increase in overall intensity of the development.

As part of this application, the Applicant requests a reaffirmation of the modification of the Baileys Crossroads Community Business Center streetscape standards in favor of what is shown on the CDPA/FDPA. The Subject Property was developed prior to the adoption of streetscape standards for this area. Additionally, Leesburg Pike is encumbered with a number of major utility easements that preclude additional plantings. All existing landscaping and sidewalks will remain. Additionally, the Applicant is adding a pedestrian connection from Leesburg Pike to the Subject Property to enhance the pedestrian environment.

In conclusion, the Applicant's proposal is in harmony with the purpose and intent of the Ordinance and the recommendations of the Plan. Should you have any questions regarding this proposal, or require additional information, please do not hesitate to contact me. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission and Board of Supervisors at your earliest convenience.

Very truly yours,

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



Sara V. Mariska

cc: Frank Zambrano
Layton Golding
Jeff Kreps
Lynne J. Strobel
Martin D. Walsh

**OVERALL SKYLINE CENTER PARKING TABULATIONS
FOR CHANGE OF USE IN THE SEVEN SKYLINE BUILDING
TO INCLUDE OFFICE, RETAIL, HEALTH CLUB, FAST FOOD, AND EATING ESTABLISHMENT USES**

| USE | BUILDING | GSF | REQUIRED PARKING SPACES BY USE BELOW | PROVIDED | PARKING SPACES REDUCTION |
|--|----------|-----------------|--------------------------------------|----------|--------------------------|
| PARKING STUDY FOR SKYLINE CENTER - AS UPDATED FOR PCA C-52-7 AND CDPA/FDPA C-52-13 | | | | | |
| OFFICE - GSF AS REPORTED ON AS-BUILT PLANS | | | | | |
| 5275 LEBESBURG PIKE - SEVEN SKYLINE | O-1 | 324,836 | 845 *****1 | | |
| | O-1 | 42,102 CELLAR | 110 *****1 | | |
| 5113-5107 LEBESBURG PIKE - 4,586 SKYLINE | O-2 | 856,168 | 2,227 *****1 | | |
| 5205-5201 LEBESBURG PIKE - 1,283 SKYLINE | O-3 | 785,852 | 2,044 *****1 | | |
| 5107 LEBESBURG PIKE - ONE SKYLINE TOWER | O-4 | 524,988 | 1,365 *****1 | | |
| SUB-TOTAL SF FOR OFFICE USE | | | | | |
| | | 2,533,946 | 6,591 | | |
| EX. CHILD DAYCARE | O-3 | 11,901 | 23 *****8 | | |
| RETAIL/PERSONAL SERVICES/DELI | O-2 | 29,667 | 142 *****1 | | |
| EX. FAST FOOD REST. | O-3 | 2,749 | 25 *****3 | | |
| EX. EATING ESTAB. | O-3 | 3,886 | 50 *****6 | | |
| EX. BUS SERV ESTAB. | O-3 | 1,700 | 6 *****7 | | |
| EX. FAST FOOD REST. | O-3 | 1,582 | 5 *****3 | | |
| EX. FAST FOOD REST. | O-3 | 2,020 | 24 *****3 | | |
| EX. FAST FOOD REST. | O-3 | 4,159 | 50 *****3 | | |
| EX. FAST FOOD REST. | O-3 | 1,500 | 19 *****3 | | |
| SUB-TOTAL SF FOR EX ACCESSORY USES | | | | | |
| | | 59,164 | 344 | | |
| PROP. EATING ESTAB. | O-1 | 6,500 ± | 81 *****6 | | |
| PROP. HEALTH CLUB. | O-1 | 29,495 ± CELLAR | 25 *****4 | | |
| PROP. OUTDOOR DINING | O-1 | NON-FAR SPACE | 35 *****6 | | |
| PROP. EATING ESTAB. | O-1 | 6,700 ± | 103 *****6 | | |
| PROP. RETAIL | O-1 | 19,125 ± | 114 *****2 | | |
| PROP. FAST FOOD REST. | O-1 | 3,050 ± | 38 *****8 | | |
| SUB-TOTAL SF FOR PROP ACCESSORY USES | | | | | |
| | | 64,870 | 396 | | |
| SUB-TOTAL SF FOR THE OFFICE PARK | | | | | |
| | | 2,657,980 | 7,331 | | 1,672 |
| LESS CELLAR SPACE IN BUILDING GROUP O-1 | | | | | |
| | | 71,597 | | | |
| TOTAL GFA OF OFFICE FOR F.A.R. PURPOSES | | | | | |
| | | 2,586,383 | | | |
| RETAIL - TARGET STORE | | | | | |
| | C-1 | 173,538 | 770 *****2 | | |
| (NOTE: AREA INCLUDES 12,938 SF OF CELLAR FOR TARGET LOADING DOCK AND ACCESSWAY) | | | | | |
| RECREATIONAL USE - FITNESS CLUB | | 82,500 | 62 *****4 | | |
| SUB-TOTAL SF FOR THE RETAIL CENTER | | | | | |
| | | 256,038 | 832 | | 299 |
| LESS CELLAR SPACE IN TARGET STORE | | | | | |
| | | 12,938 | | | |
| TOTAL GFA OF RETAIL FOR F.A.R. PURPOSES | | | | | |
| | | 243,100 | | | |
| RESIDENTIAL | | | | | |
| | A-1 | 936 | | | |
| | A-1a | 936 | | | |
| | A-1b | 395 | | | |
| | A-1c | 455 | | | |
| | A-2 | 275 | | | |
| | A-2a | 275 | | | |
| | A-3 | LOBBY | | | |
| | A-4a | 63 | | | |
| | A-4b | 63 | | | |
| | A-4c | 66 | | | |
| | A-4d | 63 | | | |
| | | 3,527 | 5,643 *****5. | | 929 |
| TOTAL PARKING | | | | | |
| | | | 13,806 | | 2,906 |

**OVERALL SKYLINE CENTER PARKING TABULATIONS
FOR CHANGE OF USE IN THE SEVEN SKYLINE BUILDING
TO INCLUDE OFFICE, RETAIL, HEALTH CLUB, FAST FOOD, AND EATING ESTABLISHMENT USES**

| | |
|---|--|
| <p>THE APPLICATION TO ALLOW A PARKING REDUCTION OF 25% FOR THE OFFICE OPTION WAS GRANTED BY THE BOARD ON MAY 10, 1993 PCA C-53-3</p> | |
| <p>UNDER THE OFFICE OPTION A 25% REDUCTION OR 3,580 OF THE REQUIRED PARKING SPACES WAS GRANTED. (NOTE: THE OFFICE USE HAS NOT DEVELOPED TO THE MAXIMUM ALLOWABLE GFA APPROVED UNDER THE PARKING REDUCTION.)</p> | |
| <p>2,900 SPACES OR 21% OF GRANTED 25% PARKING REDUCTION WILL BE UTILIZED BY THIS DEVELOPMENT SCENARIO.</p> | <p>680 SPACES OR 5% OF REQUIRED PARKING COUNT.</p> |
| <p>NOTES:</p> | |
| <p>***** REQUIRED PARKING RATES FOR ALL USES AS SPECIFIED IN THE ZONING ORDINANCE: (SEE ATTACHMENT 2 TENANT LIST FOR REQUIRED PARKING BY USE)</p> | |
| <p>1. OFFICE USE - 2.6 SPACES PER 1,000 GSF (FOR OFFICES OF 125,000 GSF OR GREATER)</p> | |
| <p>2. RETAIL USE - 1 SPACE PER 200 NET SF FOR FIRST 1,000 SF. PLUS 6 SPACES FOR EACH ADDITIONAL 1,000 NET SF. (NOT INCLUDING 12,938 SF CELLAR STORAGE)</p> | |
| <p>3. FAST FOOD RESTAURANT - 1 SPACE PER 2 SEATS FOR TABLE AND COUNTER SEATING</p> | |
| <p>4. RECREATIONAL USE - PARKING FOR THIS USE NOT LISTED IN ZONING ORDINANCE AND WAS ESTABLISHED BY THE ZONING ADMINISTRATOR WITH THE APPROVAL OF PCA C-52-3.</p> | |
| <p>5. DWELLING, MULTI-FAMILY - 1.6 SPACES PER UNIT.</p> | |
| <p>6. EATING ESTABLISHMENT - 1 SPACE PER 4 SEATS AT TABLES, 1 SPACE PER 2 EMPLOYEES, 1 SPACE PER 2 SEATS AT COUNTER OR BAR</p> | |
| <p>7. BUSINESS SERVICE ESTABLISHMENT - 1 SPACE PER 300 NET SF OF FLOOR AREA.</p> | |
| <p>8. CHILDCARE CENTER - 0.16 SPACES PER CHILD FOR A CENTER WITH A MAX. DAILY ENROLLMENT OF 100 CHILDREN OR MORE.</p> | |
| <p>9. BASED ON FIELD COUNT PERFORMED BY VIKI IN JULY 2009.</p> | |



FAIRFAX COUNTY

APPENDIX 6 DPZ

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A

Telephone: 703-324-3151

FAX: 703-324-3926

TTY: 703-324-3903

July 9, 1999

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

RE: Proffered Condition Amendment
Number PCA C-052-06

Dear Mr. Walsh:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 28, 1999, approving Proffered Condition Amendment PCA C-052-06 in the name of CESC Seven Skyline Place, L.L.C., subject to the proffers dated June 10, 1999, on subject parcel 62-3 ((1)) 38B, consisting of approximately 5.25 acres located in Mason District.

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan Amendment FDPA C-052-11 on June 24, 1999, subject to the Board's approval of PCA C-052-06.

The Board also:

- Reaffirmed waiver of the transitional screening and barrier requirements between residential and commercial development within Skyline Center.
- Reaffirmed waiver of Public Facilities Manual Standards, Paragraphs 1, 2, and 7 of Section 6-0303 and Paragraph 5 of Section 6-0202 to permit the placement of underground storm water detention facilities within a residential development for the residential option.

PCA C-052-06

July 9, 1999

- 2 -

- Reaffirmed waiver of the 600 foot maximum length of private streets within a residential development.
- Reaffirmed the waiver of the service drive along Route 7.

Sincerely,



Nancy Vehrs

Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley
Supervisor - Mason District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Fred R. Beales, Supervisor Base Property, Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation
Ellen Gallagher, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPW&ES
DPW&ES - Bonds & Agreements
Frank Edwards, Department of Highways - VDOT
Land Acqu. & Planning Div., Park Authority
District Planning Commissioner
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES
Barbara J. Lippa, Deputy Executive Director, Planning Commission

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
AUG 2 1999

ZONING EVALUATION DIVISION

PROFFERS**PCA C-52-6****June 10, 1999**

Pursuant to Section 15.2-2303(a), Code of Virginia, 1950 as amended, CESC Seven Skyline Place, L.L.C., applicants/owners of the 5.25-acre site subject to Proffered Condition Amendment (PCA) C-52-6 and Final Development Plan Amendment (FDPA) C-52-11, filed on tax map 62-3 ((1)) 38B, hereinafter referred to as the "Application Property," proffers that the development of the Application Property, provided the PCA is approved, shall be in accordance with the following proffers. All other existing development proffers/conditions relating to Skyline Center remain in full force and effect and are not modified by the PCA proffers except where inconsistent, in which case, these PCA proffers shall supersede.

1. Subject to the provisions of Section 16-403 of the Fairfax County Zoning Ordinance, development of the Application Property shall be in conformance with the Conceptual Development Plan Amendment/Final Development Plan Amendment (CDPA/FDPA) prepared by VIKKA, Inc. dated February 1, 1999 and revised through June 10, 1999. Minor modifications to the CDPA/FDPA may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the CDPA/FDPA without requiring approval of an amended FDP provided such changes are in substantial conformance with the FDP.

2. Parking shall be provided in accordance with the parking reduction approved for Skyline Center by the Fairfax County Board of Supervisors on May 10, 1993.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

9. South $69^{\circ}10'02''$ West, 32.00 feet to a point being the southeasterly corner of Lot 32, Skyline Subdivision (Deed Book 8200 Page 1112); thence leaving Lot 43, Skyline Subdivision and running with Lot 32 the following two (2) courses and distances
10. North $20^{\circ}49'58''$ West, 145.97 feet to a point; thence
11. North $69^{\circ}10'02''$ East, 242.00 feet to a point; thence running along the northeasterly property line of Lot 32, Skyline Subdivision and Lot 31, Skyline Subdivision (Deed Book 8200 Page 1112)
12. North $20^{\circ}49'58''$ West, 426.11 feet to the point of beginning containing 228,553 square feet or 5.24685 acres of land.

PROPOSED FINAL DEVELOPMENT CONDITIONS

FDPA C-52-11

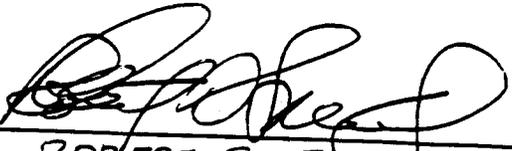
June 22, 1999

If it is the intent of the Planning Commission to approve **FDPA C-52-11** located at Tax Map 62-3 ((01)) 38B, to allow a residential and office option development, staff recommends that the Commission condition the approval by requiring conformance with the following development conditions.

1. Any plan submitted pursuant to this final development plan amendment shall be in conformance with the CDPA/FDPA plan entitled "CDPA/FDPA C-52-11/ PCA C-52-6, Sixteenth Skyline Office Option" and prepared by VIKA, which is dated February 1, 1999, revised through June 10, 1999, and these conditions.
2. Understory vegetation shall be provided along the Route 7 frontage of the site to further soften the view of the building from adjacent properties as determined by the Urban Forestry Branch, DPWES.
3. Sidewalks with brick paver surfacing and acorn-type streetlights shall be provided along the Route 7 frontage of the site consistent with the recommendations of the Bailey's Crossroads Streetscape Revitalization report.

Proffers
PCA C-52-6
Page 2

CEC SEVEN SKYLINE PLACE, L.L.C.

By: 
ROBERT SMITH, Manager

F A I R F A X C O U N T Y

BOARD OF SUPERVISORS ACTION
ZONING MAP AMENDMENT
DATE OF ACTION 06/28/99

APPLICATION NUMBER: PCA C-052 -06 MASON DISTRICT
APPLICANT: CESC SEVEN SKYLINE PLACE, L.L.C.
STAFF: RUSS

APPLICATION DATA

EXISTING ZONING AND ACREAGE

ZONING: PDC

ACRES: 5.25

PROPOSAL DISTRICT:

PDC
5.25

ACTION:

APPROVE
5.25

TOTAL ACRES

5.25

TOTAL ACRES

5.25

MAP NUMBERS

062-3- /01/ /0038-B

REMARKS:

FLEXIBILITY FOR RESIDENTIAL AND OFFICE OPTION FOR THE SITE. RESIDENTIAL OPTION PROPOSED TO REMAIN AS PREVIOUSLY APPROVED TO PERMIT TWO 14-STORY MUL

ZONING MAP AMENDMENT

PCA C-052 -06

ZONING DISTRICT DATA

ZONING DISTRICT: PDC

PROFFERED/CONDITIONED DWELLING UNIT DATA

| TYPES | UNITS | ACRES | DENSITY | RANGE | LOMOD INCL | LOMOD ADD |
|-------|-------|-------|---------|-------|------------|-----------|
|-------|-------|-------|---------|-------|------------|-----------|

| | | | | | | |
|-----|-----|------|--|--|--|--|
| SFD | 511 | 5.25 | | | | |
|-----|-----|------|--|--|--|--|

| | | | | | | |
|-----|-----|------|-------|--|--|--|
| TOT | 511 | 5.25 | 97.33 | | | |
|-----|-----|------|-------|--|--|--|

PROFFERED/CONDITIONED NON-RESIDENTIAL GROSS FLOOR AREAS

| USE | GFA | FAR | USE | GFA | FAR |
|-----|-----|-----|-----|-----|-----|
|-----|-----|-----|-----|-----|-----|

| | | | | | |
|-------------------|--|--|-------------------|--|--|
| COMMERICAL-GEN | | | PUBLIC/QUASI PUB | | |
| HOTEL/MOTEL | | | OFFICE | | |
| INDUSTRIAL-GEN | | | TRAN-UTIL-COMM | | |
| CULT/EDU/RELG/ENT | | | RETAIL-EATING EST | | |
| INDUST-WAREHOUSE | | | *****TOTAL***** | | |

REMARKS:

ZONING MAP AMENDMENT

PCA C-052 -06

CONDITION/CONTRIBUTION DATA

| COND CODE DESCRIPTION | COND CODE DESCRIPTION |
|-----------------------------------|-----------------------------------|
| 3I PARKING/LOADING | 7A OTHER MISCELLANEOUS - SEE FILE |
| 7A OTHER MISCELLANEOUS - SEE FILE | 1B CONCEPTUAL DEVEL PLAN |
| 7A OTHER MISCELLANEOUS - SEE FILE | 7A OTHER MISCELLANEOUS - SEE FILE |
| 7A OTHER MISCELLANEOUS - SEE FILE | 7A OTHER MISCELLANEOUS - SEE FILE |

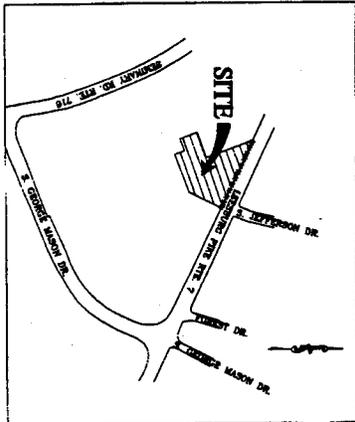
| CONTRIB DATA: | CND CODE | AMOUNT | CONDITIONED | EXPIRES | CONTRIB CODE |
|---------------|----------|--------|-------------|----------|--------------|
| | | \$0 | | 00/00/00 | |
| | | \$0 | | 00/00/00 | |
| | | \$0 | | 00/00/00 | |
| | | \$0 | | 00/00/00 | |

REMARKS:

REAFFIRMATION OF A WAIVER OF PFM STANDARDS FOR PARS. 1, 2 AND 7 OF SE CT. 6-0303 AND PAR. 5 OF SECT. 6-0202 IN ORDER TO PERMIT THE PLACEMENT O

CDDPA / FDDPA C-52-11 / PCA C-52-6 LOT 38B CESC SEVEN SKYLINE PLACE, LLC

OFFICE OPTION MASON DISTRICT FAIRFAX COUNTY, VIRGINIA



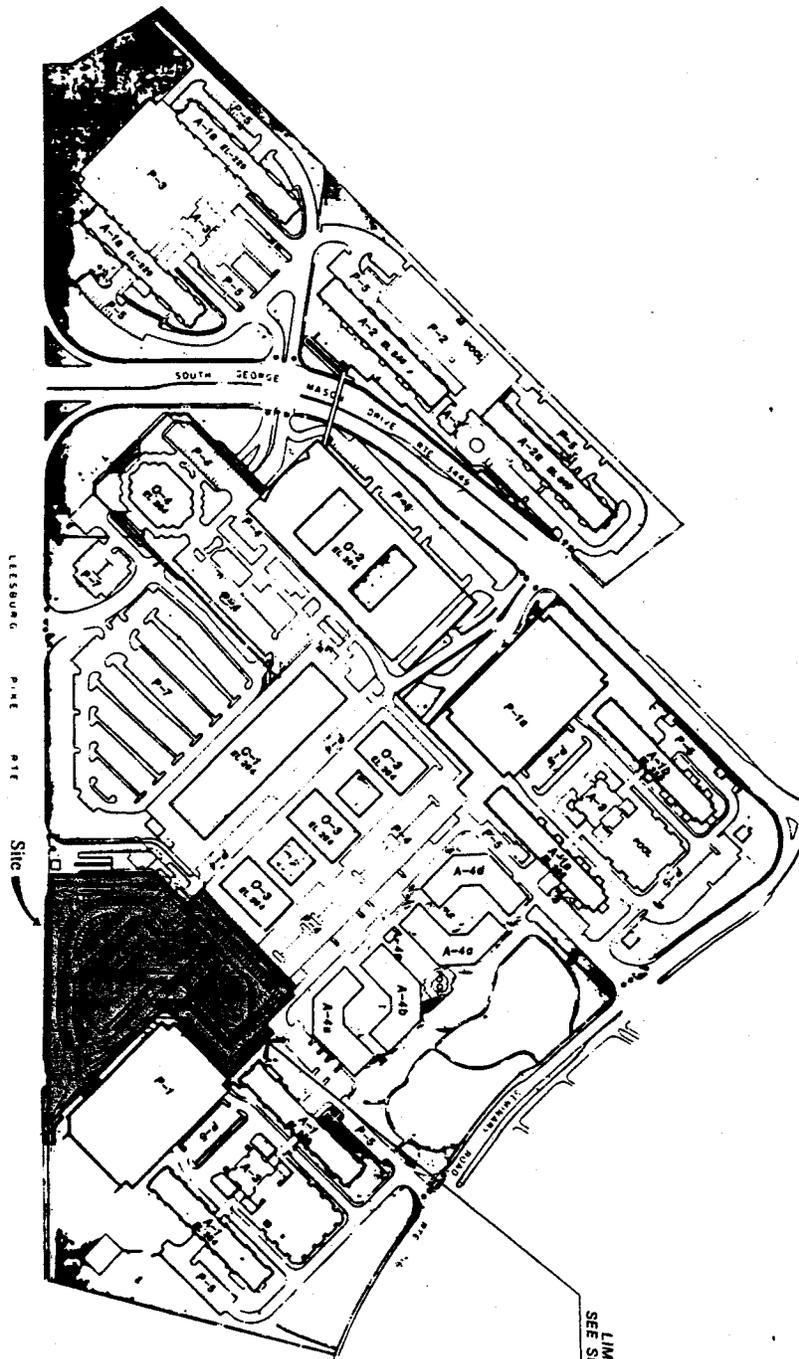
VICINITY MAP
 SCALE: 1" = 500'

SHEET INDEX

1. COVER SHEET
2. CDDPA @ 1" = 150'
3. FDDPA @ 1" = 50'
4. TABULATIONS AND NOTES
5. LANDSCAPE PLAN
 (FOR ILLUSTRATIVE PURPOSES ONLY)
6. EXISTING CONDITIONS PLAN
7. RESIDENTIAL OPTION



| | | | |
|--|--------------------|---|--|
| <p>PROFESSIONAL NO. 5029</p> <p>SCALE: AS SHOWN</p> <p>SHEET NO. 1 OF 7</p> | <p>COVER SHEET</p> | <p>LOT 38B CESC SEVEN SKYLINE PLACE, LLC</p> <p>MASON DISTRICT FAIRFAX COUNTY, VIRGINIA</p> | <p>VIFA</p> <p><small>FOR INFORMATION ONLY: THIS IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE FINAL PLAN WILL BE PROVIDED UPON APPROVAL BY THE LOCAL JURISDICTION.</small></p> |
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Lottsburg Pike Site

LIMITS OF PCA C-52-II
SEE SHEET 3 FOR FDPA C-52-6



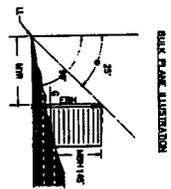
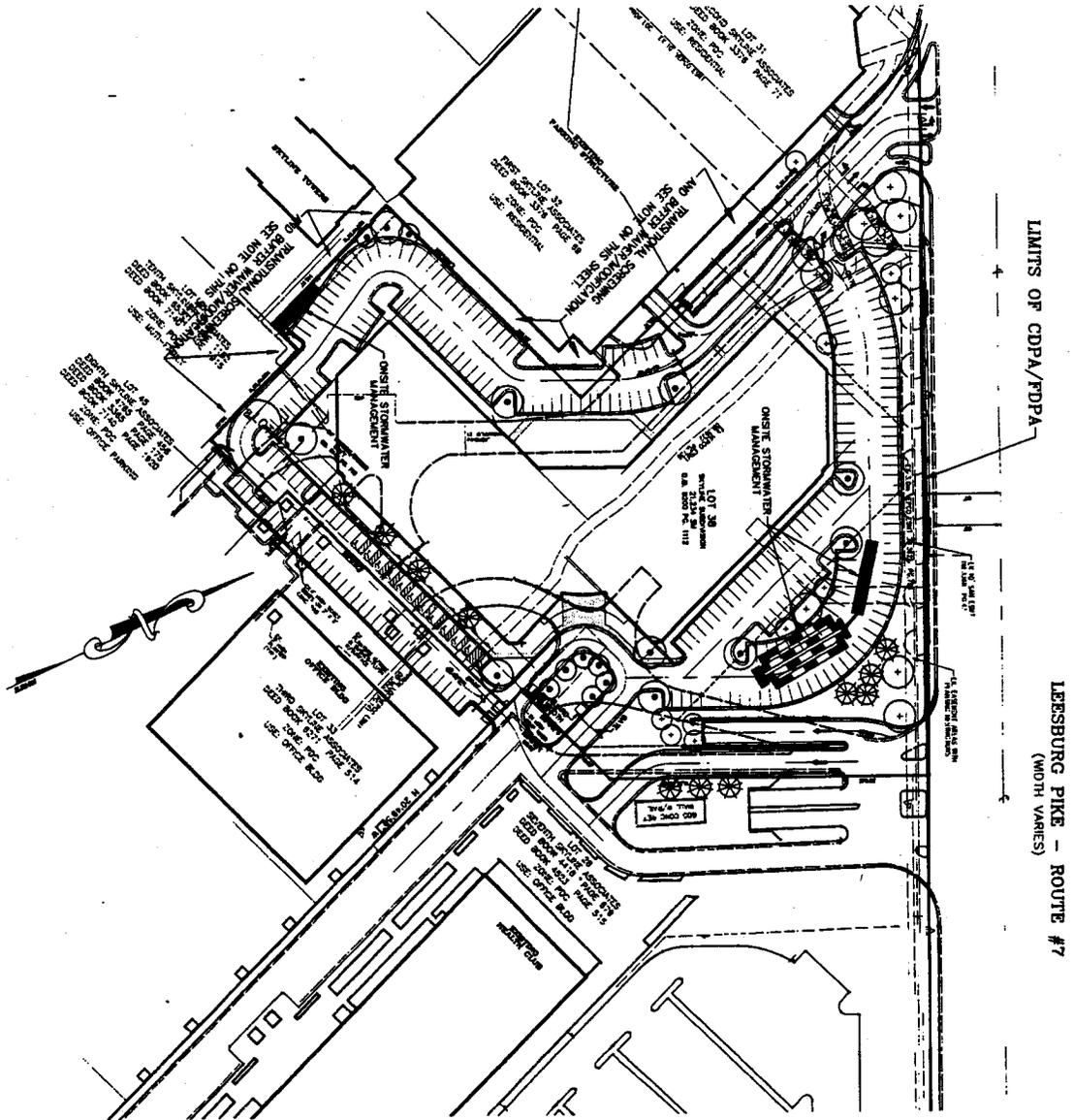
VIFA
ENGINEERS & PLANNERS | LANDSCAPE ARCHITECTS & SURVEYORS & GPS SERVICES
VIFA INCORPORATED
3150 GREENWOOD DRIVE, SUITE 200 & WALKER, VIRGINIA 22102
(703) 442-7000 & FAX (703) 781-2787
VALENA, VA | FREDERICK, MD

REVISED 6.02.99
REVISED 6.04.99
REVISED 6.01.99

| | |
|---------|-------------|
| DATE | DESCRIPTION |
| 6.01.99 | POD |
| 6.07 | |
| 1:180' | |

CONCEPTUAL DEVELOPMENT PLAN
SKYLINE CENTER
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

Dewberry & Davis
ARCHITECTS & ENGINEERS
24
2



C-4 BULK PLANE ILLUSTRATION

THIS IS NO PART OF BULK PLANE REQUIREMENT SPECIFIED FOR THE ZONE DISTRICT. THE ZONING DISTRICT OF THE CDDA/FDPA IS THE ONLY STANDARD SET FORTH IN PART I OF THE ZONING ORDINANCE.

- 1: 1' HAZARD OF BULK PLANE = 30'
- 2: 1' HAZARD OF BULK PLANE = 30'
- 3: 1' HAZARD OF BULK PLANE = 30'
- 4: 1' HAZARD OF BULK PLANE = 30'
- 5: 1' HAZARD OF BULK PLANE = 30'
- 6: 1' HAZARD OF BULK PLANE = 30'
- 7: 1' HAZARD OF BULK PLANE = 30'
- 8: 1' HAZARD OF BULK PLANE = 30'
- 9: 1' HAZARD OF BULK PLANE = 30'
- 10: 1' HAZARD OF BULK PLANE = 30'

NOTE:
PEDESTRIAN CONNECTION TO BE PROVIDED AS SHOWN ON ILLUSTRATIVE LANDSCAPE PLAN, SHEET 3 OF 7

PROPOSED DEVELOPMENT
PHASE I 1,414,900 S.F.
PHASE II 1,504,000 S.F.

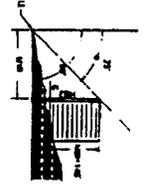
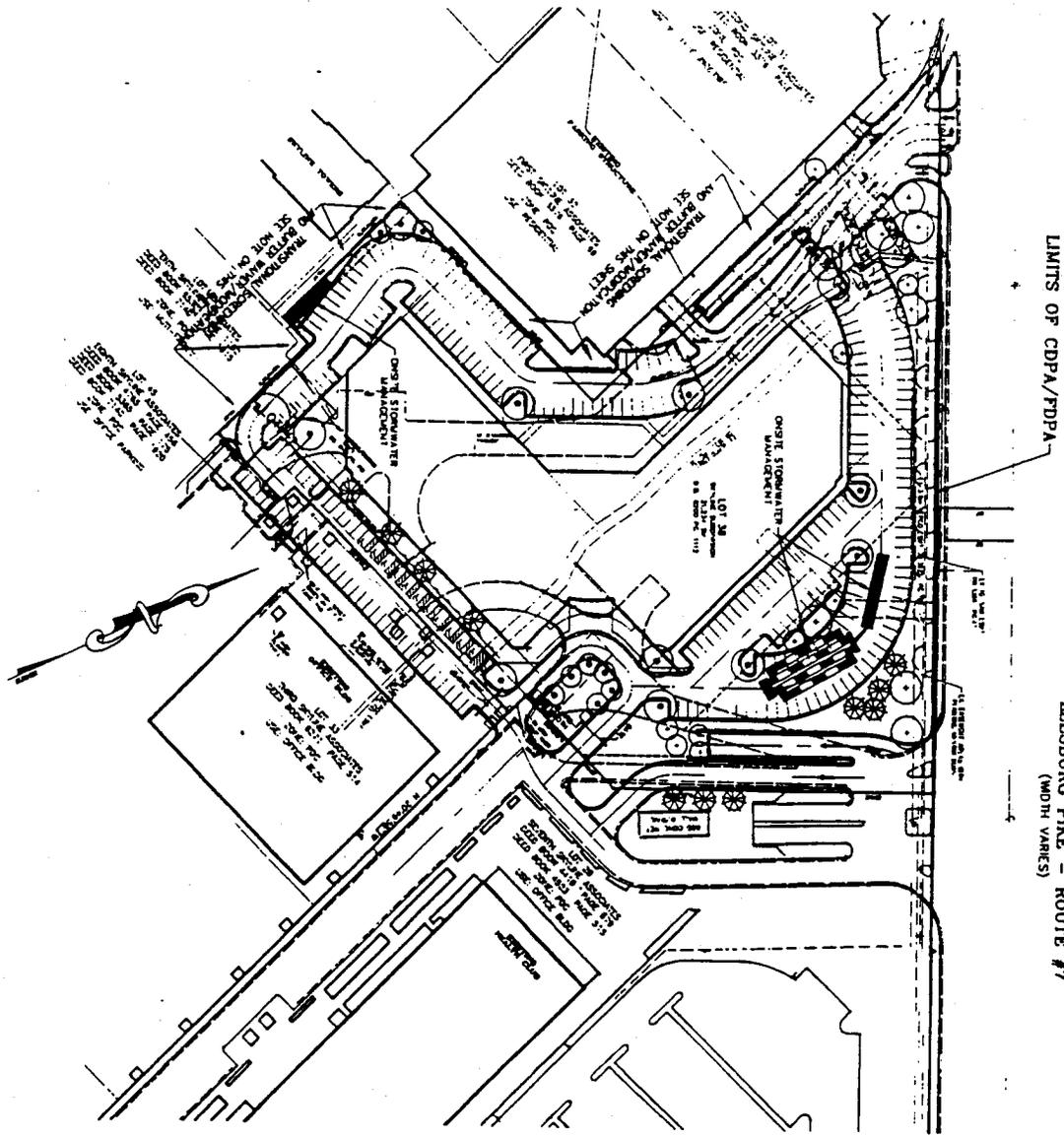


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CDPA/FDPA C-52-11
PCA C-52-6

LOT 38B CESC SEVEN
SKYLINE PLACE, LLC
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

VIVA
DESIGN/PLANNERS/LANDSCAPE ARCHITECTS/PLANNERS SERVICES
1000 COMMONWEALTH BLVD, SUITE 200
FALLS CHURCH, VA 22044
TEL: 703-442-7800 FAX: 703-442-7801
WWW.VIVADISIGN.COM



C-4 BULK PLANE ILLUSTRATION

NOTE: SEE PLAN FOR DIMENSIONS AND SETBACKS FOR ALL STRUCTURES. THIS ILLUSTRATION IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION OF THE STRUCTURES. IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

1. LEVEL OF BULK PLANE - 2'

2. MAXIMUM BUILDING HEIGHT (B) - 20'

3. MINIMUM BUILDING HEIGHT (B) - 10'

4. MINIMUM BUILDING HEIGHT (B) - 10'

5. MINIMUM BUILDING HEIGHT (B) - 10'

6. MINIMUM BUILDING HEIGHT (B) - 10'

7. MINIMUM BUILDING HEIGHT (B) - 10'

8. MINIMUM BUILDING HEIGHT (B) - 10'

9. MINIMUM BUILDING HEIGHT (B) - 10'

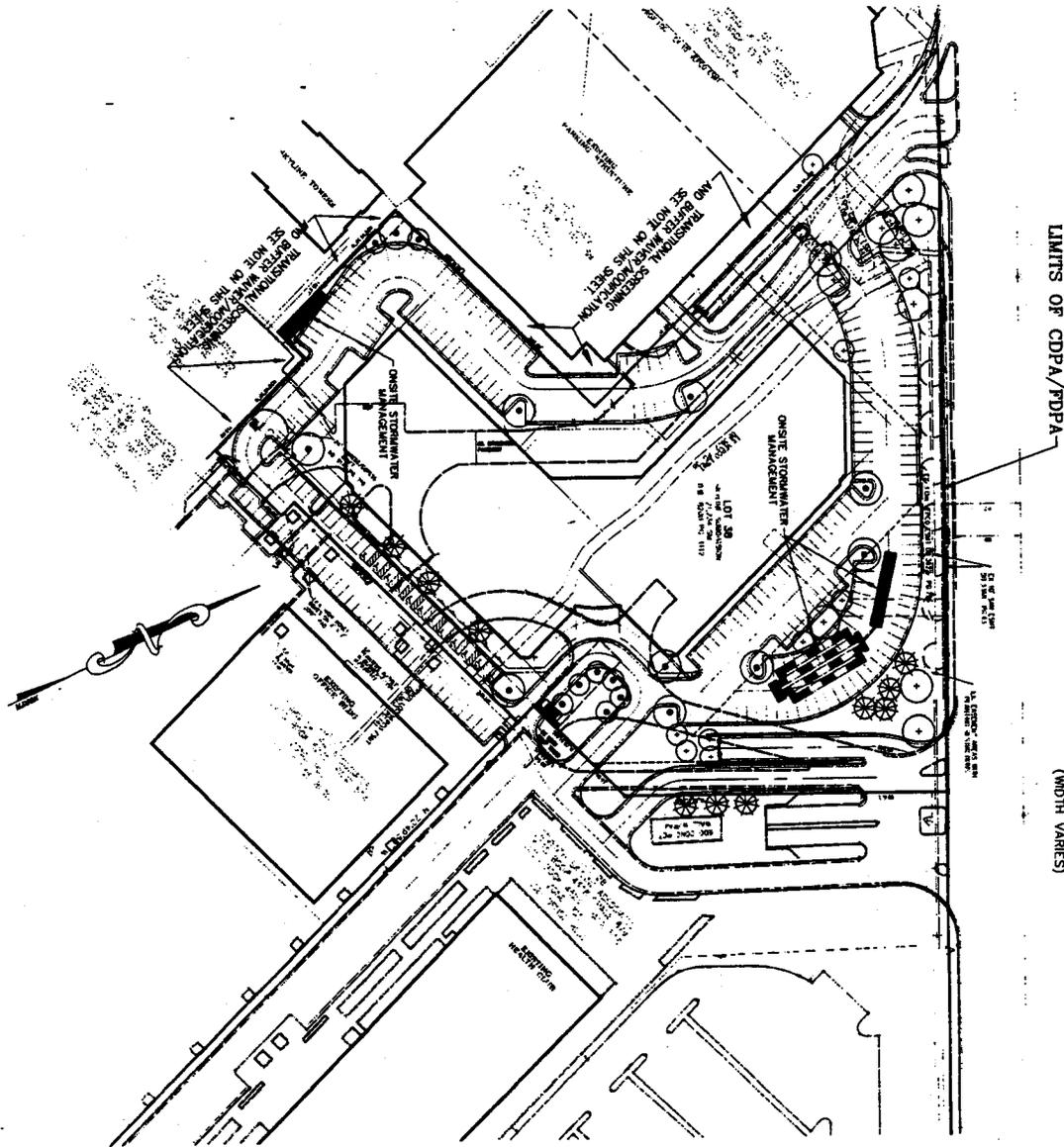
10. MINIMUM BUILDING HEIGHT (B) - 10'

NOTE
 PEDESTRIAN CONNECTION TO BE PROVIDED AS SHOWN ON ILLUSTRATIVE LANDSCAPE PLAN, SHEET 5 OF 7

EROSION DEVELOPMENT
 PHASE I \$414,900 S.F.
 PHASE II \$304,000 S.F.

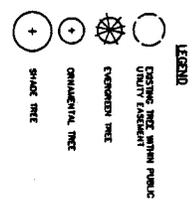


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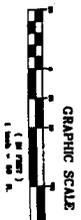


LIMITS OF CDPA/FDPA

LESBURG PIKE - ROUTE #7
(WIDTH VARIES)



- NOTES:**
1. LOCATION AND TYPE OF PLANT MATERIAL MAY VARY AT TIME OF FINAL SITE PLAN.
 2. HANGING SIGNAGE IS ILLUSTRATIVE AND WILL BE DETERMINED AT TIME OF FINAL SITE PLAN.
 3. PLANT MATERIAL ON STRUCTURE SHALL BE IDENTIFIED ABOVE CHASE ON 'A' STRUCTURE.
 4. LANDSCAPING WILL BE PROVIDED TO CONFORM WITH FAIRFAX COUNTY PDC SECTION 12-0-003.
 5. APPLICANT REQUESTS WAIVER OF THE REMOVAL OF EXISTING TREES AND SIGNAGE REQUIREMENTS OF SECTION 12-0-003 CDPA/FDPA C-52-11, PDC C-52-8.



THIS SHEET FOR INFORMATION ONLY

| NO. | DESCRIPTION | APPROVED BY | DATE |
|-----|------------------|-------------|------|
| 1 | PREPARED BY | | |
| 2 | DATE 7/1/2023 | | |
| 3 | PROJECT/FILE NO. | | |
| 4 | SCALE: 1" = 30' | | |
| 5 | SHEET NO. OF 7 | | |

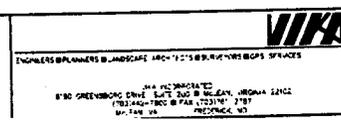


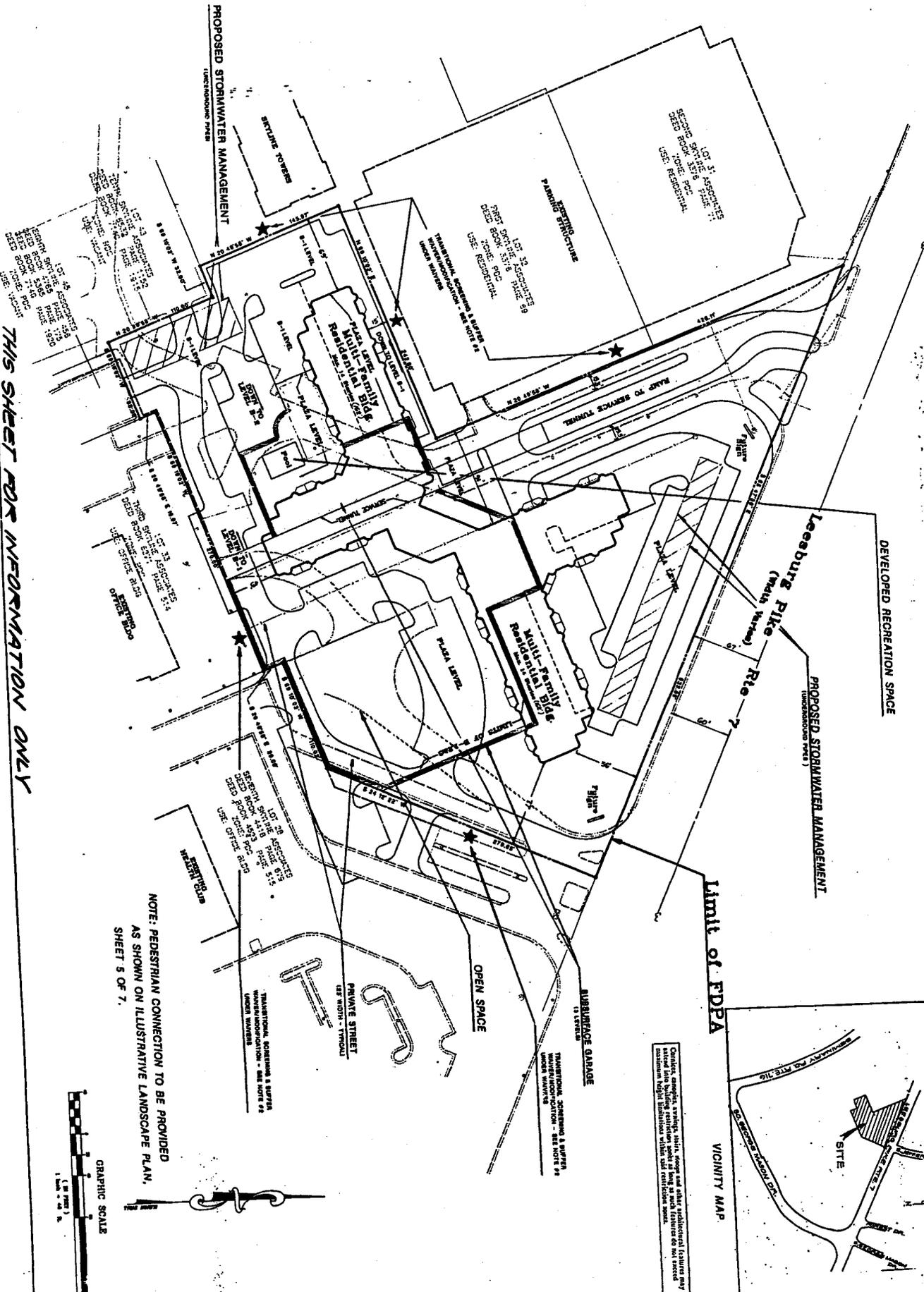
VINYL REVISION

LANDSCAPE PLAN
CDPA/FDPA C-52-11
PCA C-52-6

LOT 38B CESC SEVEN
SKYLINE PLACE, LLC

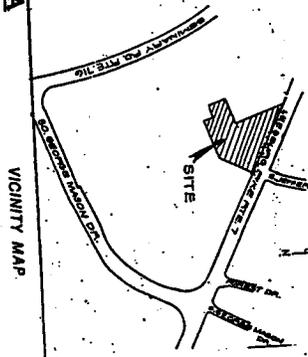
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA





THIS SHEET FOR INFORMATION ONLY

NOTE: PEDESTRIAN CONNECTION TO BE PROVIDED AS SHOWN ON ILLUSTRATIVE LANDSCAPE PLAN, SHEET 5 OF 7.



Ordines, contours, symbols, labels, proposed and other additional features may be added from field observations within said restrictions zone.

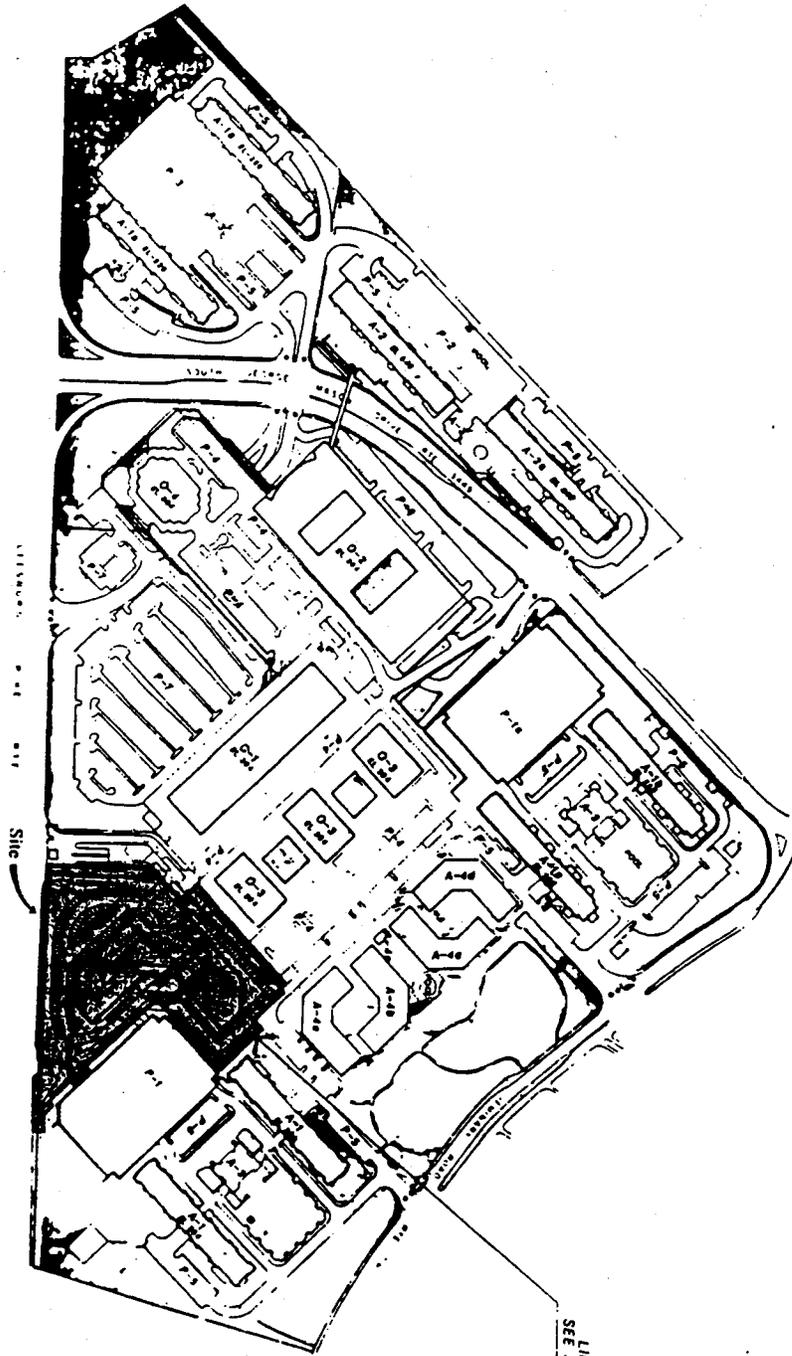
RESIDENTIAL OPTION

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| DATE | BY | SCALE | PROJECT |
| 08/11/11 | JW | 1"=40' | SIXTEENTH SKYLINE RESIDENTIAL SKYLINE CENTER |
| 08/11/11 | JW | 1"=40' | FAIRFAX COUNTY, VIRGINIA |
| 08/11/11 | JW | 1"=40' | PROJECT NO. 11-0000000000 |
| 08/11/11 | JW | 1"=40' | SHEET NO. 6 OF 7 |

CDPA/FDPA C-52-8/PCA C-52-3

SIXTEENTH SKYLINE RESIDENTIAL SKYLINE CENTER
Mason District
Fairfax County, Virginia

VIVA
VIRGINIA LANDSCAPE ARCHITECTS ASSOCIATION INSPECTION
2140 CROFTWOOD DRIVE, SUITE 200 N. WILSON, VIRGINIA 22192
TEL: (703) 444-7800 & FAX: (703) 444-7287
WWW.VIVA-VA.COM



LIMITS OF POA C-32-II
SEE SHEET 3 FOR PDM C-32-6



PREPARED BY: DEWBERRY & DAVIS
 DATE: 6/27/98
 DRAWING NO: C-32-6

VIFA
 VIRGINIA INSTITUTE OF PROFESSIONAL ARCHITECTS
 1000 COMMONWEALTH AVENUE, SUITE 200 • ALEXANDRIA, VIRGINIA 22304
 (703) 544-6600 FAX (703) 544-6601
 www.vifa.org

| | | |
|-------|---------|-------------|
| NO. 1 | DATE | DESCRIPTION |
| 1 | 6/27/98 | PRELIMINARY |
| 2 | 7/1/98 | REVISED |
| 3 | 7/1/98 | REVISED |
| 4 | 7/1/98 | REVISED |
| 5 | 7/1/98 | REVISED |
| 6 | 7/1/98 | REVISED |
| 7 | 7/1/98 | REVISED |
| 8 | 7/1/98 | REVISED |
| 9 | 7/1/98 | REVISED |
| 10 | 7/1/98 | REVISED |

CONCEPTUAL DEVELOPMENT PLAN
SKYLINE CENTER
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

Dewberry & Davis
 ARCHITECTS
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FAIRFAX COUNTY

file

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A

Telephone: 703-324-3151

May 26, 1993

Lynne J. Strobel, Esquire
Walsh, Colucci, Stackhouse,
Emrich and Lubeley, P.C.
2200 Clarendon Boulevard
Thirteenth Floor
Arlington, Virginia 22201

Re: Proffered Condition Amendment
Number PCA C-52-3
(Parking Reduction)

Dear Ms. Strobel:

At a regular meeting of the Board of Supervisor held on May 10, 1993, the Board approved the "Parking Reduction for Skyline Center," subject to the attached conditions and parking tabulations.

The public hearing for Proffered Condition Amendment Application PCA C-52-3, in the name of Sixteenth Skyline Associates Limited Partnership, was held on April 26, 1993 at which time the Board approved this application, deferring decision of the "Parking Reduction" until the May 10, 1993 meeting.

Sincerely,

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns
Attachment

cc: John M. Yeatman, Director, Real Estate Dvsn., Assessments
Melinda M. Artman, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP
Robert Moore, Trnsprt'n. Planning Dvsn., Office of Transportation
Kathy Ichter, Trnsprt'n. Road Bond Dvsn., Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acq. & Planning Dvsn., Park Authority

CONDITIONS

"PARKING REDUCTION FOR SKYLINE CENTER"

April 29, 1993

1. The owner(s) of the Skyline Center complex shall submit a parking space utilization study for review and approval by the Board of Supervisors, at any time in the future that the Zoning Administrator determines that parking at the complex may be inadequate to serve the use(s). Following review of that study, the Board and the owner(s) shall use reasonable efforts to reduce parking demand in accordance with said study.
2. No parking spaces shall be sold or reserved for a use not specifically allowed by the Zoning Ordinance and proffers for the subject site.
3. All parking shall be constructed in accordance with the applicable requirements of Article 11 of the Fairfax County Zoning Ordinance and the applicable requirements of the Fairfax County Public Facilities Manual.
4. All new parking spaces on the Skyline Center site shall be universal parking spaces unless other space conforming to current Fairfax County requirements is specifically authorized.
5. If the residential option is selected for Building "O-1", a minimum of 1.125 parking spaces per unit shall be provided on the 5.25-acre site. The remaining parking spaces necessary to provide 1.2 parking spaces per unit may, at the applicant's option, be provided either on site or on adjacent Skyline Center parking facilities by easement in a form acceptable to the County Attorney. The off-site spaces, if provided, shall be available for use by Skyline residents and guests from 6:00 p.m. to 5:00 a.m. on weekdays and all day on Saturdays and Sundays on the north and south side of Building "O-2" and on the west side of Building "O-3".

Page 2

6. A revised Parking Tabulation shall be submitted to the Director of the Department of Environmental Management (DEM) when a change in use is proposed on the Skyline Center site. A change in use that increases the overall parking requirement for Skyline Center above the 25% cumulative reduction permitted for the site shall not be permitted without the submission of an amendment to the Parking Tabulations. Such amendment shall be prepared in accordance with the applicable requirements of Fairfax County and shall be subject to the Board of Supervisors' approval. An amendment to the Parking Tabulations shall not require the filing of a Proffered Condition Amendment for the Skyline Center site. A change in use that does not increase the overall parking requirement for Skyline Center above and beyond the 25% cumulative reduction permitted shall be submitted to the Director of the Department of Environmental Management (DEM) for review and approval.
7. Prior to site plan approval all conditions of this approval shall be incorporated into the site plan(s) for Skyline Center.

SKYLINE CENTER
PARKING TABULATION-SIXTEENTH SKYLINE RESIDENTIAL OPTION
REQUIRED PARKING BY CURRENT ORDINANCE VS PARKING PROVIDED

DECEMBER 1992 - REVISED APRIL 29, 1993

| Use | Building | GSF or Units | Parking Spaces Required By Current Zoning Ordinance | Parking Provided | Requested Parking Reduction |
|--------------------------|------------|--------------|---|---------------------|---|
| Office | 0-2 | 873,358 | | | |
| | 0-3 | 831,600 | | | |
| | 0-4 | 503,736 | 5,743 | | |
| Accessory Uses | Retail | 29,667 | 177 | | |
| | Bank | 4,175 | 18 | | |
| Subtotal | | 2,242,536 | 5,938 | 5,271 | 667 |
| Shopping & Recreation | | | | | |
| | C-1 shops | 160,600 | 1,367 | 471 | |
| | Recreation | 82,500 | 62 | 62 | |
| Subtotal | | 243,100 | 1,429** | 533 | 896 |
| Residential | | | | | |
| | A-1 | 936 | | | |
| | A-1a | 936 | | | |
| | A-1b | 395 | | | |
| | A-1c | 455 | | | |
| | A-2 | 275 | | | |
| | A-2a | 275 | | | |
| | A-3 | Lobby | | | |
| | A-4a | 63 | | | |
| | A-4b | 63 | | | |
| | A-4c | 66 | | | |
| | A-4d | 63 | | | |
| | 0-1 | 511 | | | |
| Subtotal | | 4,038 | 6,461*** | 5,289 | 1,172 |
| TOTAL | | | 13,828 | 11,093 | 2,735 19.78 25% reduction requested |

**SKYLINE CENTER
PARKING TABULATION-SIXTEENTH SKYLINE OFFICE OPTION
REQUIRED PARKING BY CURRENT ORDINANCE VS PARKING PROVIDED**

DECEMBER 1992 - REVISED APRIL 29, 1993

| Use | Building | GSF or Units | Parking Spaces Required By Current Zoning Ordinance | Parking Provided | Requested Parking Reduction | |
|--------------------------|-----------------|------------------|---|---------------------|---|------------|
| Office | 0-1 | 504,000 | | | | |
| | 0-2 | 873,358 | | | | |
| | 0-3 | 831,600 | | | | |
| | 0-4 | 503,736 | 7,053 | | | |
| Accessory Uses | Retail | 29,667 | 177 | | | |
| | Bank | 4,175 | 18 | | | |
| Subtotal | | 2,746,536 | 7,248* | 6,287 | 961 | |
| Shopping & Recreation | | | | | | |
| | C-1 shops | 160,600 | 1,367 | 471 | | |
| | Recreation | 82,500 | 62 | 62 | | |
| Subtotal | | 243,100 | 1,429** | 533 | 896 | |
| Residential | A-1 | 936 | | | | |
| | A-1a | 936 | | | | |
| | A-1b | 395 | | | | |
| | A-1c | 455 | | | | |
| | A-2 | 275 | | | | |
| | A-2a | 275 | | | | |
| | A-3 | Lobby | | | | |
| | A-4a | 63 | | | | |
| | A-4b | 63 | | | | |
| | A-4c | 66 | | | | |
| | A-4d | 63 | | | | |
| | Subtotal | | 3,527 | 5,643*** | 4,714 | 929 |
| TOTAL | | | 14,320 | 11,534 | 2,786 19.46% 25% reduction requested | |

***OFFICE PARKING**

1. Parking rate for office of 125,000 square feet of gross floor area or more: 2.6 spaces per 1,000 square feet of gross floor area.
2. Accessory uses may be included on the first floor of the office buildings and are parked separately.

****SHOPPING AND RECREATION PARKING**

1. Parking rate for shopping center: One (1) space per 200 square feet of net floor area for the first 1,000 square feet, plus 6 spaces per each additional 1,000 square feet, plus additional spaces as required herein, for associated offices, theaters and eating establishments.
2. Parking rate for theaters: 0.3 space per seat.
3. Parking rate for eating establishments: One (1) space per 4 seats where seating is at tables; 1 space per 2 seats where seating is at a counter; and 1 space per 2 employees.
4. Parking rate for health club determined previously to be 62 spaces.
5. It is assumed that the net square footage of the shopping center is equivalent to 80% of the gross square footage. $160,600 \text{ GSF} \times .8 = 128,480 \text{ NSF}$
6. Of the 128,480 NSF:
 - a. 38,438 NSF is in theater space with a total of 2,600 seats.
 $2,600 \text{ seats} @ 0.3 \text{ spaces/seat} = 780 \text{ spaces.}$
 - b. 10,709 NSF is in three eating establishments with a total of 330 table seats, 32 counter seats and 26 employees. Parking required by Zoning Ordinance would be 112 spaces.
 - c. Balance of 79,333 NSF at shopping center parking rate. Even though offices are allowed in shopping centers, none are assumed since parking for office is less than retail.
7.

| | |
|-----------------------------------|-----------|
| Theaters | 780 |
| Eating Establishments | 112 |
| Shops | 475 |
| Recreation | <u>62</u> |
| Shopping and Recreation Total | 1,429 |

*****RESIDENTIAL PARKING**

1. Multi-family residential parking rate: 1.6 spaces per unit.
4,038 units at 1.6 spaces/unit = 6,461 spaces.
2. If the residential option is selected for Building "0-1," a minimum of 1.125 parking spaces per unit shall be provided on the 5.25 acre site. The remaining parking spaces necessary to provide 1.2 parking spaces per unit may, at the applicant's option, be provided either on-site or on adjacent Skyline parking facilities by easement in a form approved by the County Attorney.

PLEASE NOTE:

It is not intended that this tabulation be used to define or limit uses at Skyline. While it was necessary to identify specific uses (such as number of theater seats, or number and sizes of eating establishments.), in order to accurately calculate required parking, the number and sizes of such uses as well as the mix of uses overall can and will vary over time. It is further not intended that this tabulation be used to limit the number of parking spaces that may be built at Skyline. The property owner reserves the right to exceed the minimum parking requirement based upon market conditions, tenant demand, and parking requirements of approved secondary uses.

a:\skyline.tab

Redevelopment Option – This sub-unit is planned for and developed with institutional, office and multifamily residential uses. The Calvary Baptist Church (Tax Map parcel 62-3((1))13) located on the north side of Leesburg Pike and east side of South George Mason Drive is planned for institutional use and the office (Tax Map parcel 62-3((7))A) located on the north side of Leesburg Pike and west side of South Fourteenth Street is planned and developed for office uses at its existing intensity.

The Fairfield Baileys multifamily residential development (Tax Map parcel 62-3((1))14A) is located on a 7.21 acre parcel on the north side of Leesburg Pike in between the two above parcels. This multifamily development is planned and developed at 57.56 du/ac with 415 multifamily residential units. The total FAR is 1.65. This parcel includes 14,226 sq.ft of property in Arlington County. The Fairfield Baileys development should be retained at the existing density.

Redevelopment of this sub-unit (approximately 9.6 acres) is envisioned to include a maximum of 113,000 square feet of office uses, 47,000 square feet of retail uses, 16,000 square feet of institutional uses and 450 multifamily residential units.

Sub-Unit E-3

This sub-unit is located on the north side of Leesburg Pike between South Fourteenth Street and the Arlington County boundary. It is currently developed for hotel uses.

Base Plan Recommendations - The base plan recommendation for this sub-unit is 61,600 square feet of retail uses.

Redevelopment Option – This sub-unit is planned for and developed with hotel uses which should be retained at the existing intensity. This area is designated as a gateway location.

Redevelopment of this sub-unit (approximately 4.8 acres) is envisioned to include a maximum of 133,000 square feet of retail uses.

LAND UNIT F

The dominant feature of Land Unit F includes the Skyline Complex. Single-family residential uses are along the south boundary of this Land Unit and the City of Alexandria is on the east side of this land unit.

The following recommendations apply to the sub-unit of Land Unit F.

* Sub-Unit F-1

This sub-unit is located on the south side of Leesburg Pike and borders the City of Alexandria boundary. It is currently developed with the Skyline Center which is a mixed-use development, containing residential, office, retail, park and recreational components.

Base Plan Recommendations – The base plan recommendation for this sub-unit is 3,018,000 square feet of office uses, 260,000 square feet of retail uses and 3,600 multifamily residential units.

Redevelopment Option – This sub-unit is planned for and developed as a mixed-use development, containing residential, office, retail, park and recreational components.

Except as may be permitted as an option on Tax Map parcel 62-3((1))38B, overall residential densities should not exceed 37 units per acre, as approved.

The undeveloped 5.25 acre site (Tax Map parcel 62-3((1))38B) is planned for office use. As an option, high-rise residential units may be considered in place of the approved office use on this site if these units are within the general configuration and height limits of the approved office plan. Development of the five-acre site should provide for on-site pedestrian amenities, enhanced pedestrian connections to adjacent parcels within Skyline Center and across Leesburg Pike, landscaping to enhance the pedestrian environment, and interparcel access to adjacent properties in order to reduce the number of vehicular trips on the surrounding arterial streets.

Retail use up to 120,000 gross square feet may also be appropriate for Parcel 38B, in lieu of the planned office or optional high-rise residential use if the intent is to enhance the prominence of the former Skyline Mall and not to develop a visually isolated retail presence on Leesburg Pike. This retail alternative is appropriate if the following conditions are met:

- Retail development on Parcel 38B should be architecturally compatible with Skyline Center and should provide a direct and visually attractive pedestrian linkage with the former Skyline Mall to encourage interaction between the two retail sites. Demonstration of such linkage and compatibility should be presented with any rezoning/development proposal for retail use. Drive-through uses are not appropriate for the subject property. All service areas, loading facilities, and trash dumpsters should be screened from view through either fencing, landscaping, or building design. The maximum height of any structure should not exceed 40 feet, exclusive of parapets, which may extend above 40 feet but no more than 45 feet; architectural features may extend up to 50 feet;
- Retail development on the subject property should promote pedestrian connections that provide the most direct access from adjacent residential uses within Skyline Center to the retail use, with the fewest interruptions by vehicle travelways in order to enhance the accessibility of retail development from adjacent residential uses.

The existing tree cover along Leesburg Pike and the perimeter of the subject property should be retained where possible or replaced with landscaping of a quantity and quality consistent with previously approved development at Skyline Center. In addition, should a retail option be considered, the previously approved "Parking Reduction for Skyline Center" should be examined to ensure that adequate parking can be provided for development at Skyline; and

- Primary access should be provided at a signalized intersection at Leesburg Pike, subject to coordination with the county's Department of Transportation and the Virginia Department of Transportation. The preferred primary access point should be provided at the signalized intersection at Leesburg Pike, immediately west of the Leesburg Pike/South Jefferson Street intersection. In addition to the primary access, at least one vehicular point of access internally from Skyline would be desirable.

Tax Map parcel 62-3((1))34, located on Leesburg Pike, east of Skyline, is planned and developed as neighborhood-serving retail use, and is designated as a gateway location.

At present, two transit stops for the Pike Transit Initiative are proposed for the Baileys Crossroads CBC. One of the transit stops is within the Skyline complex.

The redevelopment option for this sub-unit should also include appropriate pedestrian linkages to the transit stop from within the Skyline complex to maximize the use of the transit stop. Pedestrian plazas and ground-level retail etc. should be provided in the vicinity of the transit stop to create a vibrant environment around the proposed transit stop.

In addition, ground-level retail should also be considered along Leesburg Pike to maintain the vibrancy of the boulevard concept for Leesburg Pike. If additional buildings are constructed along Leesburg Pike, they should conform to the build-to line occupied by the structures within the Town Center District in order to maintain a consistent building wall along Leesburg Pike.

Redevelopment of this sub-unit (approximately 96.4 acres) is envisioned to include a maximum of 3,018,000 square feet of office uses, 259,600 square feet of retail uses and 3540 multifamily residential units.

LAND UNIT RECOMMENDATIONS SUMMARY

Table 7 provides a summary of the Land Unit and Sub-unit recommendations for the Baileys East and West Districts.

**TABLE 7 – BAILEYS WEST AND BAILEYS EAST DISTRICTS
 LAND UNIT RECOMMENDATIONS SUMMARY**

BAILEYS WEST

| Sub-Unit | Base Plan | Redevelopment Option | Comprehensive Plan Map |
|----------|---|--|---|
| C-1 | 36,400 square feet of institutional uses | A maximum of 36,000 square feet of institutional uses | Public Facilities |
| C-2 | 20,400 square feet of office uses and 112,100 square feet of retail uses | A maximum of 85,000 square feet of office uses and 306,000 square feet of retail uses | Retail and Other Uses |
| C-3 | 393,300 square feet of community serving retail uses and 50 multifamily residential units | A maximum of 56,000 square feet of office uses, 360,000 square feet of retail uses and 50 multifamily residential units | Retail and Other Uses, Residential Uses at 4-5 du/ac and 8-12 du/ac densities |
| C-4 | 184,900 square feet of office uses, 19,200 square feet of retail uses and 223 multifamily residential units | A maximum of 166,000 square feet of office uses, 62,000 square feet of retail uses and 250 multifamily residential units | Retail and Other Uses, Office Use, Residential Use at 16-20 du/ac density |



County of Fairfax, Virginia

MEMORANDUM

DATE: June 30, 2014

TO: Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Land Use Analysis:
PCA C-052-08 / FDPA C-052-14
CESC Skyline LLC

This memorandum, prepared by Bernard Suchicital, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Proffered Condition Amendment (PCA), and Final Development Plan Amendment (FDPA) applications dated January 31, 2014, as revised through May 22, 2014, and the latest proffers dated May 22, 2014. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted.

DESCRIPTION OF THE APPLICATION

The subject application is located at the southwest corner of Leesburg Pike (Route 7) and South Jefferson Street intersection, generally referred to as Skyline Center, in the Mason District on Tax Map 62-3 ((1)) 38B. The applicant proposes to amend a previously approved Proffered Condition Amendment/Final Development Plan Amendment application (PCA/FDPA) to convert up to a maximum 35,375 square feet (sf) of office space on the first floor to non-office use. Proposed alternative uses may include retail, eating establishments, personal service establishments, financial institutions, and health clubs. The proposal also includes creating a larger outdoor plaza from the existing surface parking lot. The site is zoned Planned Development Commercial District (PDC), Highway Corridor (HC) Overlay, Sign Control (SC) Overlay and Community Revitalization (CRD) Overlay Districts.

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Integrity * Teamwork * Public Service**

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



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CESC Skyline LLC
Page 2

LOCATION AND CHARACTER OF THE AREA

The application property is bounded by Leesburg Pike to the north, Skyline Mall to the southeast, office towers to the south, and a parking structure serving the Skyline Towers Apartments is to the west. The site is developed as a five-story office building approved for mixed use, however the building remains vacant. North of Leesburg Pike are large retail centers, Beyond the Skyline Center complex to the west are single family residential neighborhoods. Further west on Leesburg Pike, there are warehouses and auto-oriented retail.

COMPREHENSIVE PLAN CITATIONS:

Land Use

In the Fairfax County Comprehensive Plan, 2013 Edition, Area I Volume, Baileys Planning District, as amended through April 29, 2014, Baileys Crossroads Community Business Center, Recommendations, page 102-104:

“Sub-unit F-1

This sub-unit is located on the south side of Leesburg Pike and borders the City of Alexandria boundary. It is currently developed with the Skyline Center which is a mixed-use development, containing residential, office, retail, park and recreational components.

Base Plan Recommendations – The base plan recommendation for this sub-unit is 3,018,000 square feet of office uses, 260,000 square feet of retail uses and 3,600 multifamily residential units.

Redevelopment Option – This sub-unit is planned for and developed as a mixed-use development, containing residential, office, retail, park and recreational components.

Except as may be permitted as an option on Tax Map parcel 62-3((1))38B, overall residential densities should not exceed 37 units per acres, as approved.

The undeveloped 5.25 acre site [Tax Map parcel 62-3((1))38B] is planned for office use. As an option, high-rise residential units may be considered in place of the approved office use on this site if these units are within the general configuration and height limits of the approved office plan. Development of the five-acre site should provide for on-site pedestrian amenities, enhanced pedestrian connections to adjacent parcels within Skyline Center and across Leesburg Pike, landscaping to enhance the pedestrian environment, and interparcel access to adjacent properties in order to reduce the number of vehicular trips on the surrounding arterial streets.

Retail use up to 120,000 gross square feet may also be appropriate for Parcel 38B, in lieu of the planned office or optional high-rise residential use if the intent is to enhance the prominence of the

Barbara C. Berlin
PCA/FDPA C-052-08 and C-052-14
CESC Skyline LLC
Page 3

former Skyline Mall and not to develop a visually isolated retail presence on Leesburg Pike. This retail alternative is appropriate if the following conditions are met:

- Retail development on Parcel 38B should be architecturally compatible with Skyline Center and should provide a direct and visually attractive pedestrian linkage with the former Skyline Mall to encourage interaction between the two retail sites. Demonstration of such linkage and compatibility should be presented with any rezoning/development proposal for retail use. Drive-through uses are not appropriate for the subject property. All service areas, loading facilities, and trash dumpsters should be screened from view through either fencing, landscaping, or building design. The maximum height of any structure should not exceed 40 feet, exclusive of parapets, which may extend above 40 feet but no more than 45 feet; architectural features may extend up to 50 feet;
- Retail development on the subject property should promote pedestrian connections that provide the most direct access from adjacent residential uses within the Skyline Center to the retail use, with the fewest interruptions by vehicle travelways in order to enhance the accessibility of retail development from adjacent residential uses.
- The existing tree cover along Leesburg Pike and the perimeter of the subject property should be retained where possible or replaced with landscaping of a quantity and quality consistent with previously approved development at Skyline Center. In addition, should a retail option be considered, the previously approved "Parking Reduction for Skyline Center" should be examined to ensure that adequate parking can be provided for development at Skyline; and
- Primary access should be provided at a signalized intersection at Leesburg Pike, subject to coordination with the County's Department of Transportation and the Virginia Department of Transportation. The preferred primary access point should be provided at the signalized intersection at Leesburg Pike, immediately west of the Leesburg Pike/South Jefferson Street intersection. In addition to the primary access, at least one vehicular point of access internally from Skyline would be desirable.

Tax Map parcel 62-3((1))34, located on Leesburg Pike, east of Skyline, is planned and developed as neighborhood-serving retail use, and is designated as a gateway location.

At present, two transit stops for the Pike Transit Initiative are proposed for the Baileys Crossroads CBC. One of the transit stops is within the Skyline complex.

The redevelopment option for this sub-unit should also include appropriate pedestrian linkages to the transit stop from within the Skyline complex to maximize the use of the transit stop. Pedestrian plazas and ground-level retail etc. should be provided in the vicinity of the transit stop to create a vibrant environment around the proposed transit stop.

In addition, ground-level retail should also be considered along Leesburg Pike to maintain the vibrancy of the boulevard concept for Leesburg Pike. If additional buildings are constructed along

Barbara C. Berlin
PCA/FDPA C-052-08 and C-052-14
CESC Skyline LLC
Page 4

Leesburg Pike, they should conform to the build-to line occupied by the structures within the Town Center District in order to maintain a consistent building wall along Leesburg Pike.

Redevelopment of this sub-unit (approximately 96.4 acres) is envisioned to include a maximum of 3,018,000 square feet of office uses, 259,000 square feet of retail uses and 3,540 multifamily residential units.”

COMPREHENSIVE PLAN MAP: Mixed Use

LAND USE ANALYSIS

The previous rezoning application was approved on June 28, 1999 by the Board of Supervisors to modify the previously approved residential and office options permitted on the subject parcel. The approved plan modified the office building footprint and permits up to a total of 504,000 sf of development. The existing improvements on the parcel consist of approximately 360,211 sf of office use in a five-story building. The office building was originally designed for a security-minded government tenant. However, since the Base Realignment and Closure Act (BRAC), this building has remained vacant. Since then, the applicant has been working with possible office and non-office tenants for the building, and to improve the site and further revitalization goals of the Baileys Crossroads Community Business Center (CBC).

With PCA/FDPA C-052-08, the applicant proposes amendments for alternative uses and minor site modifications to accommodate alternative uses. The submissions details a conversion of 35,375 sf of office use on the ground floor to non-office use, in addition to a 29,495 sf of cellar space to for use for a health club. To enhance the outdoor amenities and enliven the streetscape of Leesburg Pike, 27 parking spaces adjacent to the building, facing Leesburg Pike, will be converted to outdoor seating and gathering area.

Additional landscaping and enhancements to the façade of the building have been proposed, as well as a new pedestrian connection from the building and new public gathering area to Leesburg Pike. The Comprehensive Plan recommends that up to 120,000 sf of retail use on the subject parcel may be appropriate, provided that pedestrian linkages to Leesburg Pike and the neighboring Skyline Center are enhanced.

CONCLUSION

The applicant proposes to amend the previously approved application to convert 35,375 sf of office space on the ground floor and 29,495 sf of cellar space to non-office use, and minor site modifications on the surface parking lot to accommodate an outdoor pedestrian dining/gathering space. The office market have changed in the area since the last zoning application approval, and the applicant proposes to provide the new uses as an enhancement to the livelihood of existing and

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PCA/FDPA C-052-08 and C-052-14
CESC Skyline LLC
Page 5

neighboring office uses, Leesburg Pike and residents in the area. The mixed-use intent of the Comprehensive Plan language is addressed with the application. The applicant's proposal is in general conformance with the recommendations of the Comprehensive Plan for the Baileys Crossroads CBC.

PGN:BSS



County of Fairfax, Virginia

MEMORANDUM

DATE: July 1, 2014

TO: Casey Gresham, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Nicholas J. Drunasky, Urban Forester II
Forest Conservation Branch, UFMD

SUBJECT: Skyline Ob-1 (Sky 7) Lt 38B, FDPA C-52-14/PCA C-052-08

This review is based upon the FDPA C-52-14 concurrent with PCA C-052-08 and is stamped as “Received Department of Planning & Zoning June 24, 2014.” This application proposes to modify the FDPA to accommodate alternative uses which may include retail, eating establishments, fast food restaurants, quick service food stores, personal service establishments, financial institutions, and health clubs. This application also proposes an outdoor seating area on the eastern side of the building and parking lot modifications.

1. **Comment:** A note on sheet C-6 states “There is no proposed increase in GFA with this application; accordingly, this application is not subject to the current requirements of chapter 12 of the Fairfax County PFM,” which is misleading and not an accurate statement. Since the proposed changes require an FDPA/PCA, the applicant will be required to bring the site up to current requirements of chapter 12 of the PFM as has been discussed.

Recommendation: The above referenced note should be removed or revised to state that all requirements contained within the Fairfax County PFM will be met with submission of the site plan.

2. **Comment:** With this submission, table 12.3 and 12.10 have been added, but it is unclear how the gross site area listed is only 159,933 square feet compared to the 228,553 square feet shown in the existing vegetation map and other tabulations shown for the site. Therefore, it appears that the 10-year canopy requirement will not be met for the site.

Recommendation: The applicant should provide additional landscaping in order to meet the 10-year canopy requirement for the site.

In addition, tables 12.3 and 12.10 should be revised accordingly to reflect the entire site area of 228,553 square feet.

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes



3. **Comment:** It is unclear which existing trees are being preserved and afforded 10-year canopy since they have not been depicted with a key and symbol on either a landscape or tree preservation plan. In addition, it should be noted that trees within existing or proposed easements cannot be afforded 10-year canopy credit such as the trees along Leesburg Pike.

Recommendation: All existing trees being afforded 10-year canopy credit that meet the health requirements of the PFM and are located outside of all utility easements should be depicted with a key and symbol on either a landscape or tree preservation plan.

4. **Comment:** The applicant is requesting a waiver to utilize the existing landscaping along Route 7 in place of meeting the Baileys Crossroads Community Business Center Area I streetscape standards. However, the only existing landscaping shown within the streetscape along Leesburg Pike is the row of trees, which does not meet the requirements of the Comprehensive Plan for the Baileys Crossroads Community Business Center.

Recommendation: If the existing landscaping is going to be allowed to be used to fulfill the streetscape standards for the Baileys Crossroads Community Business Center, all existing landscaping shall be depicted on the landscape plan as existing, so it is clear that the intent of the streetscape along Route 7 is being met.

5. **Comment:** Several trees are shown to remain within the proposed limits of disturbance, which is unclear how they will be preserved. In addition, it appears that several trees critical root zones are being impacted that are currently outside of the proposed limits of disturbance, which are impacting around 40% of their critical root zones and will have negative impacts to them.

Recommendation: The limits of disturbance shall be adjusted so that trees currently within and just outside which are shown to remain are no longer within the limits of disturbance.

In addition, the proposed limits of disturbance shall be reduced where possible so that they are not impacting a major portion of the critical root zones of several trees shown to remain or they cannot be afforded any 10-year canopy credit.

6. **Comment:** A landscape schedule had been provided, but the amount of 10-year canopy credit being afforded to trees that are being planted in areas that meet the minimum soil planting widths have not been depicted in table 12.10, making it unclear how planted trees will be used to help meet the 10-year canopy requirement for the site.

Recommendation: Table 12.10 should be revised to include the amount of 10-year canopy credit being afforded to trees proposed to be planted within areas that meet the minimum soil planting widths.

If you have any further questions, please feel free to contact me at 730-324-1770.

NJD/

UFMDID #: 190060

cc: DPZ File



County of Fairfax, Virginia

MEMORANDUM

DATE: June 13, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael A. Davis, Acting Chief *JH for MAD*
Site Analysis Section, DOT

FILE: 3-4(RZ-C-052)

SUBJECT: PCA C-052-08; FDPA C-052-14; CESC Skyline, LLC
Tax Map: 062-3 ((1)) 38B

This department has reviewed the PCA and FDPA application and the plat revised through May 22, 2014. We have the following comments.

The applicant has requested to permit the conversion of existing office use to non-office use on the first floor and in the cellar space of the subject property located in the Baileys Crossroads CBC. To complement the proposed restaurant uses on the first floor, the applicant has proposed an outdoor dining area, which would remove existing parking spaces immediately adjacent to the building, and restripe and reconfigure part of the driveway surrounding the building to a two-way circulation pattern, except in the area in front of the outdoor dining area.

FCDOT staff and the applicant have discussed the potential impact of the future streetcar terminus station on the applicant's Leesburg Pike frontage, and staff has requested the applicant to demonstrate that they would still be in conformance with the parking reduction allowed on site if 50 parking spaces were to be removed for the streetcar station. Insofar, FCDOT has not seen any documentation showing that the applicant would still be able to conform to the parking reduction if 50 parking spaces were removed. Staff would like the applicant to continue working with FCDOT and other agencies on this issue.

While staff understands the need for convenient, surface parking for the proposed restaurant uses, surface parking lots should be avoided along Leesburg Pike per the Baileys Crossroads CBC guidance in the Comprehensive Plan. Since the applicant has not proposed any significant physical changes to the site, staff has not requested the applicant to address this issue at this time.

The applicant has proposed to add signs and extend the concrete barrier to address staff's concerns regarding potential safety issue at the right-in/right-out access to Leesburg Pike at the northwest corner of the subject property. However, the latest plat does not show the type and locations of the proposed signs to direct drivers.

As the subject property will be become a more mixed use development, the applicant should demonstrate commitment to provide an adequate and accessible pedestrian connections onsite and offsite with Leesburg Pike. All curb ramps, driveway crossings, and sidewalks

Ms. Barbara Berlin, Director
June 13, 2014
Page 2 of 2

APPENDIX 11

should be ADA compliant. The applicant has committed to removing bollards and other objects in the pedestrian circulation path that were installed for security reasons by the vacated tenant at the subject property.

MAD/AY



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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

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

DATE: April 8, 2014

SUBJECT: PCA C-052-08/FDPA C-052-14, CESC Skyline LCC
Tax Map Number: 62-3((1)) 38B

The Park Authority staff has reviewed the above referenced plan. Based on that review, staff has determined that this application bears no adverse impact on the land, resources, facilities or service levels of the Park Authority.

FCPA Reviewer: Jay Rauschenbach
DPZ Coordinator: Casey Gresham

Copy: Cindy Walsh, Director, Resource Management Division
Casey Gresham, DPZ Coordinator
Chron File
File Copy



County of Fairfax, Virginia

MEMORANDUM

DATE: March 25, 2014

TO: Casey Gresham
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sharad Regmi, P.E.
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: Application No. PCA C-052-08/ FDPA C-052-14
Tax Map No. 062-3-((01))-0038B

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

- The application property is located in the Four Mile Run (H-2) watershed. It would be sewer into the Arlington Treatment Plant.
- Based upon current and committed flow, there is excess capacity in the Arlington Treatment Plant. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 12 inch line on the property is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

- Other pertinent comments:**

FAIRFAX COUNTY
WASTEWATER MANAGEMENT



Quality of Water = Quality of Life

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





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

**PLANNING & ENGINEERING
DIVISION**

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

March 21, 2014

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

Re: FDPA C-052-14
PCA C-052-08
Skyline Center
Tax Map: 62-3

Dear Ms. Berlin:

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

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 12-inch water main located in Leesburg Pike. See the enclosed water system map.
3. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

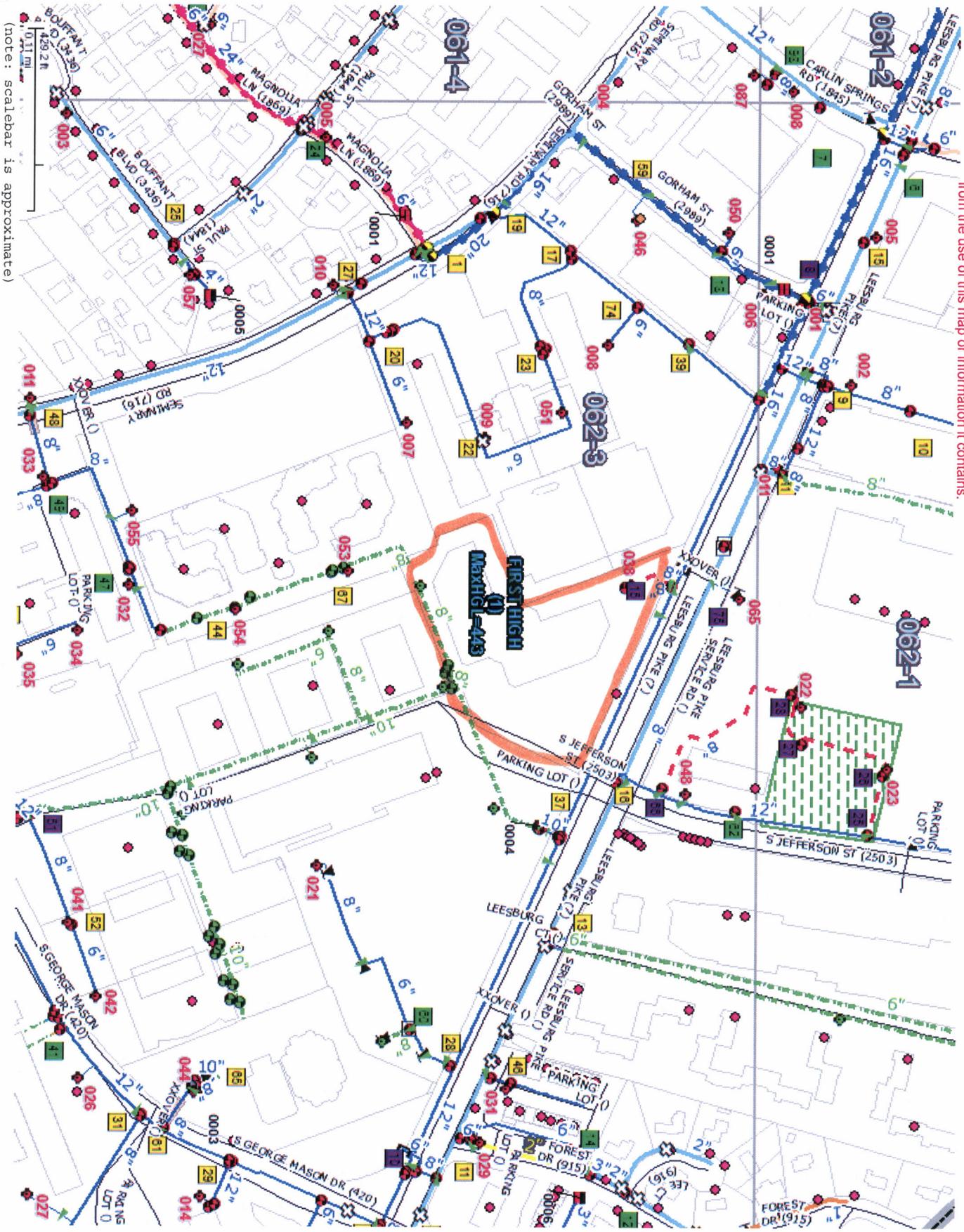
If you have any questions regarding this information please contact Ross Stilling at (703) 289-6385.

Sincerely,

A handwritten signature in black ink that reads "Traci K. Goldberg".

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

Enclosure



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



County of Fairfax, Virginia

MEMORANDUM

DATE: April 8, 2014

TO: Casey Gresham
Staff Coordinator, Zoning Evaluation Division
Department of Planning and Zoning

FROM: Bel Pachhai, PE, CFM, Senior Engineer III BP Pachhai
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Proffered Condition Amendment #PCA C-052-08; Final Development Plan Amendment #FDPA C-052-14; Skyline Center; FDP dated January 31, 2014; Four Mile Run Watershed; LDS Project # 04237-ZONA-003-1; Tax Map #062-3-01-0038B; Mason District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There are no Resource Protection Areas on the site.

Floodplain

There are no regulated floodplains on the site.

Downstream Drainage Complaints

There are no recent downstream drainage complaints on file.

Stormwater Detention

Applicant indicated on sheet C-7 that the stormwater detention requirements for the existing development were met with the underground stormwater detention vault V3 under the parking lot to the east of the site that was constructed with approved County Plan No.4237-SP-008. The applicant also stated that existing drainage divide will be honored and there will be no increase in impervious area due to these improvements. In the site plan submission, stormwater runoff computations must be shown to address the detention requirements.

Water Quality Control

Applicant stated on sheet C-7 that there will be no increase in impervious area due to this improvement and there are two standard Fairfax County sand filters treating the stormwater from the existing development. Therefore, no increase in Phosphorus runoff pollution load. In the site plan submission, impervious area calculations must be shown to address the BMP requirements. Furthermore, every effort shall be made to provide BMP more than that of minimum necessary.

Casey Gresham, Staff Coordinator
Proffered Condition Amendment #PCA C-052-08; Final Development Plan Amendment
#FDPA C-052-14; Skyline Center; LDS Project # 4237-ZONA-003-1
Page 2 of 2

Onsite Major Storm Drainage System and Overland Relief

Applicant needs to provide an overland relief narrative and arrows showing runoff flow path of the 100-year storm event. Cross-sections at key locations including the parking garage entrances must be shown on the plan.

Downstream Drainage System

An outfall narrative has been provided. Adequacy of outfall system shall be shown on the site plan.

Drainage Diversion

During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. The increase and decrease in discharge rates, volumes, and durations of concentrated and non-concentrated Stormwater runoff leaving a development site due to the diverted flow shall not have an adverse impact (e.g., soil erosion; sedimentation; yard, dwelling, building, or private structure flooding; duration of ponding water; inadequate overland relief) on adjacent or downstream properties. (PFM 6-0202.2A)

Stormwater Planning Comments

This case is located in the Four Mile Run Watershed. Please visit <http://www.fairfaxcounty.gov/dpwes/watersheds/doguecreek.htm> for more details.

Dam Breach

None of this property is within the dam breach inundation zone.

Stormwater Management Proffers

Comments on the draft proffers will be provided separately once we receive the draft proffers.

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new Stormwater ordinance and updates to the PFM's Stormwater requirements are being adopted as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance.

Please contact me at 703-324-1698 if you require additional information.

BP/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Stormwater Planning Division, DPWES
Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES
Bijan Sistani, Chief, South Branch, SDID, DPWES
Zoning Application File

Department of Public Works and Environmental Services
Land Development Services, Site Development and Inspections Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359
www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

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

DATE: June 6, 2014

TO: Barbara Berlin, Director,
Zoning Evaluation Division
Department of Planning and Zoning (DPZ)

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

SUBJECT: **OCR Staffing Comments**
CESC Skyline LLC
PCA C-52-8/ FDPA C-52-14
Tax Map 62-3((1)) 38B

The Office of Community Revitalization (OCR) has reviewed the above referenced Proffered Condition Amendment (PCA) Final Development Plan Amendment (FDPA), date stamped as "Received by the Department of Planning and Zoning on May 22, 2014". The CESC Skyline LLC "Draft Proffers" dated May 22, 2014, were also reviewed.

Located in the southwest quadrant of the intersection of South Jefferson Street (Route 2503) and Leesburg Pike (Route 7), the subject property is located within the Bailey's Crossroads Commercial Revitalization District (CRD). In May 1993, the Board of Supervisors approved an overall parking reduction of 25% for the Skyline Center, and in June 1999, a PCA/FDPA to modify the office building footprint and permit up to a total of 504,000 GSF in two phases of development. On May 2, 2013, a Comprehensive Sign Plan Amendment (CSPA), which included architectural accent lighting, was approved by the Board.

The applicant seeks to convert up to a maximum of 32,325 SF of vacant first floor space and 71,597 SF of vacant cellar space to non-office use, and permit alternative uses which may include retail, eating establishments, fast food restaurants, quick service food stores, personal service establishments, financial institutions, and health clubs.

The CESC Skyline proposal is consistent with the goals of the county to revitalize older commercial areas as it will complement the existing office and residential uses at the Skyline Center, improve pedestrian connectivity, and increase the vibrancy of the area by activating the frontage along Leesburg Pike and by providing additional amenities within the Baileys Crossroads CRD.

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



To further enhance the development, the OCR recommends the following be addressed:

1. Streetscape and Undergrounding of Utilities. To achieve visual continuity and foster a pedestrian friendly environment along Leesburg Pike, the Baileys Crossroads Streetscape Standards and the Baileys Crossroads Comprehensive Plan Streetscape Guidelines call for the undergrounding of utilities and streetscape. The applicant should:
 - a. Provide a contribution for off-site sidewalk/streetscape improvements to be utilized for off-site sidewalk and streetscape improvements along Route 7 and/or other streets in the vicinity of the Property within the Baileys Crossroads CRD, and
 - b. Provide a contribution to be utilized for the undergrounding of utility lines in the Bailey's Crossroads CRD.
2. Retail Sidewalk Plan. (Sheet C-5) Provide a cross-section of the retail sidewalk plan that depicts and lists the number, location, material, and color palette of street furnishings, pavers, landscaped planters, and benches. A flexible seating environment using moveable seating is encouraged.
3. Sidewalks. (Sheet L1.00) The applicant proposes to utilize repurposed concrete pavers. To ensure a consistent style with the existing pavers, the applicant should provide an image of the repurposed concrete pavers
4. Lighting. (Sheet L1.00) Provide the style, type, intensity, number and location details of the pedestrian-style light fixtures.

cc: Casey Gresham, Staff Coordinator, DPZ
OCR File

PLANNED DEVELOPMENT DISTRICT REGULATIONS

PART 2 6-200 PDC PLANNED DEVELOPMENT COMMERCIAL DISTRICT**6-201 Purpose and Intent**

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

To these ends, rezoning to and development under this district will be permitted only in accordance with a development plan prepared and approved in accordance with the provisions of Article 16.

6-202 Principal Uses Permitted

The following principal uses shall be permitted subject to the approval of a final development plan prepared in accordance with the provisions of Article 16, and subject to the use limitations set forth in Sect. 206 below.

- * 1. Business service and supply service establishments.
- * 2. Eating establishments.
3. Establishments for scientific research, development and training where assembly, integration and testing of products in a completely enclosed building is incidental to the principal use of scientific research, development and training.
4. Exposition halls and facilities to house cultural or civic events or conventions of political, industrial, fraternal or similar associations, with a minimum gross floor area of 100,000 square feet.
- * 5. Financial institutions.
6. Garment cleaning establishments.
7. Hotels, motels.
- * 8. Offices.
- * 9. Personal service establishments.
10. Public uses.
11. Repair service establishments.
- * 12. Retail sales establishments.
13. Theatres.

FAIRFAX COUNTY ZONING ORDINANCE

6-203

Secondary Uses Permitted

The following secondary uses shall be permitted only in a PDC District which contains one or more principal uses; only when such uses are presented on an approved final development plan prepared in accordance with the provisions of Article 16; and subject to the use limitations set forth in Sect. 206 below.

- * 1. Accessory uses, accessory service uses and home occupations as permitted by Article 10.
- 2. Affordable dwelling unit developments.
- 3. Automated teller machines, located within a multiple family dwelling.
- 4. Commercial and industrial uses of special impact (Category 5), limited to:
 - A. Amusement arcades
 - B. Automobile-oriented uses
 - C. Car washes
 - D. Drive-in financial institutions
 - E. Drive-through pharmacies
 - * F. Fast food restaurants
 - G. Golf courses, country clubs
 - H. Golf driving ranges
 - I. Marinas, docks and boating facilities, commercial
 - J. Mini-warehousing establishments
 - * K. Quick-service food stores
 - L. Retail sales establishments-large, limited by the provisions of Sect. 9-533
 - M. Service stations
 - N. Service station/mini-marts
 - O. Vehicle light service establishments
 - P. Vehicle sale, rental and ancillary service establishments, limited by the provisions of Sect. 9-518.
- 5. Commercial recreation uses (Group 5), limited to:

PLANNED DEVELOPMENT DISTRICT REGULATIONS

- A. Billiard and pool halls
 - B. Bowling alleys
 - C. Commercial swimming pools, tennis courts and similar courts
 - * D. Health clubs
 - E. Indoor firing ranges, archery ranges, fencing and other similar indoor recreational uses
 - F. Miniature golf courses
 - G. Skating facilities
 - H. Any other similar commercial recreation use
- 6. Community uses (Group 4).
 - 7. Dwellings.
 - 8. Institutional uses (Group 3).
 - 9. Kennels, limited by the provisions of Sect. 206 below.
 - 10. Light public utility uses (Category 1).
 - 11. New vehicle storage, limited by the provisions of Sect. 206 below.
 - 12. Parking, commercial off-street, as a principal use.
 - 13. Quasi-public uses (Category 3), limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities
 - E. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - F. Congregate living facilities
 - G. Cultural centers, museums and similar facilities

FAIRFAX COUNTY ZONING ORDINANCE

- H. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - I. Independent living facilities
 - * J. Medical care facilities
 - K. Private clubs and public benefit associations
 - L. Private schools of general education
 - * M. Private schools of special education
 - N. Quasi-public parks, playgrounds, athletic fields and related facilities
14. Transportation facilities (Category 4), limited to:
- A. Bus or railroad stations
 - B. Electrically-powered regional rail transit facilities
 - C. Heliports
 - D. Helistops
 - E. Regional non-rail transit facilities
15. Vehicle transportation service establishments.
16. Veterinary hospitals.

6-204**Special Permit Uses**

For specific Group uses, regulations and standards, refer to Article 8.

- 1. Group 8 - Temporary Uses.
- 2. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Accessory dwelling units

6-205**Special Exception Uses**

- 1. Subject to the use limitations presented in Sect. 206 below, any use presented in Sect. 203 above as a Group or Category use may be permitted with the approval of a special exception when such use is not specifically designated on an approved final development plan.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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