



APPLICATION ACCEPTED: January 19, 2007
PLANNING COMMISSION: July 12, 2007
BOARD OF SUPERVISORS: not scheduled

County of Fairfax, Virginia

June 27, 2007

STAFF REPORT

APPLICATION PCA 1998-SU-009-2
RZ 2007-SU-003
SE 2007-SU-002

SULLY DISTRICT

| | |
|--------------------------|--|
| APPLICANT: | Fair Ridge, LLC |
| PRESENT ZONING: | PDC, HC, WS |
| REQUESTED ZONING: | R-8, HC, WS |
| PARCEL(S): | 46-3 ((1)) 14C |
| ACREAGE: | 6.94 acres |
| FAR: | 0.96 |
| DENSITY: | 28.82 du/ac |
| OPEN SPACE: | 55.1% |
| PLAN MAP: | Fairfax Center Area; Overlay Level: Office use @ 0.25 FAR with option for independent living facility of up to 200 units |
| PROPOSAL: | Approval of a PCA to delete the application land area from RZ 1998-SU-009. |

O:\tswag\Fair Ridge Ind Live RZ 2007-SU-003 SE-002\RZ 2007-SU-003 SE 002 PCA 98 009.doc

Rezone from the PDC District to the R-8 District with concurrent special exception approval to permit development of an independent living facility with 200 units.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 1998-SU-009-2.

Staff recommends approval of RZ 2007-SU-003, subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of SE 2007-SU-002, subject to development conditions consistent with those found in Appendix 2 of this report.

Staff recommends approval of a modification of the transitional screening requirement in favor of that shown on the GDP/SE plat and to allow the use of existing vegetation.

Staff recommends approval of a waiver of the barrier requirement to the north.

Staff recommends approval of a modification of Additional Standard #9 of Sect. 9-306, to allow a 19.8 foot setback instead of 30 feet on the east, as shown on the GDP/SE Plat.

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

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)



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice.
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Rezoning Application

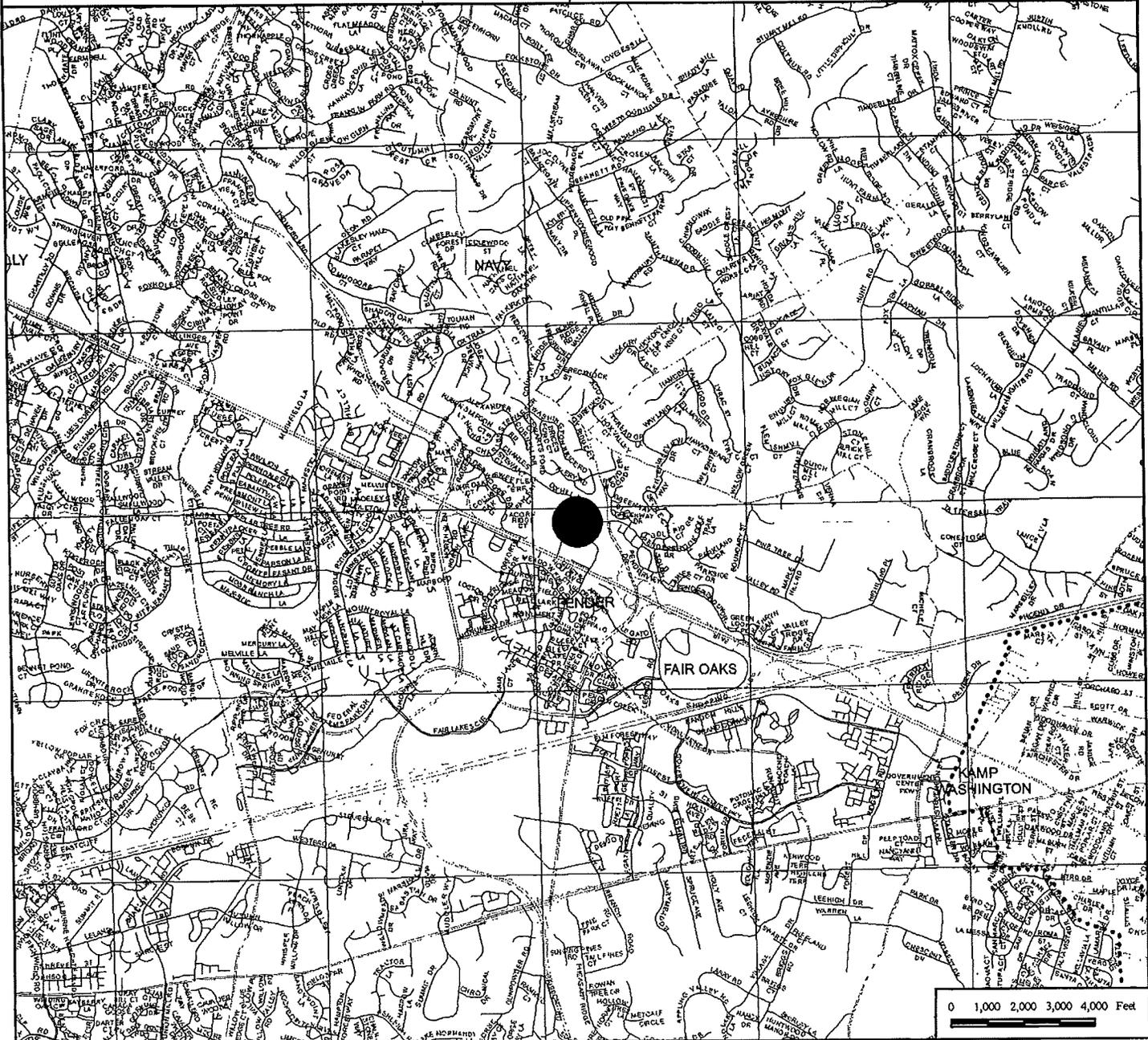
RZ 2007-SU-003

Applicant: FAIR RIDGE, LLC
Accepted: 01/19/2007
Proposed: RESIDENTIAL
Area: 6.94 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect: NORTH SIDE OF FAIR RIDGE DRIVE AND SOUTH SIDE OF OX HILL ROAD
Located:
Zoning: FROM PDC TO R- 8
Overlay Dist: HC WS
Map Ref Num: 046-3- /01/ /0014C

Special Exception

SE 2007-SU-002

Applicant: FAIR RIDGE, LLC
Accepted: 01/19/2007
Proposed: INDEPENDENT LIVING FACILITY
Area: 6.94 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect: 03-0604
Art 9 Group and Use: 3-4
Located: NORTH SIDE OF FAIR RIDGE DRIVE AND SOUTH SIDE OF OX HILL ROAD
Zoning: R- 8
Plan Area: 3,
Overlay Dist: WS HC
Map Ref Num: 046-3- /01/ /0014C



Rezoning Application

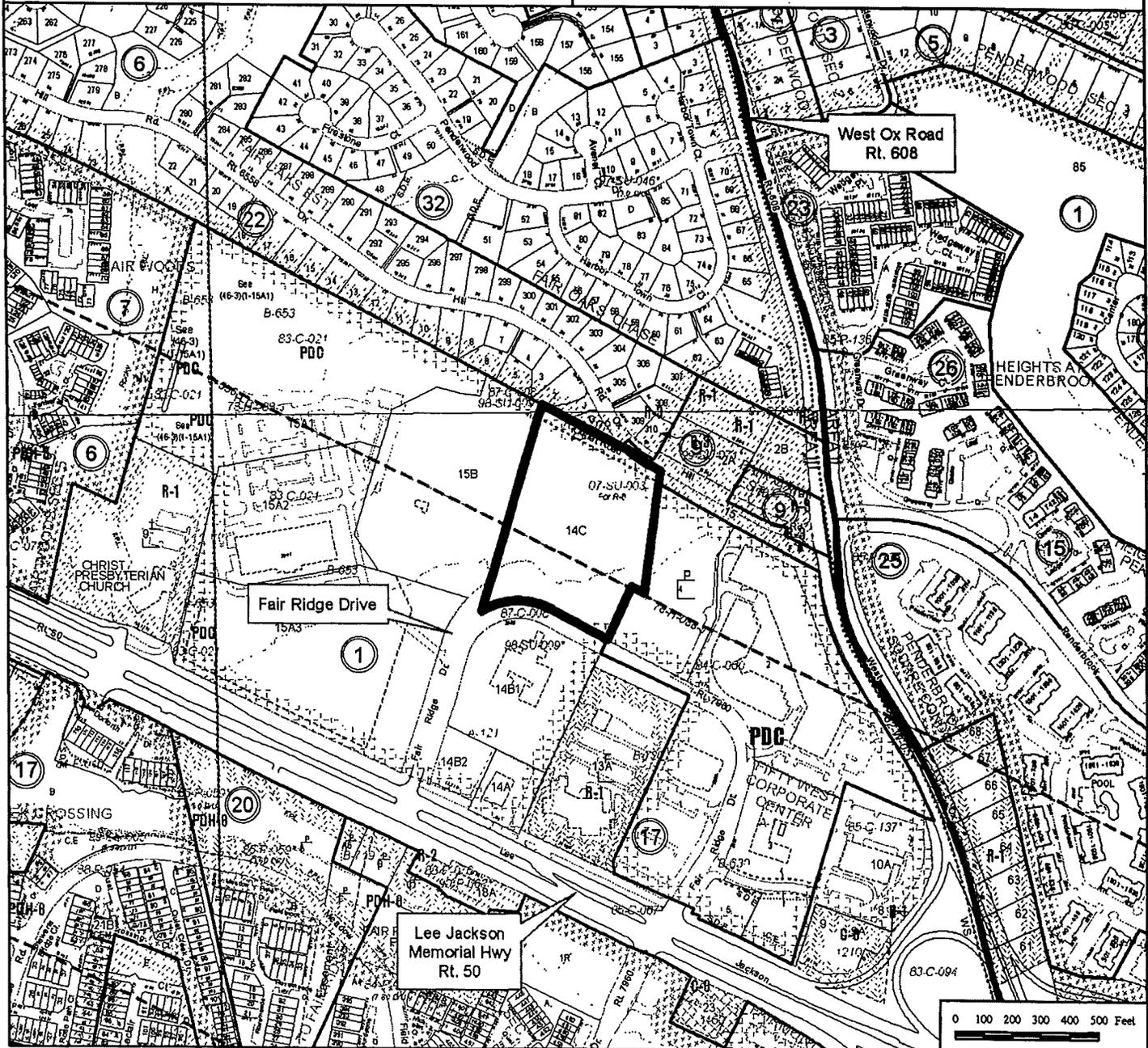
RZ 2007-SU-003

Applicant: FAIR RIDGE, LLC
Accepted: 01/19/2007
Proposed: RESIDENTIAL
Area: 6.94 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect: NORTH SIDE OF FAIR RIDGE DRIVE AND SOUTH SIDE OF OX HILL ROAD
Located:
Zoning: FROM PDC TO R- 8
Overlay Dist: HC WS
Map Ref Num: 046-3- /01/ /0014C

Special Exception

SE 2007-SU-002

Applicant: FAIR RIDGE, LLC
Accepted: 01/19/2007
Proposed: INDEPENDENT LIVING FACILITY
Area: 6.94 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect: 03-0604
Art 9 Group and Use: 3-4
Located:
Zoning: R- 8
Plan Area: 3,
Overlay Dist: WS HC
Map Ref Num: 046-3- /01/ /0014C



Proffered Condition Amendment

PCA 1998-SU-009-02



Applicant:
Accepted:
Proposed:

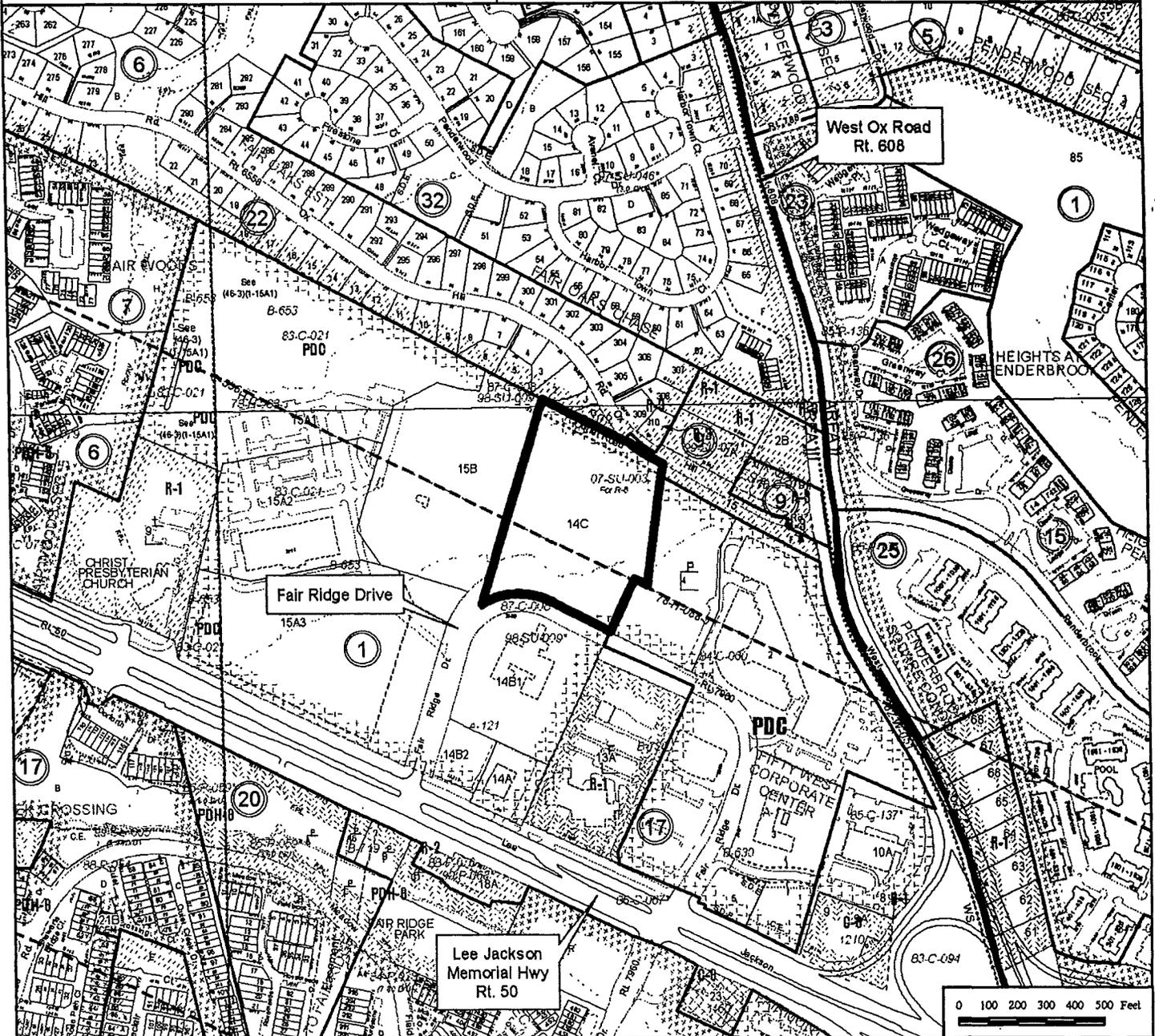
FAIR RIDGE, LLC
01/19/2007
AMEND PROFFERS AND CONCEPTUAL
DEVELOPMENT PLANS FOR RZ 1998-SU-009
TO DELETE LAND AREA TO BE
INCORPORATED WITH RZ 2007-SU-003

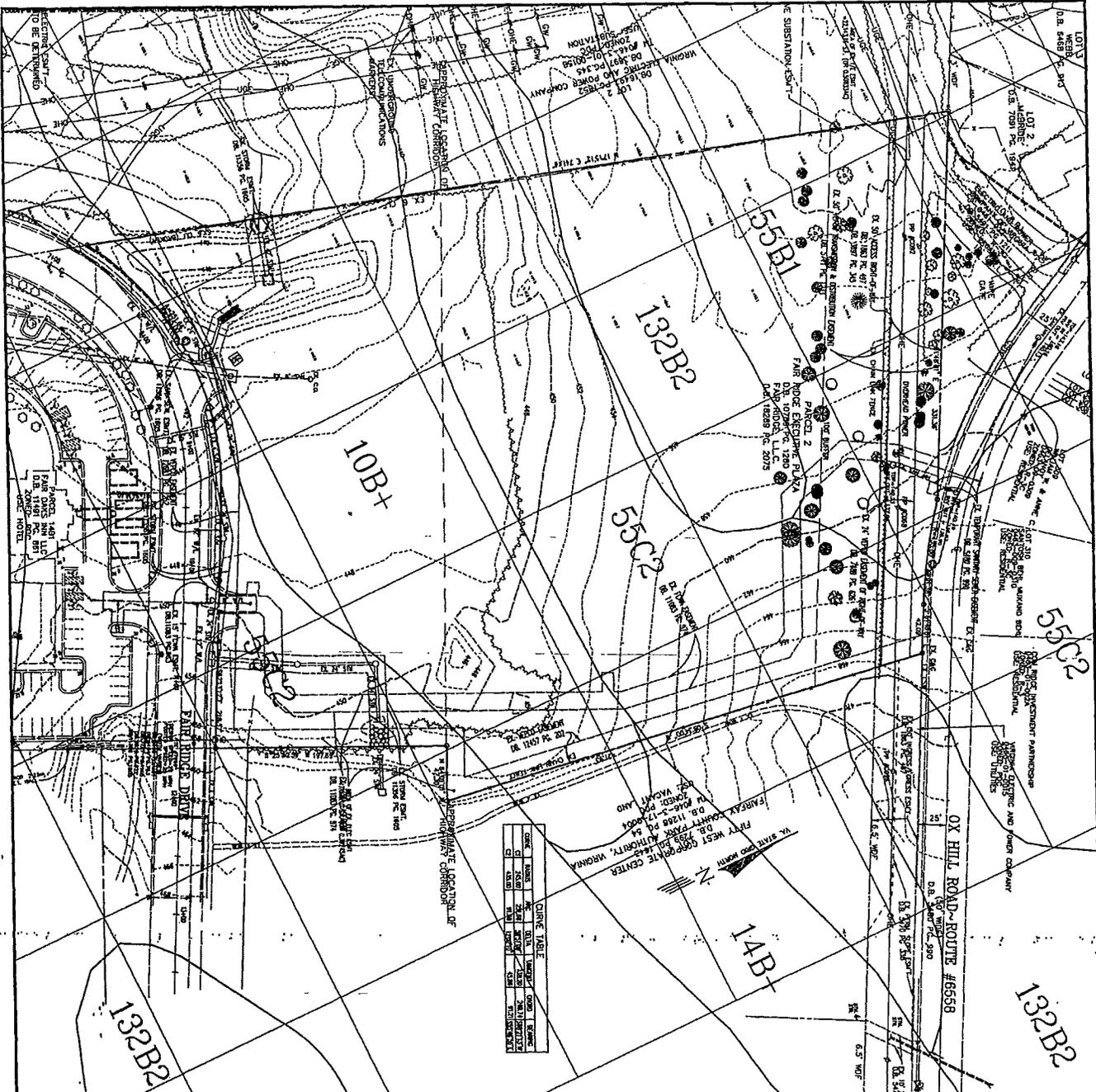
Area:
Zoning Dist Sect:
Located:

6.94 AC OF LAND; DISTRICT - SULLY
NORTH SIDE OF FAIR RIDGE DRIVE AND
SOUTH OF OX HILL ROAD

Zoning:
Overlay Dist:
Map Ref Num:

PDC
WS HC
046-3- /01/ /0014C





CURVE TABLE

| STATION | CHORD BEARING | CHORD LENGTH | ARC BEARING | ARC LENGTH | PIECE POINT | CHORD BEARING | CHORD LENGTH | ARC BEARING | ARC LENGTH | PIECE POINT |
|---------|-----------------|--------------|-------------|------------|-------------|-----------------|--------------|-------------|------------|-------------|
| 1+00.00 | S 89° 15' 00" W | 100.00 | 101.34° | 100.00 | 1+50.00 | S 89° 15' 00" W | 100.00 | 101.34° | 100.00 | 2+00.00 |
| 2+00.00 | S 89° 15' 00" W | 100.00 | 101.34° | 100.00 | 2+50.00 | S 89° 15' 00" W | 100.00 | 101.34° | 100.00 | 3+00.00 |
| 3+00.00 | S 89° 15' 00" W | 100.00 | 101.34° | 100.00 | 3+50.00 | S 89° 15' 00" W | 100.00 | 101.34° | 100.00 | 4+00.00 |
| 4+00.00 | S 89° 15' 00" W | 100.00 | 101.34° | 100.00 | 4+50.00 | S 89° 15' 00" W | 100.00 | 101.34° | 100.00 | 5+00.00 |
| 5+00.00 | S 89° 15' 00" W | 100.00 | 101.34° | 100.00 | 5+50.00 | S 89° 15' 00" W | 100.00 | 101.34° | 100.00 | 6+00.00 |
| 6+00.00 | S 89° 15' 00" W | 100.00 | 101.34° | 100.00 | 6+50.00 | S 89° 15' 00" W | 100.00 | 101.34° | 100.00 | 7+00.00 |
| 7+00.00 | S 89° 15' 00" W | 100.00 | 101.34° | 100.00 | 7+50.00 | S 89° 15' 00" W | 100.00 | 101.34° | 100.00 | 8+00.00 |
| 8+00.00 | S 89° 15' 00" W | 100.00 | 101.34° | 100.00 | 8+50.00 | S 89° 15' 00" W | 100.00 | 101.34° | 100.00 | 9+00.00 |
| 9+00.00 | S 89° 15' 00" W | 100.00 | 101.34° | 100.00 | 9+50.00 | S 89° 15' 00" W | 100.00 | 101.34° | 100.00 | 10+00.00 |

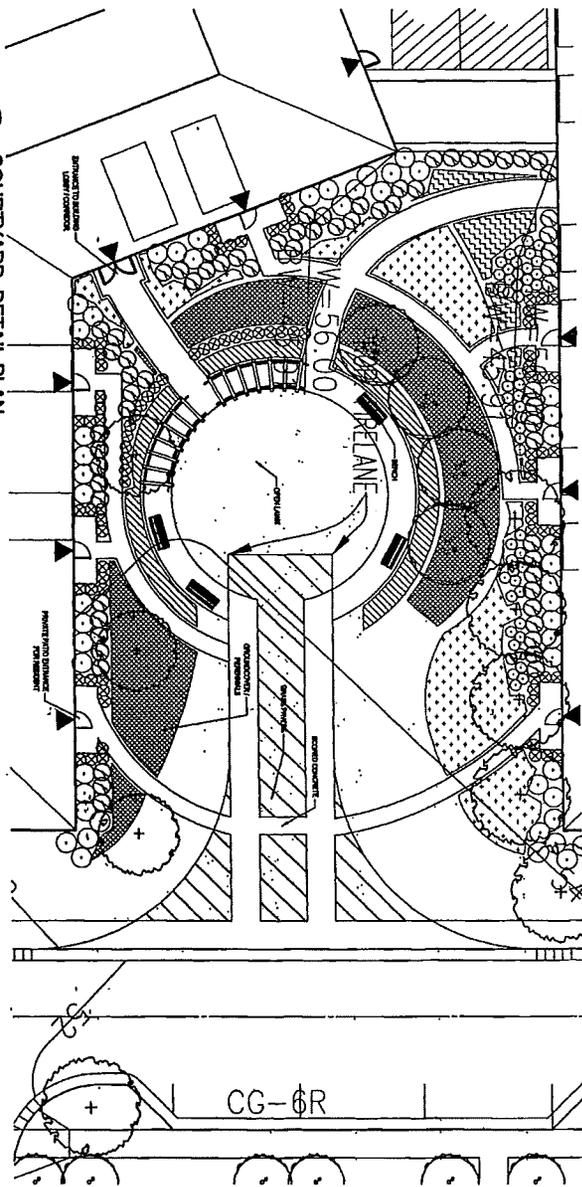
SOILS LEGEND

| NUMBER | NAME | CLASS |
|--------|----------|-------|
| 10B+ | GENUEVE | B |
| 55C2 | GENUEVE | C |
| 132B2 | LANSDOWN | C |

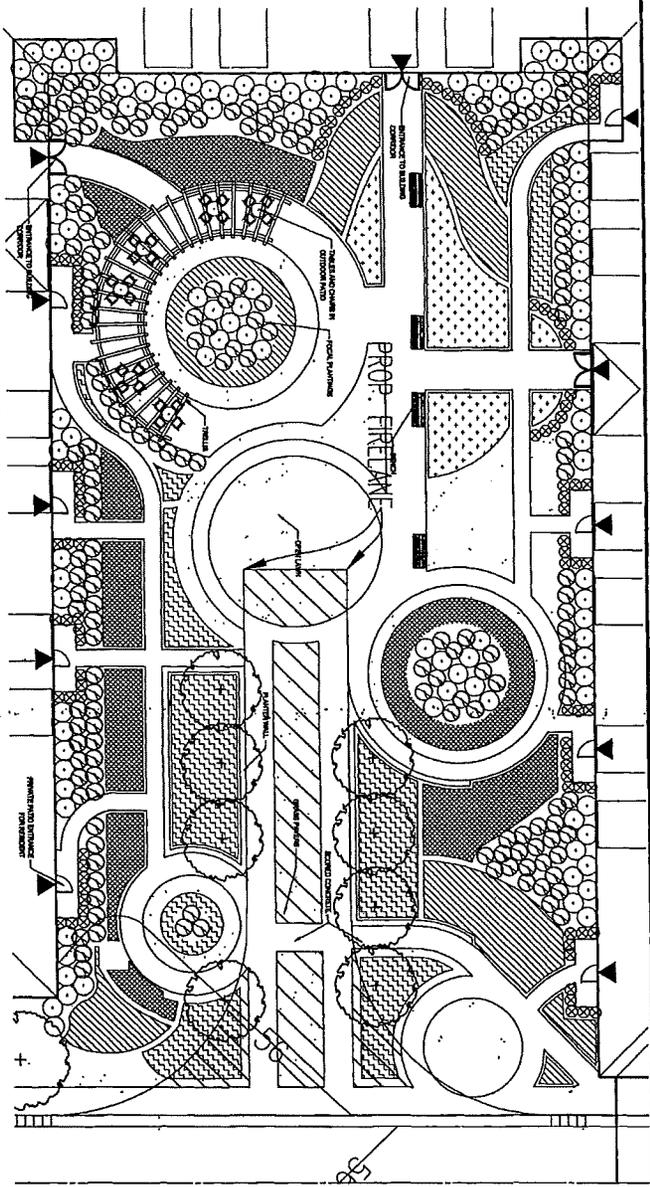
- LEGEND:**
- EXISTING TREE LINE
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - EXISTING PROPERTY LINE PRESS
 - EXISTING FENCE
 - EXISTING LIGHTING
 - EXISTING CURB AND GUTTER
 - EXISTING CONTOUR
 - EXISTING STORM DRAIN
 - EXISTING SANITARY SEWER
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING UNDERGROUND TELEPHONE LINE
 - EXISTING DRAINAGE WAY
 - EXISTING POWER POLE

| <p>EXISTING CONDITIONS AND SOILS MAP</p> <p>FAIR RIDGE INDEPENDENT LIVING</p> <p>SULLY DISTRICT</p> <p>FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: 1"=40' CL = 2" DATE: NOV. 2006</p> | | <p>Urban, Inc. 7711 Lake View Terrace Annandale, Virginia 22023 Tel: 703.614.4800 www.urban-inc.com</p> | <p>PLAN DATE</p> <table border="1"> <tr><td>11-09</td><td>09-05-09</td></tr> <tr><td>11-10</td><td>09-05-09</td></tr> <tr><td>11-11</td><td>09-05-09</td></tr> <tr><td>11-12</td><td>09-05-09</td></tr> <tr><td>11-13</td><td>09-05-09</td></tr> <tr><td>11-14</td><td>09-05-09</td></tr> <tr><td>11-15</td><td>09-05-09</td></tr> <tr><td>11-16</td><td>09-05-09</td></tr> <tr><td>11-17</td><td>09-05-09</td></tr> <tr><td>11-18</td><td>09-05-09</td></tr> <tr><td>11-19</td><td>09-05-09</td></tr> <tr><td>11-20</td><td>09-05-09</td></tr> <tr><td>11-21</td><td>09-05-09</td></tr> <tr><td>11-22</td><td>09-05-09</td></tr> <tr><td>11-23</td><td>09-05-09</td></tr> <tr><td>11-24</td><td>09-05-09</td></tr> <tr><td>11-25</td><td>09-05-09</td></tr> <tr><td>11-26</td><td>09-05-09</td></tr> <tr><td>11-27</td><td>09-05-09</td></tr> <tr><td>11-28</td><td>09-05-09</td></tr> <tr><td>11-29</td><td>09-05-09</td></tr> <tr><td>11-30</td><td>09-05-09</td></tr> </table> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>REVISION APPROVED</th> <th>DATE</th> </tr> <tr> <td colspan="5" style="text-align: center;">REVISION APPROVED BY DIVISION OF DESIGN REVIEW</td> </tr> </table> | 11-09 | 09-05-09 | 11-10 | 09-05-09 | 11-11 | 09-05-09 | 11-12 | 09-05-09 | 11-13 | 09-05-09 | 11-14 | 09-05-09 | 11-15 | 09-05-09 | 11-16 | 09-05-09 | 11-17 | 09-05-09 | 11-18 | 09-05-09 | 11-19 | 09-05-09 | 11-20 | 09-05-09 | 11-21 | 09-05-09 | 11-22 | 09-05-09 | 11-23 | 09-05-09 | 11-24 | 09-05-09 | 11-25 | 09-05-09 | 11-26 | 09-05-09 | 11-27 | 09-05-09 | 11-28 | 09-05-09 | 11-29 | 09-05-09 | 11-30 | 09-05-09 | NO. | DATE | DESCRIPTION | REVISION APPROVED | DATE | REVISION APPROVED BY DIVISION OF DESIGN REVIEW | | | | |
|---|----------|---|---|-------|----------|-------|----------|-------|----------|-------|----------|-------|----------|-------|----------|-------|----------|-------|----------|-------|----------|-------|----------|-------|----------|-------|----------|-------|----------|-------|----------|-------|----------|-------|----------|-------|----------|-------|----------|-------|----------|-------|----------|-------|----------|-------|----------|-----|------|-------------|-------------------|------|--|--|--|--|--|
| 11-09 | 09-05-09 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11-10 | 09-05-09 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11-11 | 09-05-09 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11-12 | 09-05-09 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11-13 | 09-05-09 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11-14 | 09-05-09 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11-15 | 09-05-09 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11-16 | 09-05-09 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11-17 | 09-05-09 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11-18 | 09-05-09 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11-19 | 09-05-09 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11-20 | 09-05-09 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11-21 | 09-05-09 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11-22 | 09-05-09 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11-23 | 09-05-09 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11-24 | 09-05-09 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11-25 | 09-05-09 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11-26 | 09-05-09 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11-27 | 09-05-09 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11-28 | 09-05-09 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11-29 | 09-05-09 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11-30 | 09-05-09 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NO. | DATE | DESCRIPTION | REVISION APPROVED | DATE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REVISION APPROVED BY DIVISION OF DESIGN REVIEW | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

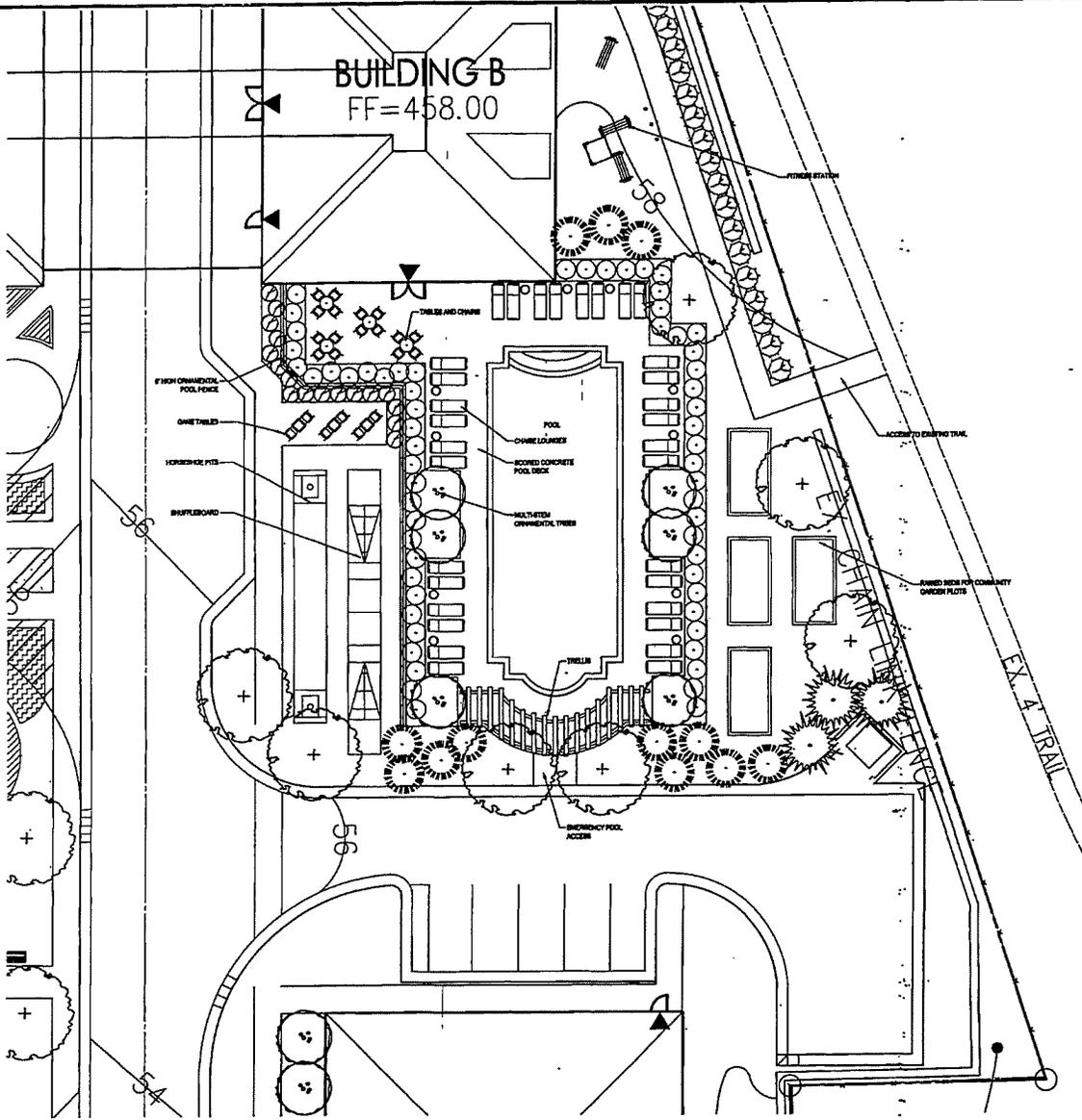
2 COURTYARD: DETAIL PLAN



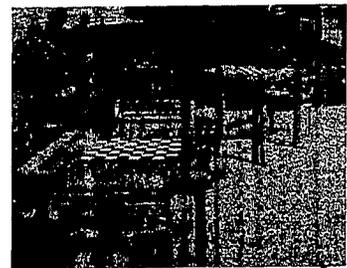
1 COURTYARD: DETAIL PLAN



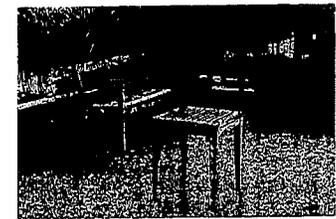
| | | | | | |
|--|---|------------------|--|---|---|
| PROJECT NO. 065118 DATE: NOV. 2006 | ILLUSTRATIVE DETAIL PLANS FAIR RIDGE INDEPENDENT LIVING SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA | | | Urban, LLC 7711 Lee River Parkway Arlington, Virginia 22202 Tel: 703.444.4400 www.urban-llc.com | PLAN DATE 11-06-06 12-14-06 1-11-07 2-02-07 03-11-07 04-21-07 |
| | SCALE: 1"=40' C.L. = 2' | DATE: NOV., 2006 | | | No. DATE DESCRIPTION REVISION APPROVED DATE REVISION APPROVED BY DIVISION OF DESIGN REVIEW |



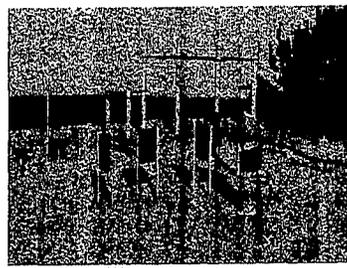
1 CLUBHOUSE RECREATION: DETAIL PLAN
Scale: 1"=10'



GAME TABLES



BENCHES & SEATING AREAS



FITNESS STATION

2 RECREATIONAL AMENITIES
NTS

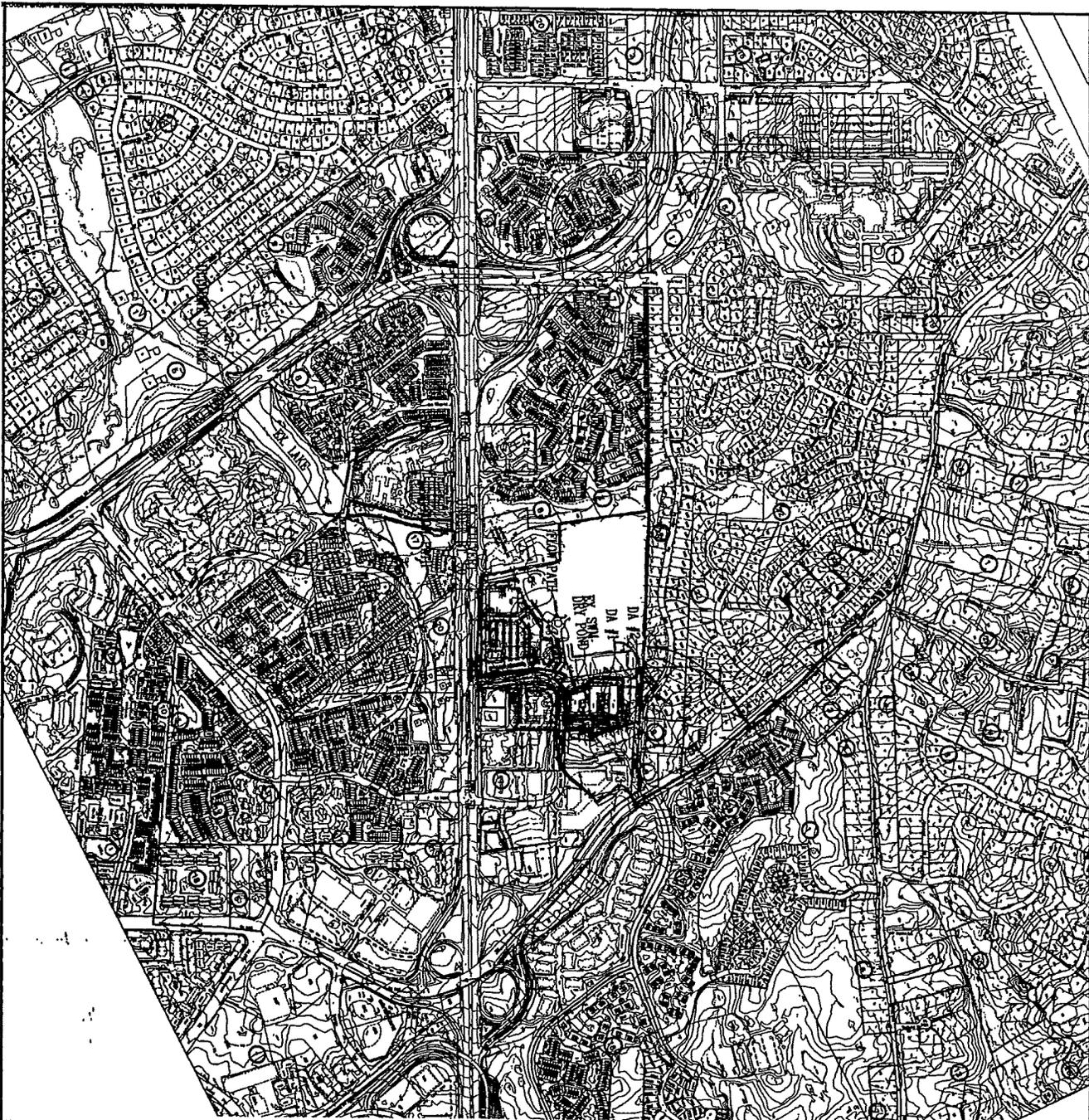
| NO. | DATE | DESCRIPTION | BY | DATE | REVISION APPROVED BY | DATE |
|-----|----------|-------------|----|------|----------------------|------|
| 1 | 08-21-07 | | | | | |
| 2 | 08-21-07 | | | | | |
| 3 | 08-21-07 | | | | | |
| 4 | 08-21-07 | | | | | |

Urban USA
7711 Oak Run
Suite 100
Fairfax, VA 22031
www.urbanusa.com



ILLUSTRATIVE DETAIL PLANS
FAIR RIDGE
INDEPENDENT LIVING
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=4'
DATE: NOV. 2006
CL-42

SHEET
5B
OF
12
FILE NO.
MISC-1683



DRAINAGE AREA SUMMARY

| DRAINAGE AREA | CONTROLLED/UNCONTROLLED | DRAINAGE AREA |
|---------------|-------------------------|--------------------------|
| DR. 1 | CONTROLLED | 3,820 AC (ON 25,000 SF) |
| DR. 2 | UNCONTROLLED | 1,05 AC (ON 43,700 SF) |
| DR. 3 | UNCONTROLLED | 12.34 AC (ON 537,530 SF) |
| DR. 4 | UNCONTROLLED | 12.16 AC (ON 524,800 SF) |

NOTE: SHALL NOT BE OBTAINED BY THE DRAINAGE AREA.

SWM NOTES

1. THE DRAINAGE POND SHALL BE DESIGNED WITH THE FINAL SITE PLAN TO ENSURE IT IS ADEQUATELY SIZED. HOWEVER, THE PROPOSED LAND USE IS LESS INTENSE THAN THE ORIGINAL DESIGN OF THE POND AND/OR VEGETATION.

MINIMUM ESTIMATED INFORMATION FOR RECORDING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided to meet the requirements of the applicable codes and regulations, as a condition of recording, special exception, special permit, and development plan application. The information shall be provided in accordance with the applicable codes and regulations, as a condition of recording, special exception, special permit, and development plan application.

1. Aerial Photographs: Aerial photographs shall be provided for the entire site and surrounding area. The photographs shall be of a scale of 1" = 100' and shall be dated within 12 months of the date of application.

2. Topographic Map: A topographic map shall be provided for the entire site and surrounding area. The map shall be of a scale of 1" = 100' and shall show contour lines at 5-foot intervals. The map shall also show the location of all existing and proposed structures, roads, and utilities.

3. Site Plan: A site plan shall be provided for the entire site and surrounding area. The site plan shall show the location of all existing and proposed structures, roads, and utilities. The site plan shall also show the location of all existing and proposed drainage structures, including ponds, ditches, and culverts.

4. Stormwater Management Plan: A stormwater management plan shall be provided for the entire site and surrounding area. The plan shall describe the methods to be used to manage stormwater runoff from the site. The plan shall also include a calculation of the peak stormwater runoff rate from the site.

5. Erosion Control Plan: An erosion control plan shall be provided for the entire site and surrounding area. The plan shall describe the methods to be used to prevent soil erosion on the site. The plan shall also include a calculation of the peak stormwater runoff rate from the site.

6. Land Use Compatibility Study: A land use compatibility study shall be provided for the entire site and surrounding area. The study shall evaluate the compatibility of the proposed development with the surrounding land uses. The study shall also include a calculation of the peak stormwater runoff rate from the site.

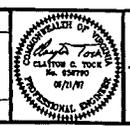
7. Traffic Impact Study: A traffic impact study shall be provided for the entire site and surrounding area. The study shall evaluate the impact of the proposed development on the surrounding traffic network. The study shall also include a calculation of the peak stormwater runoff rate from the site.

8. Environmental Impact Statement: An environmental impact statement shall be provided for the entire site and surrounding area. The statement shall describe the potential impacts of the proposed development on the environment. The statement shall also include a calculation of the peak stormwater runoff rate from the site.

9. Other Required Information: Any other information required by the applicable codes and regulations shall be provided.

S.W.M. - DRAINAGE DIVIDE MAP
FAIR RIDGE INDEPENDENT LIVING
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=400' CL = 2" DATE: NOV, 2006

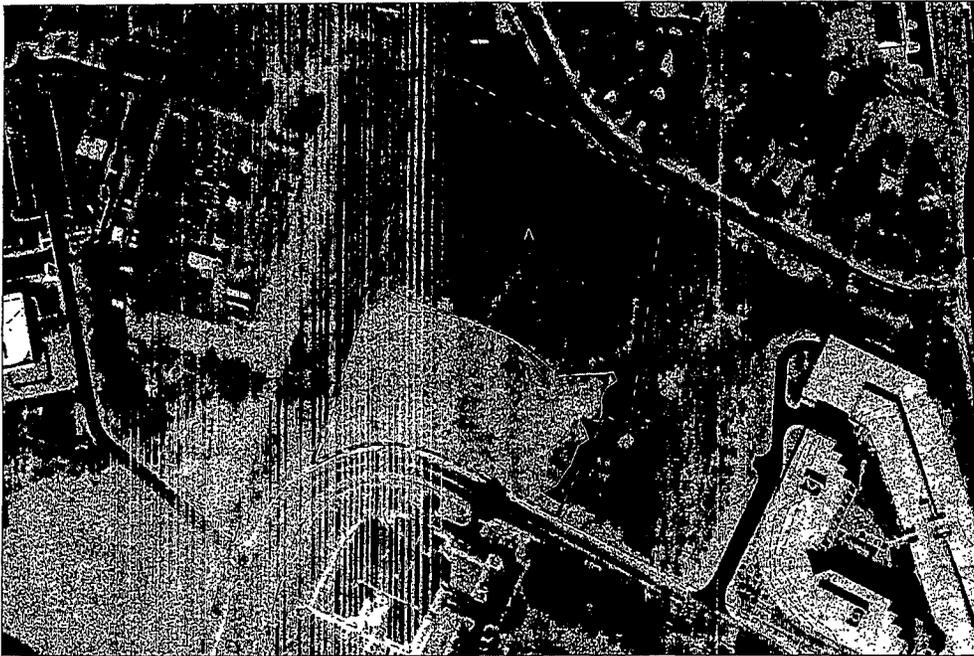


urban
 PLANNING • ENGINEERING • ARCHITECTURE

Urban, Ltd.
 1711 Lick Street
 Alexandria, Virginia 22304
 703.548.8800
 www.urban-ltd.com

| PLANN DATE | NO. | DATE | DESCRIPTION | REVIEW | APPROVED | DATE |
|------------|-----|------|-------------|--------|----------|------|
| 11-09-06 | | | | | | |
| 12-14-06 | | | | | | |
| 01-22-07 | | | | | | |
| 02-14-07 | | | | | | |
| 04-11-07 | | | | | | |
| 04-11-07 | | | | | | |

REVISION APPROVED BY DIVISION OF DESIGN REVIEW



SCALE 1"=100'

NOTES:

1. This Existing Vegetation Map is based upon examination of background materials, such as the USGS 1994 Fairfax and Vienna, VA-MD Topographic Quadrangle Maps, existing topography, Fairfax County Soils Map, National Wetlands Inventory Map, Resource Protection Area map and aerial photography. A field verification was performed by Wetland Studies and Solutions, Inc. (WSSI) on October 30, 2006.
2. Parcel boundaries were obtained in digital format from Fairfax County digital data. The property boundary information was provided in digital format from Urban Engineering & Associates, Inc. As shown on this map, the site boundary line differs from the parcel lines. This discrepancy is due to differences from the actual boundary survey-location conducted by Urban Engineering & Associates, Inc. and the information obtained from Fairfax County digital data. Since a survey-location of the boundary governs over County digital data, WSSI has used the surveyed boundary received from Urban Engineering & Associates, Inc. rather than the parcel lines from Fairfax County; therefore, the property size is 6.93 acres, which is consistent with the Fairfax County website.
3. A WSSI Spring 2004 Color Infrared Imagery was used as a base map for this exhibit.

| LEGEND | |
|--------|-------------------------------|
| | SITE BOUNDARY |
| | VEGETATION COMMUNITY BOUNDARY |

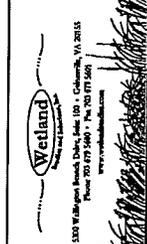
| | COVER TYPE | PRIMARY SPECIES | SUCCESSIONAL STAGE | CONDITION | ACREAGE (AC) | COMMENTS |
|---------------|---------------|---|--------------------|--------------|--------------|---------------------------|
| A | Upland Forest | Yellow-Poplar Red Maple | Sub-Climax | Good | 4.35 | See Condition Description |
| B | Old Field | Red Maple Black Locust Autumn Olive | Early-Successional | Fair to Good | 0.32 | See Condition Description |
| C | Open Field | Chinese Bushclover Indian Grass Carolina Nightshade | N/A | N/A | 2.28 | See Condition Description |
| TOTAL ACREAGE | | | | | 6.93 | |

*CONDITION DESCRIPTION:

- This area of upland forest is in generally good condition. The dominant species are yellow-poplar (*Liriodendron tulipifera*) and red maple (*Acer rubrum*). Tree diameters at breast height (DBH) ranged from approximately 5 to 20 inches. The understorey is of moderate coverage and consists of young yellow poplar, red maple and sugar maple (*Acer saccharum*) saplings. Vines of Japanese honeysuckle (*Lonicera japonica*) moderately covered the forest floor. There is a low amount of coarse woody debris and a few dead limbs within the canopy.
- The early successional old field is in fair to good condition. A diverse species composition included black locust (*Robinia pseudoacacia*), red maple, autumn olive (*Elaeagnus umbellata*), staghorn sumac (*Rhus typhina*), and common pokeweed (*Phytolacca americana*). Groundcover species included Indian hemp (*Apocynum cannabinum*), Japanese honeysuckle, Carolina nightshade (*Solanum carolinense*), and serrate-leaf blackberry (*Rubus argutus*).
- The open field contained a moderately diverse species community, which was primarily dominated by Chinese bushclover (*Lespedeza curvata*), Indian grass (*Sorghastrum nutans*), Carolina nightshade, and goldenrod (*Solidago* spp.). This area also included a dry storm water management pond and associated infrastructure in the southwestern portion of the property.



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Permitted Use Notice 20411180
Vicinity Map
Fair Ridge Executive Plaza - Phase 2
WSSI #21288.01
Scale: 1" = 200'

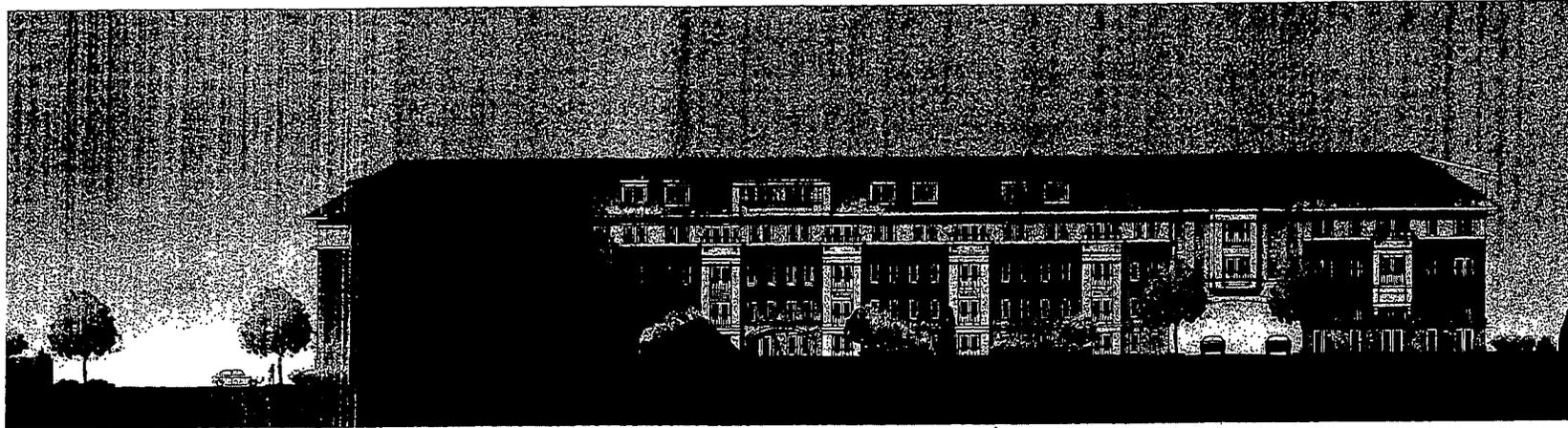


EXISTING VEGETATION MAP
Prepared For: Albion Realty Companies
Fair Ridge Executive Plaza
Fairfax County, Virginia
Copyright ©

| REVISIONS | |
|-----------|-------------|
| No. | Description |
| | |
| | |
| | |
| | |

DATE: November 2006 SCALE: 1" = 200'

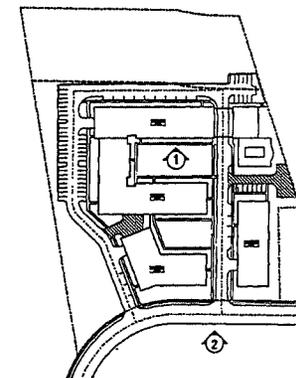
| | |
|---|----------|
| Horizontal Datum: NAD 83 | |
| Vertical Datum: NAVD 83 | |
| Boundary and Topographic Survey: Urban Engineering & Associates, Inc. Fairfax County Digital Data | |
| Drawn | Drill |
| JNC | JNC |
| JNC | MEV/LABG |
| Sheet # | |
| 9 of 12 | |
| Computer File Name: E:\1786.01\work\fair_ridge_EVN.dwg | |



1 BUILDING B ELEVATION, AT COURTYARD
SCALE: 1/16" = 1'-0"



2 BUILDINGS D AND A ELEVATIONS, AT FAIR RIDGE DRIVE
SCALE: 1/16" = 1'-0"



**FAIR RIDGE
INDEPENDENT
LIVING**

BULLY DISTRICT
FAIRFAX COUNTY, VA

Todd Collins and Partners, Inc.
7320 Spring Drive,
4th Floor
Silver Spring, MD 20910
301.584.8800
www.tcpd.com

Owner:
Atlantic Realty Corporation
703.763.8800

CM / Landscape Engineer:
Urban LLC
703.842.8800

Key Plan

Revisions

No. Date

Date:
05/14/07
06/04/07
Principal in Charge:
D.F.

Project Architect:
E.C.
Approved:
M.R.

Drawn:
N.F.E.C., S.V.A.M.
Job No.
07136.00

Scale:
As Noted

Drawing No.

05/14/07
 06/04/07
 Principal in Charge
 D.F.
 Project Architect
 E.C.
 Approved
 M.R.
 Drawn
 N.F.E.C., S.V.A.M.
 Job No.
 07136.00
 Scale
 As Noted
 Drawing No.

**FAIR RIDGE
INDEPENDENT
LIVING**

ELLY DISTRIC
FAIRFAX COUNTY, VA

Tort Gallas and Partners, Inc.
1300 Spring Street,
4th Floor
Silver Spring, MD 20910
301.888.4830
www.tortgallas.com

Owner:
Atlantic Realty Company
703.780.9500

Chief Landscape Engineer:
Loren L.M.
703.842.8800

Key Plan

Revisions

No. Date

Date:
05/14/07
09/04/07
Principal in Charge
D.E.

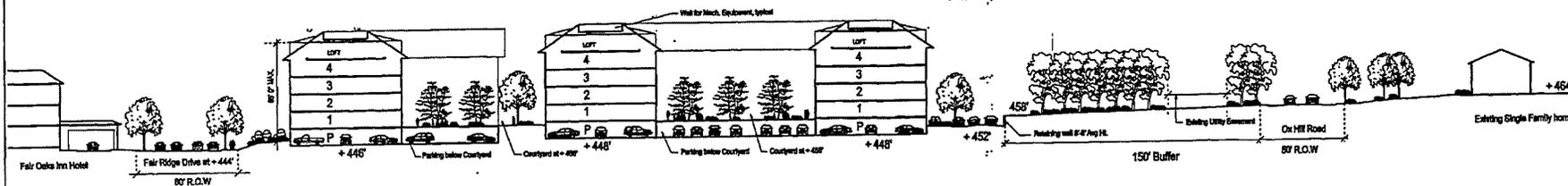
Project Architect:
E.C.
Approved:
M.B.
Drawn:
N.E.C./S.V.A.M.

Job No.:
07156.00

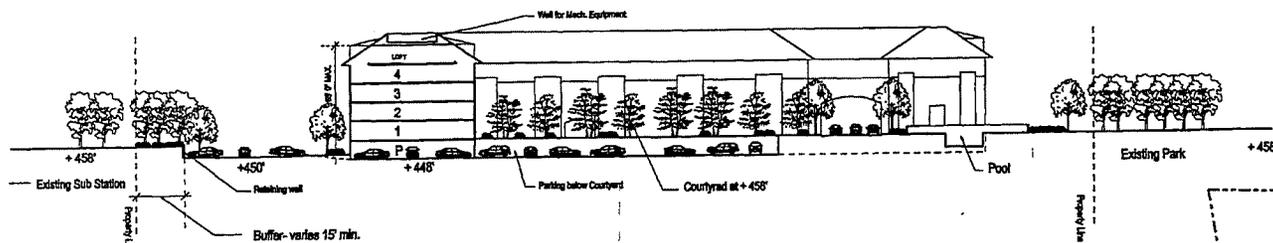
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Drawing No.:
12 of 12

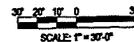
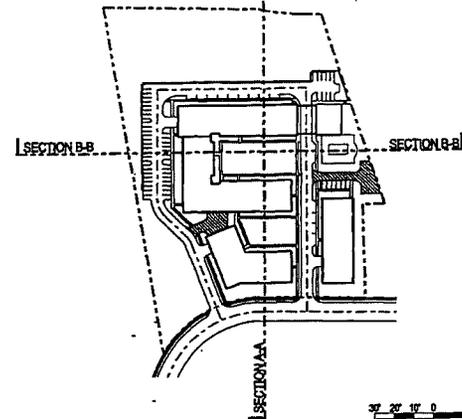
TORTI GALLAS AND PARTNERS, INC.



SECTION A-A



SECTION B-B



CONTRACT NO. 07156.00
 PROJECT NO. 07156.00
 DRAWING NO. 12 OF 12
 DATE: 05/14/07

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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant, Fair Ridge, LLC, is requesting approval of proffered condition amendment (PCA) to delete the application land area, 6.94 acres, from a previous rezoning, RZ 1998-SU-009.

The applicant also requests approval to rezone the site from the PDC District (Planned District - Commercial) to the R-8 (Residential) District, with a concurrent special exception for an independent living facility with 200 units. The application proposes a residential development for persons over 62 years of age, with a density of 28.82 dwelling units per acre (utilizing the multiplier for independent living facilities).

The applicant's draft proffers, development conditions, Affidavits and Statement of Justification can be found in Appendices 1-4, respectively.

Waivers and Modifications Requested:

- Modification of the transitional screening requirement in favor of that shown on the GDP/SE Plat and to allow the use of existing vegetation
- Waiver of the barrier requirement along the northern boundary
- Modification of Additional Standard #9 of Sect. 9-306, to allow a 19.8 foot setback instead of 30 feet on the east, as shown on the GDP/SE Plat

LOCATION AND CHARACTER

Site Description:

The 6.94 acre application property is located in the Fairfax Center Area. The site sits on the north side of Fair Ridge Drive, which is a loop road on the north side of Route 50, just west of West Ox Road. The site is currently vacant and forested primarily with pine; a 50 foot wide easement for electrical power lines (and access) crosses the entire width of the northern boundary of the parcel.

Surrounding Area Description:

| Direction | Use | Zoning | Plan (@ Overlay Level) |
|-----------|---|-------------|---------------------------------------|
| North | SFD (Fair Oaks Estates) | R-3 Cluster | Fairfax Center, Residential 2-3 du/ac |
| South | Hotel (approved under RZ/FDP 1998-SU-009) | PDC | Fairfax Center; Office @ 0.25 |
| East | Public Park/Vacant | PDC | Fairfax Center; Office @ 0.25 |
| West | Electrical Substation | PDC | Fairfax Center; electrical substation |

BACKGROUND

- RZ 1998-SU-009 was approved by the Board of Supervisors on July 27, 1998 (concurrent FDP approved by the Planning Commission on May 28, 1998), to rezone the application property and adjacent property to the south from the PDC and C-8 Districts to the PDC District (no change to overlay districts of HC and WS). Proffers accepted with the application included the construction of Fair Ridge Drive; the CDP/FDP showed an office building of 97,200 square feet on the north side of Fair Ridge Drive, on the land area of the current application. (See Appendix 5 for proffers and CDP/FDP).
- PCA/FDPA 1998-SU-009 was filed on January 15, 2003, to amend the approval on 1.77 acres of the site (fronting Route 50) to replace the previously approved service station, mini-mart and car wash with a service station, quick service food store, car wash and vehicle light service establishment. The application was subsequently withdrawn on October 4, 2004.
- Comprehensive Plan Amendment No. S05-III-FC1 (adopted on June 26, 2006) modified the Plan language for the application property to add an option for an independent living facility with up to 200 units, with conditions.

COMPREHENSIVE PLAN PROVISIONS (See Appendix 6)

Plan Area: III

Planning Sector: Fairfax Center Area; Sub-Unit A6

Plan Map: Fairfax Center Area; Overlay Level: Office use @ 0.25 FAR with option for independent living facility with up to 200 units

Plan Text:

In the Area III volume of the Comprehensive Plan, 2007 edition, Fairfax Center Area, as amended through September 25, 2006, Land Unit Recommendations, pages 49-52, the Plan states:

Sub-unit A6

This sub-unit is planned for low intensity office use at .25 FAR at the overlay level. The area to the north along the south side of Ox Hill Road is planned for residential use at 2-3 dwelling units per acre.

As an option to the office use, Tax Map 46-3((1))14C may be appropriate for an independent living facility with up to 200 units of housing for the elderly, if designed to be compatible with adjacent uses in terms of building height, mass and scale. Any development proposal should meet all applicable area-wide recommendations as well as the following guidelines:

- The development should be designed to architecturally complement and functionally relate to existing and planned commercial uses on Fair Ridge Drive.
- A minimum 100 foot vegetated buffer is provided adjacent to the single family neighborhood to the north to achieve effective visual screening. Clearing and grading should be minimized in this buffer area to preserve mature trees and supplemental plantings should be provided as needed. If the east-west outlet road along the northern property line is not abandoned, the minimum 100 foot buffer should begin at the southern edge of the outlet road boundary.
- An effective vegetated buffer is provided on the western property line to visually screen the power station from the view of the new residents.
- Building height should taper down toward the northern edge of the property if necessary to achieve compatibility with the height of the residential neighborhood to the north.
- Usable open space such as a landscaped plaza or courtyard with seating which is designed as an amenity for the residents is provided. It is desirable that these amenities be coordinated with designs for Park Authority property to the east (Tax Map 46-3 ((17)) 4).
- Lighting is designed and located to minimize visual impacts on the adjacent residential neighborhood to the north.

- Pedestrian connections are provided to the planned retail center on Tax Map 46-3 ((1)) 15A.
- Shuttle service is provided to bus and rail facilities and other community services for the residents.

ANALYSIS

Generalized Development Plan/ SE Plat (GDP/SE Plat) (Copy at front of staff report)

Title of GDP/SE Plat: Fair Ridge Independent Living
Prepared By: Urban Engineering & Assoc., Inc.
Original and Revision Dates: November 2006, as revised through June 21, 2007

The combined GDP/SE Plat consists of 18 sheets.

Sheet 1 is a cover sheet including an index, a vicinity map, the general notes and site tabulations.

Sheet 2 is the existing conditions and soils map.

Sheet 3 shows the overall layout of the site (details below) and includes angle of bulk plane diagrams.

Sheet 4 shows the proposed layout of the garages (beneath the structures).

Sheet 5 shows the landscape plan for the site.

Sheet 5A shows details of the two large courtyards proposed.

Sheet 5B shows details of the proposed clubhouse pool and recreation area, as well as typical amenities (game tables, benches, tables).

Sheets 6, 6A, 7, 7A, and 8 show the stormwater management details.

Sheet 9 shows the existing vegetation map, based on an aerial photo, and another vicinity map.

Sheet 10 shows the proposed first and upper floor floor plans, and includes a table showing the typical distribution of one and two bedroom units in the four buildings.

Sheet 11 shows elevations of the buildings (the interior face of Building B and the exterior face of Buildings A & D, facing Fair Ridge Drive).

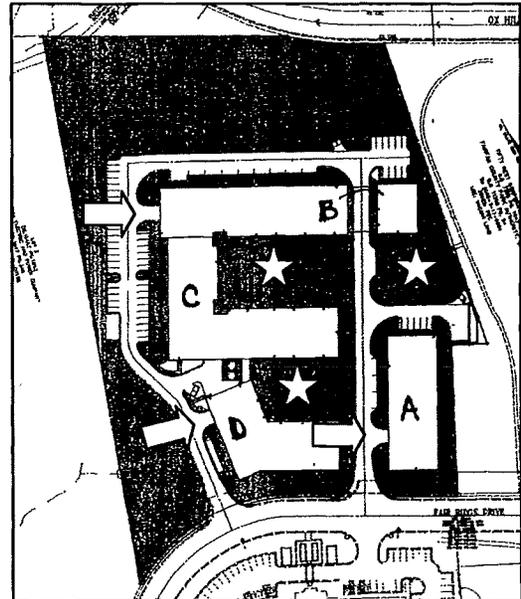
Sheet 12 shows cross sections of the site from east to west and north to south, showing the relationship to the residences to the north and the park to the east.

Sheet 12A is an illustrative drawing showing the proposed landscaping.

Sheet 12B is an open space exhibit, showing those areas which were counted as open space.

Building Layout & Access

The GDP/SE Plat shows four buildings, each four stories with a loft, with a total of 200 units on the site. The buildings, labeled A, B, C and D (as shown in the graphic to the right), are of varying sizes, with 36 units proposed in the smallest (A) and 64 units in the largest (C). As shown, Buildings A and D are free standing on either side of the main entrance, while Buildings B and C form a "U" shape, with B extending over the access drive. The clubhouse facilities are provided in the ground level of Building B, on the east side of the access drive (adjacent to public parkland).



The area in the center of the "U" of buildings B and C, and the area between Buildings C and D are provided as landscaped open space; additional open space with facilities is provided adjacent to the clubhouse. (Shown by stars in the above graphic.)

Access is provided via a loop access drive, with two entrances to Fair Ridge Road. As noted, the driveway crosses beneath Building B and extends along the rear of the building.

Parking & Garages

Parking is provided with a mix of surface spaces (61) and garage spaces (210). The surface spaces are primarily located along the rear (west) of Buildings B and C, with parallel spaces along the north side of Building B, and additional spaces near the clubhouse (on the ground floor of the east end of Building B). The garage spaces are provided in one level located below the residential structures; portions of this garage level will be exposed as seen from outside the site, with the greatest exposure along the western side. Access to the garages, which are three separate structures, is provided from the interior ring road as follows: Garage A is accessed from the west (interior) side of Building A; Garage B/C is accessed from the west (exterior) side of Building B, and Garage D is accessed from the west (exterior) side of Building D. Garage access points are shown with arrows in the graphic above.

Architecture

A proffer states that the final architectural design of the buildings will be in substantial conformance with the architectural elevations shown on the GDP/SE Plat. Additionally, proffers commit that rooftop mechanical equipment will be shielded from view from off-site. The elevations and cross-sections show buildings that are four stories plus a loft over one level of parking. As noted, portions of the parking level are buried while other portions are exposed. A hipped roof is shown, which serves as a façade to screen mechanical equipment. Specific materials are not shown, although the elevations appear to show a variety of materials and/or color treatments on the exterior walls, and the proffers commit to building materials of brick and cementitious board, with EIFS as an accent material, and roof materials of asphalt shingles and metal standing seam. The proffers commit to similar architecture treatments and materials on all sides of the buildings.

Recreation & Open Space

The GDP/SE Plat provides for a minimum of 55.1% open space. Developed open space areas include courtyards in the interior of Buildings B and C (180 x 100 feet), and between Buildings C and D (130 x 80 feet). These two areas are shown to be programmed with seating areas, walking paths, and lawn areas. A third recreational area, between the clubhouse of Building B and the north end of Building A, will be developed with an outdoor pool, seating areas, shuffleboard and horseshoes, and garden plots for residents. The clubhouse is also adjacent to the direct connection to the Fair Oaks Park to the east, owned and operated by the Fairfax County Park Authority. While the park today has no facilities aside from a trail, the applicant has proffered to provide \$106,000 worth of improvements to the park, as coordinated with and approved by the Park Authority.

The remainder of the open space on the site is located in a large undisturbed buffer area to the north (generally 100 feet in width + a 50 foot wide power easement), and the stormwater management pond and buffer area on the west.

Pedestrian Connections

The GDP/SE Plat shows pedestrian-ways (sidewalks or trails) along all street frontages, both interior and along Fair Ridge Drive. The proffers also commit to special pavement treatments at crosswalks. The GDP/SE Plat shows the existing sidewalks along Fair Ridge Drive (both on the application property and the properties to the east and west) to be maintained, although those sidewalks are of substandard widths. The applicant has proffered that the sidewalks on the application property and

to the east and west (on the park property and substation property) will be reconstructed to meet current ADA standard widths, subject to the ability to do such construction in existing rights-of-way or with the permission of the property owners. It would be preferable if the proffer specified construction to ADA standards, rather than ADA widths, to ensure compliance with standards such as curb ramps.

Buffers & Landscaping

As noted, the applicant has provided a buffer on the northern portion of the property consisting of approximately 100 feet of existing vegetation plus a 50 foot wide powerline easement. The landscape plan shows additional plantings to be located within that powerline easement, and supplemental plantings (including 6 foot tall evergreens) to be planted along the southern boundary of the existing vegetation. The plan shows a buffer to the west, against the VEPCO substation, of varying widths, with a minimum of 20 feet.

Signage

The GDP/SE Plat shows a possible sign location at the main entrance, with proffers that further commit to a monument sign, should one be provided. The site would be subject to the requirements of Article 12.

Stormwater Management

Stormwater management will be provided in an existing stormwater management pond in the southwestern corner of the site. Proffers commit that the SWM facilities will meet the requirements of the WSPOD, and will further be constructed to over-detain by 5%. Finally, although not shown, the proffers commit to provide LID techniques such as pervious or grass pavers for fire access areas at the time of site plan approval.

Comprehensive Plan & Land Use Analysis (Appendix 6)

This series of applications proposes to implement the Comprehensive Plan option for a 200 unit independent living facility. The Plan text includes specific bullet conditions for development under this option. These include: compatibility of scale and architecture with adjacent uses; 100 foot vegetated buffer to the single family residences to the north and effective vegetated buffer from the power substation on the west; usable open space on site, coordinated with the adjacent park; lighting designed to limit impact on residences to the north; pedestrian connections to the planned retail center to the southwest; and shuttle service to bus and rail facilities and other services for residents. The proposed development, as shown on the GDP/SE Plat and as proffered, addresses these points.

The primary issues raised by the proposed development are land use compatibility and the accessibility for seniors to community services. The Comprehensive Plan includes guidance to address these issues, both in the aforementioned site text and in the Policy Plan.

Land Use Compatibility: The Comprehensive Plan indicates that an independent living facility on this site should be designed to be compatible with the adjacent uses in terms of building height, mass and scale. Additional guidance indicates that a vegetated buffer a minimum of 100 feet in width should be provided to the north, and that building heights should taper down toward the northern edge of the property if the proposed buffer is not sufficient to achieve compatibility. The development proposal locates the buildings 180-200 feet from the northern property line. In addition, there is provision of tree save and additional vegetation to be planted in this setback area which totals 95-100 feet in most of the northern area (outside of the powerline easement). The proposed setback, tree save area and additional landscaping serves to adequately screen the 4 story independent living facility for the residential neighborhood to the north.

Senior Access to Community Services: In the Policy Plan, the Comprehensive Plan indicates that the location of housing for the elderly should recognize the needs of the elderly, and should be sensitive to residents for whom health and mobility have become a concern. Guidelines for multifamily elderly housing indicate that community services should be located within a reasonable walking distance. Site Specific Comprehensive Plan guidance for an independent living facility on this site includes provision of access to community services. This guidance recommends the provision of shuttle service, pedestrian connections to the approved retail center to the west, and provision of on-site usable open space.

Staff has been concerned that this area does not have convenient access to public transportation, and that the community services (retail and offices) proposed to the west have not yet been constructed. To address this issue, the applicant has included in the proffers the provision of shuttle service from the property to transit facilities, medical facilities and shopping centers in the area, to be available at the time of the first RUP. The proposed development also includes on-site amenities such as a clubhouse, swimming pool, and two centrally located courtyards with walking paths and seating. Included in the onsite pedestrian network is sidewalk access to the planned retail center to the west and to the park and park trail to the east. Altogether, this provides the residents of the development with access to community services and on-site and nearby recreational amenities. With the proposed amenities shown on the GDP/SE Plat, and the proposed proffers, staff believes this issue has been addressed.

Fairfax Center Checklist Analysis (Appendix 14)

The Fairfax Center Checklist is a tool utilized by staff in evaluating a zoning application for conformance with the Comprehensive Plan for the Fairfax Center Area. The Checklist contains transportation, environmental, site design, land use, and public facilities elements.

In order to justify development at the Overlay Level, this application must satisfy all applicable basic elements; all major transportation elements; all essential elements; three-fourths of the applicable minor elements; and one-half of the applicable major elements. Based on staff's analysis as found in Appendix 14, the application satisfies all applicable basic elements; all major transportation elements; all essential elements; 91% of the applicable minor elements; and 80% of the applicable major elements, justifying development at the Overlay Level.

Environmental Analysis (Appendix 8)

With initial submissions of the application, staff was concerned that the proposed buffers to the north and west were insufficient, and that excess area was being cleared. The applicant has revised the plans to increase the buffers to the west somewhat and to the north significantly. The limits of clearing and grading have been tightened so that area is not being cleared unnecessarily. With these revisions, staff has no outstanding environmental issues.

Transportation Analysis (Appendix 7)

The applicant has proffered to contribute to the Fairfax Center Road Fund. Staff has noted that certain trees located in the right-of-way on the south side of Fair Ridge Drive appear to interfere with the sight lines for the application's entrances. Notes on the plan indicate that these trees are limbed up sufficiently to avoid a sight distance issues, however, a proffer has also been included that appropriate sight lines will be demonstrated at the time of site plan approval.

Public Facilities Analyses (Appendices 9-13)

Sanitary Sewer Analysis (Appendix 9)

The property is located in the Cub Run Watershed and would be sewered into the UOSA Treatment Plant. The sewer systems surrounding the application property have sufficient capacity to accommodate the proposal. Manor Care Reimbursement charges are applicable.

Fairfax County Water Authority (Appendix 10)

The subject property is located within the Fairfax Water Service Area. Adequate domestic water service is available to the site from existing 8 inch mains located in the vicinity of site; the applicant will be responsible for connecting site development with these mains.

Fire and Rescue (Appendix 11)

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #421, Fair Oaks. The property currently meets fire protection guidelines, as determined by the Fire and Rescue Department.

Environmental and Site Review Division, Stormwater Management, DPWES (Appendix 12)

The applicant proposes to use an existing pond, and to "over-detain" stormwater by 5%. Additionally, the applicant proffers to utilize LID techniques where deemed feasible by DPWES during site plan review.

Fairfax County Park Authority (Appendix 13)

The application property is located directly adjacent to the Fair Oaks Park, which currently has few improvements. The Comprehensive Plan recommends that recreational opportunities for an independent living facility on this site might be met by improvements to and integration with this park. The applicant has therefore shown a trail connection from the clubhouse area into the park, and proffered \$106,000 worth of improvements to the park. Because the park has not been master-planned at this time, the applicant has proffered to coordinate those improvements with the Park Authority, which is appropriate in this case.

Because of the potential impact on the park, the Park Authority has further requested that certain species of vegetation (invasives and those susceptible to certain pests) not be used on the site. The applicant has included a proffer addressing this issue.

The site has a moderate potential for historic and prehistoric archaeological resources. At staff's request, the applicant has therefore proffered to do the archaeological studies deemed necessary by the Cultural Resources Management and Protection Section of the Park Authority.

ZONING ORDINANCE PROVISIONS (Appendix 15)

The bulk requirements, building height, yards and density or intensity, for this project are specified in the Additional Standards for Independent Living Facilities contained in Sect. 9-306 of the Zoning Ordinance. While the lot width and lot size requirements of

the R-8 District apply, the additional standards supersede the bulk requirements for the R-8 District, unless specifically modified.

| Bulk Standards (Independent Living Facility) | | |
|---|--|----------------------|
| Standard | Required | Provided |
| District Size | 5 acres | 6.94 acres |
| Lot Size | 12,000 sq. ft. | 6.94 acres |
| Lot Width | 75 feet | 470 feet ± |
| Building Height | 65 feet | 65 feet |
| Front Yard | 30 feet | 30 feet |
| Side Yard | 30 feet | 19 feet ¹ |
| Rear Yard | 50 feet | 187 feet |
| Density ² | 32 du/ac | 28.82 du/ac |
| Floor Area Ratio (FAR) ³ | Not Specified | 0.96 |
| Open Space | 25% | 55.1% |
| Parking Spaces | 1 sp/4 du & 1 sp/employee on Major Shift (200÷4) + 8 = 58 spaces | 271 spaces |
| Loading Spaces | 4 spaces | 4 spaces |

1. Modification requested, see discussion under additional standards.
2. See the discussion regarding density pursuant to the provisions of Par. 6, Sect. 9-306 below.
3. Par. 4 of Sect. 9-306 requires that the floor area ratio information be provided to assist the Board in determining if the proposed facility is consistent with the neighborhood.
4. The amount of open space required for an independent living facility is determined by the density range recommended by the Comprehensive Plan as stated in Par. 6 of Sect. 9-306.

Density

Par. 6 of Sect. 9-306 addresses the density allowable for an independent living facility. A multiplier of four times the recommended residential density range for an independent living facility can be utilized as the method for determining the allowable density. Par. 6 further states that an independent living facility can be developed at the high end of the plan range resulting from the application of the multiplier if 15 percent of the proposed independent living dwelling units are affordable, as is proposed in the proffers. The property has a Comprehensive Plan option for development of an independent living facility with up to 200 units, which would equate to the high end of the range. The proposed density of 28.82 du/ac is below the density of 32 du/ac, achieved by multiplying the R-8 density times the independent living multiplier of four.

Transitional Screening and Barriers

Par. 11 of Sect. 9-306 states that transitional screening and barriers will be provided as specified for a multi-family dwelling in the matrix included in Article 13, Landscaping and Screening. The charts below compare the requirements to what is proposed.

| Transitional Screening | | | |
|-------------------------------|---------------------------------------|---|-----------------|
| Direction | Use | Standard | Provided |
| North (R-3) | Single Family Detached Dwelling Units | Transitional Screening Yard 1 (25 feet) | min 120 feet |
| South (PDC) | Hotel | Not Required | n/a |
| West (PDC) | Power Substation | Not Required | n/a |
| East (PDC) | Public Park | Not Required | n/a |

Modification: Transitional Screening (use of existing vegetation)

The applicant is proposing to utilize existing vegetation in the buffer to the north, with supplemental plantings along the northern and southern boundaries. Because the proposed buffer well exceeds the required Zoning Ordinance minimum, and because the additional screening will provide year round screening through the use of evergreens, staff supports the request.

| Barrier | | | |
|------------------|---------------------------------------|--------------------------------|------------------|
| Direction | Use | Standard | Provided |
| North (R-3) | Single Family Detached Dwelling Units | Barrier D, E or F ¹ | Waiver Requested |
| South (PDC) | Hotel | Not Required | n/a |
| West (PDC) | Power Substation | Not Required | n/a |
| East (PDC) | Public Park | Not Required | n/a |

1. Barrier D – 42-48 inch chain link fence; Barrier E – 6 foot wall of architectural block or brick; Barrier F – 6 foot tall solid wood fence.

Waiver: Barrier (to north)

A barrier is required along the north boundary, where the proposed independent living facility abuts single family detached dwellings. The GDP/SE Plat shows a buffer with a width of 120 to 155 feet along the entire northern boundary. Due to the width of this

buffer, and the desire to maintain the existing vegetation, the applicant is not proposing a barrier along the north. Staff supports the proposed waiver of the barrier requirement .

Special Exception Standards

Additional Standards for Independent Living Facilities (Sect. 9-306)

Category 3 Standards (Sect. 9-304)

General Special Exception Standards (Sect. 9-006)

With regard to Sect. 9-306, Additional Standards for Independent Living Facilities:

- Par. 1 addresses the age and/or disability occupancy restrictions required for an independent living facility, which are incorporated into the proposed proffers.
- Par. 2 requires that the Board find that applications for independent living facilities adequately and satisfactorily take into account the needs of the residents for transportation, health, recreational and other similar such facilities. As noted in the description of the proposal, the Land Use Analysis, and the discussion regarding transit access, this project, as proffered, includes on-site services, recreational opportunities and transportation options for the future residents that satisfy this additional standard.
- Par. 3 addresses the compatibility of the proposed facility with the surrounding neighborhood, that the health and safety of the persons residing in the neighborhood not be adversely affected and that the facility not be detrimental to the public welfare or injurious to property or improvements in the neighborhood. As noted throughout this report, staff has concluded that this facility will be compatible with the existing neighborhood and not detrimental to the uses in the neighborhood.
- Par. 4 requires that a floor area ratio (FAR) calculation be provided to assist the Board in determining if the project is consistent with the scale of the surrounding neighborhood. The FAR of the proposed project is 0.96. While this is more intense in terms of FAR than the surrounding area, the Comprehensive Plan contains specific guidance for an independent living facility at the proposed intensity (200 units). The applicant has provided for extensive buffering to the north (the only adjacent residential properties) and the GDP/SE Plat shows 65 foot tall buildings, consisting of four stories plus a loft (in the roof), that is broken up into several buildings. This will reduce the visual impact of the building mass. In staff's opinion, the proposed facility is compatible with the neighborhood as noted in the discussion in the Land Use Analysis.

- Par. 5 requires that such a project be located on land fronting on or with direct access to a collector street or a minor arterial. The application property is situated on Fair Ridge Drive, which is a collector street that accesses Route 50.
- Par. 6 addresses the density limitations and open space requirements for an independent living facility; as noted above in the chart addressing Bulk Standards, the application meets the requirements of this paragraph;
- This project does not propose to include assisted living facilities or skilled nursing care on site, which would be otherwise permitted pursuant to the provisions of Par. 7, provided that these facilities are designed solely for the residents as an accessory use;
- The proposed development conditions state that the facilities in the development shall be solely for the use of residents, employees and invited guests as required by Par. 8;
- As noted in the Bulk Requirements Chart above, the building height meets the limitation of 65 feet outlined in Par. 9;
- Par. 10 addresses the yard requirements for this use, which are satisfied as noted above in the Bulk Standards chart, except along the east side, where Buildings A and B are as close as 19.8 feet from the property line. These buildings abut a public park, which is recommended by the Plan to be upgraded by this applicant and will serve the residents of this site. The applicant has therefore requested a modification of this standard to allow a setback of 19.8 feet, instead of the 30 feet required by this standard. Staff does not object to this modification because the site has been designed, as recommended by the Comprehensive Plan, to relate to the adjacent park;
- Par. 11 states that, for the purposes of transitional screening as required by the provisions of Article 13, Landscaping, Screening, an independent living facility shall be considered a multi-family dwelling which has been adequately addressed as noted previously;
- Par. 12 addresses the impacts of the revised provisions adopted in 2003 to previously approved projects, and is not applicable to this application.

With regard to Sect. 9-304, Standards for All Category 3 Uses:

- Par. 1 addresses public uses and is not applicable to this application.
- Par. 2 addresses the minimum lot size requirements, which as noted in the Bulk Standards Chart above, are satisfied by the application property.

- Par. 3 addresses conformance with the bulk standards in the underlying zoning district. As demonstrated above, the standards contained in Par. 6 and Par. 9 of Sect. 9-306 have been satisfied, with the exception of the requested modification of the setback along the east.
- Par. 4 states that the performance standards of Article 14, Performance Standards, are applicable to Category 3 Special Exception uses. These standards will have to be met during future construction activities and during the on-going operation of the proposed independent living facility.
- Par. 5 states that, prior to establishment; all uses are subject to the provisions of Article 17, Site Plans and site plan approval will be required prior to the commencement of development activities on the site.

With regard to the provisions of Sect. 9-006, General Standards, which are applicable to all special exception uses:

- As discussed in the Land Use Analysis section, this proposal satisfies the site specific recommendations of the Comprehensive Plan, and is designed to be compatible with the adjacent development, thereby satisfying the requirement of Par. 1 to be in harmony with the adopted Comprehensive Plan.
- The purpose and intent of the R-8 District is to provide locations for a mixture of residential types. The provisions of this District also allow approval of an independent living facility with the approval of a special exception. Pursuant to the provisions of Sect. 9-306, the density of this use is determined by the density recommendations of the Comprehensive Plan. In addition, as noted above, this project satisfies the additional standards for this use and meets the purpose and intent of the Zoning Ordinance with regard to the proposed use.
- Staff has concluded that the proposed independent living facility will not adversely affect the relationship of the facility with the adjacent properties, thereby satisfying Par. 3.
- As noted in the discussion regarding Transportation, with the proposed proffers, the vehicular and pedestrian traffic associated with this facility will not be hazardous nor conflict with neighborhood traffic, as required by the provisions of Par. 4.
- As noted in the discussions regarding the proposed modifications of the transitional screening yard requirements and the waiving of the barrier requirement, staff has concluded that the proposed screening along the periphery of this almost seven acre site is appropriate; therefore, staff has concluded that Par. 5 has been satisfied.

- As noted in the Bulk Standards chart, the amount of open space is in excess of the amount required for this uses pursuant to the provisions of Sect. 9-306, satisfying the requirements of Par. 6.
- Par. 7 addresses utilities and parking at the site. The GDP/SE Plat includes 271 parking spaces, which well in excess of the required parking (58 spaces) for the proposed independent living facility. Therefore, more than sufficient parking should be available for this use, even if every unit has a car. Utilities are in place to serve the existing development. Therefore, Par. 7 is considered to be satisfied.
- Par. 8 addresses signage. The GDP/SE Plat shows a location for an entrance sign which will, according to the proffers, be a monument sign if constructed. All signage on the site will be required to conform to the provisions of Article 12; Signs.

PCA 1998-SU-009-2: Compliance

The applicant has requested a PCA to delete the application area from the underlying rezoning (RZ 1998-SU-009) so that the land may be rezoned for the proposed independent living facility. In order to do that, the applicant must demonstrate that the proposed deletion of land area from the rezoning will not result in the remaining land area being unable to meet its zoning requirements or proffer commitments.

The previous approval showed, for the application property, a single large office building with surface parking. The office building had no functional relationship with the remainder of the development on the south side of Fair Ridge Drive (a hotel, and a service station on Route 50). The proffered road commitments have been constructed, and the applicant has provided documentation showing that the land remaining in the application will have an FAR of 0.28, which is below the proffered 0.3 FAR. Therefore, staff concurs with the applicant's assertion that the removal of this land area from RZ 1998-SU-009 will not result in the remaining land area being unable to meet its zoning requirements or proffered commitments.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant's proposal achieves the conditions of the Comprehensive Plan for development under the proposed option for an independent living facility. A large buffer to the north provides screening to the adjacent residential, and the GDP/SE Plat evidences a high quality of development. While few services are available within walking distance of the site, a recently approved development to the southwest will

provide for retail and office amenities, and a proffer commitment to shuttle service will give residents access to medical, retail, and other services. Additionally, the developer has provided sufficient on-site recreational amenities when combined with the proposed improvements to the adjacent park to provide for recreational opportunities for residents.

Staff Recommendations

Staff recommends approval of PCA 1998-SU-009-2.

Staff recommends approval of RZ 2007-SU-003, subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of SE 2007-SU-002, subject to development conditions consistent with those found in Appendix 2 of this report.

Staff recommends approval of a modification of the transitional screening requirement in favor of that shown on the GDP/SE Plat and to allow the use of existing vegetation.

Staff recommends approval of a waiver of the barrier requirement on the north.

Staff recommends approval of a modification of Additional Standard #9 of Sect. 9-306, to allow a 19.8 foot setback instead of 30 feet on the east as shown on the GDP/SE Plat.

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.

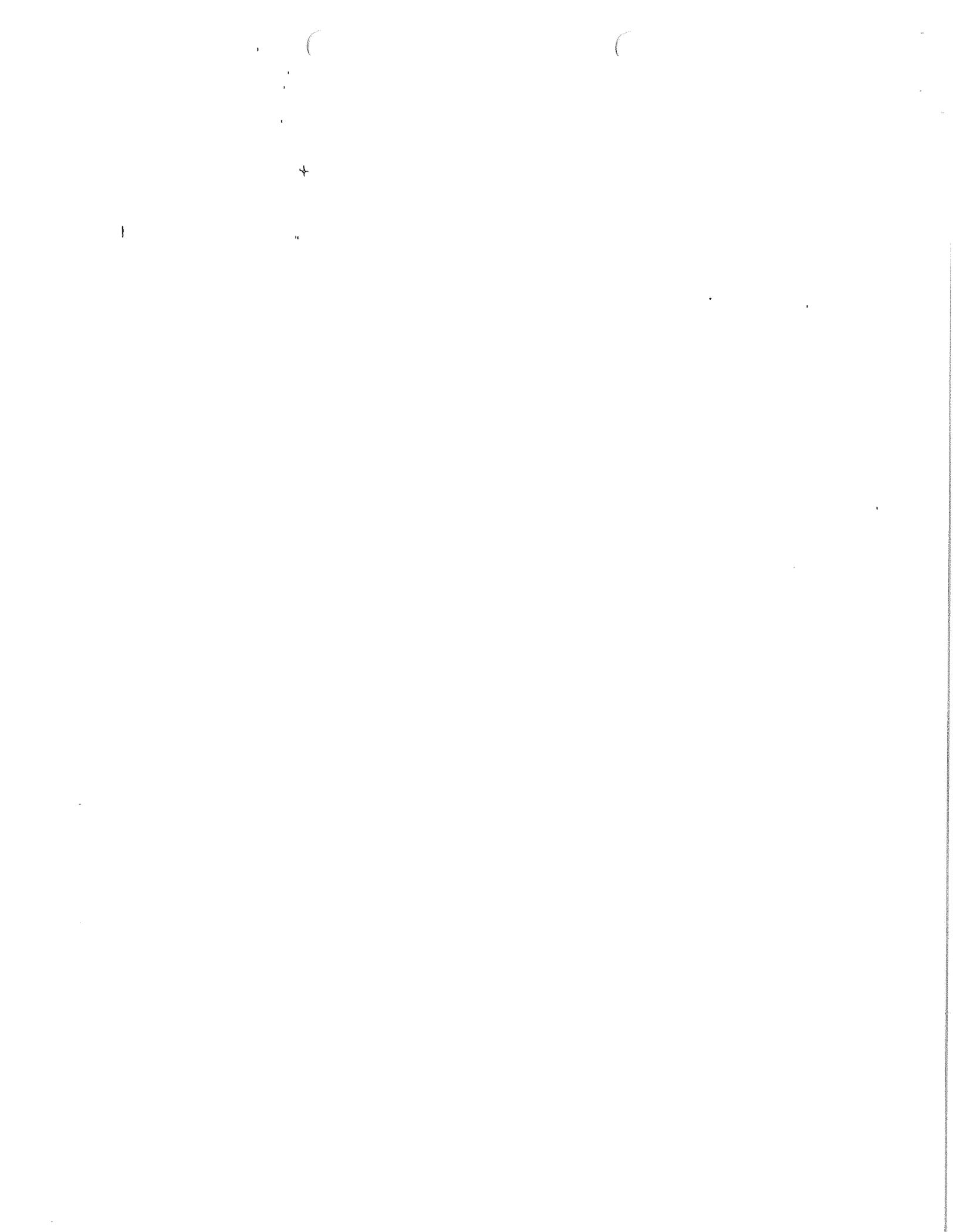
It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Draft Proffers (RZ 2007-SU-003)
2. Proposed Development Conditions (SE 2007-SU-002)
3. Affidavits
4. Statement of Justification
5. Proffers & CDP/FDP: RZ 1998-SU-009
6. Plan Citations and Land Use Analysis
7. Transportation Analysis

APPENDICES (Cont.)

8. Environmental Analysis
9. Sanitary Sewer Analysis
10. Water Service Analysis
11. Fire and Rescue Analysis
12. Environmental and Site Review Division, Stormwater Management (DPWES)
13. Park Authority Analysis
14. Fairfax Center Checklist
15. Applicable Zoning Ordinance Provisions Checklist
16. Glossary of Terms



**PCA 1998-SU-009
RZ 2007-SU-003
FAIR RIDGE, L.L.C.
PROFFER**

June 25, 2007

Pursuant to §15.2-2303(A) of the Code of Virginia (1950 as amended) and §18-203 of the Zoning Ordinance of Fairfax County (1978 as amended) the property owner, and Applicant, Fair Ridge, LLC, for itself and its successors and assigns, (hereinafter referred to as the "Applicant") proffer that the development of the parcel under consideration identified on the Fairfax County Tax Maps as Tax Map Reference 46-3((1))14C (hereinafter referred to as the "Property"), will be in accordance with the following conditions, if and only if, the application, known as RZ 2007-SU-003 is granted rezoning the Property to the R-8 District. These Proffered Development Conditions, if accepted by the Board of Supervisors, shall supersede all previous proffered development conditions. The Proffered Development Conditions are as follows:

DEVELOPMENT PLAN

1. a. The Property shall be developed in substantial conformance with the amended Generalized Development Plan (GDP) dated June 21, 2007, consisting of 16 sheets, prepared by Urban Engineering & Associates, Inc.

b. Development and occupancy of the project may occur in phases.

2. Pursuant to Paragraph 4 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP Plat may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the GDP, including adding balconies, terraces and on-grade patios without required approval of a Proffered Condition Amendment (PCA) provided such changes are in substantial conformance with the GDP as determined by the Zoning Administrator, agents or assigns and neither increase the total gross square footage, decrease the amount of required parking, decrease the amount of open space, nor decrease distance from the face of buildings to the closest property line. Any such modifications shall not impact the limits of clearing and grading and buffers shown on GDP.

3. a. The maximum number of independent living units shall be 200.
b. Applicant reserves the right to reduce the number of units due to building construction type and size of units without the need for a Proffered Condition Amendment. The exact number of units in each building may shift as long as other restrictions of these proffers are met.

4. a. The independent living units shall be occupied by at least one person sixty-two (62) years of age or older ("Independent Adult"). All other residents must reside with an Independent Adult, and be a spouse, a cohabitant, an occupant's child eighteen (18) years of age or older, or provide physical or economic support to the Independent Adult. Notwithstanding this limitation: (1) a person hired to provide live-in, long term or terminal health care to an Independent Adult for compensation may also occupy a dwelling during any time such person is actually providing such care; or (2) if, after occupying a dwelling unit, the Independent Adult, who is the owner and occupant, is compelled by law or court order to take custody of a child under eighteen (18) years of age, the Independent Adult and any such child shall be allowed to continue to occupy the dwelling unit.

b. Guests under the age of 62 are permitted for periods of time not to exceed sixty (60) days total for each such guest in any calendar year.

c. If title to any unit shall become vested in any person under the age of 62 by reason of descent, distribution, foreclosure or operation of law, the age restriction covenant shall not result in a forfeiture or reversion of title, but rather, such person thus taking title shall not be permitted to reside in such lot or unit until he shall have attained the age of 62 or otherwise satisfies the requirements as set forth herein. Notwithstanding, a surviving spouse, or a surviving spouse with one or more dependants who do not meet the age restrictions, shall be

allowed to occupy a dwelling unit consistent with the Federal Fair Housing Act and the Virginia Fair Housing Law, as may be amended.

5. The Applicant shall provide parking in accordance with parking standards and provisions of Article 11 of the Fairfax County Zoning Ordinance for all uses developed on the Property. The Applicant reserves the right to reduce the number of parking spaces shown on the GDP to a minimum of 240 spaces without the need for a Proffer Condition Amendment, so long as the number of spaces provided meets the minimum required by Article 11.

TRANSPORTATION

6. Applicant shall contribute to the Fairfax Center Area Road Fund in accordance with the Procedural Guidelines adopted by the Board of Supervisors on November 22, 1982 as amended.

7. Where the internal pedestrian system crosses the travelways of the parking lots, crosswalks shall be provided. These shall be either textured pavement treatments, or special pavers or raised crosswalks which clearly mark the pedestrian pathways. Pedestrian crossings shall be provided to the satisfaction of DPWES.

8. Prior to the issuance of the first Residential Use Permit (RUP), the Applicant shall make available to all residents use of a shuttle service between the hours of 8 a.m. and 7 p.m. seven days a week, from the Property to transit facilities, medical facilities and shopping centers including but not limited to Inova Fair Oaks Hospital, Fair Oaks Mall, Penderbrook Golf Course Pender Village Center, Vienna Metro and other facilities within a two mile radius.

9. Prior to Site Plan approval applicant shall escrow \$5,000 for improvements to the existing bus stop on the north side of Route 50 between the Fair Ridge Drive intersections. Applicant shall rebuild sidewalks where necessary along the Property's Fair Ridge Drive frontage and in front of the VEPCO site, TM 46-3((1))15A, and the park, TM 46-3((1))4, to ADA width.

The VEPCO and Park frontage improvements will be done so long as it can be done in existing rows or subject to necessary easements from Property Owners at no cost to the Applicant.

10. At the time of site plan approval, it shall be demonstrated that the proposed entrances meet sight line standards.

ENVIRONMENT

11. a. All stormwater management facilities constructed on the Property and/or associated with the development shall be Best Management Practices (BMP) facilities in accordance with the requirements of the Water Supply Protection Overlay District (WSPOD), as determined by DPWES. In addition, these facilities shall be designed to provide storage capacity of a minimum of five (5%) percent in excess of the design storm requirements required by the Public Facilities Manual, all as determined by DPWES.

b. During initial Site Plan submission, the Applicant shall coordinate with DPWES to determine appropriate types and locations for LID techniques/BMP facilities, and shall implement such recommendations. Innovative BMP facilities shall be installed throughout the site to include but not be limited to porous pavers and grasscrete travel way for fire access in the courtyards as approved by DPWES.

12. Secure bike parking and racks shall be provided on-site for both workers and residents.

13. a. The Applicant shall conform strictly to the limits of clearing and grading as shown on the GDP, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the GDP, they shall be located in the in a manner that minimizes disruption as determined by Urban Forest Management (UFM). A replanting plan shall be developed and implemented, subject to approval by UFM for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

b. All tree preservation-related work occurring in or adjacent to the limits of clearing and grading shall be accomplished in a manner that minimizes damage to vegetation to be preserved, including any woody, herbaceous or vine plant species that occurs in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Removal of any vegetation, if any, or soil disturbance within the limits of clearing and grading, including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject within the limits of clearing and grading to the review and approval of UFM. The use of equipment within the limits of clearing and grading will be limited to hand-operated equipment such as chainsaw, wheel barrows, rake and shovels. Any work that requires the use of equipment, such as skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFM.

c. The Applicant shall retain the services of an arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting with UFM to be held prior to any clearing and grading. During the walk-through meeting, the Applicant's certified arborist or landscape architect shall walk such limits of clearing and grading with an UFM representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented; provided, however, that no adjustment shall be required that would either affect the location of buildings or any retaining walls in excess of two feet in height. Trees that are identified specifically by UFM in writing as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associate understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

d. The limits of clearing and grading shall be protected by a tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super

silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading adjacent to the tree preservation areas as shown on the phase I and II erosion sediment control sheets. All tree protection fencing shall be installed after the walk-through meeting described above but prior to any clearing and grading activities. The installation of all tree protection fencing shall be performed under the supervision of an arborist or landscape architect and UFM, and accomplished in a manner that does not harm existing vegetation that is to be preserved. At least ten (10) days prior to the commencement of any clearing or grading activities adjacent to the tree preservation areas, but subsequent to the installation of the tree protection devices, UFM, and DPWES shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFM.

e. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the respective public improvement/site plan submission. The details for these treatments shall be reviewed and approved by UFM, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following: (1) root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches; (2) root pruning shall take place prior to any clearing and grading; (3) root pruning shall be conducted with the supervision of an arborist; and (4) a UFM representative shall be informed when all root pruning and tree protection fence installation is complete.

f. During any clearing or tree/vegetation removal in the areas adjacent to the tree preservation areas, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by UFM. The Applicant shall retain the services of a certified arborist or landscape architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers and UFM approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by UFM. The Sully District Supervisor shall be notified of the name and contact

information of the Applicant's representative responsible for site monitoring at the tree preservation walk-through meeting described in Par. C. above.

g. The Applicant shall retain an arborist with experience in plant appraisal, to determine the replacement value of all trees 6 inches in diameter or greater located on the Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective public improvement/site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFM.

h. At the time of the respective public improvement/site plan approvals, the Applicant shall post both a cash bond and a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with Proffer 6.G above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit shall be equal to 50% of the replacement value of the Bonded Trees. The cash bond shall consist of 33% of the amount of the letter of credit. At any time prior to final bond release, should any bonded Trees die, be removed, or are determined to be dying by UFM due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFM. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond, the letter(s) of credit and any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

i. All of the open space buffers along the Property's northern and western property lines shall be maintained as undisturbed open space subject to the necessary installation of utilities in the least disruptive manner and the removal of dead, dying or invasive vegetation, as approved by UFM.

LANDSCAPING

14. a. As a part of the site plan submission for the project, a landscaping plan will be submitted to DPWES for review and approval. Such landscaping plan shall conform to the design shown on the GDP, provided, however, that with the specific concurrence of UFM, the Applicant may substitute vegetative materials and alter their location to accommodate engineering considerations. The vegetative density will be as represented on the GDP. The Applicant shall maintain the landscaping in good condition and promptly replace dead landscaping with similar species.

b. A combination of Evergreen, deciduous and ornamental trees a minimum of 6 foot tall at planting shall be planted at the southern perimeter of the 100' buffer area as shown on the GDP.

15. The plaza and clubhouse areas will be designed and constructed in conformance with the concepts depicted on the GDP, provided, however, that, subject to the approval of DPWES, the specific distribution and location of landscaping, walkways, and focal seating areas may be modified to accommodate the design theme for the Property selected by the Applicant, so long as such modifications are in substantial conformance with the GDP, and are provided in the quality and quantity of that shown on the GDP. Plaza/clubhouse areas shall be constructed concurrently with the development of the residential buildings.

16. Any landscaping shown the GDP to be provided in an existing or proposed utility easement shall be reviewed by UFM prior to approval of the site plan and shall be planted prior to the issuance of the first RUP. All vegetation provided in such easement shall be specifically chosen for viability (ultimate size, etc.) in the easement, as recommended by UFM.

17. Subject to receiving necessary permissions and/or easements from off-site owners, the Applicant shall plant supplemental landscaping in the triangular shaped area south of Ox Hill Road adjacent to the northwest corner of the property as shown on Sheet 12 of the GDP. The Applicant shall diligently pursue permissions and/or easements upon site plan submission and will demonstrate efforts to DPWES if the Applicant is unable to acquire such.

18. Invasive species, as determined by the Fairfax County Park Authority, shall not be utilized in the seed mixes or landscaping provided on the site. Green Ash (*Fraxinus Americana*) shall not be utilized on the site.

SIGNAGE AND OTHER DESIGN DETAILS

19. A free-standing monument entrance sign with landscaping may be permitted in conformance with the standards set forth in Article 12 of the Ordinance.

20. No truck deliveries, including trash removal, shall be permitted within the project between 11:00 p.m. and 6:00 a.m. daily.

21. a. The architecture of the proposed 4 story plus loft buildings shall be in substantial conformance with the architectural elevations shown on the GDP. All of the proposed buildings shall have similar architectural treatment and materials on all four sides. The building materials shall consist of brick, and cementitious board, with EIFS as an accent material. Roof materials shall consist of asphalt shingles and metal standing seam.

b. All dumpsters will be fully screened.

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

23. Site amenities (street furniture, lighting, bicycle racks and trash receptacles) as shown on the GDP shall be installed throughout the site in public areas.

24. All on-site lighting shall comply with Article 14.

25. a. Rooftop equipment on buildings shall be screened by a parapet and/or mansards or roof wells where units would be visible from off-site.
- b. Typical building mechanical equipment shall be placed on building rooftops.
- c. All openings on the parking garages that are visible from the public streets shall be screened with either architectural treatments and/or landscaping to minimize light glare.

26. At the time of first site plan submission, the Applicant shall conduct a sanitary sewer capacity analysis study for the collector lines (12 inches) that serve the Property to determine their adequacy to handle the anticipated sewage from the proposed development. The Applicant shall make any sewer improvements determined necessary by DPWES based upon the results of the study.

27. Facilities in the development shall be solely for the use of residents, employees and invited guests.

AFFORDABLE DWELLING UNITS

28. The Applicant shall comply with the provisions of Article 9-306 paragraph 6 by providing fifteen (15) percent of the total number of units as affordable dwelling units.

PARK AUTHORITY

29. Prior to the issuance of the first RUP the Applicant shall construct improvements with a value of \$106,000 within adjacent Fair Oaks Park as coordinated with and approved by the Fairfax County Park Authority (FCPA). If the total value of the improvements does not reach \$106,000 the additional funds will be donated to FCPA. The \$106,000 shall escalate on an annual basis beginning one year after zoning approval and be adjusted effective January 1st of each year thereafter, based on the Consumer Price Index (CPI) as published by the Bureau of Labor Statistics, U.S. Department of Labor, for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area with 1988 as the base year for these calculations.

30. The Applicant shall conduct a disturbance assessment on the northern, wooded half of the Property to determine if a Phase I archaeological survey is warranted. If deemed warranted by the Park Authority's Cultural Resource Management and Protection Sections (CRMPS) then the Phase I survey shall be conducted using a scope of work provided by the CRMPS. If any archaeological resources are found in the Phase I survey and it is deemed appropriate by CRMPS, Phase II assessment shall be done. If any sites are determined to be significant by CRMPS, then either they will be left undisturbed or Phase III data recoveries should be performed in accordance with a scope provided by CRMPS. Any Phase III scopes will provide for public interpretation of the results. Draft and final archeological reports produced as a result of Phase I, II and/or III studies should be submitted for approval to CRMPS.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

APPLICANT/TITLE OWNER:

Fair Ridge, L.L.C., a Virginia limited liability
company

By: Atlantic Realty Companies, Inc., Manager

By: _____
Name: David A. Ross
Title: _____

DEVELOPMENT CONDITIONS**SE 2007-SU-002****June 27, 2007**

If it is the intent of the Board of Supervisors to approve SE 2007-SU-002 located at Tax Map 46-3 ((1)) 14C, to permit an independent living facility pursuant to Section 3-604 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat (SE Plat) approved with this application, as qualified by these development conditions. Other by-right or Special Permit uses may be permitted without amendment to this application, so long as such uses are in substantial conformance with this SE Plat.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved SE Plat entitled "Fair Ridge Independent Living" consisting of 18 sheets, prepared by Urban Engineering & Assoc., Inc., dated November 2006, as revised through June 21, 2007. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

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

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

REZONING AFFIDAVIT

DATE: June 7, 2007
 (enter date affidavit is notarized)

I, Keith C. Martin, Agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

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

946356

in Application No.(s): RZ 2007-SU-003
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

| NAME (enter first name, middle initial, and last name) | ADDRESS (enter number, street, city, state, and zip code) | RELATIONSHIP(S) (enter applicable relationships listed in BOLD above) |
|---|---|--|
| Fair Ridge, L.L.C. David A. Ross Adam Schulman Richard Fassett | 8150 Leesburg Pike, Suite 1100 Vienna, Virginia 22182 | Applicant/Title Owner Agents " |
| Sack Harris & Martin, P.C. Keith C. Martin Wanda S. Suder Alice G. Haase | 8270 Greensboro Drive, Suite 810 McLean, Virginia 22102 | Attorneys/Agents Agents |
| Urban, LTD Eric S. Siegel | 7712 Little River Turnpike Annandale, Virginia 22003 | Engineers/Agents Agent |

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

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

REZONING AFFIDAVIT

DATE: June 7, 2007
(enter date affidavit is notarized)

946356

for Application No. (s): RZ 2007-SU-003
(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)
Fair Ridge, LLC
8150 Leesburg Pike, Suite 1100
Vienna, Virginia 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Members: David A. Ross, Adam Schulman, Stanley M. Barg

Manager: Atlantic Realty Companies, Inc.

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: June 7, 2007
(enter date affidavit is notarized)

946356

for Application No. (s): RZ 2007-SU-003
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Sack Harris & Martin, P.C.
8270 Greensboro Drive, Suite 810
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)
James M. Sack
Robert A. Harris, IV
Keith C. Martin

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)
Urban, LTD
7712 Little River Turnpike
Annandale, Virginia 22003

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)
Barry B. Smith
J. Edgar Sears, Jr.
Brian A. Sears

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 7, 2007
(enter date affidavit is notarized)

946256

for Application No. (s): RZ 2007-SU-003
(enter County-assigned application number (s))

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

Atlantic Realty Companies, Inc.
8150 Leesburg Pike, Suite 1100
Vienna, Virginia 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

David A. Ross
Stanley M. Barg
Adam Schulman

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

David A. Ross - President
Stanely M. Barg - CEO

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

REZONING AFFIDAVIT

DATE: June 7, 2007
(enter date affidavit is notarized)

046356

for Application No. (s): RZ 2007-SU-003
(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)
N/A

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

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

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

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

REZONING AFFIDAVIT

DATE: June 7, 2007
(enter date affidavit is notarized)

946356

for Application No. (s): RZ 2007-SU-003
(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 7, 2007
(enter date affidavit is notarized)

946356

for Application No. (s): RZ 2007-SU-003
(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.)

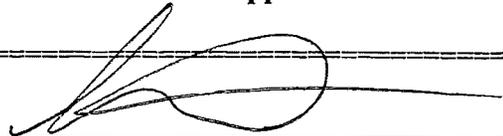
Atlantic Realty Companies, Inc. contributed in excess of \$100 to: Friends of Michael Frey and Supervisor McConnell
Sack Harris & Martin, P.C. held a fundraiser for Connolly for Chairman the value of which exceeded \$100.

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

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

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

WITNESS the following signature:

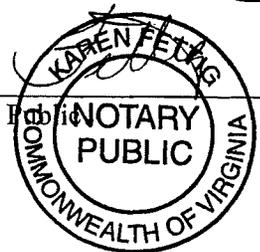


(check one) [] Applicant [x] Applicant's Authorized Agent

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

Subscribed and sworn to before me this 7th day of June 2007, in the State/Comm. of Virginia, County/City of Fairfax.

Karen
Notary Public



My commission expires: 12.31.09

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 7, 2007
(enter date affidavit is notarized)

I, Keith C. Martin, Agent +, do hereby state that I am an
(enter name of applicant or authorized agent)

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

946376

in Application No.(s): SE 2007-SU-002
(enter County-assigned application number(s), e.g. SE 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 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) |
|---|---|--|
| Fair Ridge, L.L.C. David A. Ross Adam Schulman Richard Fassett | 8150 Leesburg Pike, Suite 1100 Vienna, Virginia 22182 | Applicants/Title Owner Agents |
| Sack Harris & Martin, P.C. Keith C. Martin Wanda S. Suder Alice G. Haase | 8270 Greensboro Drive, Suite 810 McLean, Virginia 22102 | Attorneys/Agents Agents |
| Urban, LTD Eric S. Siegel | 7712 Little River Turnpike Annandale, Virginia 22003 | Engineers/Agents Agent |

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 7, 2007
(enter date affidavit is notarized)

946370

for Application No. (s): SE 2007-SU-002
(enter County-assigned application number(s))

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

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

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

Fair Ridge, LLC
8150 Leesburg Pike, Suite 1100
Vienna, Virginia 22182

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)

Members: David A. Ross, Adam Schulman, Stanley M. Barg

Manager: Atlantic Realty Companies, Inc.

(check if applicable) [] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit 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.

Special Exception Attachment to Par. 1(b)

DATE: June 7, 2007
(enter date affidavit is notarized)

946376

for Application No. (s): SE 2007-SU-002
(enter County-assigned application number (s))

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

Sack Harris & Martin, P.C.
8270 Greensboro Drive, Suite 810
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)

James M. Sack
Robert A. Harris, IV
Keith C. Martin

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

Urban, LTD
7712 Little River Turnpike
Annandale, Virginia 22003

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)

Eric S. Siegel
Barry B. Smith
David T. McElhaney
Robert W. Brown

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

Special Exception Attachment to Par. 1(b)

DATE: June 7, 2007
(enter date affidavit is notarized)

946376

for Application No. (s): SE 2007-SU-002
(enter County-assigned application number (s)).

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Atlantic Realty Companies, Inc.
8150 Leesburg Pike, Suite 1100
Vienna, Virginia 22182

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
David A. Ross
Stanley M. Barg
Adam Schulman

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

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 7, 2007
(enter date affidavit is notarized)

246376

for Application No. (s): SE 2007-SU-002
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

(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)

(check if applicable) [] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 7, 2007
(enter date affidavit is notarized)

946375

for Application No. (s): SE 2007-SU-002
(enter County-assigned application number(s))

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

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

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

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

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

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

Application No.(s): SE 2007-SU-002
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 7, 2007
(enter date affidavit is notarized)

946376

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.)

Atlantic Realty Companies, Inc. contributed in excess of \$100 to: Friends of Michael Frey and Supervisor McConnell.
Sack Harris & Martin, P.C. held a fundraiser for Connolly for Chairman the value of which exceeded \$100.

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 "Special Exception Attachment to Par. 3" form.

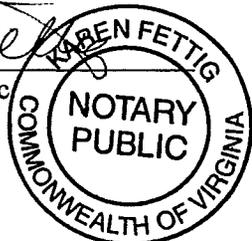
4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter,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

WITNESS the following signature:

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

Keith C. Martin, Agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 7th day of June, 2007, in the State/Comm. of Virginia, County/City of Fairfax.

Karen Fettig
Notary Public


My commission expires: 12.31.09

REZONING AFFIDAVIT

DATE: June 7, 2007
(enter date affidavit is notarized)

I, Keith C. Martin, Agent, do hereby state that I am an
(enter name of applicant or authorized agent)

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

946396

in Application No.(s): PCA/ 1998-SU-009-02
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

| NAME (enter first name, middle initial, and last name) | ADDRESS (enter number, street, city, state, and zip code) | RELATIONSHIP(S) (enter applicable relationships listed in BOLD above) |
|---|---|--|
| Fair Ridge, L.L.C. David A. Ross Adam Schulman Richard Fassett | 8150 Leesburg Pike, Suite 1100 Vienna, Virginia 22182 | Applicant/Title Owner Agents |
| Sack Harris & Martin, P.C. Keith C. Martin Wanda S. Suder Alice G. Haase | 8270 Greensboro Drive, Suite 810 McLean, Virginia 22102 | Attorneys/Agents Agents |
| Urban, LTD Eric S. Siegel | 7712 Little River Turnpike Annandale, Virginia 22003 | Engineers/Agents Agent |

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

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

REZONING AFFIDAVIT

DATE: June 7, 2007
(enter date affidavit is notarized)

946396

for Application No. (s): PCA/ 1998-SU-009-02
(enter County-assigned application number(s))

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

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Fair Ridge, LLC
8150 Leesburg Pike, Suite 1100
Vienna, Virginia 22182

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)

Members: David A. Ross, Adam Schulman, Stanley M. Barg

Manager: Atlantic Realty Companies, Inc.

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: June 7, 2007
(enter date affidavit is notarized)

946396

for Application No. (s): PCA/ 1998-SU-009-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Sack Harris & Martin, P.C.
8270 Greensboro Drive, Suite 810
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)
James M. Sack
Robert A. Harris, IV
Keith C. Martin

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)
Urban, LTD
7712 Little River Turnpike
Annandale, Virginia 22003

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)
Barry B. Smith
J. Edgar Sears, Jr.
Brian A. Sears

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 7, 2007
(enter date affidavit is notarized)

946396

for Application No. (s): PCA/ 1998-SU-009-02
" (enter County-assigned application number (s))

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

Atlantic Realty Companies, Inc.
8150 Leesburg Pike, Suite 1100
Vienna, Virginia 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

David A. Ross
Stanley M. Barg
Adam Schulman

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

David A. Ross - President
Stanely M. Barg - CEO

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

REZONING AFFIDAVIT

DATE: June 7, 2007
(enter date affidavit is notarized)

946396

for Application No. (s): PCA/ 1998-SU-009-02
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

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

REZONING AFFIDAVIT

DATE: June 7, 2007
(enter date affidavit is notarized)

946395

for Application No. (s): PCA/ " \ 1998-SU-009-02
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

REZONING AFFIDAVIT

DATE: June 7, 2007
(enter date affidavit is notarized)

946396

for Application No. (s): PCA/ 1998-SU-009-02
(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.)

Atlantic Realty Companies, Inc. contributed in excess of \$100 to: Friends of Michael Frey and Supervisor McConnell

Sack Harris & Martin, P.C. held a fundraiser for Connolly for Chairman the value of which exceeded \$100.

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

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

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

WITNESS the following signature:

(check one)

[] Applicant

[x] Applicant's Authorized Agent

Keith C. Martin, Agent

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

Subscribed and sworn to before me this 7th day of June 20 07, in the State/Comm. of Virginia, County/City of Fairfax

My commission expires: 12.31.09



SACK HARRIS & MARTIN, P.C.
ATTORNEYS AT LAW

SUITE 810
8270 GREENSBORO DRIVE
MCLEAN, VIRGINIA 22102
TELEPHONE (703) 883-0102
FACSIMILE (703) 883-0108

November 28, 2006

RECEIVED
Department of Planning & Z

JAN 1 2 2007

Zoning Evaluation Division

Barbara A. Byron
Department of Planning and Zoning
12055 Government Center Parkway
Suite 801
Fairfax, Virginia 22035

Re: Application Requesting Rezoning from the PDC District to the R-8 District for Property Identified as Tax Map 46-3((1))14C Concurrent with a Special Exception Application for an Independent Living Facility and a Proffer Condition/Final Development Plan Amendment to Delete Land Area from RZ 1998-SU-009

Dear Ms. Byron:

The following is a statement of justification for the above referenced rezoning and special exception applications. The 6.94 acre property is located on the north side of Fair Ridge Drive approximately 500 feet north of Route 50. The property is current zoned PDC and is approved for an office building. The PCA/FDP application requests that the 6.94 acres be deleted from the proffers and CDP/FDP approved with RZ 1998-SU-009. The Comprehensive Plan was recently amended to recommend, as an option, an Independent Living Facility for approximately 200 units.

The Applicant is proposing to rezone the property to R-8 with a Special Exception for an Independent Living Facility. Article 9-306 of the Zoning Ordinance allows a multiplier of four to calculate the number of units. Based upon the Comprehensive Plan and the base of eight dwelling units per acre, the Special Exception would allow a maximum of 32 dwelling units per acre. The Generalized Development Plan/Special Exception Plan (GDP/SEP) proposes 200 independent living units at a density of 28.82 units per acre. The units are divided among four buildings surrounding a community center building. Structured parking will be provided under each of the buildings.

The GDP/SEP provides for significant buffers and passive open space areas. A 100 foot wide buffer of existing forest will be maintained along the northern property line. A 25 foot wide buffer will be provided along the western property line to screen the units from the

SACK HARRIS & MARTIN, P.C.

Barbara A. Byron
November 28, 2006
Page 2 of 2

electrical substation. Passive open space is provided along the eastern property line and is coordinated with the adjacent Park Authority property.

The following is a description of the proposed Independent Living Facility:

- A. Type of Operation: Independent Living Facility consisting of a maximum of 200 individual living units.
- B. Hours of Operation: 24 hours a day, seven days a week. Trash pick up will be limited to certain hours of the day.
- C. Estimated Number of Patrons: It is estimated that there will be approximately 350 residents.
- D. Proposed Number of Employees: Approximately 6 employees.
- E. Estimate of Traffic Impact: The facility will generate approximately 1000 average daily trips.
- F. Vicinity to be Served: Fairfax County.
- G. Description of Building Façade: Combination of stone, masonry and siding materials (see elevation).
- H. Hazardous Substances: There are no hazardous substances to be stored on site.
- I. Waivers: There are not waivers requested.

Very truly yours,

SACK HARRIS & MARTIN, P.C.



Keith C. Martin

cc: David Ross



FAIRFAX
COUNTY

APPENDIX 5 RI
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 53
Fairfax, Virginia 22035-007

V I R G I N I A

Telephone: 703-324-315
FAX: 703-324-392
TTY: 703-324-390

August 28, 1998

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

RE: Rezoning Application
Number RZ 1998-SU-009

Dear Mr. Martin:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 27, 1998 granting Rezoning Application Number RZ 1998-SU-009 in the name of Balbir Brar Associates, Incorporated, to rezone certain property in the Sully District from the C-8 and PDC Districts; Highway Corridor Overlay and Water Supply Protection Overlay Districts to the PDC District; Highway Corridor Overlay and Water Supply Protection Overlay Districts subject to the proffers dated June 12, 1998, on subject parcel 46-3 ((1)) 14 and 14A consisting of approximately 13.49 acres.

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan Application FDP 1998-SU-009 on May 28, 1998, subject to the Board of Supervisors' approval of RZ 1998-SU-009.

The Board also:

- Modified the transitional screening along the southern boundary line to that shown on the Final Development Plan (FDP) on May 18, 1998; and

RZ 1998-SU-009
August 28, 1998

2.

- **Waived the barrier requirement along the southern boundary line to that shown on the FPD.**

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: 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
Paul Eno, Project Planning Section, Dept. of Transportation
Department of Public Works and Environmental Services
Department of Highways - VDOT
Land Acqu. & Planning Div., Park Authority
Planning Commission (District)
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES
Barbara J. Lippa, Deputy Executive Director, Planning Commission

PROFFERS

BALBIR BRAR ASSOCIATES, INC.

RZ 1998-SU-009

June 12, 1998

RECEIVED
PLANNING AND ZONING
JUL 9 1998
ZONING EVALUATION DIVISION

Pursuant to Section 15.2-2303(A), of the Code of Virginia, 1950 as amended, the Applicant and their owners for themselves, their successors and assigns (hereinafter referred to as the "Applicant") in this RZ 1998-SU-009, filed for property identified as Fairfax County tax map 46-3 ((1)) 14 and 14A (hereinafter referred to as the "Application Property"), proffers the following, provided that the Board of Supervisors approved a rezoning of the Application Property to the PDC District. In the event that this application is approved, any previous proffers for the Application Property are hereby deemed null and void for the Application Property and hereafter shall have no effect on the Application Property.

1. **DEVELOPMENT PLAN -**

Development of the Application Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan ("CDP/FDP") prepared by Huntley, Nyce & Associates consisting of 6 sheets dated March 12, 1998.

2. **FINAL DEVELOPMENT PLAN AMENDMENT -**

Notwithstanding that the CDP/FDP is presented on 6 sheets and said CDP/FDP is the subject of proffer 1 above, it shall be understood that the CDP shall be the entire plan shown on sheets 1 and 2 relative to the points of access, uses, FAR, building height, amount of open space, location of common open space areas and buffers, and limits of clearing and grading. The Applicant has the option to request a final development plan amendment ("FDPA") for elements other than CDP elements from the Planning Commission for all or a portion of the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance, if in conformance with the approved CDP and proffers.

3. **MINOR DEVIATIONS -**

Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the FDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the CDP/FDP without requiring the

approval of an amended FDP provided such changes are in substantial conformance with the FDP as determined by the Zoning Administrator, agents or assigns and neither increase the floor area ratio nor decrease the following amount of open space, the amount of parking, the amount tree preservation; the locations of common open spaces areas; or distances to peripheral lot lines.

4. PERMITTED USES -

The following list of permitted uses is shown on the CDP/FDP.

- a. Offices in a building consisting of approximately 97,200 gross square feet.
- b. Hotel in a building consisting of approximately 75,556 gross square feet.
- c. Service station/mini-mart, car wash.

5. DESIGN FEATURES -

Design elements within the Application Property shall include the following:

- a. Special brick paving, planters, and lighting, all as generally shown on sheets 3, 4 and 5 of the CDP/FDP.
- b. The hotel, office and service station/mini-mart shall use similar landscaping and exterior facade materials such as brick and/or stucco to ensure a coordinated development and unified landscape treatments.
- c. The architectural elevations of the office building, hotel building and service station/mini-mart shall be in substantial conformance with that shown on sheets 6 and 7 of the CDP/FDP.
- d. A plaza shall be provided in substantial conformance with that shown on the CDP/FDP.
- e. A free-standing, monument style entrance sign shall be provided as shown on sheet 4 of the CDP/FDP. The base materials shall consist of brick matching the buildings' brick.

- f. Landscaping design and materials shall be coordinated with the landscaping of the office development located immediately east of the Application Property by providing similar trees, shrubs and ground cover at a similar density and pattern of planting.

6. TRANSPORTATION -

- a. The Applicant shall contribute at time of site plan approval to Fairfax County for off-site roadway projects in conformance with the amount called for by application of the "Fairfax Center Area Formula" as adopted by the Board of Supervisors on November 22, 1982 and as subsequently revised.
- b. At time of site plan approval or upon demand, whichever occurs first, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way along the Application Property's Route 50 frontage as shown on the CDP/FDP. Notwithstanding the above, entrance way improvements (including closure of curb cuts) along the frontage of parcel 14A shall only be required upon approval of a site plan for the service station/mini-mart as shown on the CDP/FDP.
- c. The Applicant shall dedicate and convey in fee simple right-of-way to the Board of Supervisors for the extension of Fair Ridge Drive as shown on the CDP/FDP.
- d. Prior to the issuance of the first Non-RUP on the Application Property, the Applicant shall construct the section of Fair Ridge Drive extended within the boundaries of the Application Property as shown on the CDP/FDP.
- e. The on-site portion of Fair Ridge Drive shall be constructed as shown on the CDP/FDP to match the 44' pavement section and standards approved for that portion of Fair Ridge Drive which lies on the Fifty West Limited Partnership property to the east (RZ 84-C-060, CDPA/FDPA 84-C-060-1). Applicant shall also improve the off-site section of Fair Ridge Drive on the Virginia Power property to the west to match the proposed on-site roadway section.
- f. The Applicant shall establish a transportation director to coordinate with other commercial developments in the Fairfax Center Area to implement Transportation System Management Techniques (TSMs) acceptable to the Fairfax County Office of Transportation to reduce traffic volumes and automobile generated noise and air pollution. Such TSMs shall include the following measures:

- i. A car pool/van pool program established for employees occupying structures on the property under the direction of a transportation coordinator provided by and at the expense of the occupants, and coordinated with similar services operated in the Fairfax Center Area by various governmental agencies and other private employers, including the Fairfax County ride sharing program.
 - ii. Convenient parking in preferred locations designated for car pool/van pool use.
 - iii. If an area wide shuttle bus service is established in the Fairfax Center Area that provides regular scheduled service to the Application Property, then the Applicant shall contribute to the sponsorship of such a service on a pro-rata basis equitably calculated among those entities participating in said service and based upon the number of employees or users.
- g. The Applicant shall fund the cost, as reduced by any previously escrowed funds, as determined by VDOT of the design and construction of a traffic signal at the western intersection of Fair Ridge Drive and Route 50, said design to be subject to the approval of VDOT. If required by VDOT, said signal shall include pedestrian-activated crossing signals. The Applicant's share of the cost shall be paid at time of approval of the first site plan on the subject property. In the event the signal is not warranted by VDOT within three (3) years from the issuance of the final bond release, than the funds escrowed by the Applicant shall be returned to the Applicant.

7. ENVIRONMENTAL -

- a. Best Management Practices (BMP) stormwater detention facilities shall be provided to control off-site flows in accordance with the requirements and standards of the Water Supply Protection Overlay District (WSPOD). Subject to approval by DEM, such facilities may include:
 - i. Underground stormwater detention facilities as generally shown on the CDP/FDP;
 - ii. a dry pond as shown on the CDP/FDP;
 - iii. or utilization of capacity in an off-site regional stormwater detention pond serving the Application Property or combination of the above.

- b. For the purposes of maximizing the preservation of trees, the Applicant shall prepare a tree preservation plan. The tree preservation plan shall be reviewed by the Urban Forestry Branch of DEM at time of submission of the site plan. The placement of all utilities shall be considered prior to the submission of the tree preservation plan.
 - i. The tree preservation plan shall include a tree survey prepared by an arborist certified by the International Society of Arboriculture, which shows the location, size, species and actual dripline of all existing trees eight (8) inches in diameter and larger and all landscape trees and shrubs in good condition. As part of the tree preservation plan preparation, the certified arborist shall conduct a condition analysis, using the method described in the "Guide for Plant Appraisal," eighth edition, published by the International Society of Arboriculture. This information shall be provided on the tree preservation plan.
 - ii. All trees shown to be preserved on the tree preservation plan shall be protected by fencing a minimum of four (4) feet in height, placed at the dripline of the trees to be preserved. The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed prior to any work being conducted on the site, including the demolition of any existing structures or fences. The certified arborist shall monitor the installation of the tree protection fencing and verify in writing that it has been installed prior to the demolition of existing structures. In addition, the certified arborist shall monitor the construction work and tree preservation efforts in order to ensure that the commitments made on the tree preservation plan are fulfilled.
 - iii. Urban Forester shall be notified prior to demolition of structures (permit). The demolition of existing structures shall be conducted in such a manner as to minimize the impact on individual trees and groups of trees to be preserved.
 - iv. The Applicant shall conform to the limits of clearing and grading shown on the CDP/FDP subject to the installation of trails and utility lines, if necessary, as approved by DEM. The trails and utility lines located outside the limits of clearing and grading shall be located and installed in the least disruptive manner possible considering cost and engineering, as determined by the Urban Forester. A replanting plan shall be developed and implemented, as approved by the Urban Forester, for any areas outside the limits of clearing and grading that must be disturbed. Prior to any land disturbing activity for each section,

the limits of clearing and grading shall be clearly marked and shall be subject to inspection by the Urban Forester

- c. In order to achieve the maximum noise level of 45 dBA Ldn in the hotel building located within that area impacted by highway noise levels between 70 and 75 dBA Ldn, such building shall have the following acoustical attributes:
 - i. Exterior walls shall have a laboratory sound transmission class ("STC") rating of at least 39.
 - ii. Doors and windows shall have a laboratory STC rating of at least 28. If windows function as the walls, they will have the STC specified for exterior walls; and
 - iii. Adequate measures shall be provided to seal and caulk between surfaces.
 - iv. As an alternative, the Applicant may, at its sole discretion, have a refined acoustical analysis performed to determine which buildings may have sufficient shielding to permit a reduction in the mitigation measures prescribed above, subject to approval by DEM.

8. LANDSCAPING/BARRIERS -

- a. Landscaping shall be provided on the Application Property in substantial conformance with that shown on the CDP/FDP.
- b. All landscaping shall be properly maintained by the Applicant, such maintenance to include all reasonable and necessary watering, fertilizing, spraying, pruning and required replacement. Dead or damaged planting materials shall be replaced promptly.
- c. The Applicant shall submit a copy of the site plan and tree preservation plan at time of site plan submission to the Chairman of the Board of the Fair Oaks Estates Homeowners Association.
- d. A six foot high brick and wooden wall as shown on the CDP/FDP shall be constructed along the northern property line. The wall shall be placed as necessary to preserve existing quality vegetation. The Applicant shall erect the wall at the northern end of

the Application Property and plant landscaping in the transitional screening yard prior to the commencement of any other clearing, grading or development on the Application Property

- e. At time of planting, all large evergreen trees planted on-site shall be at least 8 feet in height, and all medium evergreen trees in the screening yard shall be at least 6 feet in height. Deciduous trees shall have a minimum 2 1/2 to 3 inch caliper at planting.

9. PUBLIC AMENITIES -

- a. Applicant shall provide two (2) picnic tables and benches and provide two (2) bicycle racks at a location convenient to the jogging and walking trails as shown on the CDP/FDP or to a future bicycle trail along Route 50, said location or locations to be determined at time of final site plan approval.
- b. Jogging and walking trails shall be provided as shown on the CDP/FDP to connect to the trails on adjacent properties. These trails shall be subject to public access easements dedicated by the Applicant.
- c. The Applicant shall provide locker and shower facilities within one of the office buildings shown on the CDP/FDP for the exclusive use of the office tenants.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

OWNERS.

BALBIR BRAR ASSOCIATES, INC.

By: *Rajiv S. Brar*
Name: *BALBIR S. BRAR*
Its: *PRESIDENT*

OWNER PARCEL 14

F&M BANK - NORTHERN VIRGINIA
Successor to Hallmark Bank and Trust, Co.

By: *Alice B. Williams*
Name: *Alice B. Williams*
Its: *Senior Vice President*

OWNER PARCEL 14A

EXXON CORPORATION

By: _____
Name: _____
Its: _____

OWNERS:

BALBIR BRAR ASSOCIATES, INC.

By: _____

Name: _____

Its: _____

OWNER PARCEL 14

F&M BANK - NORTHERN VIRGINIA
Successor to Hallmark Bank and Trust, Co.

By: _____

Name: _____

Its: _____

OWNER PARCEL 14A

EXXON CORPORATION

By: *R. W. Hilchey*

Name: R. W. HILCHEY

Its: AGENT + ATTORNEY-IN-FACT

PROPOSED DEVELOPMENT CONDITIONS

FDP 1998-SU-009

June 1, 1998

If it is the intent of the Planning Commission to approve FDP 1998-SU-009 located at Tax Map 46-3 ((1)) 14, 14A, the staff recommends that the approval be subject to the following development conditions:

1. Development of the subject property shall be in conformance, as defined by Section 16-403 of the Zoning Ordinance, with the Final Development Plan entitled "Hallmark Bank and Trust Company and Exxon Corporation," prepared by Huntley, Nyce and Associates, Ltd. (Sheets 1-6), and "Exxon Company, USA," prepared by The Plan Source (Sheets 7-10), and dated July 28, 1998 as revised through April 10, 1998 (Sheets 1 and 2), January 13, 1998 (Sheet 3), January 12, 1998 as revised through March 11, 1998 (Sheet 4), March 10, 1998 (Sheet 5), March 5, 1998 (Sheet 6), March 20, 1998 (Sheets 7-10).
2. No pole signs shall be permitted on the subject property.
3. Five service bays shall be provided within the service station building.
4. Lighting for the service station structures shall be consistent with the details provided on sheet 5 of the CDP/FDP, as determined by DEM.
5. The sale of alcoholic beverages shall not be permitted in the service station/mini-mart depicted on the CDP/FDP.
6. All site features (such as trash receptacles, benches, planters, lighting and bike racks) shall be consistent with the quality and general character of those depicted on Sheet 5 of the CDP/FDP.
7. All on-site lighting shall be directed downward and inward, to prevent light spilling onto adjacent properties.
8. In order to enhance tree preservation on site, the applicant shall work with DEM at the time of site plan submission to determine if less land consumptive stormwater management alternatives than the proposed SWM/BMP facilities are desirable or feasible for the subject property. If determined feasible, such facilities shall be implemented on the subject property in lieu of the pond shown on the CDP/FDP, and the area shown for the pond shall be left as a tree preservation area, as determined by DEM.
9. In order to maximize tree preservation throughout the site, the applicant

shall coordinate with the Urban Forestry Branch of DEM to locate additional areas that may be appropriate for tree preservation on the subject property.

MAGNUMFORM II SERIES

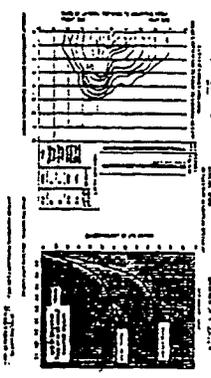
McNICHOLS LABORATORY LUMINARE



DESCRIPTION:
The Magnum Form II Series is a line of rectangular luminaires designed for use in a variety of interior environments. The fixtures are available in several different finishes and are designed to provide a clean, modern look. The fixtures are available in several different sizes and are designed to provide a variety of lighting options.



CATALOG LOOK:
The Magnum Form II Series is a line of rectangular luminaires designed for use in a variety of interior environments. The fixtures are available in several different finishes and are designed to provide a clean, modern look. The fixtures are available in several different sizes and are designed to provide a variety of lighting options.



INFINITY II
Recessed Recessed
Luminaire

DESCRIPTION:
The Infinity II Series is a line of recessed luminaires designed for use in a variety of interior environments. The fixtures are available in several different finishes and are designed to provide a clean, modern look. The fixtures are available in several different sizes and are designed to provide a variety of lighting options.

PAED - 3H - 250HPS - 120 - BRP - HS

DESCRIPTION:
The PAED - 3H - 250HPS - 120 - BRP - HS is a line of recessed luminaires designed for use in a variety of interior environments. The fixtures are available in several different finishes and are designed to provide a clean, modern look. The fixtures are available in several different sizes and are designed to provide a variety of lighting options.

ORDERING BY QUANTITY

| QUANTITY | UNIT PRICE | TOTAL PRICE |
|----------|------------|-------------|
| 1-10 | \$12.50 | \$125.00 |
| 11-25 | \$10.00 | \$250.00 |
| 26-50 | \$8.50 | \$425.00 |
| 51-100 | \$7.50 | \$750.00 |
| 101-250 | \$6.50 | \$1625.00 |
| 251-500 | \$5.50 | \$2775.00 |
| 501-1000 | \$4.50 | \$4500.00 |
| 1000+ | \$3.50 | \$3500.00 |

ORDERING BY QUANTITY

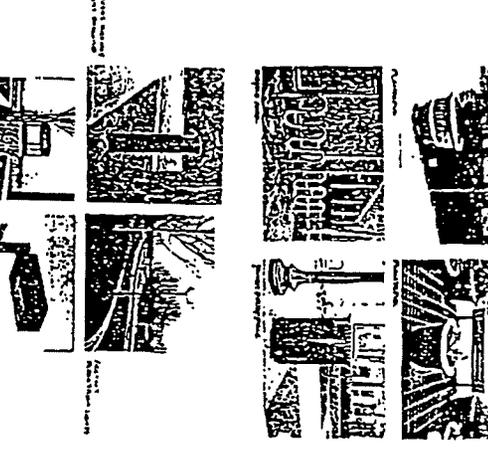
| QUANTITY | UNIT PRICE | TOTAL PRICE |
|----------|------------|-------------|
| 1-10 | \$12.50 | \$125.00 |
| 11-25 | \$10.00 | \$250.00 |
| 26-50 | \$8.50 | \$425.00 |
| 51-100 | \$7.50 | \$750.00 |
| 101-250 | \$6.50 | \$1625.00 |
| 251-500 | \$5.50 | \$2775.00 |
| 501-1000 | \$4.50 | \$4500.00 |
| 1000+ | \$3.50 | \$3500.00 |

Standard Single Sheet Panels

| SIZE | THICKNESS | WEIGHT | PRICE |
|-----------|-----------|----------|---------|
| 48" x 96" | 1/8" | 1.5 lbs | \$1.50 |
| 48" x 96" | 3/16" | 2.25 lbs | \$2.25 |
| 48" x 96" | 1/4" | 3.0 lbs | \$3.00 |
| 48" x 96" | 5/16" | 3.75 lbs | \$3.75 |
| 48" x 96" | 3/8" | 4.5 lbs | \$4.50 |
| 48" x 96" | 1/2" | 6.0 lbs | \$6.00 |
| 48" x 96" | 5/8" | 7.5 lbs | \$7.50 |
| 48" x 96" | 3/4" | 9.0 lbs | \$9.00 |
| 48" x 96" | 7/8" | 10.5 lbs | \$10.50 |
| 48" x 96" | 1" | 12.0 lbs | \$12.00 |

Architectural/Decorative Panels

These panels are designed for use in a variety of interior environments. They are available in several different finishes and are designed to provide a clean, modern look. The panels are available in several different sizes and are designed to provide a variety of lighting options.



DETAILS OF THE LUMINARE

HALLMARK BANK AND TRUST COMPANY

EXXON CORPORATION

123 MAIN ST. - SUITE 100 - MEMPHIS, TN 38103-1000

CALL 901-525-1234

Hudley, Yee & Associates, Ltd.

MEMPHIS - CIVIL ENGINEERING - LIGHT FIXTURES

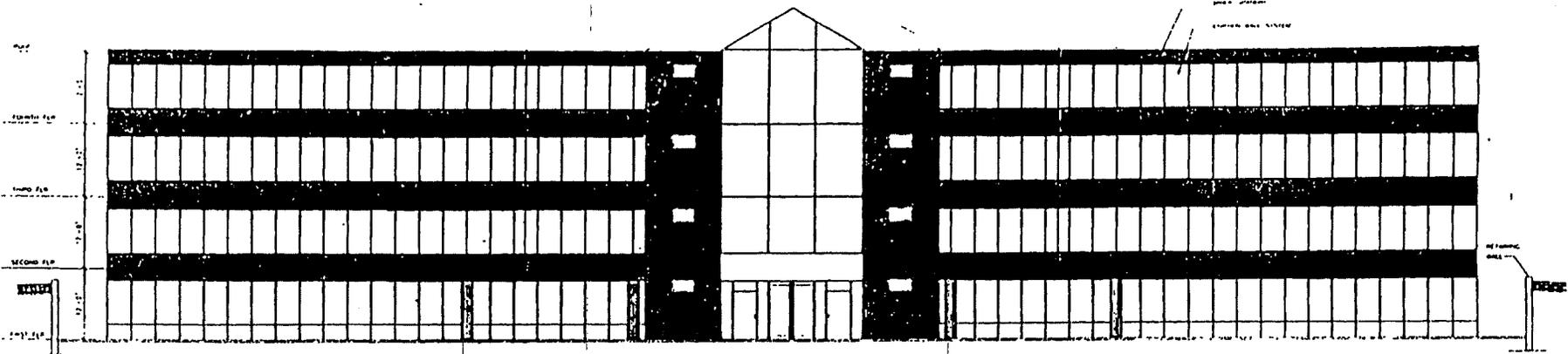
1234 MAIN ST. - SUITE 100 - MEMPHIS, TN 38103-1000

CALL 901-525-1234

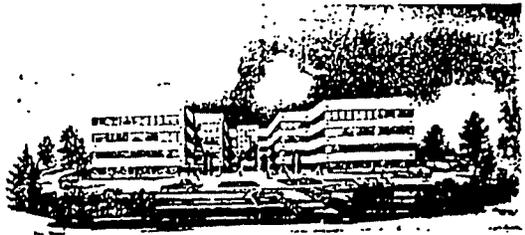
McNICHOLS LABORATORY LUMINARE

1234 MAIN ST. - SUITE 100 - MEMPHIS, TN 38103-1000

CALL 901-525-1234



PROPOSED FRONT ELEVATION
 FAIR RIDGE OFFICE BUILDING



FAIR RIDGE OFFICE BUILDING



HILTON GARDEN INN

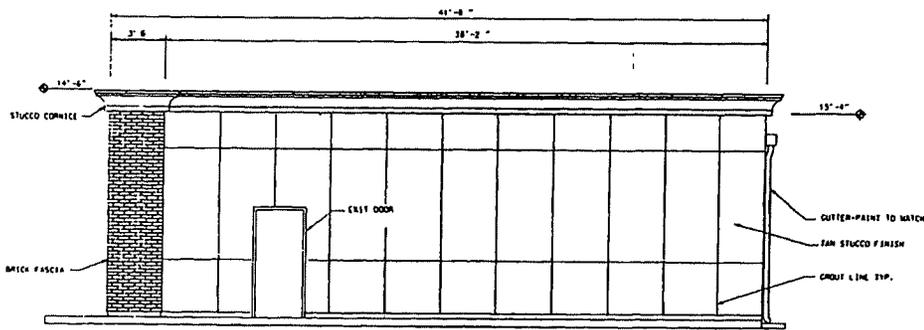


FAIRFAX HILTON GARDEN INN

ELEVATION
 SCALE: 1/8" = 1'-0"
 MARCH 15, 1998

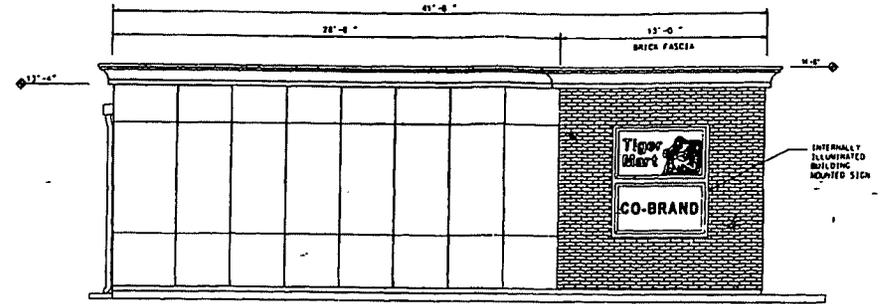
SHEET
 6 OF 6
 1998 MAR 15

ALL RIGHTS RESERVED BY THE ARCHITECT. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



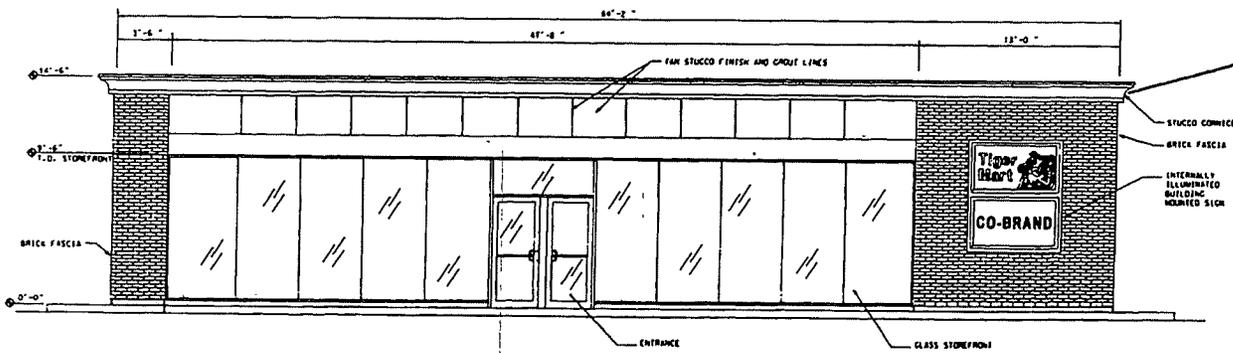
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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|-------------|--------------------------|-------|---------|
| CHECKED BY: | QUALITY CONTROL ENGINEER | DATE: | |
| Date: | Revisions | By: | CHK By: |
| | | | |
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EXXON COMPANY, U.S.A.
A DIVISION OF EXXON CORPORATION
Plant Safety & Engineering

CONCEPTUAL ELEVATIONS
EXXON STATION 2-0799
FAIR RIDGE DRIVE & LEE JACOBSON MEMORIAL HWY 21E 55
SEMIWILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

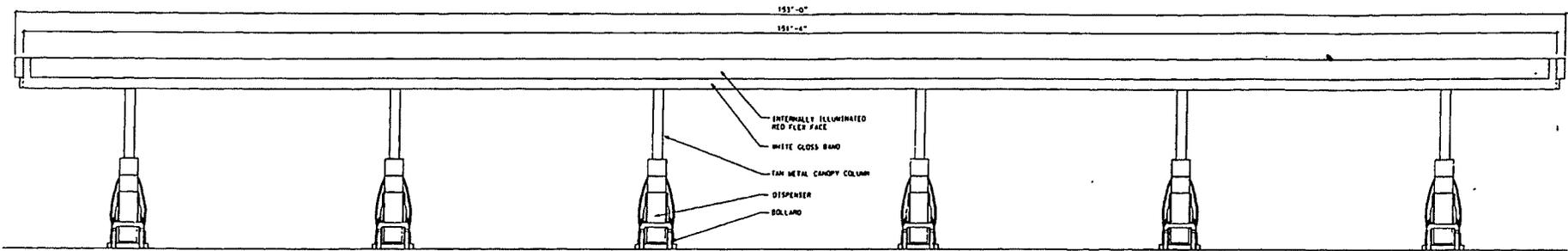
Proj No: 2-0799
Sheet: 1/4" = 1'-0"
Date: MARCH 20, 1998
County No:

Designed By: JMC
Checked By: JMC
Checked By: JMC
Permit Consultants: JMC

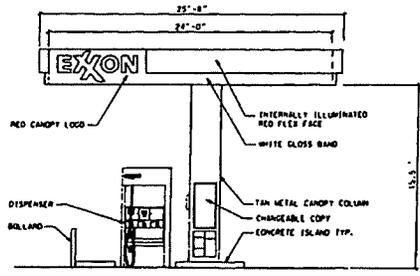
8666-C Sully Road
Manassas, VA 20110-3811
Tel: (703) 335-2854
Fax: (703) 335-8082
E-Mail: plan@exxon.com

Plan No: 07995104
Sheet: SHEET

7 of 10

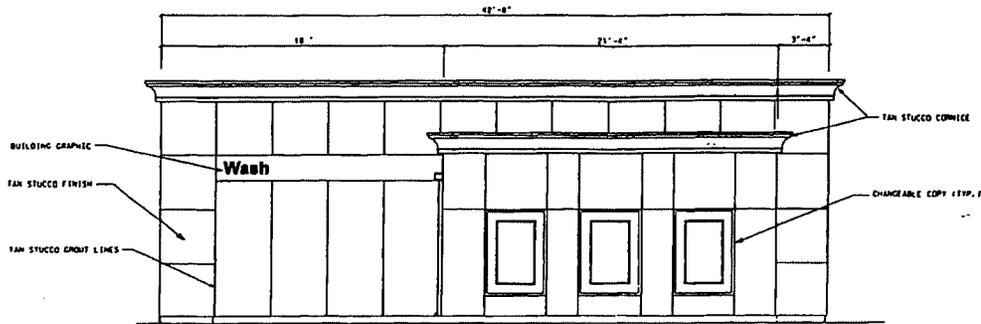


FRONT ELEVATION
SCALE: 3/16" = 1'-0"

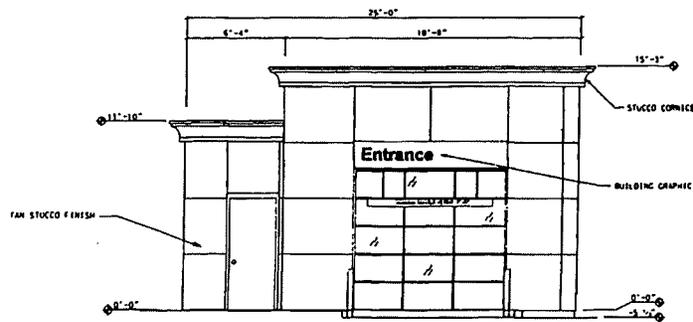


SIDE ELEVATION
SCALE: 3/16" = 1'-0"

| | | |
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| EXXON COMPANY, U.S.A. <small>A DIVISION OF EXXON CORPORATION</small> | | No. 2-0799 Date: 3/16" = 1'-0" |
| CONCEPTUAL ELEVATIONS EXXON STATION 2-0799 FAIR RIDGE DRIVE & LEE JACKSON MEMORIAL HWY RTE 50 GENTRYVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA | | Date: MAR 20, 1998 Drawn By: |
| CHECKED BY: <u>QUALITY CONTROL ENGINEER</u> DATE: _____ Date: _____ Revisions: _____ By: CHK BY: _____ | The Plan Source 6565-C Sudley Road Manassas, VA 20110-3811 Tel: (703) 330-0964 Fax: (703) 330-6000 E-Mail: plansrc@exxon.com | Designed By: J. P. ... Drawn By: J. P. ... Checked By: J. P. ... Date: _____ Scale: _____ Sheet: 8 of 10 |



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



SIDE ELEVATION
SCALE: 1/4" = 1'-0"

| | | | |
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| CHECKED BY: | QUALITY CONTROL ENGINEER | DATE: | |
| Date: | Revisions | By: | Chk By: |
| | | | |
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EXXON COMPANY, U.S.A. Job No: 2-0799
 A DIVISION OF EXXON CORPORATION Plant Grade & Engineering Date: 04/20/1998

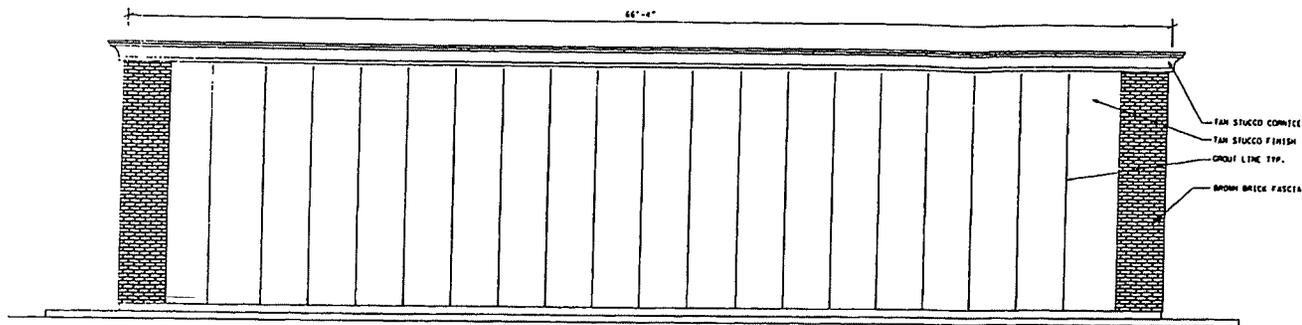
CONCEPTUAL ELEVATIONS
 EXXON STATION 2-0799
 FAIR RIDGE DRIVE & LEE JACKSON MEMORIAL HWY Rte 50
 GEMERVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA County No:

Designed By: J155CAR45-
 Drawn By: J155CAR45-
 Checked By: J155CAR45-
 E-MAIL: planroom@exxon.com

TPS The Plan Source
 8586-C Suckley Road
 Manassas, VA 20110-3818
 Tel: (703) 333-0864
 Fax: (703) 333-8082

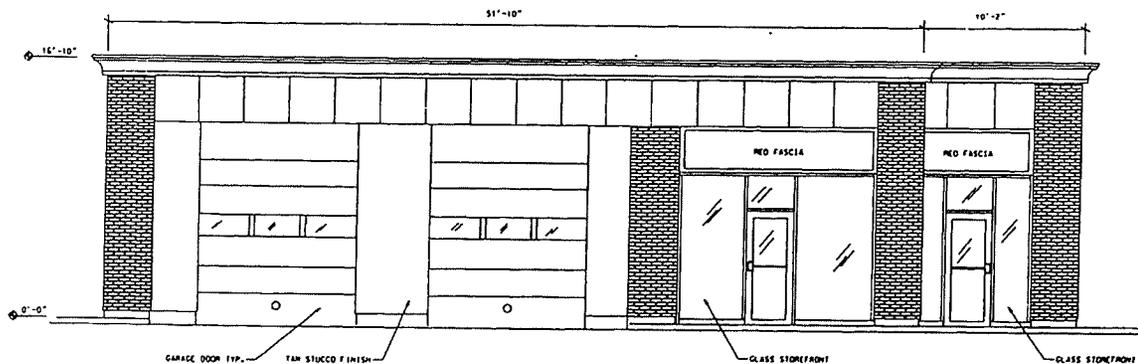
Engineers
 Planners
 Permit Consultants

9 of 10



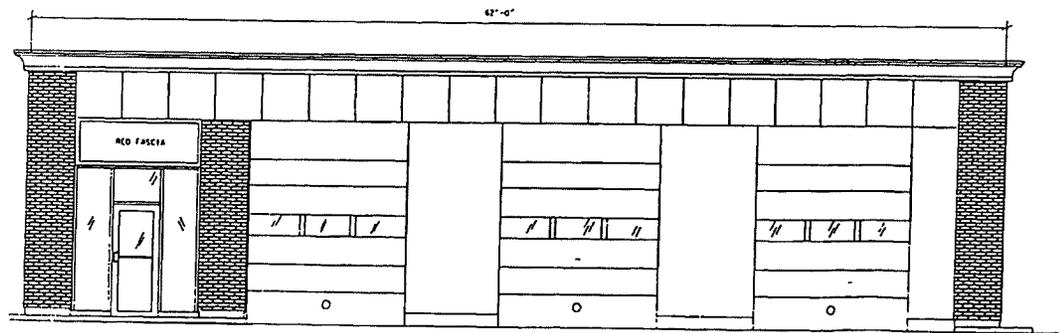
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

| | | | |
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| CHECKED BY: | QUALITY CONTROL ENGINEER | DATE: | |
| Date: | | Revisions | By: CHK By: |
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| EXXON COMPANY, U.S.A. | | Proj No: | 2-0799 |
| A DIVISION OF EXXON CORPORATION | | Scale: | 1/4" = 1'-0" |
| Real Estate & Engineering | | Date: | MAR 25, 1998 |
| CONCEPTUAL ELEVATIONS | | County No: | |
| EXXON STATION 2-0799 | | Designed By: | PLANNING |
| FAIR RIDGE DRIVE & LEE JACKSON MEMORIAL HWY RTE 50 | | Checked By: | DRIFT |
| CENTREVILLE DISTRICT | | Drawn By: | PLANNING |
| FAIRFAX COUNTY, VIRGINIA | | Engineers: | |
| | | Planners: | |
| | | Permit Consultants: | |
| | | Checked By: | |
| | | Date: | |



County of Fairfax, Virginia

MEMORANDUM

DATE: June 22, 2007

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

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

SUBJECT: Comprehensive Plan Land Use Analysis: *RZ 2007-SU-003; SE 2007-SU-002; PCA/FDPA 1998-SU-009; Fair Ridge, LLC*

The memorandum, prepared by Clara Quintero Johnson, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced application and Generalized Development Plan, Special Exception and Proffered Condition Amendment Plan dated November 9, 2006 as revised through June 5, 2007. The extent to which the proposed use, intensity and development plan are consistent with the land use guidance contained in the Comprehensive Plan, is noted.

DESCRIPTION OF THE APPLICATION

The application is for an independent living facility, located on Fair Ridge Drive in the Fairfax Center Area. The development consists of four residential buildings and one community center building on 6.94 acres. The four residential buildings are one story below grade of structured parking with four stories above grade of residential units. There are 200 parking spaces required by the zoning ordinance. The development provides 210 spaces in structured parking with an additional 61 spaces that consist of surface parking. The proposal exceeds the 25% minimum open space requirement and provides 55.1% open space.

- **PCA/FDPA 1998-SU-009-02:** Deletes 6.94 acres from proffers and CDP/FDP approved with RZ 1998-SU-009, which approved an office building on this property.
- **RZ 2007-SU-003:** Rezones 6.94 acres from PDC to R-8 with the intention of developing an independent living facility.
- **SE 2007-SU-002:** Special Exception to permit Independent Living Facility. The multiplier of four would permit a maximum of 32 dwelling units per acre or 222 units. The proposal is for 200 units which is a density of 28.82 dwelling units per acre.

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/

LOCATION AND CHARACTER

The subject property is in the Fairfax Center Area, Sub-Unit A6 on parcel 46-3((1))14C. It is planned as follows: Baseline: residential use at 2 du/ac (dwelling units per acre); Intermediate Level: office use at .15 FAR; Overlay Level: office use at .25 FAR with an option for an independent living facility with up to 200 units. The site is zoned PDC and approved for 97,200 square feet of office use.

CHARACTER OF THE AREA

North: To the north is the Fair Oaks Estates subdivision, planned for and developed with residential use at 2-3 du/ac. This subdivision is predominantly zoned R-3, with a few R-1 parcels.

East: The Fair Oaks Neighborhood Park is located to the east.

South: The Hilton Garden Inn is located across Fair Ridge Drive from the subject property. A service station and the Fair Oaks Fire and Rescue Station and Public Safety Complex are oriented toward Lee Highway. The hotel and service station are in Sub-Unit A6 and are planned for low-intensity office use at .25 FAR at the overlay level and zoned PDC. The fire station property constitutes Sub-Unit A7 and is planned for public facility use.

West: The former Virginia Dominion Power property is planned at the overlay level for low intensity office use at .15 FAR and zoned PDC. The area of a recent zoning approval now permits a mixed use development up to .25 floor area ratio (FAR) consisting of a village retail center, office, church and child-care center. At this time, the site includes a two-story office building, as well as an electrical substation and transmission lines.

COMPREHENSIVE PLAN CITATIONS

The current Comprehensive Plan for Sub-unit A-6 is for 2 du/ac at the Baseline Level, office use at .15 FAR at the Intermediate Level, and a maximum of office use at .25 FAR at the Overlay Level. In addition, there is an option for an independent living facility with up to 200 units. Full Plan text for Sub-Unit A-6 is provided in Attachment I.

The Comprehensive Plan, Policy Plan, contains guidance that indicates that elderly housing should be located in close proximity to public transportation and community services and that redevelopment should be designed to promote the security of elderly residents. Policy Plan text addressing elderly housing is included in Attachment II.

COMPREHENSIVE PLAN MAP: Fairfax Center Area

ANALYSIS

This Plan amendment proposes to implement the Plan option for a 200 unit independent living facility on tax map parcel 46-3((1))14C. This proposed development raises the issue of land use compatibility and the issue of accessibility for seniors to community services. The Comprehensive Plan includes guidance to address these issues.

Land Use Compatibility: The Comprehensive Plan indicates that an independent living facility should be designed to be compatible with the adjacent uses in terms of building height, mass and scale. Additional guidance indicates that there should be provision of a minimum 100 foot vegetated buffer to the north and that building heights should taper down toward the northern edge of the property if necessary to achieve compatibility. The development proposal locates the buildings 180-200 feet from the northern property line. In addition, there is provision of tree save and additional vegetation to be planted in this setback area which totals 95-100 feet in most of the northern area. The setback, tree save area and additional landscaping serves to adequately screen the 4 story independent living facility from the residential neighborhood to the north.

Senior Access to Community Services: In the Policy Plan, the Comprehensive Plan indicates that the location of housing for the elderly should recognize the needs of the elderly and should be sensitive to residents for whom health and mobility have become a concern (Plan text can be found in Attachment II). Guidelines for multifamily elderly housing indicate that community services should be located within a reasonable walking distance. This area does not have convenient access to public transportation. The community services proposed to be located to the west have not been constructed. Comprehensive Plan guidance for an independent living facility on this site includes provision of access to community services, provision of shuttle service, pedestrian connections to the approved retail center to the west, and provision of onsite usable open space. Included in the proffers for the proposed development is provision of shuttle service from the property to transit facilities, medical facilities and shopping centers. The proposed development also includes onsite amenities that include a clubhouse, swimming pool, two centrally located courtyards with walking paths and seating. Included in the onsite pedestrian network is a sidewalk connection to the planned retail center to the west and to the park and park trail to the east. Altogether, this improves accessibility for the residents of the development to community services and onsite and nearby recreational amenities.

CONCLUSION

For the reasons outlined above this development proposal does not raise significant issues with respect to land use or intensity. Plan guidance for the option to develop an independent living facility appears to be addressed. The proposal is in general conformance with the use, intensity and guidance in the Comprehensive Plan.

PGN: CQJ

ATTACHMENT I

COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Fairfax Center Area, as amended through 9-25-06, Sub-Unit A6, pages 49-52:

Sub-unit A6

This sub-unit is planned for low intensity office use at .25 FAR at the overlay level. The area to the north along the south side of Ox Hill Road is planned for residential use at 2-3 dwelling units per acre.

Tax Map 46-3((1))14A contains an existing service station, a community-oriented retail use. Modernization and/or reconstruction of this service station may occur on Parcel 14A and Tax Map 46-3((1))14 between Parcel 14A and Fair Ridge Drive provided that the existing amount of gross floor area is not increased and at least four service bays are retained. A mini-mart and/or car wash could also be included, as long as the entire complex does not exceed the existing gross floor area.

As an option to the office use, Tax Map 46-3((1))14C may be appropriate for an independent living facility with up to 200 units of housing for the elderly, if designed to be compatible with adjacent uses in terms of building height, mass and scale. Any development proposal should meet all applicable area-wide recommendations as well as the following guidelines:

- The development should be designed to architecturally complement and functionally relate to existing and planned commercial uses on Fair Ridge Drive.
- A minimum 100 foot vegetated buffer is provided adjacent to the single family neighborhood to the north to achieve effective visual screening. Clearing and grading should be minimized in this buffer area to preserve mature trees and supplemental plantings should be provided as needed. If the east-west outlet road along the northern property line is not abandoned, the minimum 100 foot buffer should begin at the southern edge of the outlet road boundary.
- An effective vegetated buffer is provided on the western property line to visually screen the power station from the view of the new residents.
- Building height should taper down toward the northern edge of the property if necessary to achieve compatibility with the height of the residential neighborhood to the north.
- Usable open space such as a landscaped plaza or courtyard with seating which is designed as an amenity for the residents is provided. It is desirable that these amenities be coordinated with designs for Park Authority property to the east (Tax Map 46-3((17))4).

- Lighting is designed and located to minimize visual impacts on the adjacent residential neighborhood to the north.
- Pedestrian connections are provided to the planned retail center on Tax Map 46-3((1)) 15A.
- Shuttle service is provided to bus and rail facilities and other community services for the residents.

| LAND UNIT SUMMARY CHART – LAND UNIT A | | | |
|--|-----------------------------|---------------------------|-------------------------------|
| <u>Sub-units</u> | <u>Approximate Acreage</u> | | |
| A1 | 22 | | |
| A2 | 79 | | |
| A3 | 4 | | |
| A4 | 4 | | |
| A5 | 35 | | |
| A6 | 44 | | |
| A7 | 5 | | |
| <u>Sub-units</u> | <u>Recommended Land Use</u> | <u>Intensity/ FAR</u> | <u>Density Units/Acre</u> |
| Baseline Level | | | |
| A1, A2 | RESIDENTIAL | | 2 |
| A3, A4 | RESIDENTIAL | | 2 |
| A5 ¹ , A6 | RESIDENTIAL | | 2 |
| A7 | PUBLIC FACILITIES | | |
| Intermediate Level | | | |
| A1, A2 | RESIDENTIAL | | 3.5 |
| A3, A4 | RESIDENTIAL | | 2.5 |
| A5 ¹ | OFFICE | .07 | |
| A6 | OFFICE | .15 | |
| A7 | PUBLIC FACILITIES | | |
| Overlay Level | | | |
| A1 ² | RESIDENTIAL | | 5 |
| A2 | RESIDENTIAL/MIX | | 5 |
| A3, A4 | RESIDENTIAL | | 3 |

| | | |
|-------------------|--|-----|
| A5 ^{1,3} | OFFICE, RETAIL AND INSTITUTIONAL PUBLIC FACILITIES | .25 |
| A6 ⁴ | OFFICE | .25 |
| A7 | PUBLIC FACILITIES | |

LAND UNIT SUMMARY CHART – LAND UNIT A
(continued)

¹ Tax Map 46-3((1))15B, existing electrical substation and related transmission lines, is planned for public facilities.

² See Area III, Upper Potomac Planning District, UP8 Lee-Jackson Community Planning Sector, for conditions for development at the overlay level.

³ See Sub-unit A5 text for hotel option. Parcel 45-4((1))9 is planned for office up to .15 FAR at the overlay level.

⁴ See text for additional options.

Note: These sub-units are within the Water Supply Protection Overlay District.

POLICY PLAN, COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Land Use, Appendix I, as amended through 3-12-07, pages 13-14:

Guidelines for Multifamily Residential Development for the Elderly:

Locational guidelines for housing for the elderly should recognize the needs of the elderly as well as site characteristics. With regard to residents for whom health and mobility have become a concern, guidelines for the location of multifamily residential development should be modified as described below. With regard to residential facilities such as congregate housing and nursing homes, which are designed to serve the elderly population in need of continuous medical/nursing care, these developments are less location sensitive than other elderly residential developments.

1. Public transportation and community services should be located within a reasonable walking distance and should be accessible via paved walkways that are lighted, secure, and well maintained. Crosswalks should be delineated, and adequate provisions should be made for crossing heavy traffic (e.g., pedestrian crossing signals). If neither public transportation nor community services are located within a short walking distance (i.e., a 5-7 minute walk), the elderly housing development should provide shuttle bus service which can offer residents comparable access to community services.
2. The topography of the site, and that between the site and nearby destinations, should be taken into consideration when siting residential development for the elderly. Pedestrian facilities should not be located on slopes greater than 5-8%, and such maximum slopes should not be continuous for more than 75 feet.
3. Safety and security are of particular concern to the elderly. To the extent possible, the architecture and site design for multifamily residential development for the elderly should incorporate features which reduce the potential for crime and enhance the security of residents.

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Housing, as amended through 8-5-02, pages 5-6:

“Objective 5: The County should increase the supply of housing available to special populations, including the physically and mentally disabled, the homeless, and the low-income elderly.

- Policy a. Locate housing resources for special populations in all parts of the County as a way of improving accessibility to employment opportunities, County services, as well as cultural and recreational amenities.
- Policy b. Facilitate the development of shelters and single room occupancy residences for homeless persons and families, as well as others in need of these housing options.
- Policy c. Enforce fair housing laws and nondiscriminatory practices in the sale and rental of housing to all citizens.
- Policy d. Promote multifamily housing for the elderly and the handicapped that is conveniently located to public transportation and community services.
- Policy e. Encourage the creation of handicapped accessible housing units or units that can be easily modified for use by the disabled."

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Human Service, as amended through 8-5-02, Housing and Community Development, page 6:

"Housing is provided for low- to moderate-income elderly through the Department of Housing and Community Development. Housing is planned for areas with dense populations of elderly residents having low to moderate income. The issue of housing for the elderly, as well as other housing issues, is discussed more extensively in the Housing Element of the Policy Plan.

Objective 11: Provide and design elderly housing in a manner that facilitates optimal independent living.

- Policy a. Co-locate elderly housing with senior centers or locate in areas of compatible high density land use. This type of housing usually has a maximum of 100 units or 50,000 square feet.
- Policy b. Design for and provide levels of care that are appropriate for one remaining in Fairfax County as one ages.
- Policy c. Provide one elderly housing unit per 570 elderly residents over the age of 62."



County of Fairfax, Virginia

MEMORANDUM

DATE: June 14, 2007

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

FROM: Angela Kadar Rodeheaver, Chief *AKR by CAA*
Site Analysis Section
Department of Transportation

FILE: 3-4 (RZ 2007-SU-003)
3-5 (SE 2007-SU-002)

SUBJECT: Transportation Impact

REFERENCE: RZ 2007-SU-003, SE 2007-SU-002 Fair Ridge, LLC
Traffic Zone: 1682
Land Identification: 46-3 ((1)) 14C

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated November 9, 2006, and revised through May 14, 2007. The applicant proposes to rezone 6.94 acres from a PDC District to an R-8 District for 200 independent living units at a density of 28.82 units per acre.

- The applicant should demonstrate that adequate sight distance exists at the proposed entrances on Fair Ridge Drive, especially to the southwest; and be aware that trimming of trees and other vegetation in right-of-way may be required to maintain unobstructed views.
- The applicant should contribute to the Fairfax Center Area Fund in accordance with the approved guide lines.

AKR/LAH/lah

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



County of Fairfax, Virginia

MEMORANDUM

DATE: April 9, 2007

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: **RZ 2007-SU-003**
SE 2007-SU-002
PCA/FDPA 1998-SU-009-02
Fair Ridge, LLC

This memorandum, prepared by Deborah Albert, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the Generalized Development Plan (GDP) dated January 11, 2007, as revised through April 2, 2007. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

In the Fairfax County Comprehensive Plan, Policy Plan, 2003 Edition, Environment section as amended through November 15, 2004, on pages 5-7, the Plan states:

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

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

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/

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

- Minimize the amount of impervious surface created.
 - Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation. . . .
 - Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements. . . .
 - Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
 - Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .
- - Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas. . . .

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

In the Fairfax County Comprehensive Plan, Policy Plan, 2003 Edition, Environment section as amended through November 15, 2004, on page 16, the Plan states:

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

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

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

ENVIRONMENTAL ANALYSIS:

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

Tree Preservation

Issue:

The subject property is characterized by upland forest on the northern half of the property. The remainder of the property is an early successional old field. The trees on the northern portion of the property provide a buffer for the residential neighborhood behind the site.

Resolution:

The landscape plan dated April 2, 2007, depicts a fifty foot area incorporating enhanced tree plantings surrounding the right-of-way and access easement for the overhead power lines at the northern border of the property. Adjacent to this area, is a fifty foot wide area of tree save with an additional area of tree plantings between the tree save area and the area of proposed development. The applicant has eliminated parking on this portion of the property in order to provide an enhanced buffer, and has proposed grass pavers in areas where vehicular access to these areas is needed. In addition, the applicant has agreed to additional tree plantings along the gravel access road off-site, adjacent to the northwest border of the subject property. These additional plantings will create a substantial buffer between the proposed development and the neighborhood to the north. Limits of clearing and grading, with the exception of the extreme periphery on either end of the rear of the development, do not encroach into the tree save area. Tree canopy bordering the proposed buildings can reduce the heat island effect of the development as well as help reduce evaporation from the pavement and contribute to enhanced air quality on the site.

A twenty-five foot treed buffer is also provided on the west side of the subject property with the exception of the area adjacent to the stormwater management pond. This area is inside the limits of clearing and grading, but will be replanted.

Stormwater Management

Stormwater management and best management practices (SWM/BMP) requirements for the subject property are to be met with the existing facilities, as shown on the previously approved site plan. There is an existing dry pond on the southwestern portion of the property which will be utilized. The applicant states that the proposed use is less intense than the use for which the pond was designed. The subject property is in the Water Supply Protection Overlay District, and as such, the applicant has proffered to provide storage capacity of a minimum of five percent in excess of the design storm requirements required by the Public Facilities Manual. The GDP depicts an area of grass pavement on the side and rear of proposed buildings B and C, respectively. Any SWM/BMP facility will be subject to review and approval by staff in the Department of Public Works and Environmental Services.

COUNTYWIDE TRAILS PLAN

There are no trails depicted on the Countywide Trails Plan Map adjacent to the subject property.

PGN: DLA

MEMORANDUM

TO: Staff Coordinator DATE: April 19, 2007
 Zoning Evaluation Division, OCP

FROM: Gilbert Osei-Kwadwo (Tel: 324-5025) 
 System Engineering & Monitoring Division
 Office of Waste Management, DPW

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ 2007-SU-003 CONC.W SE 2007-SU-002
 Tax Map No. 046-3-/01/ /0014C

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

1. The application property is located in the CUB RUN (T4) Watershed. It would be sewerred into the UOSA Treatment Plant.
2. Based upon current and committed flow, excess capacity is available in the Upper Occoquan Sewer Authority Treatment Plant at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8 inch line located in AN EASEMENT and ON the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

| <u>Sewer Network</u> | <u>Existing Use + Application</u> | | <u>Existing Use + Application + Previous Rezoning</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 | <u>X</u> | <u>_____</u> | <u>X</u> | <u>_____</u> | <u>X</u> | <u>_____</u> |
| Submain | <u>X</u> | <u>_____</u> | <u>X</u> | <u>_____</u> | <u>X</u> | <u>_____</u> |
| Main/Trunk | <u>X</u> | <u>_____</u> | <u>X</u> | <u>_____</u> | <u>X</u> | <u>_____</u> |
| Interceptor | <u>_____</u> | <u>_____</u> | <u>_____</u> | <u>_____</u> | <u>_____</u> | <u>_____</u> |
| Outfall | <u>_____</u> | <u>_____</u> | <u>_____</u> | <u>_____</u> | <u>_____</u> | <u>_____</u> |

5. Other pertinent information or comments: MANOR CARE REIMBURSEMENT CHARGES ARE APPLICABLE.

Fairfax Water

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

**PLANNING AND ENGINEERING
DIVISION**

JAMIE BAIN HEDGES, P.E.
DIRECTOR
(703) 289-6325
Fax (703) 289-6398

March 20, 2007

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

Re: RZ 07-SU-003
SE 07-SU-002
PCA 98-SU-009-02
FDPA 98-SU-009-02
Fair Ridge, LLC
Independent Living Facility

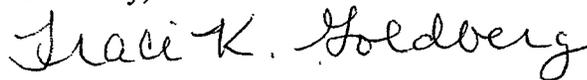
Dear Ms. Byron:

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

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 8-inch water main located at the property. See the enclosed water system map. The Generalized Development Plan has been forwarded to Plan Control for distribution to the Engineering Firm, with comments pertaining to the proposed water system layout.
3. There is an existing 8" water main stubbed out to the site from Ox Hill Road and an 8" water main stubbed out from Fair Ridge Drive. The applicant will be responsible for connecting these two mains with the site development.
4. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.
5. Due to the limited detail of these plans, Fairfax Water will provide comprehensive comments regarding water facilities design upon submittal of final development plans.

If you have any questions regarding this information please contact Samantha Kearney at
(703) 289-6313.

Sincerely,

A handwritten signature in cursive script that reads "Traci K. Goldberg".

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

Enclosure



County of Fairfax, Virginia

MEMORANDUM

DATE: March 8, 2007

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

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ 2007-SU-003 and Special Exception SE 2007-SU-002, Proffered Condition amendment PCA 1998-SU-009-02 and Final Development Plan FDPA 1998-SU-009-02

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #421, Fair Oaks
2. After construction programmed _____ this property will be serviced by the fire station _____
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is _____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

Proudly Protecting and
Serving Our Community

Fire and Rescue Department
4100 Chain Bridge Road
Fairfax, VA 22030
703-246-2126
www.fairfaxcounty.gov





County of Fairfax, Virginia

MEMORANDUM

DATE: APR 13 2007

TO: Tracy Strunk, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Qayyum Khan, Chief Stormwater Engineer *QK*
Environmental and Site Review Division West
Department of Public Works and Environmental Services

SUBJECT: Rezoning and Special Exception Application RZ 2007-SU-003 with SE 2007-SU-002 Fair Ridge, LLC, Plan Dated January 11, 2007, LDS Project 9779-ZONA-001, Tax Map #046-3-01-0014-C (Property), Cub Run Watershed, Sully Mill

We have reviewed the subject submission and offer the following comments related to Stormwater Management (SWM):

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area on the property. This site is located within the Water Supply Protection Overlay District.

Floodplain

There is no regulated floodplain on the property.

Downstream Drainage Complaints

There are no downstream drainage complaints on file.

Site Outfall

The outfall will need to be analyzed to the point at which the total drainage is at least 100 times greater than the development site.

If further assistance is desired, please contact me at 703-475-1720.

QK/tg

cc: Steve Aitcheson, Director, Stormwater Planning Division, DPWES
Zoning Application File

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





FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM



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

FROM: Sandy Stallman, Manager
Park Planning Branch

DATE: May 17, 2007

SUBJECT: REVISED- RZ 2007-SU-003, SE 2007-SU-002, PCA/FDPA 1998-009-02
Fair Ridge Independent Living
Tax Map Number: 46-3 ((1)) 14C

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan received May 15, 2007, for the above referenced application. The Development Plan shows 200 age-restricted housing units to be constructed on 6.94 acres. The applicant requests that the parcel be rezoned from PDC to R-8. The new facility will add 200 residential units, available for residents aged 62 and over, to the Sully Supervisory District.

1. Park Services and New Development (The Policy Plan, Parks and Recreation Objective 6, p. 8)

“Objective 6: Ensure the mitigation of adverse impacts to park and recreation facilities and service levels caused by growth and land development through the provision of proffers, conditions, contributions, commitments, and land dedication.”

“Policy a: Offset residential development impacts to parks and recreation resources, facilities and service levels based on the adopted facility service level standards (Appendix 2). The provision of suitable new park and recreational lands and facilities will be considered in the review of land development proposals in accordance with Residential Development Criteria - Appendix 9 of the Land Use element of the Countywide Policy Plan.”

“Policy b: To implement Policy a. above, residential land development should include provisions for contributions, or dedication, to the Park Authority of usable parkland and facilities, public trails, development of recreational facilities on private open space, and/or provision of improvements at existing nearby park facilities.”

2. Resource Protection (The Policy Plan, Parks and Recreation Objective 5, p. 7)

“Objective 5: Ensure the long term protection, preservation and sustainability of park resources.

“Policy a: Protect parklands from adverse impacts of off-site development and uses. Specifically, identify impacts from development proposals that may negatively affect parklands and private properties under protective easements and require mitigation and/or restoration measures, as appropriate.”

3. Heritage Resources (The Policy Plan, Heritage Resources, Objective 1, p. 3)

“Objective 1: Identify heritage resources representing all time periods and in all areas of the County.

“Policy a: Identify heritage resources well in advance of potential damage or destruction.”

4. Trails (The Policy Plan, Transportation, p. 6, amended through 7-10-2006)

“Objective 4: Provide a comprehensive network of sidewalks, trails and bicycle routes as an integral element of the overall transportation network.”

“Policy d: Provide sidewalks, trails and/or on-road bicycle routes which link residential concentrations with transit stations, activity centers, shopping districts, recreational facilities, and major public facilities, and provide for pedestrian and bicycle circulation within activity centers.”

5. Land Use Recommendations (Fairfax Center Area, Land Use, Sub-Unit A-6, p. 49)

“As an option to the office use, Tax Map 46-3((1))14C may be appropriate for an independent living facility with up to 200 units of housing for the elderly, if designed to be compatible with adjacent uses in terms of building height, mass and scale. Any development proposal should meet all applicable area-wide recommendations as well as the following guidelines...

- Usable open space such as a landscaped plaza or courtyard with seating which is designed as an amenity for the residents is provided. It is desirable that these amenities be coordinated with designs for Park Authority property to the east (Tax Map 46-3((17)) 4)...”

ANALYSIS AND RECOMMENDATIONS

Recreational Impact:

The Fairfax County Park Authority provides park and recreational facilities in this area. Fair Oaks Park, directly adjacent to the subject property, is owned by the Park Authority. This park is primarily in an undeveloped state. It features a six foot wide asphalt trail which connects to a neighboring office park. The trail is approximately 850 feet in length and is in fair to poor condition.

Although this development will be restricted to residents 62 years and older, the Park Authority anticipates that residents will need both active and passive recreational facilities. The proposed development will add 200 multi-family dwelling units to the Upper Potomac Planning District. Based on the average multi-family household size of 2.15 in the Upper Potomac Planning District, the addition of 200 dwelling units will result in approximately 430 new residents.

In order to offset the impact caused by the proposed development, the applicant should provide \$113,950 (\$265 per estimated resident) to the Park Authority for recreational facility development at one or more Park Authority sites located within the service area of this development. The applicant may make a payment in kind by constructing improvements to Fair Oaks Park equal in value to the above contribution.

In-Kind Improvements to Fair Oaks Park:

It is recommended that the applicant provide recreational facilities at Fair Oaks Park in coordination with the proposed on-site facilities. Although it has not been individually master planned, Fair Oaks Park is included in the Sully Woodlands Regional Master Plan. The Sully Woodlands Regional Master Plan states that Fair Oaks Park is suitable for an open play area, picnic area, multi-use courts, and playground or dog park. The comprehensive plan language for this area supports coordination between this property and the adjacent park. The applicant should provide such improvements with design permits and site work. A picnic pavilion and loop trail system with fitness stations that connect to the applicant's property would be an appropriate type of improvement.

Natural Resource Impact:

The Park Authority recommends that the applicant avoid using any invasive plant species in their seed mixes or landscaping. Sheet 5, Landscape Plan, shows *Fraxinus Americana* – green ash. Due to the potential for invasive pests (such as the emerald ash borer beetle), Fairfax County is no longer planting ash trees on county projects, and encourages private property owners not to plant ash either.

A list of invasive plant species for the state of Virginia can be found at the Virginia Department of Conservation & Recreation Division of Natural Heritage (DNH) website at

<http://www.dcr.virginia.gov/dnh/invinfo.htm>. For a list of native plant species, see the section on the DNH website titled *Native Plants for Conservation, Restoration, and Landscaping* at http://www.dcr.virginia.gov/natural_heritage/nativeplants.shtml.

Cultural Resources Impact:

This site has a moderate potential for significant historic and prehistoric archaeological resources on the northern, wooded half. However, recent topographic mapping indicates that the forested area may have been recently cleared.

The Park Authority requests that a disturbance assessment be conducted on the northern, wooded half of the property to determine if a Phase I archaeological survey is warranted. If it is warranted then the Phase I survey should be conducted using a scope of work provided by the Park Authority's Cultural Resource Management and Protection Section (CRMP). If any archaeological resources are found in the Phase I survey and determined to be potentially significant then a Phase II assessment should be done. If any sites are determined to be significant then either they should be avoided or Phase III data recoveries should be performed in accordance with a scope provided by CRMP. Any Phase III scopes will provide for public interpretation of the results. Draft and final archaeological reports produced as a result of Phase I, II and/or III studies should be submitted for approval to CRMP.

Easements or Grading on Park Authority Land:

In order to do any clearing and grading or drainage improvement on adjacent parkland, the applicant must first acquire a Letter of Permission and/or Easement from the Park Authority. Because of restrictive covenants on some of the Park Authority properties, it may not be possible to approve easements on the park property. Conditions and/or fees may be required for Park Authority permits or easements.

For the land disturbing activities related to stormwater management and trail connections proposed on park property, the applicant must submit a permit and/or easement request. Applications are available from the Easement Coordinator, Fairfax County Park Authority, Planning and Development Division, 12055 Government Center Parkway, Suite 421, Fairfax, Virginia 22035; main telephone number (703) 324-8741.

Trails:

The Park Authority supports the connection between the pedestrian sidewalk on the applicant's property and the trail at Fair Oaks Park. The location of the trail connection shown on the revised drawing is preferable to that shown on the previous version of the plan.

The exact location of the trail connection to the park should be coordinated with the Park Authority Trail Coordinator. Please have the applicant contact Trails Coordinator, Jenny Pate (703) 324-8726, to schedule a site visit regarding the trail location.

cc: Cindy Messinger, Director, Resource Management Division
Chron Binder
File Copy

FAIRFAX CENTER CHECKLIST

Case Number:

RZ 2007-SU-003 SE 2007-SU-002

Plan Date:

april 4 2007

Not
Applicable Applicable Essential Satisfied Comments

| I. AREA WIDE BASIC DEVELOPMENT ELEMENTS | | | | | |
|--|---|---|---|---|--|
| A. Roadways | | | | | |
| 1. Minor street dedication and construction | x | | | | |
| 2. Major street R.O.W. dedication | x | | | | |
| B. Transit | | | | | |
| 1. Bus loading zones with necessary signs and pavement; Bus pull-off lanes | x | | | | |
| 2. Non-motorized access to bus or rail transit stations | | x | x | x | |
| 3. Land dedication for transit and commuter parking lots | x | | | | |
| C. Non-motorized Transportation | | | | | |
| 1. Walkways for pedestrians | | x | x | x | |
| 2. Bikeways for cyclists | x | | | | |
| 3. Secure bicycle parking facilities | x | | | | |

| II. AREA WIDE MINOR DEVELOPMENT ELEMENTS | | | | | |
|--|---|---|--|---|--|
| A. Roadways | | | | | |
| 1. Major roadway construction of immediately needed portions | x | | | | |
| 2. Signs | x | | | | |
| B. Transit | | | | | |
| 1. Bus shelters | | x | | x | |
| 2. Commuter parking | x | | | | |
| C. Non-motorized transportation | | | | | |
| 1. Pedestrian activated signals | x | | | | |
| 2. Bicycle support facilities (showers, lockers) | x | | | | |
| D. Transportation Strategies | | | | | |
| 1. Ridesharing programs | x | | | | |
| 2. Subsidized transit passes for employees | x | | | | |
| III. AREA WIDE MAJOR DEVELOPMENT ELEMENTS | | | | | |

FAIRFAX CENTER CHECKLIST

Case Number:

RZ 2007-SU-003 SE 2007-SU-002

Plan Date:

april 4 2007

| | Not Applicable | Applicable | Essential | Satisfied | Comments |
|--|-------------------|------------|-----------|-----------|------------------|
| A. Roadways | | | | | |
| 1. Contribution towards major (future) roadway improvements | | x | x | x | Fx Cnt Road Fund |
| 2. Construct and/or contribute to major roadway improvements | x | | | | |
| 3. Traffic signals as required by VDOT | x | | | | |
| B. Transit | | | | | |
| 1. Bus or rail transit station parking lots | x | | | | |
| C. Transportation Strategies | | | | | |
| 1. Local shuttle service | | x | x | x | |
| 2. Parking fees | x | | | | |
| D. Non-motorized Circulation | | | | | |
| 1. Grade separated road crossings | x | | | | |

FAIRFAX CENTER CHECKLIST

Environmental Systems

Case Number:

RZ 2007-SU-003 SE 2007-SU-002

Plan Date:

april 4 2007

Not
Applicable Applicable Essential Satisfied Comments

| I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS | | | | | |
|--|---|---|---|---|--|
| A. Environmental Quality Corridors (EQC) | | | | | |
| 1. Preservation of EQCs as public or private open space | x | | | | |
| B. Stormwater Management (BMP) | | | | | |
| 1. Stormwater detention/retention | | x | x | x | |
| 2. Grassy swales/vegetative filter areas | | x | | x | |
| C. Preservation of Natural Features | | | | | |
| 1. Preservation of quality vegetation | | x | x | x | |
| 2. Preservation of natural landforms | x | | | | |
| 3. Minimize site disturbance as a result of clearing or grading limits | | x | | x | |
| D. Other Environmental Quality Improvements | | | | | |
| 1. Mitigation of highway-related noise impacts | x | | | | |
| 2. Siting roads and buildings for increased energy conservation (Including solar access) | x | | | | |

| II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS | | | | | |
|--|---|---|--|---|------------------------|
| A. Increased Open Space | | | | | |
| 1. Non-stream valley habitat EQCs | x | | | | |
| 2. Increased on-site open space | | x | | x | 100 buffer to north |
| B. Protection of Ground Water Resources | | | | | |
| 1. Protection of aquifer recharge areas | x | | | | |
| C. Stormwater Management (BMP) | | | | | |
| 1. Control of off-site flows | x | | | | |
| 2. Storage capacity in excess of design storm requirements | | x | | x | |
| D. Energy Conservation | | | | | |
| 1. Provision of energy conscious site plan | | x | | x | locations of rec areas |
| III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS | | | | | |

FAIRFAX CENTER CHECKLIST

Environmental Systems

Case Number:

RZ 2007-SU-003 SE 2007-SU-002

Plan Date:

april 4 2007

Not

| | Applicable | Applicable | Essential | Satisfied | Comments |
|--|------------|------------|-----------|-----------|----------|
| A. Innovative Techniques | | | | | |
| 1. Innovative techniques in stormwater management | | x | | | |
| 2. Innovative techniques in air or noise pollution control and reduction | x | | | | |
| 3. Innovative techniques for the restoration of degraded environments | x | | | | |

FAIRFAX CENTER CHECKLIST

Provision of Public Facilities

Case Number:

RZ 2007-SU-003 SE 2007-SU-002

Plan Date:

april 4 2007

Not
Applicable Applicable Essential Satisfied

Comments

| I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS | | | | | |
|--|---|--|--|--|--|
| A. Park Dedications | | | | | |
| 1. Dedication of stream valley parks in accordance with Fairfax County Park Authority policy | x | | | | |
| B. Public Facility Site Dedications | | | | | |
| 1. Schools | x | | | | |
| 2. Police/fire facilities | x | | | | |

| II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS | | | | | |
|--|---|--|--|--|--|
| A. Park Dedications | | | | | |
| 1. Dedication of parkland suitable for a neighborhood park | x | | | | |
| B. Public Facility Site Dedication | | | | | |
| 1. Libraries | x | | | | |
| 2. Community Centers | x | | | | |
| 3. Government offices/facilities | x | | | | |

| III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS | | | | | |
|---|---|---|--|---|--------------------------------|
| A. Park Dedications | | | | | |
| 1. Community Parks | x | | | | |
| 2. County Parks | | x | | x | improvements to Fair Oaks Park |
| 3. Historic and archeological parks | x | | | | |
| B. Public Indoor or Outdoor Activity Spaces | | | | | |
| 1. Health clubs | x | | | | |
| 2. Auditoriums/theaters | x | | | | |
| 3. Athletic fields/major active recreation facilities | x | | | | |

FAIRFAX CENTER CHECKLIST

Land Use - Site Planning

Case Number:

RZ 2007-SU-003 SE 2007-SU-002

Plan Date:

april 4 2007

Not

Applicable Applicable Essential Satisfied Comments

I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS

| | Applicable | Applicable | Essential | Satisfied | Comments |
|--|------------|------------|-----------|-----------|----------|
| A. Site Considerations | | | | | |
| 1. Coordinated pedestrian and vehicular circulation systems | | X | | X | |
| 2. Transportation and sewer infrastructure construction phased to development construction | X | | | | |
| 3. Appropriate transitional land uses to minimize the potential impact on adjacent sites | | X | X | X | |
| 4. Preservation of significant historic resources | | X | | X | |
| B. Landscaping | | | | | |
| 1. Landscaping within street rights-of-way | | X | | X | |
| 2. Additional landscaping of the development site where appropriate | | X | | X | |
| 3. Provision of additional screening and buffering | | X | | X | |

II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS

| | Applicable | Applicable | Essential | Satisfied | Comments |
|--|------------|------------|-----------|-----------|----------|
| A. Land Use/Site Planning | | | | | |
| 1. Parcel consolidation | X | | | | |
| 2. Low/Mod income housing | | X | | X | |
| B. Mixed Use Plan | | | | | |
| 1. Commitment to construction of all phases in mixed-use plans | X | | | | |
| 2. 24-hour use activity cycle encouraged through proper land use mix | X | | | | |
| 3. Provision of developed recreation area or facilities | | X | | X | |

FAIRFAX CENTER CHECKLIST

Land Use - Site Planning

Case Number:

RZ 2007-SU-003 SE 2007-SU-002

Plan Date:

april 4 2007

Not

Applicable Applicable Essential Satisfied

Comments

| III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS | | | | | |
|--|------------|------------|-----------|-----------|----------|
| | Applicable | Applicable | Essential | Satisfied | Comments |
| A. Extraordinary Innovation | | | | | |
| 1. Site design | X | | | | |
| 2. Energy conservation | X | | | | |

FAIRFAX CENTER CHECKLIST

Detailed Design

Case Number:

RZ 2007-SU-003 SE 2007-SU-002

Plan Date:

april 4 2007

Not
Applicable Applicable Essential Satisfied Comments

| I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS | | | | | |
|--|---|---|--|---|--|
| A. Site Entry Zone | | | | | |
| 1. Signs | x | | | | |
| 2. Planting | | x | | x | |
| 3. Lighting | | x | | x | |
| 4. Screened surface parking | x | | | | |
| B. Street Furnishings | | | | | |
| 1. Properly designed elements such as lighting, signs, trash receptacles, etc. | | x | | x | |

| II. AREA WIDE MINOR DEVELOPMENT ELEMENTS | | | | | |
|---|---|---|--|---|--|
| A. Building Entry Zone | | | | | |
| 1. Signs | x | | | | |
| 2. Special planting | | x | | x | |
| 3. Lighting | | x | | x | |
| B. Structures | | | | | |
| 1. Architectural design that complements the site and adjacent developments | | x | | x | |
| 2. Use of energy conservation techniques | | x | | | |
| C. Parking | | | | | |
| 1. Planting - above ordinance requirements | x | | | | |
| 2. Lighting | x | | | | |
| D. Other Considerations | | | | | |
| 1. Street furnishing such as seating, drinking fountains | | x | | x | |
| 2. Provision of minor plazas | x | | | | |

| |
|--|
| III. AREA WIDE MAJOR DEVELOPMENT ELEMENTS |
|--|

FAIRFAX CENTER CHECKLIST

Detailed Design

Case Number:

RZ 2007-SU-003 SE 2007-SU-002

Plan Date:

april 4 2007

Not

Applicable Applicable Essential Satisfied

Comments

| A. Detailed Site Design | Applicable | Applicable | Essential | Satisfied | Comments |
|---|------------|------------|-----------|-----------|----------|
| 1. Structured parking with appropriate landscaping | x | | | | |
| 2. Major plazas | x | | | | |
| 3. Street furnishings to include structures (special planters, trellises, kiosks, covered pedestrian areas (arcades, shelters, etc.), Water features/pools, ornamental fountains, and special surface treatment | | x | | x | + |
| 4. Landscaping of major public spaces | x | | | | |

FAIRFAX CENTER CHECKLIST

Summary

Case Number:

RZ 2007-SU-003 SE 2007-SU-002

Plan Date:

april 4 2007

I. BASIC DEVELOPMENT ELEMENTS

- 1. Applicable Elements 15
- 2. Elements Satisfied 15
- 3. Ratio 1.00

II. MINOR DEVELOPMENT ELEMENTS

- 1. Applicable Elements 11
- 2. Elements Satisfied 10
- 3. Ratio 0.91

III. MAJOR DEVELOPMENT ELEMENTS

- 1. Applicable Elements 5
- 2. Elements Satisfied 4
- 3. Ratio 0.80

IV. ESSENTIAL DEVELOPMENT ELEMENTS

- 1. Applicable Elements 7
- 2. Elements Satisfied 7
- 3. Ratio 1.00

V. MAJOR TRANSPORTATION DEVELOPMENT ELEMENTS

- 1. Applicable Elements 2
- 2. Elements Satisfied 2
- 3. Ratio 1.00

VI. LOW/MODERATE INCOME HOUSING ELEMENT

yes

no

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-304 Standards for all Category 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

- NA 1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
- 2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
- 3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
- 4. All uses shall comply with the performance standards specified for the zoning district in which located.
- 5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

Additional Standards for Independent Living Facilities

1. Housing and general care shall be provided only for persons who are sixty-two (62) years of age or over, couples where either the husband or wife is sixty-two (62) years of age or over and/or persons with handicaps, as defined in the Federal Fair Housing Act Amendments of 1988, who are eighteen (18) years of age or older and with a spouse and/or caregiver, if any.
2. The Board specifically shall find that applications under this Section adequately and satisfactorily take into account the needs of elderly persons and/or persons with handicaps for transportation, shopping, health, recreational and other similar such facilities and shall impose such reasonable conditions upon any exception granted as may be necessary or expedient to insure provisions of such facilities.
3. The Board shall find that such development shall be compatible with the surrounding neighborhood, shall not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use and shall not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.
4. To assist in assessing whether the overall intensity of the proposed use is consistent with the scale of the surrounding neighborhood, the total gross floor area, including the dwelling unit area and all non-dwelling unit areas, the floor area ratio and the number of dwelling units shall be shown on the plat submitted with the application.
5. No such use shall be established except on a parcel of land fronting on, and with direct access to, a collector street or major thoroughfare.
6. The density of such use shall be based upon the density of the land use recommendation set forth in the adopted comprehensive plan and as further modified by the corresponding multiplier and open space requirements set forth in the schedule provided below. Where the adopted comprehensive plan does not specify a density range in terms of dwelling units per acre, the density range shall be determined in accordance with Sect. 2-804. A minimum of fifteen (15) percent of the total number of dwelling units shall be Affordable Dwelling Units (ADUs). When 100 percent of the dwelling units are ADUs, the total number of units should be calculated using the high end of the residential density range as set forth in the adopted comprehensive plan plus the addition of a twenty (20) percent density bonus. All ADUs shall be administered in accordance with the provisions of Part 8 of Article 2.

| Comprehensive Plan Residential Density | | Maximum Number of Units Per Acre* | Required Open Space |
|---|---------------|--|----------------------------|
| 0.2 unit per acre | not to exceed | 5 times unit per acre | 75% |
| 0.5 unit per acre | " | 4 times unit(s) per acre | 70% |
| 1 unit per acre | " | " | 65% |
| 2 units per acre | " | " | 60% |
| 3 units per acre | " | " | 55% |
| 4 units per acre | " | " | 50% |
| 5 units per acre | " | " | 35% |
| 8 units per acre | " | " | 25% |
| 12 units per acre or more | " | " | 35% |

PRC District

In accordance with an approved Development Plan

*Excluding nursing facilities and assisted living facilities

7. Independent living facilities may include assisted living facilities and skilled nursing facilities designed solely for the residents as an accessory use.
8. All facilities of the development shall be solely for the use of the residents, employees and invited guests, but not for the general public.
9. In residential districts, the maximum building height shall be 50 feet and in commercial districts the maximum building height shall be as set forth in the district in which located, except that in all cases greater heights may be approved by the Board.
10. The minimum front, side and rear yard requirements shall be as follows, except greater yards may be required by the Board:
 - A. Where the yard abuts or is across a street from an area adopted in the comprehensive plan for 0.2 to 8 dwelling units per acre - 50 feet.
 - B. Where the yard abuts or is across a street from an area adopted in the comprehensive plan for a residential use having a density greater than 8 dwelling units per acre or any commercial, office or industrial use - 30 feet.
11. Transitional screening shall be provided in accordance with the provisions of Article 13, and for the purpose of that Article, an independent living facility shall be deemed a multiple family dwelling.
12. The provisions of Par. 6 above shall not be applicable to proffered rezoning and approved special exception applications or amendments thereto approved prior to May 20, 2003 or for special exception applications approved prior to May 20, 2003 for which a request for additional time to commence construction is subsequently requested in accordance with Sect. 9-015. Additionally, Par. 6 above shall not be applicable, unless requested by the applicant to rezoning and special exception amendment applications filed on or after May 20, 2003, which propose no increase in density over the previously approved density.

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 | | |

