



APPLICATIONS ACCEPTED: July 1, 2014
PLANNING COMMISSION: November 5, 2014
BOARD OF SUPERVISORS: November 18, 2014 at 5:30 p.m.

County of Fairfax, Virginia

October 22, 2014

STAFF REPORT

RZ 2014-PR-013 and SE 2014-PR-040

PROVIDENCE DISTRICT

APPLICANT: Tysons West Assemblage LLC

EXISTING ZONING: I-4, HC

PROPOSED ZONING: I-4 and C-8, HC

PARCEL(S): RZ 2014-PR-013: Tax Map Parcel 29-1 ((25)) 1 and 2
SE 2014-PR-040: Tax Map Parcel 29-1 ((25)) 1 part

ACREAGE: RZ 2014-PR-013: 7.08 acres
SE 2014-PR-040: 2.59 acres

FAR/DENSITY: RZ 2014-PR-013: 0.48 FAR
SE 2014-PR-040: 0.44 FAR

PLAN MAP: Transit Station Mixed Use and Office

PROPOSAL:

The applicant seeks to rezone the subject 7.08 acre site from I-4 and HC to I-4 and C-8 and HC. In addition, the applicant seeks approval of a concurrent special exception to permit a vehicle sales, rental, and ancillary service establishment on the 2.59 acres portion of the property which the applicant seeks to rezone to C-8. The vehicle sales establishment would be located within the existing building.

Bob Katai

Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/



STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2014-PR-013, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of SE 2014-PR-040, subject to development conditions consistent with those contained in Appendix 2.

Staff recommends approval of the following modifications and waivers for RZ 2014-PR-013:

- Waiver of the 15 percent open space requirement of Sect. 4-808 of the Zoning Ordinance (ZO) to permit 11.2 percent open space in the C-8 area of the project site.
- Waiver of the 15 percent open space requirement of Sect. 5-408 of the Zoning Ordinance (ZO) to permit 8.97 percent open space in the I-4 area of the project site.
- Modification of the transitional screening requirements of Sect. 13-303 and waiver of the barrier requirements of Sect. 13-304, respectively, of the ZO, on the northern boundary of the property, to permit the existing vegetation as shown on the Generalized Development Plan (GDP)/Special Exception (SE) Plat.
- Modification of peripheral parking lot landscaping requirement of Sect. 13-302 of the ZO in favor of maintaining existing vegetation along the eastern boundary of the subject property as shown on the GDP/SE Plat.
- Waiver of Par. 14 of Sect. 17-201 of the ZO to permit the existing street lights along Tyco Road depicted on the GDP/SE Plat.
- Waiver of Par. 4 of Sect. 17-201 of the ZO to allow only for the dedication and construction of roads as indicated on the GDP/SE Plat and in the proffers.
- Modification of Par. 11 of Sect. 11-102 of the ZO to permit parking lot surfacing to that which currently exist as shown on the GDP/SE Plat.
- Modification of the 10 percent tree canopy requirements to permit the canopy 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 subject to this agreement between parties, as they may apply to the property application.

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

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

Bob Katai O:\BKATA\Tesla\Staff Report and Conditions\Staff Report.docx



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).

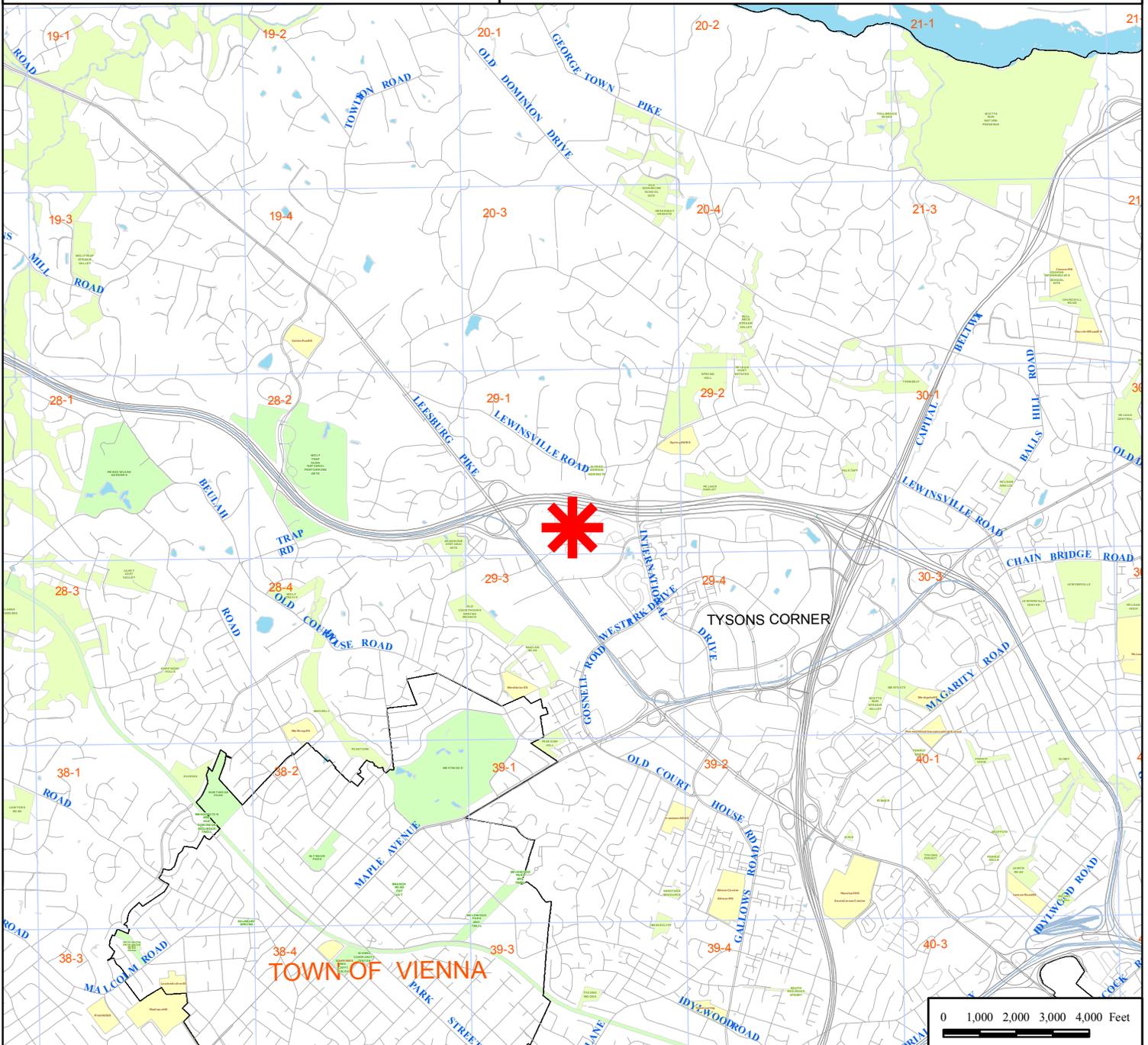
Rezoning Application

RZ 2014-PR-013



Applicant: TYSONS WEST ASSEMBLAGE, LLC
Accepted: 07/01/2014
Proposed: VEHICLE SALES, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT
Area: 7.08 AC OF LAND; DISTRICT - PROVIDENCE

Zoning Dist Sect: NORTH SIDE OF TYCO ROAD EAST OF ITS INTERSECTION WITH LEESBURG PIKE
Located:
Zoning: FROM I- 4 TO I- 4, FROM I- 4 TO C- 8
Overlay Dist: HC HC
Map Ref Num: 029-1- /25/ /0001 /25/ /0001 /25/ /0002 /25/ /0002



Rezoning Application

RZ 2014-PR-013



Applicant: TYSONS WEST ASSEMBLAGE, LLC
 Accepted: 07/01/2014
 Proposed: VEHICLE SALES, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT

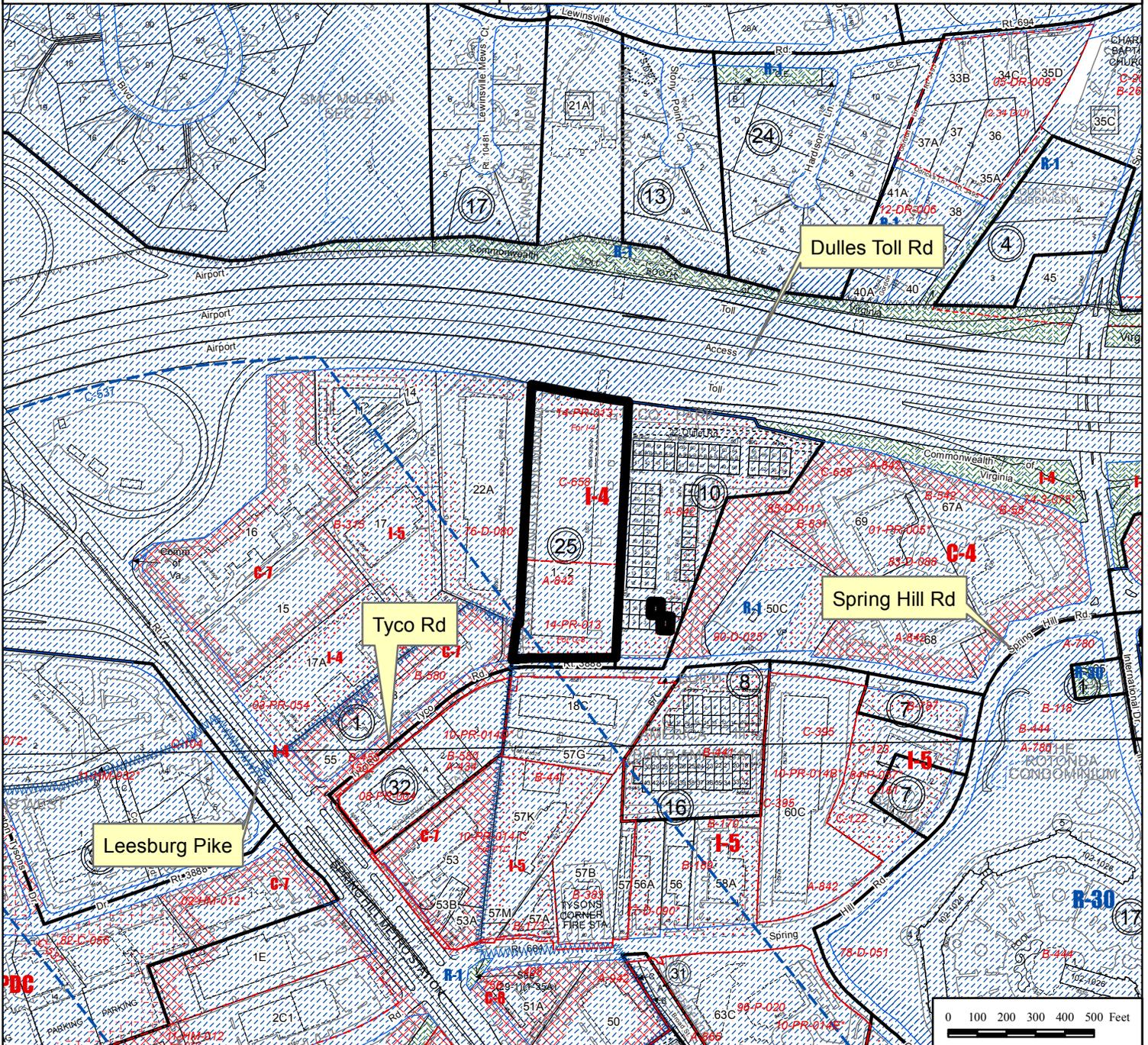
Area: 7.08 AC OF LAND; DISTRICT - PROVIDENCE

Zoning Dist Sect: NORTH SIDE OF TYCO ROAD EAST OF ITS INTERSECTION WITH LEESBURG PIKE

Located: FROM I- 4 TO I- 4, FROM I- 4 TO C- 8

Zoning: HC HC

Overlay Dist: 029-1- /25/ /0001 /25/ /0001 /25/ /0002 /25/ /0002

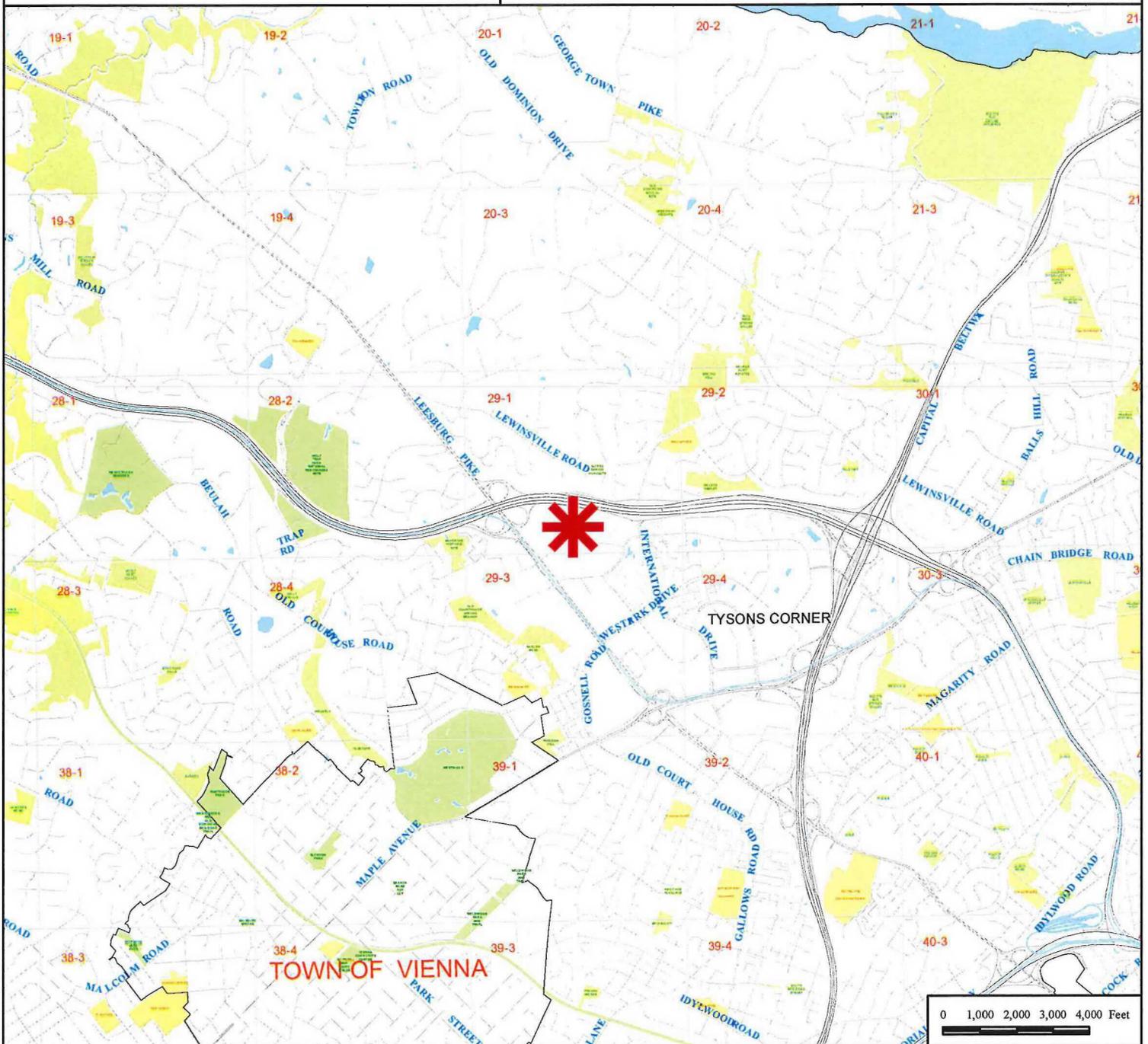


Special Exception

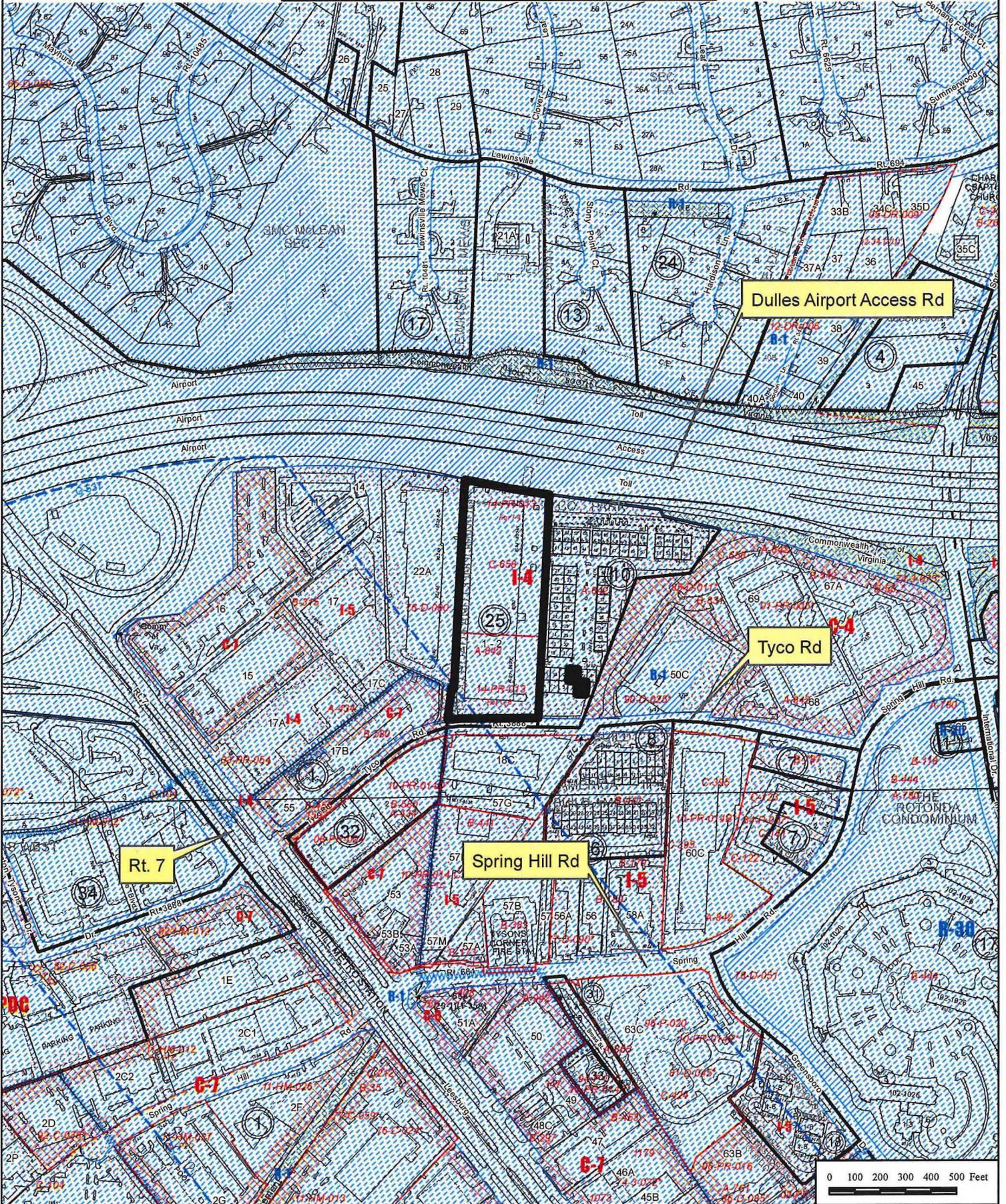
SE 2014-PR-040



Applicant: TYSONS WEST ASSEMBLAGE, LLC
Accepted: 07/01/2014
Proposed: VEHICLE SALES, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT
Area: 2.59 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect: 05-0404
Located: 8500 TYCO ROAD, VIENNA, VA 22182
Zoning: C- 8
Plan Area: 2
Overlay Dist: HC
Map Ref Num: 029-1- /25/ /0001 (part)



Special Exception
SE 2014-PR-040
TYSONS WEST ASSEMBLAGE, LLC



8500 TYCO ROAD



VICINITY MAP
SCALE : 1" = 2000'

GENERALIZED DEVELOPMENT PLAN SPECIAL EXCEPTION PLAT

RZ 2014-PR-013
SE 2014-PR-040

SHEET INDEX:

CIVIL

C-1	COVER SHEET
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C-3	PARKING PLAN
C-4	CONCEPTUAL INTERIOR LAYOUT
C-5	EXISTING CONDITIONS AND VEGETATION PLAN
C-6	GENERALIZED DEVELOPMENT PLAN AND SPECIAL EXCEPTION PLAT
C-7	VEHICULAR CIRCULATION/STRIPING PLAN
C-8	ADEQUATE OUTFALL PLAN AND STORMWATER NARRATIVE
C-9	LANDSCAPING PLAN
C-10	OVERALL LANDSCAPE PLAN
C-11	LANDSCAPE DETAILS AND EXHIBITS

ARCHITECTURAL

A-1	ELEVATION
A-2	ELEVATION

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

MAY 28, 2014
REVISED AUGUST 8, 2014
REVISED SEPTEMBER 17, 2014
REVISED SEPTEMBER 30, 2014
REVISED OCTOBER 07, 2014

TAX MAP NO.
29-1 ((25))1, 29-1 ((25))2

APPLICANT

TYSONS WEST ASSEMBLAGE, LLC
8405 GREENSBORO DRIVE, SUITE P130
MCLEAN, VIRGINIA 22102
ATTN: AARON GEORGELAS
(703) 821-1540

ATTORNEY

WALSH, COLUCCI, LUBELEY, & WALSH, PC
2200 CLARENDON BOULEVARD, 13TH FLOOR
ARLINGTON, VIRGINIA 22201
ATTN: SARA MARISKA
(703) 528-4700

ARCHITECT

MBH ARCHITECT
2470 MARINER SQUARE LOOP
ALAMEDA, CALIFORNIA 94507
ATTN: TOM DULICK
(510) 865-8663

ENGINEER/LANDSCAPE ARCHITECT

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS, VIRGINIA 22102
ATTN: ROBERT COCHRAN, LS
(703) 442-7800

TRANSPORTATION

WELLS + ASSOCIATES, INC.
1420 SPRING HILL ROAD, SUITE 610
TYSONS, VIRGINIA 22102
ATTN: ROBIN ANTONUCCI
(703) 917-6620



NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS GDP/SE CONSISTS OF THE PARCELS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 29-1 ((25)) 1 AND 29-1 ((25)) 2. THE PROPERTY IS CURRENTLY ZONED I-4. THE PURPOSE OF THIS APPLICATION IS TO REZONE A 2.59 ACRE PORTION PARCEL TO C-8 DISTRICT AND DEVELOP IT WITH A VEHICLE SALES, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT WITH A CONCURRENT SPECIAL EXCEPTION. THE REMAINING 4.50 ACRE PORTION OF PARCELS 1 AND 2 WILL REMAIN ZONED I-4 AND HC.
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH VCS83.
3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD VERIFIED BY VIRGINIA VIKI, LLC. AND THE CONTOUR INTERVAL IS ONE (1) FOOT.
4. THE BOUNDARY INFORMATION WAS PREPARED BY VIRGINIA VIKI, LLC.
5. THE PROPERTY IS LOCATED IN THE TYSONS WEST - NORTH SUBDISTRICT OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND SERVE THE DEVELOPMENT.
7. STORM WATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE THROUGH REDUCTION OF IMPERVIOUS AREA IN REZONED C-8 PORTION. AN ADEQUATE STORM DRAINAGE OUTFALL WILL BE PROVIDED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY, AT SITE PLAN.
8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
9. THE OPERATION OF A VEHICLE SALES, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT REQUIRES THE UTILIZATION AND STORAGE OF CERTAIN HAZARDOUS MATERIALS. ALL OF THESE MATERIALS ARE UTILIZED, STORED, TREATED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS.
10. THE EXISTING STRUCTURE ON THE SUBJECT PROPERTY WILL NOT BE REMOVED. DATE OF CONSTRUCTION WAS 1974.
11. THE SUBJECT PROPERTY IS LOCATED WITHIN A RMA ZONE. NO FLOODPLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXISTS ON THE PROPERTY.
12. LIMITS OF CLEARING AND GRADING SHOWN ON THE GDP/SE ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING, PARTICULARLY IN THE AREA OF PUBLIC RIGHTS OF WAY AND EASEMENTS. THE DEVELOPMENT OF THE SITE WILL BE IN GENERAL CONFORMANCE WITH THESE LIMITS. FINAL LIMITS OF CLEARING AND GRADING WILL TAKE INTO CONSIDERATION FINAL SITE ENGINEERING AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE COUNTY URBAN FORESTER AT THE TIME OF SITE REVIEW.
13. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS, SUBJECT TO MARKET CONDITIONS.
14. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET.
15. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON ARE CONCEPTUAL AND MAY BE APPROVED AS A MINOR MODIFICATION AT THE TIME OF SITE PLAN IN ACCORDANCE WITH ARTICLE 13 & ARTICLE 17 THE ZONING ORDINANCE, AND WAIVER / MODIFICATION APPROVED AS PART OF THIS APPLICATION.
16. THE BUILDING FOOTPRINTS, DRIVEWAYS, ROADS AND PARKING DESIGNATION / LAYOUT REPRESENTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION WITH THE FINAL SITE PLAN. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND THE NUMBER OF PARKING SPACES OUTSIDE AND IN THE STRUCTURES MAY BE MODIFIED, SO LONG AS THE MINIMUM OPEN SPACE IS PROVIDED, AND THE AMOUNT OF LANDSCAPING AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. ELEVATIONS AND FLOOR PLANS ARE INCLUDED FOR INFORMATION ONLY.
17. EXISTING LIGHTING IS GRANDFATHERED PER PARAGRAPH 1 OF SECTION 14-902 AS ALL LIGHTING WAS INSTALLED PRIOR TO JUNE 17, 2003. NO NEW FENCING OR LIGHTING ON WALLS ARE PROPOSED AT THIS TIME. ADDITIONAL SITE FEATURES AND PERMITTED ACCESSORY USES SUCH AS FENCING, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
18. PROPOSED DEDICATION AND IMPROVEMENTS ARE NOT ANTICIPATED ALONG TYCO ROAD SEE GDP/SE AND ARE REQUESTED TO BE DEFERRED.
19. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
20. THE PROJECT WILL PROVIDE PARKING AS SET FORTH ON THE GDP/SE AS PERMITTED BY PARAGRAPH 1 OF SECTION 11-101 AND PARAGRAPH 1B OF SECTION 6-509. SEE PARKING TABULATION. THE PARKING TABULATION IS FOR INFORMATION ONLY. THE ACTUAL NUMBER AND LOCATION OF PARKING SPACES PROVIDED MAY BE ADJUSTED IN ACCORDANCE WITH THE ZONING ORDINANCE.
21. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE.
22. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
23. THERE ARE NO EXISTING MAJOR UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE. THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
24. APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL GFA OF THE BUILDING (UP TO 0.50 FAR) WITH THE SITE PLAN AS MAY BE DETERMINED BY THE ZONING ADMINISTRATOR. THE APPLICANT RESERVES THE RIGHT TO LOCATE PERMITTED AND ACCESSORY USES IN C-8 PORTION OF THE BUILDING AND ON THE SITE. ESTABLISHMENT OF A PERMITTED USE WILL NOT PREVENT THE ESTABLISHMENT OF THE VEHICLE SALES, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT AT SOME FUTURE DATE SUBJECT TO ALL PROFFERS AND DEVELOPMENT CONDITIONS.
25. MODIFICATIONS MAY BE MADE WITH THE SITE PLANS FOR THE SUBJECT PROPERTY PER ARTICLES 17 AND 18 OF THE ZONING ORDINANCE.
26. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW E&S WITHOUT REQUIRING INTERPRETATION OR AMENDMENT OF THE GDP AND / OR SE.
27. THE FINAL LOCATION AND TYPE OF LOADING RAMPS / DOORS, PEDESTRIAN ACCESS, ACCESSIBLE RAMPS AND STREET ACCESSIBLE PARKING SPACE LOCATIONS SHALL BE DETERMINED AT SITE PLAN.
28. ALL VEHICULAR ENTRANCES ON PUBLIC STREETS SHALL REMAIN AS EXISTING.
29. ALL IMPROVEMENTS IN PUBLIC SPACE INCLUDING LANDSCAPING, LANE USE AND BIKE DESIGNATIONS SUCH AS SHARROWS (EX., INTERIM, OR PLANNED) ARE SUBJECT TO REVIEW AND APPROVAL BY VDOT AT THE TIME OF FINAL SITE PLAN AND MAY BE MODIFIED WITHOUT THE NEED FOR GDP AND/OR SE AMENDMENT.
30. THE PROPERTY SHOWN HEREIN IS NOW IN THE NAME OF TYSONS WEST ASSEMBLAGE LLC. AS RECORDED IN DEED BOOK 23695 AT PAGE 1986 AND MCI METRO ACCESS TRANSMISSION SERVICES OF VIRGINIA, INC AS RECORDED IN DEED BOOK 23696 AT PAGE 1 AMONG THE LAND RECORDS OF FAIRFAX COUNTY.

DEVELOPMENT TABULATIONS OVERALL

PROPOSED USE: VEHICLE SALES, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT BY SPECIAL EXCEPTION AND PERMITTED I-4 USES.

SITE AND BUILDING TABULATION EXISTING

SITE AREA: 7.08336 ACRES (308,551 SQ. FT.)
 EXISTING GROSS FLOOR AREA: 147,074 SQ. FT.
 FLOOR AREA RATIO: 0.48
 MAXIMUM BUILDING HEIGHT: 40 FEET
 EXISTING OPEN SPACE: 8.6% (26,680 SQ. FT.)
 PROPOSED OPEN SPACE:

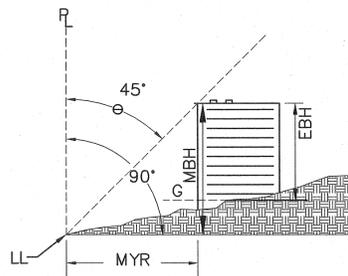
SITE AND BUILDING TABULATION - C-8 PROPOSED WITH SE USE
 SITE AREA: 2.58701 ACRES (112,690 SQ. FT.)
 GROSS FLOOR AREA: 49,144 SQ. FT.
 FLOOR AREA RATIO: 0.44
 PROPOSED BUILDING HEIGHT: 26 FEET (EXISTING)
 PROPOSED OPEN SPACE:

SITE AND BUILDING TABULATION - I-4 PROPOSED
 SITE AREA: 4.49635 ACRES (195,861 SQ. ST.)
 GROSS FLOOR AREA: 97,930 SQ. FT.
 FLOOR AREA RATIO: 0.50
 PROPOSED BUILDING HEIGHT: 26 FEET (EXISTING)
 PROPOSED OPEN SPACE:

OPEN SPACE C-8 AND I-4 TOTAL * (SEE WAIVER)
 TOTAL REQUIRED: 15% (16,903 SQ. FT.) C-8
 TOTAL REQUIRED: 15% (29,379 SQ. FT.) I-4

PROVIDED: 11.2% (12,614 SQ. FT.) C-8
 PROVIDED: 8.97% (17,566 SQ. FT.) I-4
 TOTAL: 9.78% (30,180 SQ. FT.) C-8 AND I-4

BULK PLANE ILLUSTRATION FOR C-8 AND I-4 DISTRICT



- θ : ANGLE OF BULK PLANE FOR THE C-8, I-4 DISTRICT = 45° (FRONT YARD) (MIN YARD 40')
- LL : LOT LINE
- MYR : MINIMUM YARD REQUIREMENT
- EBH : EFFECTIVE BUILDING HEIGHT
- MBH : MAXIMUM ALLOWABLE BUILDING HEIGHT IN THE C-8 / I-4 DISTRICTS (40' C-8 75' I-4)
- G : GRADE FOR HEIGHT CALCULATIONS
- MYR = EBH tan θ
- EBH = MYR / tan θ

C-8 DISTRICT

EBH 26 FEET
 MINIMUM FRONT YARD 40 FEET
 LL 382
 G 380
 YARD PROVIDED 68 FEET

I-4 DISTRICT

EBH 26 FEET
 MINIMUM FRONT YARD 40 FEET
 LL 368
 G 374
 YARD PROVIDED 57 FEET

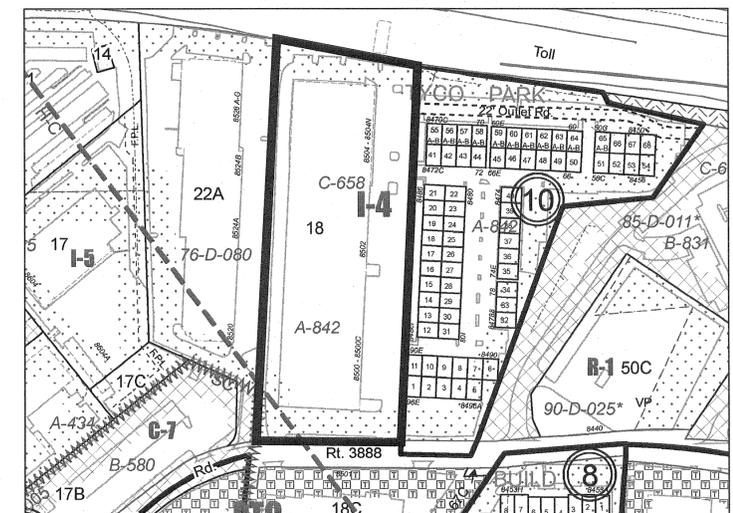
ZONING ORDINANCE MODIFICATIONS AND WAIVERS

1. MODIFICATION OF THE 15% OPEN SPACE REQUIREMENT OF SECT. 4-808 OF THE ZONING ORDINANCE TO PERMIT 11.2 % OPEN SPACE IN THE C-8 DISTRICT.
2. MODIFICATION OF THE 15% OPEN SPACE REQUIREMENT OF SECT. 5-408 OF THE ZONING ORDINANCE TO PERMIT 8.97 % OPEN SPACE IN THE I-4 DISTRICT.
3. MODIFICATION OF PARAGRAPHS 11 AND 12 OF SECT. 11-102 OF THE ZONING ORDINANCE TO PERMIT PARKING LOT SURFACING AND PARKING SPACE GEOMETRIC DESIGN THAT CURRENTLY EXISTS AS SHOWN ON THE GDP/SE PLAT.
4. MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT OF SECT. 13-203 OF THE ZONING ORDINANCE IN FAVOR OF MAINTAINING EXISTING VEGETATION ALONG THE EASTERN BOUNDARY OF THE SUBJECT PROPERTY AS SHOWN ON THE GDP/SE PLAT.
5. MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS OF SECT. 13-303 AND WAIVER OF THE BARRIER REQUIREMENTS OF SECT. 13-304, RESPECTIVELY, OF THE ZONING ORDINANCE, ON THE NORTHERN BOUNDARY OF THE PROPERTY, TO PERMIT THE EXISTING VEGETATION AS SHOWN ON THE GENERALIZED DEVELOPMENT PLAN (GDP)/SPECIAL EXCEPTION (SE) PLAT.
6. WAIVER OF PAR. 4 OF SECT. 17-201 OF THE ZONING ORDINANCE TO ALLOW ONLY FOR THE DEDICATION AND CONSTRUCTION OF ROADS, STREETSCAPES AND SIDEWALKS AS INDICATED ON THE GDP/SE PLAT.
7. WAIVER OF PAR. 14 OF SECT. 17-201 OF THE ZONING ORDINANCE TO PERMIT THE EXISTING STREET LIGHTS ALONG TYCO ROAD AS DEPICTED ON THE GDP/SE PLAT.

PUBLIC FACILITIES MANUAL MODIFICATIONS

1. MODIFICATION OF SECTION 7-0802 TO PERMIT 20 FOOT ALLEYS AND RAMPS FOR VEHICULAR ACCESS AND CIRCULATION IN AREAS INDICATED ON THE GDP/SE PLAT.
2. MODIFICATION OF SECT. 12-0510, 10% TREE CANOPY REQUIREMENT IN FAVOR OF PLANTINGS THAT ARE EXISTING AND TO REMAIN, THAT ARE SHARED CANOPY WITH ADJACENT PROPERTIES ON THE I-4 PORTION OF PROJECT, AS SHOWN ON THE GDP/SE PLAT.

SOILS MAP 1"=500'



SOIL TYPE CLASSIFICATION:

95 - URBAN LAND
 TAX MAP # 029-1((25)) PARCEL 1 AND 2

VIKA
 ENGINEERING PLANNERS LANDSCAPE ARCHITECTS INTERIORS SUSTAINABLE DESIGN
 VIKA VIRGINIA LLC
 8180 GREENSBORO DRIVE SUITE 200 FARMERSBURG, VIRGINIA 22022
 (703) 442-7900 FAX (703) 761-2787
 WWW.VIKA.COM

8500 TYCO ROAD
VEHICLE SALES, RENTAL AND
ANCILLARY SERVICE ESTABLISHMENT
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATIONS

VIKA REVISIONS

REV-4	10/07/2014
REV-3	9/30/2014
REV-2	9/17/2014
REV-1	8/08/2014

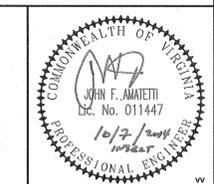
DATE: MAY 28, 2014

DES.	MC	DWN.	KY
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SCALE: N/A

PROJECT/FILE NO. VV7692A

SHEET NO. C-2



FOR INFORMATION ONLY

Parking Tabulation By Use*: August 8, 2014

Existing Address	Use	Square Feet	Rate	Required
8500	Warehouse	12,288 s.f.	1/1000	13
8500 A	School Sp. E.	12,288 s.f.	2/3 Emp. +	13
8500 B	School Sp. E.	9,890 s.f.	2/3 Emp. +	4
8500 B2	School Sp. E.	2,398 s.f.	2/3 Emp. +	4
8500 C	School Sp. E.	12,288 s.f.	2/3 Emp. +	4
8500 D	Warehouse	12,288 s.f.	1/1000	13
8502	Warehouse	12,288 s.f.	1/1000	13
8502 A	Warehouse	12,288 s.f.	1/1000	13
8502 B	Warehouse	12,288 s.f.	1/1000	13
8504	Warehouse	22,138 s.f.	1/1000	13
8504 A	Warehouse	22,138 s.f.	1/1000	13

Warehouse Use Total	105,716/1000 =	106 spaces required**
School Use Total	2/3 employee + additional space =	25 spaces required
Total Required		131
Total Provided		152

Proposed C-8

Address ***	Use	Square Feet	Rate	Proposed
8500 A	Vehicle Sales	36,684 s.f.	See chart	66
8500 B	School SP E	12,288 s.f.	2/3 Emp. +	17

Sub Total **83**

Proposed I-4

8500 C	School Sp. E.	12,288 s.f.	2/3 Emp. +	12
8500 D	Warehouse	12,288 s.f.	1/1000	3
8502	Warehouse	12,288 s.f.	1/1000	4
8502 A	Warehouse	12,288 s.f.	1/1000	13
8502 B	Warehouse	12,288 s.f.	1/1000	13
8504	Warehouse	22,138 s.f.	1/1000	23
8504 A	Warehouse	22,138 s.f.	1/1000	23

Sub Total **91**

Total **174**

PROVIDED 175

(Includes 8 handicapped spaces, with 4 van)

*Subject to change

** Warehouse Use Square Footage Totaled For Parking Purposes

*** All units may be re-addressed and do not conform with existing addresses.

PROPOSED INTERIOR LAYOUT

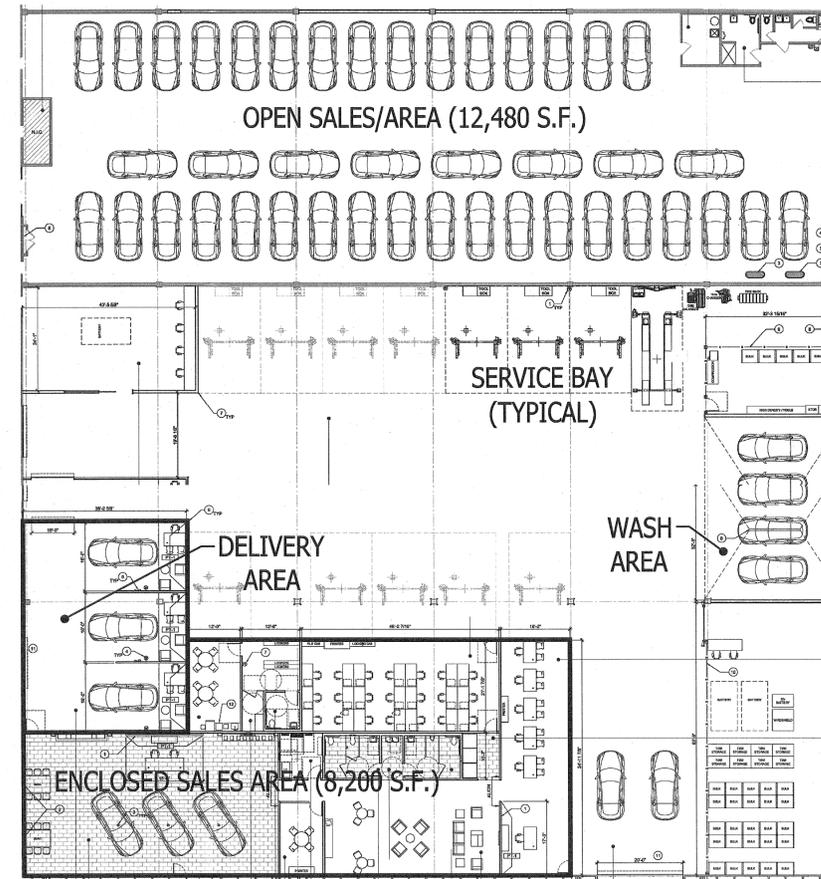


CHART FOR VEHICLE SALES, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT

1/500 OF SALES AREA 8200/500	= 17
1/2500 OF OPEN SALES AREA 12480/2500	= 5
2/SERVICE BAY 12x2	= 24
1/EMPLOYEE 20x1	= 20
TOTAL	= 66



VIKA VIRGINIA LLC
 6188 GREENSBORO DRIVE SUITE 200 WYOMING, VIRGINIA 22102
 (703) 442-7800 FAX (703) 761-2787
 WWW.VIKA.COM

8500 TYCO ROAD
 VEHICLE SALES, RENTAL AND
 ANCILLARY SERVICE ESTABLISHMENT
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

PARKING PLAN

VIKA REVISIONS

REV-4	10/07/2014
REV-3	9/30/2014
REV-2	9/17/2014
REV-1	8/08/2014

DATE: MAY 28, 2014

DES. MC DWN. KY

SCALE: N/A

PROJECT/FILE NO. VV7692A

SHEET NO. C-3



C-8 PRELIMINARY TREE PLANTING AND CANOPY COVERAGE SCHEDULE

KEY CATEGORY	QUANTITY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	CANOPY CREDIT (SF)	ADDITIONAL CREDIT (SF)	TOTAL CREDIT (SF)	STOCK TYPE
C-8 CATEGORY II - DECIDUOUS TREES								
Aa		Amelanchier arborea	Downey Serviceberry	3" Caliper	125	187.50(WL)		B&B
Cf		Cornus florida "Cherokee Princess"	"Cherokee Princess" Dogwood	3" Caliper	125	187.50(WL)		B&B
12							CATEGORY II SUBTOTAL	2,250.00
C-8 CATEGORY III - DECIDUOUS TREES								
Bn		Betula nigra	River Birch	3" Caliper	175	262.50(WL)		B&B
5							CATEGORY III SUBTOTAL	1,312.50
C-8 CATEGORY IV - DECIDUOUS TREES								
Ar		Acer rubrum	Red Maple	3" Caliper	250	375.00(WL)		B&B
Qp		Quercus phellos	Willow Oak	3" Caliper	250	375.00(WL)		B&B
20							CATEGORY IV SUBTOTAL	7,500.00
TOTAL TREE COVERAGE PROVIDED BY PLANTING							11,062.50	

I-4 PRELIMINARY TREE PLANTING AND CANOPY COVERAGE SCHEDULE

KEY CATEGORY	QUANTITY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	CANOPY CREDIT (SF)	ADDITIONAL CREDIT (SF)	TOTAL CREDIT (SF)	STOCK TYPE
I-4 CATEGORY IV - DECIDUOUS TREES								
Ar		Acer rubrum	Red Maple	3" Caliper	250	375.00(WL)		B&B
Qp		Quercus phellos	Willow Oak	3" Caliper	250	375.00(WL)		B&B
8							CATEGORY IV SUBTOTAL	3,000
TOTAL TREE COVERAGE PROVIDED BY PLANTING							3,000	

Legend

- PROPOSED DECIDUOUS TREE (Category IV)
- PROPOSED DECIDUOUS TREE (Category III)
- PROPOSED DECIDUOUS TREE (Category II)
- PROPOSED SHRUB
- EXISTING TREE TO BE PRESERVED
- EXISTING / PROPOSED TREE TO PROVIDE INTERIOR PARKING LOT LANDSCAPE CANOPY COVERAGE
- PROPOSED PLANTING AREA (PERENNIALS, GRASSES, GROUNDCOVER)

Table 12.10 - C-8 Zone 10-Year Tree Canopy Calculation Worksheet

Step	Totals	Reference
A. Tree Preservation Target and Statement		
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy	YES see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement		
B1	Identify gross site area (SF) =	112,860 § 12-0511.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	0 § 12-0511.1B
B3	Subtract area of exemptions(SF) =	0 § 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	112,860 Square feet
B5	Identify the site's zoning and/or use	
B6	Percentage of 10-year tree canopy required =	10.0% § 12-0510.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	11,286 Square feet
B8	Modification of 10-year Tree Canopy Requirements requested?	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	Sheet number
C. Tree Preservation		
C 1	Tree Preservation Target Area(SF) =	100 Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	1,001 Square Feet
C 3	C 2 x 1.25(SF) =	1,251 § 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0 Square Feet
C 5	C 4 x 1.5(SF) =	0 § 12-0510.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0 Square Feet
C 7	C 6 x 1.5 to 3.0 (SF) =	0 § 12-0510.3B(2)
C 8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	0 Square Feet
C 9	C 8 x 1.0 (SF) =	0 § 12-0510.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	1,251 If area of C 10 is less than B 7 remainder of requirement must be met through tree planting - go to D

Table 12.10 - I-4 Zone 10-Year Tree Canopy Calculation Worksheet

Step	Totals	Reference
A. Tree Preservation Target and Statement		
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy	YES see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement		
B1	Identify gross site area (SF) =	195,881 § 12-0511.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	0 § 12-0511.1B
B3	Subtract area of exemptions(SF) =	0 § 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	195,881 Square feet
B5	Identify the site's zoning and/or use	I-4
B6	Percentage of 10-year tree canopy required =	10.0% § 12-0510.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	19,588 Square feet
B8	Modification of 10-year Tree Canopy Requirements requested?	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	Sheet number
C. Tree Preservation		
C 1	Tree Preservation Target Area(SF) =	1,187 Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	11,869 Square Feet
C 3	C 2 x 1.25(SF) =	14,836 § 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0 Square Feet
C 5	C 4 x 1.5(SF) =	0 § 12-0510.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0 Square Feet
C 7	C 6 x 1.5 to 3.0 (SF) =	0 § 12-0510.3B(2)
C 8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	0 Square Feet
C 9	C 8 x 1.0 (SF) =	0 § 12-0510.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	14,836 If area of C 10 is less than B 7 remainder of requirement must be met through tree planting - go to D

Table 12.13 C-8 Zone Interior Parking Lot Landscaping Calculations

	Remarks
Area to be counted (SF) =	50,465.00* square feet
Interior Landscaping Required (5%) =	2,523.25 square feet
Total Shade Tree Canopy Provided	
EXISTING PRESERVED CANOPY PROVIDED (7 trees @ 250 ft² ea.) =	1,001.00 Counting benefit credits
	1,750.00 Counting benefit credits
Total Area Required (SF) =	2,523.25 5.0%
Total Area Provided (SF) =	2,751.00 5.5%

Table 12.13 I-4 Zone Interior Parking Lot Landscaping Calculations

	Remarks
Area to be Counted (SF) =	84,341.00* square feet
Interior Landscaping Required (5%) =	4,217.05 square feet
Total Shade Tree Canopy Provided	
EXISTING PRESERVED CANOPY PROVIDED	4,301.00 Counting benefit credits
	0.00 Counting benefit credits
Total Area Required (SF) =	4,217.05 5.00%
Total Area Provided (SF) =	4,301.00 5.10%

* SEE AREA GRAPHIC EXHIBIT ON SHEET C-11.

PERIPHERAL PARKING LOT LANDSCAPING ANALYSIS

EAST BOUNDARY (ABUTS ADJACENT LAND NOT IN RIGHT-OF-WAY)
 REQUIRED: 788 LF / 50 = 15.76 OR 16 TREES
 PROVIDED: NO EXISTING TREES PROVIDED. AS NOTED ON THE STATEMENT OF JUSTIFICATION PROVIDING SUCH LANDSCAPING ON THE EAST BOUNDARY WOULD NEGATIVELY IMPACT THE ADJACENT INDUSTRIAL SITE.

SOUTH BOUNDARY (ABUTS THE RIGHT-OF-WAY)
 REQUIRED: 220 LF / 40 = 5.50 OR 6 TREES
 PROVIDED: 6-TREES

WEST BOUNDARY (ABUTS ADJACENT LAND NOT IN RIGHT-OF-WAY)
 REQUIRED: 940 LF / 50 = 18.8 OR 19 TREES
 PROVIDED: 5 - EXISTING TREES ALONG THIS BOUNDARY ARE SPECIFIED TO BE PRESERVED TO PROVIDE PERIPHERAL PARKING LANDSCAPING
 14 - NEW CATEGORY-IV TREES ARE SPECIFIED TO BE PLANTED TO PROVIDE THE BALANCE OF THE PERIPHERAL LANDSCAPING

TRANSITIONAL SCREENING ANALYSIS

NORTH BOUNDARY: 393LF LONG
WAREHOUSE v RESIDENTIAL: TRANSITIONAL SCREEN-3 AT 50 FT WIDE

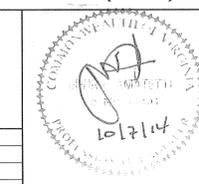
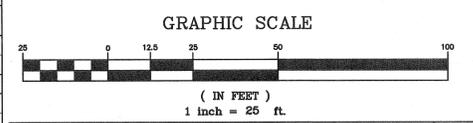
REQUIRED:

- MIX OF LARGE / MEDIUM EVERGREENS AND LARGE DECIDUOUS TREES THAT ACHIEVE A 10-YR CANOPY AT 75% OR GREATER.
- A MIXTURE OF TREES AT 70% EVERGREEN WITH NO GREATER THAN 35% OF A SINGLE SPECIES OF EVERGREEN OR DECIDUOUS TREES.
- A MIX OF PREDOMINANTLY MEDIUM EVERGREEN SHRUBS AT A RATE OF 3-SHRUBS FOR EVERY 10-LF OF TRANSITIONAL YARD.

PROVIDED:

- A MIX OF EXISTING MEDIUM TO LARGE EVERGREEN TREES AND LARGE MATURE DECIDUOUS TREES THAT HAVE ACHIEVED A 10-YR CANOPY AT 75% OR GREATER.

NOTE
 MODIFICATION REQUESTED. SEE SHEET C-2, AS WELL AS JUSTIFICATION IN THE STATEMENT OF JUSTIFICATION.



Step	Totals	Reference
D. Tree Planting		
D 1	Area of canopy to be met through tree planting (B 7-C10) =	10,018 Square feet
D 2	Area of canopy planted for air quality benefits =	0 Square feet
D 3	D 2 x 1.5 (SF) =	0 § 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =	0 Square feet
D 5	D 4 x 1.5 (SF) =	0 § 12-0510.4B(2)
D 6	Area of canopy planted for water quality benefits =	0 Square feet
D 7	D 6 x 1.25 (SF) =	0 § 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =	7,375 Square feet
D 9	D 8 x 1.5 (SF) =	11,063 § 12-0510.4B(4)
D 10	Area of canopy provided by native trees =	0 Square feet
D 11	D 10 x 1.5 (SF) =	0 § 12-0510.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties =	0 Square feet
D 13	D 12 x 1.25 (SF) =	0 § 12-0510.4B(6)
D 14	Area of canopy provided through tree seedlings (SF) =	0 § 12-0510.4D(1)
	D 14 x 1.0 =	0 Square feet
D 15	Area of canopy provided through native shrubs =	0 Square feet
	D 15 x 1.0 =	0
D 16	Percentage of D 14 represented by D 15 =	0.0% Must not exceed 33% of D 14
D 17	Area of canopy to be planted with no benefit credits =	0 Square feet
D 18	Total of canopy area provided through tree planting =	11,063 Square feet
D 19	Is an offsite planting relief requested?	NO Yes or No
D 20	Tree Bank or Tree Fund?	NO Yes or No § 12-0512
D 21	Canopy area requested to be provided through offsite banking or tree fund =	0 Square Feet
D 22	Amount to be deposited into the Tree Preservation and Planting Fund =	0

Step	Totals	Reference
D. Tree Planting		
D 1	Area of canopy to be met through tree planting (B 7-C10) =	4,750 Square feet
D 2	Area of canopy planted for air quality benefits =	0 Square feet
D 3	D 2 x 1.5 (SF) =	0 § 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =	0 Square feet
D 5	D 4 x 1.5 (SF) =	0 § 12-0510.4B(2)
D 6	Area of canopy planted for water quality benefits =	0 Square feet
D 7	D 6 x 1.25 (SF) =	0 § 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =	2,000 Square feet
D 9	D 8 x 1.5 (SF) =	3,000 § 12-0510.4B(4)
D 10	Area of canopy provided by native trees =	0 Square feet
D 11	D 10 x 1.5 (SF) =	0 § 12-0510.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties =	0 Square feet
D 13	D 12 x 1.25 (SF) =	0 § 12-0510.4B(6)
D 14	Area of canopy provided through tree seedlings (SF) =	0 § 12-0510.4D(1)
	D 14 x 1.0 =	0 Square feet
D 15	Area of canopy provided through native shrubs =	0 Square feet
	D 15 x 1.0 =	0
D 16	Percentage of D 14 represented by D 15 =	0.0% Must not exceed 33% of D 14
D 17	Area of canopy to be planted with no benefit credits =	0 Square feet
D 18	Total of canopy area provided through tree planting =	3,000 Square feet
D 19	Is an offsite planting relief requested?	NO Yes or No
D 20	Tree Bank or Tree Fund?	NO Yes or No § 12-0512
D 21	Canopy area requested to be provided through offsite banking or tree fund =	0 Square Feet
D 22	Amount to be deposited into the Tree Preservation and Planting Fund =	0

Step	Totals	Reference
E. Total of 10-year Tree Canopy Provided		
E 1	Total of canopy area provided through tree preservation (C 10) =	1,251 Square Feet
E 2	Total of canopy area provided through tree planting (D 17) =	11,063 Square Feet
E 3	Total of canopy area provided through offsite mechanism (D 19) =	0 Square Feet
E 4	Total of 10-year Tree Canopy Provided (SF) = (E1+E2+E3)	12,314 Total of E 1 through E 3, area should meet or exceed area in B 7

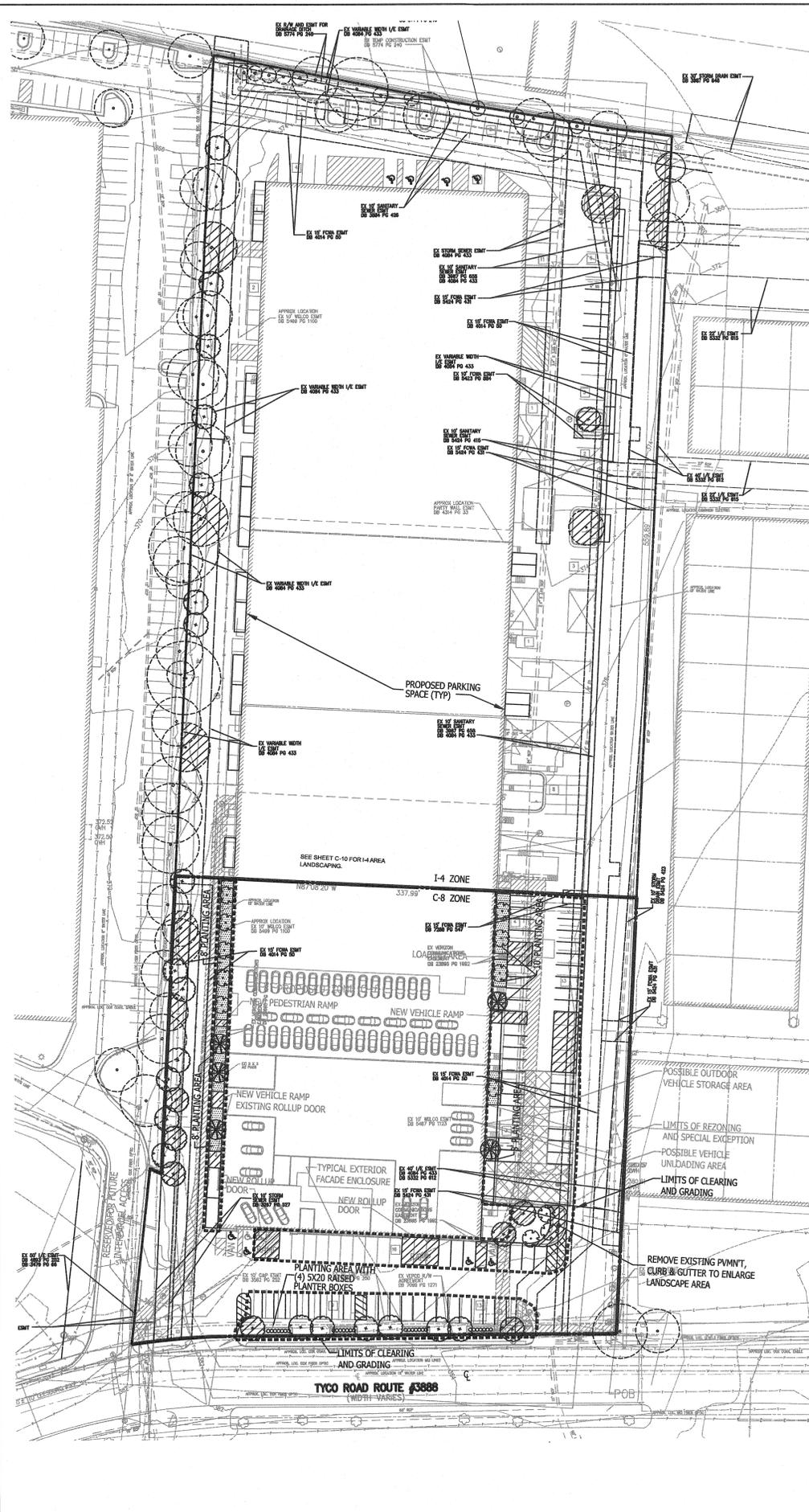
Step	Totals	Reference
E. Total of 10-year Tree Canopy Provided		
E 1	Total of canopy area provided through tree preservation (C 10) =	14,836 Square Feet
E 2	Total of canopy area provided through tree planting (D 17) =	3,000 Square Feet
E 3	Total of canopy area provided through offsite mechanism (D 19) =	0 Square Feet
E 4	Total of 10-year Tree Canopy Provided (SF) = (E1+E2+E3)	17,836 Total of E 1 through E 3, area should meet or exceed area in B 7

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

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P:\projects\7692\7692A\DATA -X\Landscaping & Ex Veg\I-4 Zone 10-yr Tree Canopy Reqmnt's.xls\Sheet1 (2)



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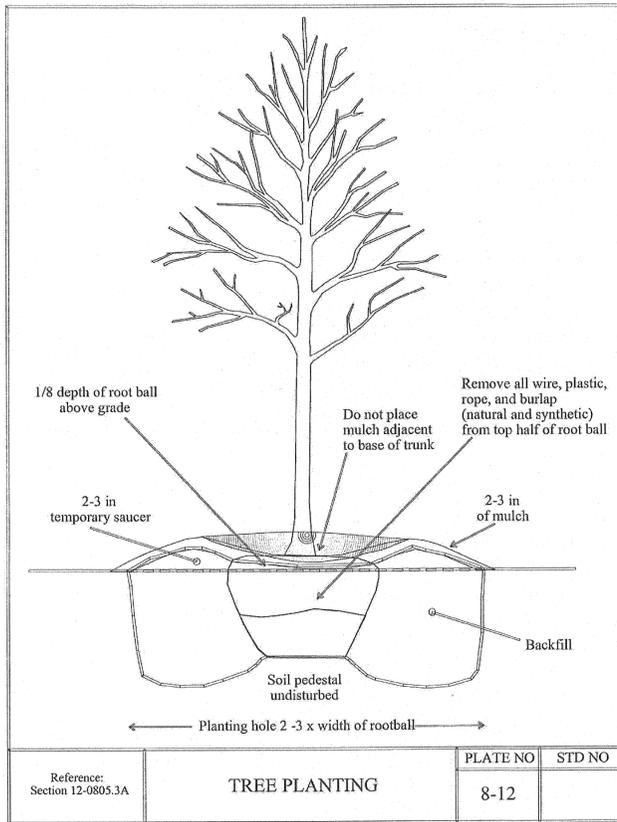
OVERALL LANDSCAPE PLAN

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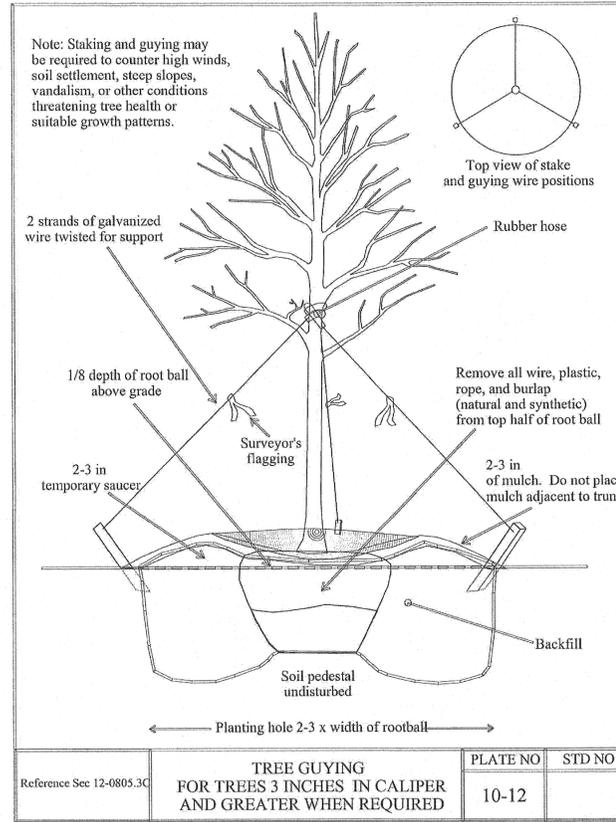
VIKA REVISIONS

REV-4	10/07/2014
REV-3	9/30/2014
REV-2	9/17/2014
REV-1	8/08/2014
DATE:	MAY 28, 2014

DES. NPK DWN. NPK
 SCALE: 1"=25'
 PROJECT/FILE NO. V77692A
 SHEET NO. C-10



Reference: Section 12-0805.3A	TREE PLANTING	PLATE NO 8-12	STD NO
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Reference Sec 12-0805.3C	TREE GUYING FOR TREES 3 INCHES IN CALIPER AND GREATER WHEN REQUIRED	PLATE NO 10-12	STD NO
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Virginia
Cooperative
Extension



Horticulture
PUBLICATION 430/295

Tree and Shrub Planting Guidelines

Bonnie Lee Appleton and Susan French*

Plant and Site Selection

Select trees and shrubs well-adapted to conditions of individual planting sites. Poorly-sited plants are doomed from the start, no matter how carefully they're planted.

Test soil drainage before planting. Dig a test hole as deep as your planting hole and fill with water. If water drains at a rate of less than one inch per hour, consider installing drainage to carry water away from the planting hole base, or moving or raising the planting site (barn construction).

Also consider using more water-tolerant species. For trees, try red maple, sycamore, bald cypress, willow oak, or river birch. For shrubs, try inkberry, redbud, dogwood and buttonbush. Avoid dogwoods, azaleas, boxwoods, Japanese hollies, and other plants that don't like "wet feet" where drainage is poor.

Examine soil for compaction before planting. If soils are compacted, consider replacement with a good loam soil, or incorporation of several inches of an organic material such as composted yard waste to a depth of at least 8 inches over the entire planting area. Do not incorporate small quantities of sand - compaction will increase and drainage decrease.

Site Preparation

Dig shallow planting holes two to three times as wide as the root ball. Wide, shallow holes encourage horizontal root growth that trees and shrubs naturally produce.

In well-drained soil, dig holes as deep as the root ball. In poorly-drained heavy clay soil, dig holes one to two inches shallower than the root ball. Cover the exposed root ball top with mulch.

Don't dig holes deeper than root balls or put loose soil beneath roots because loose soil will compact over time, leaving trees and shrubs planted too deep. Widen holes near the soil surface where most root growth occurs. Score walls of machine-dug (auger, backhoe) holes to prevent glazing.

Backfill holes with existing unamended soil. Do not incorporate organic matter such as peatmoss into

backfill for individual planting holes. Differences in soil pore sizes will be created causing problems with water movement and root growth between the root ball, planting hole, and surrounding soil.

Backfill half the soil, then water thoroughly to settle out air pockets. Finish backfilling, then water again. Cover any exposed root ball tops with mulch.

Incorporate slow-release granular fertilizers into backfill soil to provide nitrogen, or if a soil test indicates a need for phosphorus or potassium. Avoid using fast-release agronomic fertilizers that can dehydrate tree roots. Use no more than 1# actual nitrogen per 1,000 ft. of planting hole surface. (Example - if using 19-6-12 with a 5" diameter hole, incorporate 0.3 oz. per planting hole.)

Tree and Shrub Preparation

Closely inspect the wrapping around root balls of B&B (balled and burlapped) trees and shrubs. Growers use many synthetic materials, as well as burlap treated to retard degradation, to wrap root balls. Many of these materials will not degrade. To insure root growth into surrounding soil, remove planting nails or rope lacing, then cut away or drop the wrapping material to the bottom of the planting hole, backfilling over it.

Wire baskets used to protect root balls degrade very slowly underground. Remove the top 8-12 inches of wire to keep equipment from getting caught in wire loops, and surface roots from girdling.

Remove all rope, whether jute or nylon, from trunks. Again, degradation is slow or nonexistent, and ropes can girdle trunks and roots.

Remove plastic containers from container-grown trees and shrubs. For plants in fiber pots, break away the top or remove the pot entirely, but this slows degradation below ground and retards root extension.

If roots are circling around the root ball exterior, cut through the roots in a few places. Cutting helps prevent circling roots from eventually girdling the trunk. Select trees grown in containers with vertical ribs or a

copper-treatment on the interior container wall. These container modifications and treatments minimize circling root formation.

Tree Care After Planting

Remove tags and labels from trees and shrubs to prevent girdling branches and trunks.

Good follow-up watering helps promote root growth. Drip irrigation systems and water reservoir devices can facilitate watering.

Mulch, but don't over mulch newly planted trees and shrubs. Two to three inches of mulch is best - less if a fine material, more if coarse. Use either organic mulches (shredded or chunk pine bark, pine straw, composts) or inorganic mulches (volcanic and river rocks).

Keep mulch from touching tree trunks and shrub stems. This prevents disease and rodent problems if using organic mulches, and bark abrasion if using inorganic mulches.

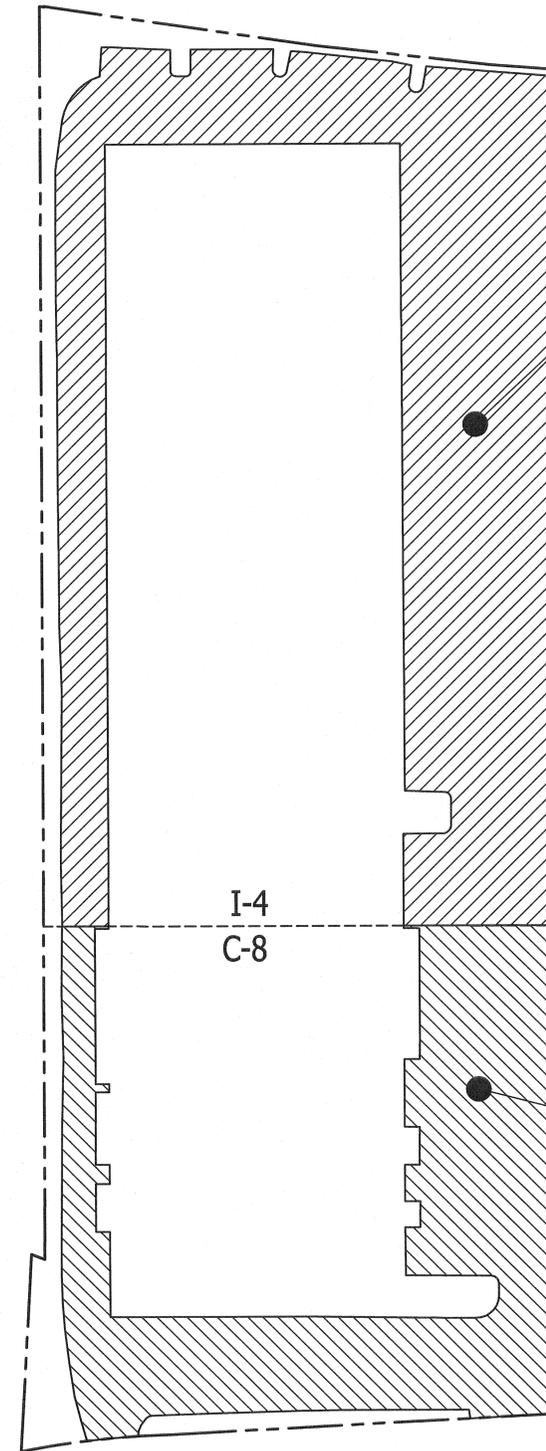
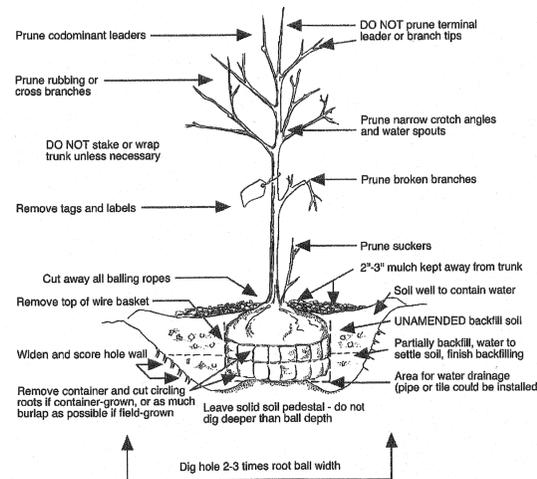
Don't use black plastic beneath mulch around trees and shrubs because it blocks air and water exchange. For

added weed control, use landscape fabrics that resist weed root penetration. Apply only one to two inches of mulch atop fabrics to prevent weeds from growing in the mulch.

Only stake trees with large crowns, or those situated on windy sites or where people may push them over. Stake for a maximum of one year. Allow trees a slight amount of flex rather than holding them rigidly in place. Use guying or attaching material that won't damage the bark. To prevent trunk girdling, remove all guying material after one year.

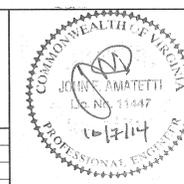
Most trees should not have their trunks wrapped. Wrapping often increases insect, disease, and water damage to trunks. Thin-barked trees planted in spring or summer into hot or paved areas may benefit from wrapping if a white wrap is used. To avoid trunk girdling, do not attach wraps with wire, nylon rope, plastic ties, or electrical tape. If wraps must be used, remove within one year.

For protection against animal or equipment damage, install guards to protect the trunk. Be sure the guards are loose-fitting and permit air circulation.



PARKING COMPOUND EXHIBIT
NOT TO SCALE

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS



*Extension Specialist and Extension Technician, respectively, ARDC, Hampton Roads, Virginia Tech
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LANDSCAPE DETAILS
AND EXHIBITS

VIKA REVISIONS

REV-4	10/07/2014
REV-3	9/30/2014
REV-2	9/17/2014
REV-1	8/08/2014

DATE: MAY 28, 2014

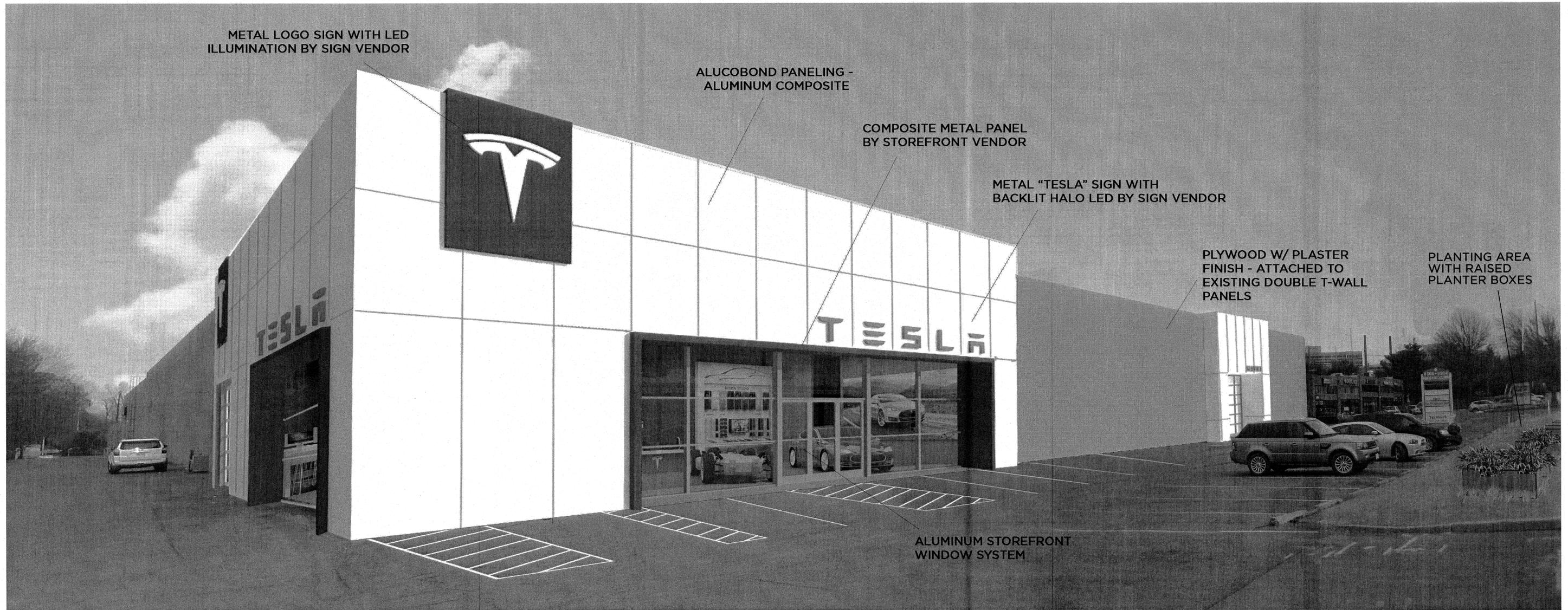
DES: NPK DWN. NPK

SCALE: N/A

PROJECT/FILE NO. VV7692A

SHEET NO. C-11

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Proposed Rendering - Tesla Service and Sales Center - 8500 Tyco Road - Fairfax County, Virginia

TESLA
September 17, 2014



A-1



Proposed Rendering - Tesla Service and Sales Center - 8500 Tyco Road - Fairfax County, Virginia

TESLA
September 17, 2014



DESCRIPTION OF THE APPLICATION

The applicant, Tysons West Assemblage, LLC, has filed rezoning application RZ 2014-PR-013 to rezone a 7.04-acre property from I-4 (Medium Intensity Industrial) District and HC (Highway Corridor) Overlay District to I-4 and C-8 (Highway Commercial) District and HC. The subject property is currently developed with a warehouse/industrial building comprised of 147,456 square feet that was built in 1974. The subject property is not currently subject to any proffers or development conditions. The northern 4.46 acres of the property would remain I-4, but would be rezoned making the property uniformly subject to proffers [including the proffered Generalized Development Plan (GDP)]. The southern 2.59 acres would be rezoned to C-8, H-C. Concurrent with the rezoning, the applicant has filed for a special exception, SE 2014-PR-040, to permit a vehicle sales, rental, and ancillary service establishment in the area requested for rezoning to C-8.

The applicant has stated that the proposed rezoning and special exception would permit an interim use to occupy a portion of the existing building on the site. The applicant believes that there will be an eventual redevelopment of the entire subject property, possibly in concert with one or more of the surrounding properties. The goal of the current applications is to accommodate a specific vehicle sales establishment (Tesla), with a unique business model (manufacturer direct sales), that has a limited window for establishing itself within Virginia (per a letter from the Commonwealth Attorney General, the business must be in operation by March 2015).

The I-4 Zoning District does not permit vehicle sales establishments. As such, the applicant seeks to rezone that portion of the existing building which is to house the proposed vehicle sales establishment to the C-8 District. In addition, the applicant is seeking approval of a concurrent special exception to permit the vehicle sales establishment. The applicant has stated that the direct sales element of the proposed vehicle sales establishment precludes the need to maintain a large, on-site inventory commonly associated with other vehicle sales establishments. The applicant has also indicated that vehicles for sale will be stored within the building and the proposed layout shows that, except for customer/employee parking and unloading of inventory, all business related activities will occur within the building.

As the warehouse was constructed in 1974, several waivers are requested from current Zoning Ordinance and Public Facility Manual requirements.

- Waiver of the 15 percent open space requirement of Sect. 4-808 of the Zoning Ordinance (ZO) to permit 11.2 percent open space in the C-8 area of the project site.
- Waiver of the 15 percent open space requirement of Sect. 5-408 of the Zoning Ordinance (ZO) to permit 8.97 percent open space in the I-4 area of the project site.
- Modification of the transitional screening requirements of Sect. 13-303 and waiver of the barrier requirements of Sect. 13-304, respectively, of the ZO, on the

northern boundary of the property, to permit the existing vegetation as shown on the Generalized Development Plan (GDP)/Special Exception (SE) Plat.

- Modification of peripheral parking lot landscaping requirement of Sect. 13-302 of the ZO in favor of maintaining existing vegetation along the eastern boundary of the subject property as shown on the GDP/SE Plat.
- Waiver of Par. 14 of Sect. 17-201 of the ZO to permit the existing street lights along Tyco Road depicted on the GDP/SE Plat.
- Waiver of Par. 4 of Sect. 17-201 of the ZO to allow only for the dedication and construction of roads as indicated on the GDP/SE Plat and in the proffers.
- Modification of Par. 11 of Sect. 11-102 of the ZO to permit parking lot surfacing to that which currently exist as shown on the GDP/SE Plat.
- Modification of the 10 percent tree canopy requirements to permit the canopy as shown on the GDP/SE Plat.

LOCATION AND CHARACTER

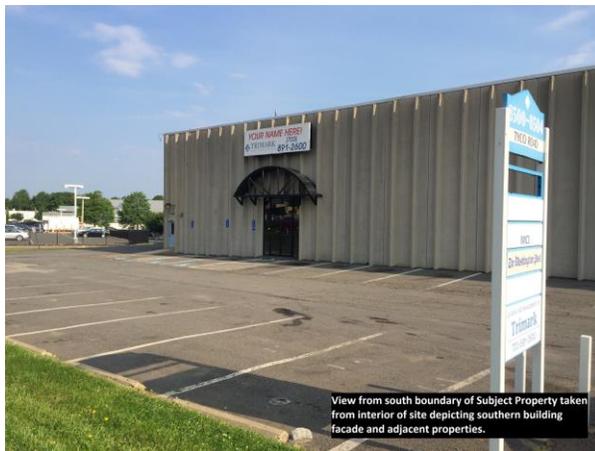


Figure 1: Front of Building



Figure 2: West Side of Building

The subject property is located at Tax Map Parcel 29-1 ((25)) 1 and 2, also known as 8500 Tyco Road. As noted earlier, the site is developed with a 147,456 square feet (SF) industrial building which was constructed in 1974 and surface parking. The site lies approximately 800 feet east of the intersection of Tyco Road and Leesburg Pike. A pair of driveways, located along the north side of Tyco Road, provides access to the on-site driveways that circle the single-story building. One hundred seventy-five surface parking spaces are accessed from these driveways. Landscaping is limited to a line of mature trees bordering the west and north property lines and a strip of grass along Tyco Road.

To the north of the subject property is the Dulles Airport Access Road (DAAR). The property to the east is zoned I-4 and is developed with industrial/commercial condominiums. The subject property's easterly driveway is a shared access with this adjoining development. One of the adjacent properties across Tyco Road, has been approved for PTC zoning under RZ/FDP 2010-PR-014D, and has recently had its site

plan approved for a high-rise residential tower. Other properties to the south of the subject site across Tyco Road are zoned I-4 and are developed with industrial/commercial centers that are occupied with a mix of retail and service uses. To the west, the properties are zoned C-7 and I-4. The C-7 property is developed with a vehicle sales establishment, while the I-4 property is developed with warehouse/distribution center uses.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Dulles Airport Access Road; Single family residences	R-1	Residential, 1-2 units
East	Industrial/commercial condominiums	I-4	Residential Mixed Use/Office
South	Approved for multifamily residential with ground floor retail; Industrial/commercial center	PTC	Transit Station Mixed Use
West	Vehicle sales establishment; Distribution center	C-7; I-4	Transit Station Mixed Use; Office

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area II

Planning District: Tysons Corner Urban Center, Tysons West

Subdistrict: North Subdistrict

Plan Map: Transit Station Mixed Use/Office

Base Plan

Auto sales and retail uses are the predominant land uses along Leesburg Pike, along with one high-rise office building. This area is developed and planned for auto sales and retail uses, as well as portions developed and planned for office use with support retail and service uses at existing intensities between 0.7 FAR and 1.3 FAR.

In the area away from Leesburg Pike, industrial and industrial flex uses are the predominant land uses. On the eastern end of Tyco Road, there is an electrical substation and a three building office complex. On Spring Hill Road, there is a fire station, post office and two office buildings. This area is planned for low intensity industrial and industrial flex uses and office use with support retail and service uses at existing intensities between 0.5 FAR and 0.7 FAR.

Since the easternmost property (Tax Map 29-1 ((1)) 67A, 68 and 69) provides a transition to the North Central District, this property should be similar in character and intensity to the North Central District properties fronting the DAAR. The property is planned for office use up to .85 FAR provided that the following conditions are met:

- Any additional structures on the subject property should be designed to be architecturally compatible with the existing office park;*
- A transportation analysis should be performed in conjunction with any development application and commitments for any improvements identified as needed to mitigate transportation impacts directly related to site generated traffic should be provided; and*
- The maximum building height is 75 feet.*

ANALYSIS

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

Title of Plan: 8500 Tyco Road

Prepared By: Vika Virginia LLC

Original & Revision Dates: May 28, 2014, as revised through October 7, 2014

The GDP/SE Plat consists of 13 sheets, 11 Civil Sheets and two Architectural Sheets. The Civil Sheets include the notes and tabulations, parking plan, conceptual interior layout of the vehicle sales establishment, existing conditions and vegetation plan, GDP/SE Plat, vehicular circulation/stripping plan (including truck turning radii information), stormwater management plan, and landscaping plans. The Architectural Sheets include two elevations/perspectives of the proposed vehicle sales establishment exterior.

Layout

The configuration of that portion of the building which is to remain I-4 will not change. Details of the interior layout proposed vehicle sales establishment are shown on Sheet C-3, while the site layout of establishment is presented on Sheet C-4 of the GDP/SE Plat. Closest to Tyco Road and adjoining the customer parking area will be the enclosed display area, sales offices, and delivery areas. In the central portion of the operation will be the service bays and wash areas. Staff notes that in accordance with Article 6, Sewer and Water Systems, of the Chapter 65, the County's Plumbing and Gas Provisions, should the vehicle washing operation utilize more than five gallons per minute, the system would need to incorporate a water recycling system as well as connect to the sanitary sewer system (as opposed to the storm drain system). To the rear of the establishment will be the interior vehicle storage area, titled "Open

Sales/Area” on the layout. It is the intent of the applicant to not store sales vehicles outdoors overnight.

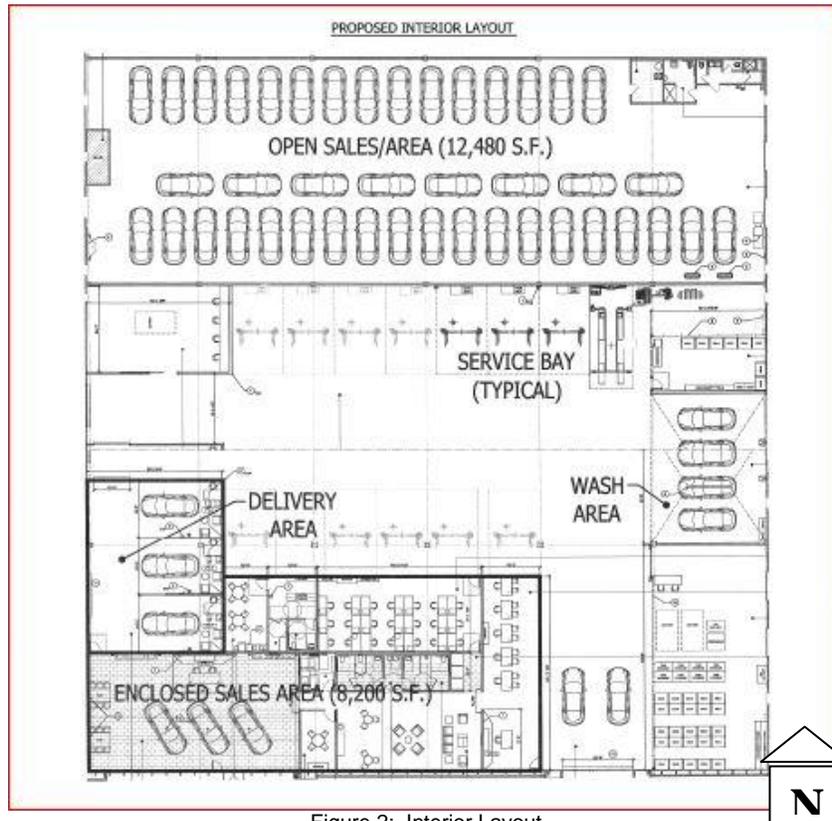


Figure 2: Interior Layout

The vehicle sales establishment will occupy 36,684 square feet of the 48,972 square feet portion of the building being rezoned to C-8. The remaining 12,288 square feet is currently occupied by a cross-fit training facility. The applicant intends to permit the facility to continue to operate until and if such time as the vehicle sales establishment needs to expand into the space.

As shown on the below layout of the entire parcel, the building is encircled with an interior driveway. The driveway accesses the surface parking areas located on all four sides of the building. (Parking along the west side of the building is limited to parallel spaces only.) The primary loading docks are located on the east side of the building, with additional doors and ramps located on the other three sides of the building as well. The larger delivery trucks unload on the east side of the building, circle around to the north, and exit utilizing the western driveway. The building is designed to be leased in segments as narrow as 60 feet wide, depending on the location of the loading bays and doors.

The subject property slopes from a high point of 385 feet (southeast corner of site, along Tyco Road) to a low point of 368 feet (northwest corner of site, bordering the DAAR). As shown in Sheet C-8 of the GDP/SE Plat, stormwater is collected by drains in the parking lot and conveyed in pipes in the County system to the northwest.

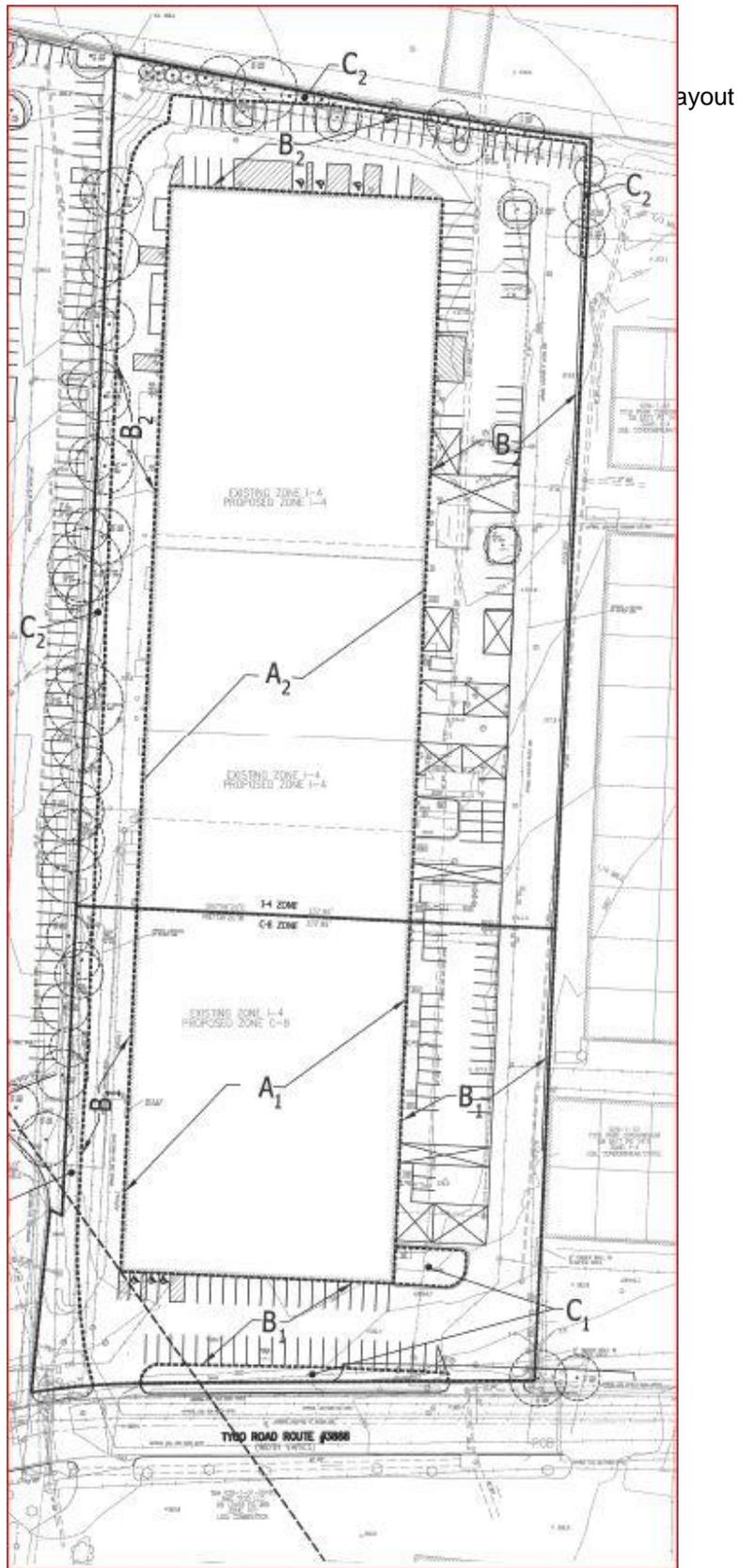


Figure 3: Parcel Layout

Land Use Analysis (Appendix 5)

The Comprehensive Plan states that the area away from Leesburg Pike in the North Subdistrict is planned for low intensity industrial and industrial flex uses and office use with support retail and service uses at existing intensities between 0.5 and 0.7 FAR. At 0.48 FAR, the existing building is below this range.

While the proposed vehicle sales establishment use would be compatible with the area's existing dealerships and low intensity industrial uses, staff raised concerns regarding other potential C-8 uses that might be as compatible with the surrounding uses and that could create adverse impacts (such traffic or parking). Subsequently, the applicant proffered a list of high trip/high parking demand uses that would be prohibited from locating in the new C-8 district (including colleges and universities, drive-in financial institutions, hotels, quick-service food stores, retail sales establishments-large, and medical care facilities). The applicant also agreed to prohibit, by way of proffers, certain high traffic/parking uses from the I-4 portion of the property. These uses include: churches, funeral homes, motor freight terminals, car washes, plant nurseries, medical care facilities, and hotels.

Staff is also recommending a condition that would limit the vehicle sales, rental and ancillary service establishment use to those businesses in which the vehicle manufacturer sells vehicles directly to consumers. Given the limited parking on site, this limitation is important as the direct sales business model calls for limited on-site inventory. In addition, from a visual perspective, the direct sales model also does not create a "sea of cars" in a transit-oriented location.

Office of Community Revitalization (Appendix 6)

Although the proposed development is envisioned as being interim, staff recommended that the applicant work within the site's existing constraints to provide possible improvements in order to further the vision for Tysons. In response to these comments, the applicant is proposing the planting of six Category IV trees (willow oaks) and installing four raised planter boxes with shrubs along the site's Tyco Road frontage. Staff believes that the addition of these vertical elements to the streetscape will create the street edge recommended by the Tysons Urban Design Guidelines. In addition, the applicant proposes façade improvements along the building's Tyco Road frontage, which will bring an updated look to the building.

Urban Forest Management Analysis (Appendix 7)

As the subject site's existing development was constructed in 1974, it does not meet current tree canopy requirements. The applicant has requested a modification of the ten percent tree canopy requirement, in favor of the plantings that are existing, as shown on the GDP/SE Plat. Given the configuration of the existing building and its parking lot and the necessity to retain the existing number of parking spaces, the options for adding meaningful tree canopy are limited. As discussed above, the applicant is proposing the addition of planter boxes along Tyco Road and a narrow planting strip along the sides C-8 portion the building. However, these plantings do not

add significantly to the 10-year tree canopy. Therefore, the applicant is seeking a modification of the ten percent tree canopy requirements to permit the canopy as shown on the GDP/SE Plat. The applicant has also committed to contribute the pro rata equivalent of 50 percent of the proposed 10-year tree canopy reduction to the County-wide Tree Preservation and Planting Fund which was established to off-set deviations from required tree canopy coverage.

Transportation Analysis (Appendix 8)

Because of the interim nature of this application, staff has not sought any streetscape improvements, right-of-way dedication, or street construction. However, at such time as the site redevelops, staff will expect that the applicant will provide these improvements in order to further the Tysons vision.

A major transportation issue identified with this application, however, was the need for an interparcel connection between the subject property and the adjoining parcel to the west, Tax Map Parcel 29-1 ((1)) 22A. Currently, the subject property and the adjoining parcel both have separate, abutting driveways. Having commercial/industrial driveways in such close proximity could generate potentially conflicting turning movements. For that reason, staff requested that the applicant provide an interparcel access between the subject site and Parcel 22A so that the existing driveways can be consolidated, which would, in turn, eliminate the potential conflict. The applicant has proffered to provide an interparcel access easement prior to approval of any site plan for Parcel 22A which implements an approved rezoning.

Stormwater Analysis (Appendix 9)

As it appears that no additional impervious areas will be added, the runoff characteristics of the subject property will remain the same and no further stormwater detention is required per the Public Facilities Manual.

ZONING ORDINANCE PROVISIONS

I-4 and C-8 Zoning

The requested rezoning from the I-4 District to the I-4 and C-8 Districts must comply with the applicable regulations of the Zoning Ordinance. The chart below compares the proposed development to the applicable district's requirements.

Bulk Standards I-4 Zoning		
Standard	Required	Provided
Lot Size	20,000 square feet	4.46 acres
Lot Width	100 feet	338 feet

Bulk Standards I-4 Zoning		
Standard	Required	Provided
Building Height	75 feet	26 feet
Front Yard	Controlled by 45° angle of bulk plane, 40 feet minimum	57 feet
Side Yards	None	52 feet
Rear Yard	None	N/A
FAR	0.50 max	0.50
Open Space	15% landscaped open space	8.97% (waiver requested)
Parking Spaces (for existing and potential, future tenants)	91	92

Bulk Standards C-8 Zoning		
Standard	Required	Provided
Lot Size	40,000 square feet	2.58 acres
Lot Width	200 feet	338 feet
Building Height	40 feet maximum	26 feet
Front Yard	Controlled by 45° angle of bulk plane, 40 feet minimum	68 feet
Side Yards	None	52 feet
Rear Yard	20 feet	N/A
FAR	0.50 max	0.44
Open Space	15% landscaped open space	11.2% (waiver requested)
Parking Spaces (for envisioned uses)	83	83

Special Exception

The applicant is requesting a vehicle sales, rental, and ancillary service establishment in a C-8 zoned property. This application must satisfy the General Special Exception Standards (Sect. 9-006), Standards for all Category 5 uses (Sect. 9-503), the Additional Standards for Vehicle Sale, Rental and Ancillary Service Establishments (Sect. 9-518), and the Highway Corridor Overlay District Use Limitations (Sect. 7-608). These standards and provisions are summarized below and contained in Appendix 10.

General Special Exception Standards (Sect. 9-006)

Paragraph 1 requires that the proposed use be in harmony with the Comprehensive Plan. As previously discussed, the applicant is reusing the existing building and therefore, the Plan language addressing redevelopment is not applicable to this application. The proposal meets the base plan language, as it is compatible with the predominant existing uses along this portion of Leesburg Pike and Tyco Road (auto sales, retail, industrial, and industrial flex uses) and it is within the planned intensity for the area (0.5 and 0.7 FAR). Therefore, staff believes that the application meets this standard.

Paragraph 2 requires that the proposed use be in harmony with the purpose and intent of the applicable zoning district regulations. The C-8 District was established to provide locations on heavily traveled collector and arterial highways for those commercial and service uses which (a) are oriented to the automobile, or (b) are uses which may require large land areas and good access, and (c) do not depend upon adjoining uses for reasons of comparison shopping or pedestrian trade. Vehicle sales, rental and ancillary service establishment uses are special exception uses in the C-8 District. Staff believes that Tyco Road is a well-traveled collector, the proposed dealership is auto-oriented, the site's two access points onto Tyco Road and circular driveway provide good access, and the dealership does not depend upon adjoin uses for comparison shopping or pedestrian trade. Staff finds that the application meets the applicable Zoning Ordinance provisions, with the exception of the requested waivers and modifications discussed below.

Paragraph 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with applicable zoning district regulations and the adopted Comprehensive Plan. It further states that 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. The subject property is surrounded by commercial/industrial development on three sides with the DAAR along its northern perimeter. Modifications have been requested for landscaping along the DAAR and the east perimeter of the surface parking lot adjoining the neighboring commercial/industrial development. The requested modification will retain the existing landscaping, which staff does not believe will create an adverse impact on the use of development of neighboring properties. As proposed and proffered, the operation of the vehicle sales establishment will not adversely impact the single family detached residences north of the DAAR or the adjoining commercial/industrial uses. Also, the proposal will provide a new façade along Tyco Road for the aging warehouse building which will present a more attractive view for the multifamily residences to be constructed across Tyco Road. For these reasons, staff believes that the proposed applicant satisfies this standard.

Paragraph 4 states that the proposed use shall be such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. The applicant has demonstrated that all truck turning movements can safely be accommodated on the property. Further, the

applicant has proffered that all loading and unloading shall occur on the subject property and shall be monitored to ensure that vehicles do not block site access points or parking access. Moreover, the applicant has proffered to prohibit a number of high trip demand uses on the subject site. By placing the previously unproffered site under proffers, staff believes that this proposal will help minimize traffic impacts to the neighborhood. Finally, staff finds that the proposed use would not significantly affect pedestrian or vehicular traffic in the area. Therefore, staff finds that the application satisfies this standard.

Paragraph 5 states that in addition to the standards which may be set forth in this Article for a particular category or use, the Board of Supervisors shall require landscaping and screening in accordance with the provisions of Article 13. As discussed in the Analysis and the Waivers and Modifications section of this report, the applicant has requested several landscaping waivers and modifications. While the applicant does plan to enhance the landscaping in the limited areas available, given the configuration of the existing building and the need to retain parking spaces, staff does not object to the approval of these waivers and modifications. With their approval, staff believes that the application meets this standard.

Paragraph 6 states that open space should be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. Both the C-8 and I-4 Zoning Districts requires that 15 percent of the gross area be landscaped open space. The applicant is providing 11.2% open space in the C-8 District and 8.97% in the I-4 District and is requesting waivers of the open space requirements for both areas. In the applicant's statement of justification, it is noted that the C-8 landscaped areas, while still under-sized, have been enlarged and enhanced as much as possible on fully developed site. For the I-4 zone, the applicant notes that no changes are proposed for this portion of the property and that the existing building and parking configuration provide little or no opportunity for increasing open space. With the approval of these waivers, staff believes that the application meets this standard.

Paragraph 7 states that adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. The site is served by public water and sewer. Because no additional impervious areas will be added, the PFM does not require any further stormwater detention.

The GDP/SE Plat includes a parking tabulation covering the entire building, both the I-4 and C-8 areas. The tabulation demonstrates that allocating 66 parking spaces to the vehicle sales establishment will not preclude adequate parking for the building's other commercial/industrial tenants. The overall parking tabulations reflect the parking demands of the existing tenants. However, several of the warehouse spaces are currently vacant. For these spaces, the applicant extrapolated warehouse uses and the corresponding parking demands. The applicant has proffered that prior to the issuance of any Non-Residential Use Permit (Non-RUP), every future tenant will demonstrate that adequate parking is available for all on-site uses.

The site plan depicts an outdoor vehicle unloading/storage area that is exclusive of the required 66 parking spaces. However, access to this unloading/storage area could be

blocked by cars parked in the six or seven spaces immediately north of the designated area. As these six or seven spaces are part of the required vehicle sales establishment's 66 parking spaces, they must remain available for the business. Staff noted that if the designated loading area could not be accessed, delivery trucks may seek alternative locations to unload (including along Tyco Road). In order to address this issue, staff is recommending a condition that the applicant control the use of these parking spaces (shown on Sheet C-7 of the GDP/SE Plat as the shaded parking spaces depicted within the proposed path of delivery trucks) so that any vehicles utilizing those spaces can be accessed and moved to facilitate unloading operations. Such methods could include designating said parking spaces for employees only and ensuring that such spaces are empty during scheduled deliveries. The condition further notes that any loading/unloading shall be prohibited from taking place along Tyco Road or within the interparcel connection between the subject property and Tax Map Parcel 29-1 ((1)) 22A. With this implementation of this development condition, staff believes the application meets this standard.

Paragraph 8 states that signs shall be regulated by the provisions of Article 12; however, the Board of Supervisors may impose more strict requirements for a given use than those set forth in this Ordinance. The GDP/SE Plat depicts five building-mounted signs on the vehicle sales establishment siding, including two logo signs, two identification signs, and one directional sign. It is not clear that these signs will meet the requirements of Article 12 and therefore, it should be noted that approval of this special exception in no way grants approval to those signs depicted on the GDP/SE Plat. As the applicant will be required to meet the provisions of Article 12 of the Zoning Ordinance when applying for sign permits, staff believes this standard is satisfied.

Standards for All Category 5 Uses (Sect. 9-503)

This application is also subject to the three additional standards for all Category 5 special exception uses.

Standard 1 states that all uses shall comply with the lot size and bulk regulations of the applicable zoning district. As shown previously, the site meets the requirements. However, the applicant has requested a waiver of open space requirement for the C-8 portion of the subject property. As previously noted, staff does not object to the approval of this waiver. This application satisfies the other lot size and bulk regulations of the C-8 zoning district.

Standard 2 stipulates that all uses shall comply with the performance standards for the applicable zoning district. The vehicle sale, rental and ancillary service establishment will be required to comply with all performance standards set forth in Article 14 of the Zoning Ordinance.

Standard 3 specifies that all uses shall be subject to the provisions of Article 17, Site Plans. A development condition noting this requirement is included in Appendix 2.

In summary, with the approval of the requested waivers and modifications described in the Waivers and Modifications section of this report and the proposed development

conditions, staff believes that the proposed use would satisfy the Standards for all Category 5 Uses.

Additional Standards for Vehicle Sale, Rental and Ancillary Service Establishments (Sect. 9-518)

Additional Standard 1 requires that outdoor storage, parking and display areas be located only on the same lot with and ancillary to a sales room, rental office or service facility, which shall be entirely enclosed on all sides. The proffered GDP/SE Plat demonstrates compliance with this standard.

Additional Standard 2 requires that the outdoor area devoted to storage, loading, parking and display of goods be limited to that area so designated on an approved special exception plat and that such areas not be used for the storage or display of vehicles that are not in operating condition. The proffered GDP/SE Plat depicts outdoor areas for vehicle loading and unloading and vehicle storage on-site. In addition to the condition regarding loading and unloading, staff is also recommending a condition regarding the prohibition of outdoor storage of non-operating vehicles. With the implementation of these conditions, staff believes this standard will be met.

Additional Standard 3 states that notwithstanding the bulk regulations of the zoning district in which located, any such outdoor area that is located on the ground and is open to the sky may be located in any required yard but not nearer to any front lot line than ten (10) feet, except as may be qualified by the provisions of Article 13. This standard also states that all structures shall be subject to the bulk regulations of the zoning district in which located, except structures which are completely underground may be located in any required yard, but not closer than one (1) foot to any lot line. None of the proposed outdoor loading or storage areas are within 10 feet of the subject property front line (Tyco Road). The existing structure meets the bulk regulations of the C-8 zone. Staff finds that this standard is satisfied.

Additional Standard 4 states that vehicle sales establishments must be provided with safe and convenient access to a street. Furthermore, if any outdoor area is located contiguous to a street, the street side of the outdoor area must be curbed, and ingress and egress must be provided only through driveway openings through the curb of such dimension, location and construction as may be approved by the Director in accordance with the Public Facilities Manual. As discussed in the Analysis portion of this report, the site has safe and convenient access to Tyco Road from two existing driveways. None of the outdoor operations are contiguous to a street. Staff believes this standard has been met.

Additional Standard 5 states that all outdoor areas, including aisles and driveways, must be constructed and maintained with an approved surface in accordance with Par. 11 of Sect. 11-102, and must be improved in accordance with construction standards presented in the Public Facilities Manual. The applicant proposes to utilize the existing asphalt parking lots, driveways, and aisles constructed with the warehouse building for the vehicle sales establishment. The applicant has requested a waiver from Par. 11 of Sect. 11-102 as no reconstruction of these asphalt areas are being planned as part of

this SE. The applicant notes that the proposed vehicle sales establishment will be less intense than many of the currently permitted industrial uses and as such, repaving the lots for this interim use does not seem reasonable. Staff supports the requested waiver. Staff is also recommending a condition that prior to occupancy, restriping shall be completed to comply with handicap parking requirements and to delineate parking and loading areas as shown on the GDP/SE Plat.

Additional Standard 6 states that all lighting fixtures used to illuminate such outdoor areas must be in conformance with the performance standards for outdoor lighting set forth in Part 9 of Article 14. The applicant does not intend to leave any vehicles outdoors overnight and therefore does not plan to install any outdoor lighting other than lighting associated with the building, such as doorway lights and signage. Staff is recommending a condition that at site plan review, the applicant must demonstrate compliance with the performance standards of Article 14, which include the Outdoor Lighting Standards contained in Sect. 14-900.

Additional Standard 7 does not apply to the C-8 District and therefore is not applicable to this application.

Additional Standard 8 applies only to the PTC District and therefore is not applicable to this application.

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

The HC Overlay District puts additional restrictions on certain automobile oriented uses, including drive-in financial institutions, fast food restaurants, quick-service food stores, service stations and service station/mini-marts. The overlay district includes the southwest corner of the subject property, affecting part of the area that is proposed to be rezoned to C-8. (The overlay district does not extend onto any of the remnant I-4 area.) The area is currently developed with the building's western driveway and part of its surface parking lot.

Besides not including any portion of the existing building, the HC designation will have minimal effect on this application as:

- The applicant has proposed proffers that prohibit drive-in financial institutions and quick-service food stores from locating in the rezoned C-8 area;
- Service stations and service station/mini-marts require special exceptions in the C-8 zone; and
- In the C-8 zone, fast food restaurants are subject to use limitations that require that they be located in shopping centers (the existing building is not considered a shopping center).

Waivers and Modifications

- Waiver of the 15 percent landscaped open space requirement of Sect. 4-808 of the Zoning Ordinance (ZO) to permit 11.2 percent open space in the C-8 area of the project site.

The landscaped open space being provided in the C-8 portion of the subject property is limited to the narrow landscaped buffers which abut Tyco Road, the east and west sides of the building, and the west property line. In addition, there is a landscaped island within the east parking lot. Although these landscaped areas are limited in size, they represent increases and enhancements to the present open space situation. The Tyco Road landscaping is currently a strip of lawn. The proffered GDP/SE Plat proposes the planting of six to eight Category IV trees and for planter boxes with shrubs. The two eight-foot wide planting areas abutting the building to the east and west are to be planted with smaller trees, which will create new landscaped areas. The landscaped island in the east parking lot will be increased by approximately 160 square feet. Given the configuration of the existing building and parking, and considering the proposed landscaping efforts, staff does not object to this waiver request.

- Waiver of the 15 percent landscaped open space requirement of Sect. 5-408 of the Zoning Ordinance (ZO) to permit 8.97 percent open space in the I-4 area of the project site.

The portion of the subject property that is retaining its I-4 zoning will not meet the current 15 percent landscaped open space requirement. Given that no changes are proposed for this portion of the property and given that the existing building and parking configuration provide little or no opportunity for increasing open space, staff does not object to this waiver.

- Modification of the transitional screening requirements of Sect. 13-303 and waiver of the barrier requirements of Sect. 13-304, respectively, of the ZO, on the northern boundary of the property, to permit the existing vegetation as shown on the GDP/SE Plat.

The subject property is bordered by the DAAR along its northern perimeter. The waiver would allow the existing row of mature trees along the highway be utilized to meet the screening and barrier requirements. As proposed and proffered, staff does not believe that the operation of the vehicle sales establishment will adversely impact the single family residences north of the DAAR. In addition, staff believes the proposed application will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair their value. As such, staff supports this waiver.

- Modification of peripheral parking lot landscaping requirement of Sect. 13-302 of the ZO in favor of maintaining existing vegetation along the eastern boundary of the subject property as shown on the GDP/SE Plat.

Peripheral parking lot landscaping can be modified where such waiver or modification will not have any deleterious effect on the existing or planned development of adjacent properties. To the east of the subject property is a commercial/industrial condominium development that shares an access easement with the subject property. Staff believes that modifying the required peripheral parking lot landscaping will not have any deleterious effect on the adjoining development. In fact, providing such landscaping may actually interfere with utilization of the shared access easement. Therefore, staff supports the requested modification to the existing vegetation as shown on the GDP/SE Plat.

- Waiver of Par. 14 of Sect. 17-201 of the ZO to permit the existing street lights along Tyco Road depicted on the GDP/SE Plat.

As noted in the Analysis portion of this report, the applicant is seeking a waiver of the streetscape improvements and right-of-way dedication along Tyco Road. The applicant notes that the proposed zoning is merely to permit a new use within the existing building; no redevelopment of the site is proposed. As such, the applicant requests that the requirement for the installation of new street lights along Tyco be waived to permit the existing lights to remain. Staff supports this request. However, staff is recommending a condition that the project's exterior on-site lighting comply with the Outdoor Lighting Standards contained in Sect. 14-900 of the Zoning Ordinance as determined at site plan review.

- Waiver of Par. 4 of Sect. 17-201 of the ZO to allow only for the dedication and construction of roads as indicated on the GDP/SE Plat and in the proffers.

As noted in the Analysis portion of this report, the applicant is seeking a waiver of dedication and construction of roads that are shown in the Comprehensive Plan. The applicant notes that the proposed zoning is merely to permit a new use within the existing building; no redevelopment of the site is proposed. As such, the applicant requests that the requirement for the dedication and construction of the Plan's grid of streets be waived to permit the existing street, Tyco Road to remain in its present state. Staff supports this request.

- Modification of Par. 11 of Sect. 11-102 of the ZO to permit parking lot surfacing to that which currently exist as shown on the GDP/SE Plat.

The vehicle sales establishment is proposing to utilize the existing asphalt parking lots, driveways, and aisles constructed with the warehouse building. No reconstruction of these facilities is being planned as part of this proposal. As conditioned, restriping will be done to comply with handicap parking requirements and to delineate parking and loading areas as shown on the GDP/SE. Staff believes that the current industrial parking lot surfaces will serve the proposed vehicle sales establishment and supports the requested modification.

- Modification of the 10 percent tree canopy requirements to permit the canopy shown on shown on the GDP/SE Plat.

The PFM permits deviations from tree preservation targets if certain site conditions exist that justify such deviations. In this case, the existing building and parking configuration precludes the planting of on-site trees. The applicant has proffered a contribution to the Tree Preservation and Planting Fund to go towards off-site tree canopy development. With this commitment, staff supports this modification.

Other Requested Waivers and Modifications

The remaining requested waivers and modifications should be addressed at the time of the site plan review as staff does not have sufficient information to evaluate those requests at this time.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

As discussed in staff's report, the proposed rezoning and special exception permit reuse of a portion of an existing warehouse with façade and other improvements with minimal adverse impacts to surrounding development. In staff opinion, the proposed rezoning and special exception are consistent with the adopted Comprehensive Plan and meets applicable provisions of the Zoning Ordinance with the execution of draft proffers attached in Appendix 1 and with the adoption of the proposed development conditions set forth in Appendix 2.

Staff Recommendations

Staff recommends approval of RZ 2014-PR-013, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of SE 2014-PR-040, subject to the development conditions contained in Appendix 2 and the Board's approval of RZ 2014-PR-013.

Staff recommends approval of the following modifications and waivers:

- Waiver of the 15 percent open space requirement of Sect. 4-808 of the Zoning Ordinance (ZO) to permit 11.2 percent open space in the C-8 area of the subject site.
- Waiver of the 15 percent open space requirement of Sect. 5-408 of the Zoning Ordinance (ZO) to permit 8.97 percent open space in the I-4 area of the subject site.

- Modification of the transitional screening requirements of Sect. 13-303 and waiver of the barrier requirements of Sect. 13-304, respectively, of the ZO, on the northern boundary of the property, to permit the existing vegetation as shown on the GDP/SE Plat.
- Modification of peripheral parking lot landscaping requirement of Sect. 13-302 of the ZO in favor of maintaining existing vegetation along the eastern boundary of the subject property as shown on the GDP/SE Plat.
- Waiver of Par. 14 of Sect. 17-201 of the ZO to permit the existing street lights along Tyco Road depicted on the GDP/SE Plat.
- Waiver of Par. 4 of Sect. 17-201 of the ZO to allow only for the dedication and construction of roads as indicated on the GDP/SE Plat and in the proffers.
- Modification of Par. 11 of Sect. 11-102 of the ZO to permit parking lot surfacing to that which currently exist as shown on the GDP/SE Plat.
- Modification of the 10 percent tree canopy requirements to permit the canopy as shown on the GDP/SE Plat.

APPENDICES

1. Draft Proffers
2. Proposed SE Conditions
3. Affidavits
4. Applicant's Statements of Justification
5. Land Use Analysis
6. Office of Community Revitalization Analysis
7. Urban Forestry Analysis
8. Transportation Analysis
9. Stormwater Management Analysis
10. Selected Excerpts from the Zoning Ordinance
11. Glossary of Terms

DRAFT PROFFERS**TYSONS WEST ASSEMBLAGE, LLC****RZ 2014-PR-013****October 20, 2014**

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Tysons West Assemblage, LLC, (hereinafter referred to as the “Applicant”), for itself, successors and assigns in RZ 2014-PR-013, filed for property identified as Tax Map 29-1 ((25)) 1 and 2 (hereinafter referred to as the “Application Property”) hereby proffers that the development of the Application Property shall be in accordance with the following proffers, provided that the Board of Supervisors approves RZ 2014-PR-013 and SE 2014-PR-040. These proffers shall supersede and replace all previously approved proffers and conditions that may be applicable to the Application Property.

1. GENERALIZED DEVELOPMENT PLAN

- A. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance, (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the Generalized Development Plan/Special Exception Plat (“GDP/SE Plat”) consisting of eleven (11) sheets, prepared by VIKA Virginia, LLC dated May 28, 2014 as revised through October 7, 2014.
- B. Subject to the provisions of Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP/SE Plat may be permitted as determined by the Zoning Administrator.

2. USES

- A. As shown on the GDP/SE Plat, the Application Property is an existing building with 147,074 square feet of gross floor area.
- B. Approximately 2.59 acres of the Application Property shall be zoned to the C-8 District as shown on the GDP/SE Plat (the “C-8 Property”). Permitted uses on the C-8 Property shall include the following:
 - (i) All uses permitted in the C-8 District with the exception of the following uses which shall be prohibited:
 - a. Churches
 - b. Colleges, universities
 - c. Cultural centers, museums

- d. Drive-in financial institutions
 - e. Drive-through pharmacy
 - f. Fast food restaurants with drive-through
 - g. Funeral homes
 - h. Hotels, motels
 - i. Quick-service food stores
 - j. Retail sales establishments-large
- (ii) Up to 49,144 square feet of vehicle sales, rental, and ancillary service establishment use.
- (iii) Additional special exception or special permit uses on the C-8 Property may be permitted with approval of a special exception or special permit, as applicable, without necessitating a proffered condition amendment (“PCA”), so long as the layout is in substantial conformance with the GDP/SE Plat. The following special permit or special exception uses shall be prohibited:
- a. Car washes as a principal use
 - b. Retreat houses
 - c. Medical care facilities
 - d. Golf courses
 - e. Marinas
- C. Approximately 4.50 acres of the Application Property shall be zoned to the I-4 District as shown on the GDP/SE Plat (the “I-4 Property”). Permitted uses on the I-4 Property shall include the following:
- (i) All uses permitted in the I-4 District with the exception of the following uses which shall be prohibited:
 - a. Churches
 - b. Crematory
 - c. Funeral homes
 - d. Motor freight terminals

- e. Vehicle transportation service establishments upon the issuance of a Non-Residential Use Permit (Non-RUP) for a vehicle sales, rental, and ancillary service establishment on the C-8 Property.
- (ii) Additional special exception or special permit uses on the I-4 Property may be permitted with approval of a special exception or special permit, as applicable, without necessitating a PCA, so long as the layout is in substantial conformance with the GDP/SE Plat. The following special exception or special permit uses shall not be permitted on the Application Property:
- a. All Category 2 – Heavy Public Utility Uses
 - b. Car washes
 - c. Golf courses
 - d. Marinas
 - e. Plant nurseries
 - f. Retreat houses
 - g. Medical Care Facilities
 - h. Hotels, motels

3. LANDSCAPING AND SCREENING

The Applicant shall provide landscaping in substantial conformance with Sheet C-9 of the GDP/SE Plat. The exact number and spacing of trees and other plant material shall be submitted at time of final site plan review and shall be subject to review and approval of the Urban Forest Management Division, Department of Public Works and Environmental Services (DPWES) to confirm that it is in substantial conformance with the GDP/SE Plat. Adjustments to the type and location of plantings shall be permitted to avoid conflicts with utilities and other site engineering considerations. Landscaping shall be installed no later twelve (12) months from the date of approval of this rezoning. The Applicant shall replace any landscaping that is removed to facilitate maintenance or repair of utilities. Installation of the landscaping shall not preclude the issuance of Non-RUPs on the Application Property.

4. PARKING

- A. Parking on the Subject Property shall be provided in accordance with Article 11 and as shown on the GDP/SE Plat. Pursuant to Section 11-101 of the Zoning Ordinance, the Applicant shall have the right to reduce the

number of off-street parking spaces required by Article 11 subject to approval of a parking redesignation plan pursuant to Paragraph 12 of section 11-102 of the Zoning Ordinance.

- B. Prior to the issuance of any future Non-RUP, the Applicant shall provide a parking tabulation approved by DPWES to demonstrate that there is adequate parking on the Application Property for all proposes uses.

5. LOADING

- A. All loading shall occur on the Application Property. The Applicant shall monitor loading and unloading operations to ensure that vehicles do not block site access points or parking areas.
- B. All loading and unloading for a vehicle sales, rental, and ancillary service establishment shall occur with in the area defined on the GDP/SE Plat.

6. INTERPARCEL CONNECTION

The Applicant shall provide interparcel access to the property identified as Fairfax County Tax Map 29-1 ((1)) 22A (“Parcel 22A”) as generally shown on the GDP/SE Plat, subject to the approval of the owner of Parcel 22A, in the form of an easement that is acceptable to the Fairfax County Attorney. Such easement shall be provided prior to approval of a site plan for Parcel 22A that implements an approved rezoning.

7. TIMING OF IMPROVEMENTS

Notwithstanding the foregoing, upon demonstration that, despite diligent efforts or due to factors beyond the Applicant’s control, proffered commitments have been delayed beyond the timeframes specified herein, the Zoning Administrator may agree to a later date for completion of such commitments.

8. SUCCESSORS AND ASSIGNS

These proffers shall bind and inure to the benefit of the Applicant and its successors or assigns.

9. COUNTERPARTS

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

APPLICANT/TITLE OWNER OF TAX MAP 29-1
((25)) 1

TYSONS WEST ASSEMBLAGE, LLC

By: _____

Aaron J. Georgelas

Its: Manager

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 29-1 ((25)) 2

MCIMETRO ACCESS TRANSMISSION
SERVICES OF VIRGINIA, INC.

By: _____
Its: _____

[SIGNATURES END]

Development Conditions**SE 2014-PR-040****Tyson's West Assemblage LLC****October 22, 2014**

If it is the intent of the Board of Supervisors to approve Special Exception SE 2014-PR-040 located at 8500 Tyco Road (Tax Map No. 29-1 ((25)) 1 part) for a vehicle sales, rental, and ancillary service establishment pursuant to Sect. 9-501 of the Fairfax County Zoning Ordinance, the 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. A copy of the Special Exception conditions and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
3. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
4. This Special Exception (SE) 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 SE shall be in substantial conformance with the approved SE entitled GDP/SE 8599 Tyco Road, prepared by Vika Virginia LLC, revised through October 7, 2014 and these conditions. Minor modifications to the approved SE may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. The vehicle sales, rental, and ancillary service establishment use shall be limited to those establishments in which the vehicle manufacturer sells vehicles directly to consumers.
6. Approval of the SE in no way grants approval to any sign depicted on the GDP/SE Plat. All signs shall comply with all applicable provisions of Article 12, Signs, of the Zoning Ordinance.
7. The vehicle sales, rental, and ancillary service establishment shall comply with all applicable provisions of Article 14, Performance Standards, of the Zoning Ordinance.

8. The area devoted to vehicle storage and display shall be limited to that area so designated on the GDP/SE Plat. The outdoor storage of non-operational vehicles shall be prohibited.
9. Prior to the issuance of the Non-Residential Occupancy Permit, restriping shall be completed to comply with handicap parking requirements and to delineate parking and loading areas as shown on the GDP/SE Plat.
10. The applicant shall control, through signage or other means, the use of the parking spaces (shown on Sheet C-7 of the GDP/SE Plat as the shaded parking spaces depicted within the proposed path of delivery trucks) so that any vehicles utilizing those spaces can be accessed and moved to facilitate unloading operations. Such means could include designating said parking spaces for employees only and ensuring that such spaces are empty during scheduled deliveries. No loading or unloading shall be permitted along Tyco Road or within the interparcel connection between the subject property and Tax Map Parcel 29-1 ((1)).

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.

The approval of this special exception does not interfere with abrogate or amend any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established 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: October 10, 2014
 (enter date affidavit is notarized)

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

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 126660 a

in Application No.(s): RZ 2014-PR-013
 (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)
~ Tysons West Assemblage, LLC ~ Agents: Aaron J. Georgelas Theodore J. Georgelas	8405 Greensboro Drive, #P130 McLean, VA 22102	Applicant/Title Owner of Tax Map 29-1 ((25)) 1 (formerly 29-1 ((1)) 18 pt.)
~ MCImetro Access Transmission Services of Virginia, Inc. ~ Agents: James E. Tousignant Gary R. Hucka Douglas M. Dale ~ John M. Vazquez	One Verizon Way Basking Ridge, NJ 07920	Title Owner of Tax Map 29-1 ((25)) 2

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

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

Rezoning Attachment to Par. 1(a)

DATE: October 10, 2014
 (enter date affidavit is notarized)

for Application No. (s): RZ 2014-PR-013
 (enter County-assigned application number (s))

V26660a

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
· Walsh, Colucci, Lubeley & Walsh, P.C. Agents: · Martin D. Walsh · Lynne J. Strobel · Timothy S. Sampson · M. Catharine Puskar · Sara V. Mariska · G. Evan Pritchard · Andrew A. Painter · Matthew J. Allman · Elizabeth D. Baker · Inda E. Stagg · Elizabeth A. Nicholson	2200 Clarendon Boulevard Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent
· VIKA, Incorporated Agents: · John F. Amatetti · Robert R. Cochran · P. Christopher Champagne · Stephen E. Crowell · Michael R. Congleton	8180 Greensboro Drive Suite 200 McLean, VA 22102	Engineer/Agent
· VIKA Virginia, LLC Agents: · John F. Amatetti · Robert R. Cochran · P. Christopher Champagne · Stephen E. Crowell · Michael R. Congleton	8180 Greensboro Drive Suite 200 McLean, VA 22102	Engineer/Agent
· The Aisling Group, LLC Agents: · Luke M. Vaughn · Jason T. Tipton	203 N. Patrick Street Alexandria, VA 22314	Consultant/Agent

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

Rezoning Attachment to Par. 1(a)

DATE: October 10, 2014
(enter date affidavit is notarized)

for Application No. (s): RZ 2014-PR-013
(enter County-assigned application number (s))

12660a

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
McGuireWoods LLP	1750 Tysons Boulevard, Suite 1800 McLean, Virginia 22102	Attorneys/Planners/Agent for MCImetro Access Transmission Services of Virginia, Inc.
Agents: Scott E. Adams Lianne E. Childress David R. Gill Jonathan P. Rak Gregory A. Riegler Kenneth W. Wire Sheri L. Akin Lori R. Greenlief		Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent

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

REZONING AFFIDAVIT

DATE: October 10, 2014
(enter date affidavit is notarized)

126660a

for Application No. (s): RZ 2014-PR-013
(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)

Tyson's West Assemblage, LLC
8405 Greensboro Drive, #P130
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 SHAREHOLDERS: (enter first name, middle initial, and last name)

Managers: Aaron J. Georgelas and Theodore J. Georgelas. Members: Aaron J. Georgelas and Alison M. Georgelas, Tenants by the Entirety; Theodore J. Georgelas and Rachel S. Georgelas, Tenants by the Entirety; Anthony Georgelas and Carol C. Georgelas, Tenants by the Entirety; Jonathan M. Adler and Jill E. Adler, Tenants by the Entirety.

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: October 10, 2014
(enter date affidavit is notarized)

for Application No. (s): RZ 2014-PR-013
(enter County-assigned application number (s))

126660a

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

Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Michael J. Coughlin, Peter M. Dolan, Jr., Jay du Von, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael J. Kalish, Michael D. Lubeley, J. Randall Minchew, G. Evan Pritchard, M. Catharine Puskar, John E. Rinaldi, Kathleen H. Smith, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

=====

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

=====

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

=====

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

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

Rezoning Attachment to Par. 1(b)

DATE: October 10, 2014
(enter date affidavit is notarized)

126660a

for Application No. (s): October 10, 2014
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

=====

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

=====

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
The Aisling Group, LLC
203 N. Patrick Street
Alexandria, VA 22314

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)

Luke M. Vaughn
Jason T. Tipton
Jordan S. Karp

=====

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: October 10, 2014
(enter date affidavit is notarized)

for Application No. (s): October 10, 2014
(enter County-assigned application number (s))

126660a

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

MCImetro Access Transmission Services of Virginia, Inc.
One Verizon Way
Basking Ridge, NJ 07920

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)

MCImetro Access Transmission Services LLC

=====

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

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

Christopher M. Formant, President & CEO, Director; Matthew D. Ellis, Treasurer; Paul L. Mattiola, VP-Taxes; Christy K. Reyes, Assist Secretary; John Townsend, SVP & CFO; Steven Tugentman, SVP, General Counsel & Secretary; John Townsend, Director; Russell G. Wood, Jr., Assist Secretary; James E. Tousignant, Director – Real Estate Portfolio Management; [continued]

=====

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

MCImetro Access Transmission Services of Virginia, Inc. [officers/directors, continued]
One Verizon Way
Basking Ridge, NJ 07920

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.)

Gary R. Hucka, Senior Consultant–Real Estate Portfolio Management; Douglas M. Dale, Senior Consultant–Real Estate Portfolio Management; John M. Vazquez, SVP–Real Estate

(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: October 10, 2014
(enter date affidavit is notarized)

for Application No. (s): RZ 2014-PR-013
(enter County-assigned application number (s))

126160a

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

MCImetro Access Transmission Services LLC
One Verizon Way
Basking Ridge, NJ 07920

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)

Verizon Business Network Services Inc.,

=====

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

Christopher M. Formant, President & CEO, Director; Matthew D. Ellis, Treasurer; Paul L. Mattiola, VP-Taxes; Christy K. Reyes, Assist Secretary; John Townsend, SVP & CFO; Steven Tugentman, SVP, General Counsel & Secretary; John Townsend, Director; Russell G. Wood, Jr., Assist Secretary

=====

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

Verizon Business Network Services Inc.
One Verizon Way
Basking Ridge, NJ 07920

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)

MCI Communications Corporation

=====

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

Christopher M. Formant, President & CEO, Director; Matthew D. Ellis, Treasurer; Paul L. Mattiola, VP-Taxes; Christy K. Reyes, Assist Secretary; John Townsend, SVP & CFO; Steven Tugentman, SVP, General Counsel & Secretary; John Townsend, Director; Russell G. Wood, Jr., Assist Secretary

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

Rezoning Attachment to Par. 1(b)

DATE: October 10, 2014
(enter date affidavit is notarized)

126660a

for Application No. (s): RZ 2014-PR-013
(enter County-assigned application number (s))

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

MCI Communications Corporation
One Verizon Way
Basking Ridge, NJ 07920

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)

Verizon Business Global LLC

=====

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

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

Christopher M. Formant, President & CEO, Director; Matthew D. Ellis, Treasurer; Paul L. Mattiola, VP-Taxes; Christy K. Reyes, Assist Secretary; John Townsend, SVP & CFO; Steven Tugentman, SVP, General Counsel & Secretary; John Townsend, Director; Russell G. Wood, Jr., Assist Secretary-

=====

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

Verizon Business Global LLC
One Verizon Way
Basking Ridge, NJ 07920

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)

Verizon Communications Inc.

=====

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

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

Christopher M. Formant, President & CEO, Director; Matthew D. Ellis, Treasurer; Paul L. Mattiola, VP-Taxes; Christy K. Reyes, Assist Secretary; John Townsend, SVP & CFO; Steven Tugentman, SVP, General Counsel & Secretary; John Townsend, Director; Russell G. Wood, Jr., Assist Secretary-

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

Rezoning Attachment to Par. 1(b)

DATE: October 10, 2014
(enter date affidavit is notarized)

for Application No. (s): RZ 2014-PR-013
(enter County-assigned application number (s))

126660a

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

Verizon Communications Inc.
One Verizon Way
Basking Ridge, NJ 07920

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)

Publicly traded on the NYSE.

=====

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)

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.)

David J. Small, President, Director; Paul L. Mattioli, VP; Michelle C. Ifill, Secretary, Director; Matthew D. Ellis, Treasurer; John Townsend, Director

(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: October 10, 2014
(enter date affidavit is notarized)

12660a

for Application No. (s): RZ 2014-PR-013
(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)

McGuire Woods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

(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**)

- | | | |
|-------------------------|-----------------------|-----------------------|
| Adams, John D. | Blank, Jonathan T. | Cason, Alan C. |
| Alphonso, Gordon R. | Boardman, J. K. | Chaffin, Rebecca S. |
| Anderson, Arthur E., II | Boland, J. W. | Chapman, Jeffrey J. |
| Anderson, Mark E. | Brenner, Irving M. | Cockrell, Geoffrey C. |
| Andre-Dumont, Hubert | Brooks, Edwin E. | Collins, Darren W. |
| Bagley, Terrence M. | Brose, R. C. | Covington, Peter J. |
| Barger, Brian D. | Burk, Eric L. | Cramer, Robert W. |
| Becker, Scott L. | Busch, Stephen D. | Cromwell, Richard J. |
| Becket, Thomas L. | Cabaniss, Thomas E. | Culbertson, Craig R. |
| Belcher, Dennis I. | Cacheris, Kimberly Q. | Cullen, Richard (nmi) |
| Bell, Craig D. | Cairns, Scott S. | Daglio, Michael R. |
| Bilik, R. E. | Capwell, Jeffrey R. | De Ridder, Patrick A. |

(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 Attachment to Par. 1(c)

DATE: October 10, 2014
(enter date affidavit is notarized)

for Application No. (s): RZ 2014-PR-013
(enter County-assigned application number (s))

126660a

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

McGuire Woods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

[CONTINUED]

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

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

Dickerman, Dorothea W.
DiMattia, Michael J.
Dooley, Kathleen H.
Downing, Scott P.
Edwards, Elizabeth F.
Ensing, Donald A.
Ey, Douglas W., Jr.
Farrell, Thomas M.
Feller, Howard (nmi)
Finger, Jon W.
Finkelson, David E.
Foley, Douglas M.
Fox, Charles D., IV
Franklin, Ronald G.
Fratkin, Bryan A.
Freedlander, Mark E.
Freeman, Jeremy D.
Fuhr, Joy C.
Gambill, Michael A.
Glassman, Margaret M.
Glickson, Scott L.
Gold, Stephen (nmi)
Goldstein, Philip (nmi)
Grant, Richard S.
Greenberg, Richard T.
Greene, Christopher K.
Greenspan, David L.
Gresham, A. B.
Grieb, John T.

Harmon, Jonathan P.
Harmon, T. C.
Hartsell, David L.
Hatcher, J. K.
Hayden, Patrick L.
Hayes, Dion W.
Heberton, George H.
Hedrick, James T., Jr.
Hilton, Robert C.
Horne, Patrick T.
Hornyak, David J.
Hosmer, Patricia F.
Hutson, Benne C.
Isaf, Fred T.
Jackson, J. B.
Jewett, Bryce D., III
Jordan, Hilary P.
Justus, J. B.
Kahn, Brian A.
Kanazawa, Sidney K.
Kane, Matthew C.
Kang, Franklin D.
Kannensohn, Kimberly J.
Katsantonis, Joanne (nmi)
Keeler, Steven J.
Kilpatrick, Gregory R.
King, Donald E.
Kittrell, Steven D.
Kobayashi, Naho (nmi)

Konia, Charles A.
Kratz, Timothy H.
Kromkowski, Mark A.
Krueger, Kurt J.
Kutrow, Bradley R.
La Fratta, Mark J.
Lamb, Douglas E.
Lias-Booker, Ava E.
Little, Nancy R.
Long, William M.
Manning, Amy B.
Marianes, William B.
Marshall, Gary S.
Marshall, Harrison L., Jr.
Marsico, Leonard J.
Martin, Cecil E., III
Martin, George K.
Martinez, Peter W.
Mason, Richard J.
Mathews, Eugene E., III
Mayberry, William C.
McDonald, John G.
McFarland, Robert W.
McGinnis, Kevin A.
McIntyre, Charles W.
McKinnon, Michele A.
McLean, David P.
McLean, J. D.
McRill, Emery B.

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

Rezoning Attachment to Par. 1(c)

DATE: October 10, 2014
(enter date affidavit is notarized)

for Application No. (s): RZ 2014-PR-013
(enter County-assigned application number (s))

12660a

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

McGuire Woods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

[CONTINUED]

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

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

Michalik, Christopher M.
Milianti, Peter A.
Miller, Amy E.
Moldovan, Victor L.
Muckenfuss, Robert A.
Mullins, P. T.
Murphy, Sean F.
Nahal, Hardeep S.
Natarajan, Rajsekhar (nmi)
Neale, James F.
Nesbit, Christopher S.
Newhouse, Philip J.
O'Grady, John B.
Oakey, David N.
Older, Stephen E.
Oostdyk, Scott C.
Padgett, John D.
Parker, Brian K.
Perzek, Philip J.
Phillips, Michael R.
Pryor, Robert H.
Pusateri, David P.
Rak, Jonathan P.
Reid, Joseph K., III
Richardson, David L.
Riegle, Gregory A.

Riley, James B., Jr.
Riopelle, Brian C.
Roberts, Manley W.
Robinson, Stephen W.
Roesenthaler, Michael J.
Rogers, Marvin L.
Rohman, Thomas P.
Ronn, David L.
Rosen, Gregg M.
Rust, Dana L.
Satterwhite, Rodney A.
Scheurer, P. C.
Schewel, Michael J.
Schmidt, Gordon W.
Sellers, Jane W.
Sethi, Akash D.
Shelley, Patrick M.
Simmons, L. D., II
Simmons, Robert W.
Slaughter, D. F.
Slone, Daniel K.
Spahn, Thomas E.
Spitz, Joel H.
Spivey, Angela M.
Stallings, Thomas J.
Steen, Bruce M.

Stein, Marta A.
Stone, Jacquelyn E.
Swan, David I.
Symons, Noel H.
Tackley, Michael O.
Tarry, Samuel L., Jr.
Thanner, Christopher J.
Thornhill, James A.
Van Horn, James E.
Vaughn, Scott P.
Vick, Howard C., Jr.
Viola, Richard W.
Wade, H. L., Jr.
Walker, John T., IV
Walker, Thomas R.
Walker, W. K., Jr.
Westwood, Scott E.
Whelpley, David B., Jr.
White, H. R., III
White, Walter H., Jr.
Wilburn, John D.
Williams, Steven R.
Woodward, Michael B.
Wren, Elizabeth G.

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

REZONING AFFIDAVIT

DATE: October 10, 2014
(enter date affidavit is notarized)

12660a

for Application No. (s): RZ 2014-PR-013
(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: October 10, 2014
(enter date affidavit is notarized)

for Application No. (s): RZ 2014-PR-013
(enter County-assigned application number(s))

126660a

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.)

- Within the twelve-month period prior to the public hearing, Theodore J. Georgelas donated in excess of \$100 to Pat Herry for Supervisor.
- Within the past 12 months, Luke M. Vaughn of The Aisling Group, LLC, a consultant/agent listed in Sections 1(a) and 1(b) of this affidavit, provided political consultant services to Chairman Sharon Bulova.

(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

Applicant's Authorized Agent

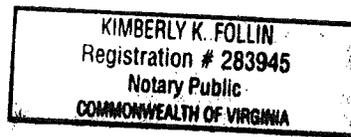
Sara V. Mariska, attorney/agent

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

Subscribed and sworn to before me this 10 day of October, 2014, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015



SPECIAL EXCEPTION AFFIDAVIT

DATE: October 10, 2014
 (enter date affidavit is notarized)

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

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 126159a

in Application No.(s): SE 2014-PR-040
 (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)
\ Tysons West Assemblage, LLC Agents: Aaron J. Georgelas \ Theodore J. Georgelas	8405 Greensboro Drive, #P130 McLean, VA 22102	Applicant/Title Owner of Tax Map 29-1 ((25)) 1 (formerly 29-1 ((1)) 18 pt.)
\ The Aisling Group, LLC Agents: Luke M. Vaughn \ Jason T. Tipton	203 N. Patrick Street Alexandria, VA 22314	Consultant/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 Attachment to Par. 1(a)

DATE: October 10, 2014
 (enter date affidavit is notarized)

for Application No. (s): SE 2014-PR-040
 (enter County-assigned application number (s))

126159a

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Walsh, Colucci, Lubeley & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson	2200 Clarendon Boulevard Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent
VIKA, Incorporated Agents: John F. Amatetti Robert R. Cochran P. Christopher Champagne Stephen E. Crowell Michael R. Congleton	8180 Greensboro Drive Suite 200 McLean, VA 22102	Engineer/Agent
VIKA Virginia, LLC Agents: John F. Amatetti Robert R. Cochran P. Christopher Champagne Stephen E. Crowell Michael R. Congleton	8180 Greensboro Drive Suite 200 McLean, VA 22102	Engineer/Agent

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 10, 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2014-PR-040
(enter County-assigned application number(s))

126159a

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) \ Tysons West Assemblage, LLC
8405 Greensboro Drive, #P130
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 SHAREHOLDERS: (enter first name, middle initial and last name)

- \ Managers: Aaron J. Georgelas and Theodore J. Georgelas.
- \ Members: Aaron J. Georgelas and Alison M. Georgelas, Tenants by the Entirety; Theodore J. Georgelas and Rachel S. Georgelas, Tenants by the Entirety; Anthony Georgelas and Carol C. Georgelas, Tenants by the Entirety; Jonathan M. Adler and Jill E. Adler, Tenants by the Entirety

(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: October 10, 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2014-PR-040
(enter County-assigned application number (s))

126159a

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

Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

David J. Bomgardner, E. Andrew Burcher,	Michael D. Lubeley, J. Randall Minchew,
Thomas J. Colucci, Michael J. Coughlin,	G. Evan Pritchard, M. Catharine Puskar,
Peter M. Dolan, Jr., Jay du Von, William A.	John E. Rinaldi, Kathleen H. Smith,
Fogarty, John H. Foote, H. Mark Goetzman,	Lynne J. Strobel, Garth M. Wainman,
Bryan H. Guidash, Michael J. Kalish,	Nan E. Walsh, Martin D. Walsh,

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

(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: October 10, 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2014-PR-040
(enter County-assigned application number (s))

126159a

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

The Aisling Group, LLC
203 N. Patrick Street
Alexandria, VA 22314

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)

Luke M. Vaughn
Jason T. Tipton
Jordan S. Karp

(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: October 10, 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2014-PR-040
(enter County-assigned application number(s))

126159a

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)
None

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

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

(check if applicable) [] There is more partnership information and Par. 1(c) is continued on a "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: October 10, 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2014-PR-040
(enter County-assigned application number(s))

1261599

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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 10, 2014
(enter date affidavit is notarized)

126159a

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.)

Within the twelve-month period prior to the public hearing, Theodore J. Georgelas donated in excess of \$100 to Pat Herry for Supervisor.

Within the past 12 months, Luke M. Vaughn of The Aisling Group, LLC, a consultant/agent listed in Sections 1(a) and 1(b) of this affidavit, provided political consultant services to Chairman Sharon Bulova.

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:

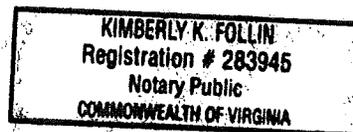
(check one) Sara V. Mariska
[] Applicant [x] Applicant's Authorized Agent

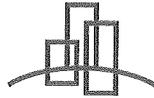
Sara V. Mariska, attorney/agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 10 day of October, 2014, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015





WALSH COLUCCI
LUBELEY & WALSH PC

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

RECEIVED
Department of Planning & Zoning

OCT 17 2014

Zoning Evaluation Division

REVISED

October 17, 2014

Via Hand Delivery

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

Re: Proposed Rezoning and Special Exception Applications
Fairfax County Tax Map Reference: 29-1 ((25)) 1 and 2 (the "Subject Property")
Applicant: Tysons West Assemblage, LLC

Dear Ms. Berlin:

Please accept the following as a revised statement of justification for rezoning and special exception applications for the Subject Property.

The Subject Property is comprised of approximately 7.08 acres located in the Providence Magisterial District. Zoned to the I-4 District, the Subject Property is located on the north side of Tyco Road (Route 3888), east of its intersection with Leesburg Pike (Route 7), south of the Dulles Airport Access Road (Route 267), and west of its intersection with Spring Hill Road (Route 684). A small portion of the Subject Property is also within the Highway Corridor Overlay (HC) District. The Subject Property is currently developed with a warehouse/industrial building comprised of approximately 147,456 square feet that was built in approximately 1974. The Subject Property is not currently subject to any proffers or development conditions. The Applicant proposes to rezone a portion of the Subject Property to the C-8 District. The Applicant concurrently seeks approval of a special exception on the same land area to be rezoned to the C-8 District to allow a vehicle sales, rental, and ancillary service establishment within a portion of the existing building. The entirety of the Subject Property has been included in the rezoning application to allow for modifications and waivers on the balance of the Subject Property that is proposed to retain its I-4 designation.

With the rezoning, the Applicant seeks to rezone an approximately 2.59 acres of the Subject Property to the C-8 District. Rezoning a portion of the Subject Property will allow for establishment of a vehicle sales, rental, and ancillary service establishment without changing the

ATTORNEYS AT LAW

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

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

character of the area or adversely impacting the balance of uses on the Subject Property that are proposed to remain. More specifically, rezoning a portion of the Subject Property is necessary to honor existing leases, allow for building modifications to meet tenant demands, and in response to underwriting requirements. Although the Zoning Ordinance does allow some flexibility with respect to non-conforming uses, the flexibility is not sufficient to accommodate tenant demands. Furthermore, underwriting on the Subject Property does not permit non-conforming uses and will allow the C-8 designation on only a portion of the Subject Property.

The Applicant proposes to construct minor improvements in conjunction with these applications. The improvements consist of roll-up doors and ramps to allow for vehicular access into the existing building, landscaping enhancements, and façade improvements for the proposed vehicle sales, rental, and ancillary service establishment. No additional gross floor area is proposed with these applications. On-site physical characteristics of the Subject Property, such as parking, access, and traffic circulation, will also remain the same. The Applicant's proposal will improve an existing industrial building, allow for continued use of an existing building prior to full-scale redevelopment in Tysons, accommodate a desired, state-of-the art car dealership, and allow for a community serving use in a convenient location. The proposed landscaping improvements and elevations are included in the enclosed Generalized Development Plan/Special Exception Plat (GDP/SE Plat).

The Subject Property is within the Tysons Corner Urban Center, Tysons West District, within the North Subdistrict of the Fairfax County Comprehensive Plan (the "Plan"). The Base Plan states that this area is developed and planned for auto sales and retail uses, as well as portions developed and planned for office use with support retail and service uses at existing intensities between 0.7 and 1.3 FAR. The Applicant proposes this rezoning and special exception within the context of the Base Plan text and does not propose to implement the higher intensity mixed use Redevelopment Option as described in the Plan. The Applicant's proposal is consistent with the Plan's guidance regarding the continuation of interim uses as Tysons Corner redevelops.

In accordance with the Zoning Ordinance requirements of Section 9-011, please accept the following information regarding the Applicant's proposal.

- The type of operation will be a vehicle sales, rental and ancillary service establishment.
- The hours of operation will be as follows:
 - Monday through Friday – 7 a.m. to 7 p.m. (Service) and 10 a.m. to 6 p.m. (Sales)
 - Saturdays – 8 a.m. to 4 p.m. (Service) and 10 a.m. to 6 p.m. (Sales)
 - Sundays – 10 a.m. to 5 p.m. (Service) and 12 p.m. to 5 p.m. (Sales)

- The estimated number of patrons that will visit the Subject Property is approximately 8-10 (Service) and 15 (Sales) per day.
- The total proposed number of employees is 23, with approximately 20 present on the Subject Property on any given time.
- The total number of vehicle trips to the Subject Property will be approximately 96 per day.
- The automobile dealership will serve a radius of approximately 50 miles.
- The Applicant proposes façade improvements that will be constructed of metal panel. The existing building is constructed of concrete.
- The operation of a vehicle sales, rental and ancillary service establishment requires the utilization and storage of certain hazardous materials. All of these materials are utilized, stored, treated and disposed of in accordance with all local and state regulations.
- The proposed use conforms to all provisions of applicable ordinances, regulations and adopted standards except as may be noted on the GDP/SE Plat and as follows:

Modifications and Waivers

- A modification of Section 4-808 and Section 5-408 of the Zoning Ordinance is hereby requested to allow a total of 9.78% open space on the entirety of the Subject Property with 11.2% open space in the C-8 District in lieu of the 15% required and 8.97% open space in the I-4 District in lieu of the 15% required. The modification of this requirement will have no deleterious effect on the existing or planned development of adjacent properties and is consistent with existing conditions since the early 1970's. Additional new open space has been provided in the C-8 District.
- A modification of Section 11-102, Paragraphs 11 and 12 is hereby requested to allow parking lot surfacing and parking space geometric design that currently exist on the Subject Property. A modification of this requirement will have no deleterious effect on the existing or planned development of adjacent properties. The site has been developed since the early 1970s and flexibility is necessary to allow for improvements that may be constrained by existing conditions.
- A modification of the peripheral parking lot landscaping requirements pursuant to Section 13-203, Paragraph 3 is hereby requested for the eastern boundary of the Subject Property. The peripheral parking lot landscaping requirement is met on all boundaries of the Subject Property except for the eastern boundary. The driveway and access easement on the eastern boundary provide access to an existing industrial site to the east. Strict

conformance with the Zoning Ordinance will disrupt existing access and result in unsafe vehicular circulation. The modification of this requirement will have no deleterious effect on the existing or planned development of adjacent properties and is consistent with existing conditions.

- A modification of the transitional screening and barrier requirement to the north pursuant to Section 13-205, Paragraph 12 is hereby requested. Transitional screening and barriers may be modified when the strict provisions of the Zoning Ordinance would reduce the usable area of a lot due to lot configuration or size to a point which would preclude a reasonable use of the lot or where the side of a building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques. The area of the lot where transitional screening would be located is currently developed with required parking spaces and drive aisles. Construction of transitional screening/barrier would require removal of required parking and would result in the site not meeting minimum parking standards.

Transitional screening and barriers may also be modified where the adjoining land is designated in the Plan for a use which would not require the provision of transitional screening between the land under site plan and the adjoining property and where the topography of the lot providing the transitional screening and the lot being protected is such that a barrier would not be effective. The land area adjacent to the site is shown in the Plan as the Dulles Airport Access Road. Given the location of the highway and the topographical differences between the Subject Property and adjacent properties to the north, which are approximately 780 feet from the Subject Property, a modification of this requirement will have no deleterious effect on the existing or planned development of adjacent properties and is consistent with existing conditions.

- A modification of Section 17-201, Paragraph 4 is hereby requested to allow the existing street and streetscape to remain in its current configuration. The Applicant proposes an interim use prior to a full-scale redevelopment of the Subject Property. As such, required dedication, construction, widening, and/or other street improvements will be determined at such time that the Subject Property is rezoned to the PTC District.
- A modification of Section 17-201, Paragraph 14 to allow existing lighting to remain is hereby requested. The Applicant proposes an interim use prior to a full-scale redevelopment of the Subject Property. As such, the Applicant intends to install street lighting concurrent with development of the Subject Property pursuant to a rezoning to the PTC District.
- A modification of Section 7-0802 of the Public Facilities Manual (PFM) is hereby requested to permit 20 foot alleys and ramps for vehicular access and circulation in areas indicated on the GDP/SE Plat. This modification is consistent with existing conditions and will have no deleterious effect on use of the Subject Property. The current

configuration of driveways, alleys and ramps has existed since the early 1970's and has provided a safe and efficient vehicular on-site system.

- A modification of Section 12-0510 of the tree canopy coverage requirements is hereby requested for the I-4 portion of the Subject Property. The modification will have no deleterious effect on the existing or planned development of adjacent properties and is consistent with existing conditions. The strict requirements of the PFM would preclude continued reasonable use of an existing developed property and it would be a hardship to modify an existing, developed property for which no additional intensity is proposed. The Applicant proposes only an interim use within an existing building prior to full redevelopment of the Subject Property pursuant to a PTC rezoning.

Should you have any questions regarding the above, or require additional information, please do not hesitate to give me a call.

Very truly yours,

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



Sara V. Mariska

cc: Aaron Georgelas
Christy Ortins
John Amatetti
Mike Congleton
Martin D. Walsh



County of Fairfax, Virginia

MEMORANDUM

DATE: September 29, 2014

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

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

SUBJECT: Land Use Analysis:
RZ 2014-PR-013 & SE 2014-PR-040, Tysons West Assemblage, LLC

The memorandum, prepared by Brenda Cho, includes citations from the Comprehensive Plan (Plan) that provide guidance for the evaluation of the Rezoning (RZ) and Special Exception (SE) application dated May 28, 2014, as revised through September 17, 2014 and proffers dated September 22, 2014. The extent to which the application conforms to the applicable guidance contained in the Plan is noted.

DESCRIPTION OF THE APPLICATION

The applicant proposes a concurrent Rezoning and Special Exception application for a vehicle sales, rental and ancillary service establishment. A portion of the site, approximately 2.58 acres, will be rezoned from the I-4 Medium Intensity Industrial District to the C-8 Highway Commercial District, and the Special Exception will apply to the rezoned portion of the site. The remaining site will remain in the I-4 District, but the entire site is included in the application to permit waivers and modifications to be addressed on the whole parcel. The application site measures approximately 7.08 acres and is located at 8500 Tyco Road [Tax Map 29-1 ((25)) 1 and 2]. There is an existing warehouse building and associated surface parking on the site.

COMPREHENSIVE PLAN CITATIONS:

Fairfax County Comprehensive Plan, 2013 Edition, Area II, Tysons Corner Urban Center, as amended through April 2, 2014, District Recommendations, pages 120 – 128:

“NORTH SUBDISTRICT

The North Subdistrict is comprised of about 125 acres and is bounded by the DAAR on the north, Leesburg Pike on the southwest, and the Tysons Central 7 and North Central Districts on the southeast.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-653-9447
www.fairfaxcounty.gov/dpz/



Base Plan

Auto sales and retail uses are the predominant land uses along Leesburg Pike, along with one high-rise office building. This area is developed and planned for auto sales and retail uses, as well as portions developed and planned for office use with support retail and service uses at existing intensities between 0.7 FAR and 1.3 FAR.

In the area away from Leesburg Pike, industrial and industrial flex uses are the predominant land uses. On the eastern end of Tyco Road, there is an electrical substation and a three building office complex. On Spring Hill Road, there is a fire station, post office and two office buildings. This area is planned for low intensity industrial and industrial flex uses and office use with support retail and service uses at existing intensities between 0.5 FAR and 0.7 FAR...”

COMPREHENSIVE PLAN MAP: Industrial

LAND USE ANALYSIS

The applicant proposes a vehicle sales, rental and ancillary service establishment (“dealership”) in a portion of an existing warehouse building on the 7.08 acre site. The site is currently zoned I-5, and the dealership will be located along the Tyco Road frontage of the building, which measures 147,074 square feet in area. The Special Exception will be applied to 2.58 acres or 112,690 square feet of the site, which will also be rezoned to the C-8 District. The dealership may occupy up to 49,144 square feet of the building, including the sales, service and storage areas. Outdoor vehicular storage and unloading is shown on the plan within an existing surface parking area. Interior and exterior remodeling is proposed for the dealership, as shown on the conceptual interior layout (Sheet C-4) and architectural elevations (Sheets A-1 and A-2) within the plan.

The Comprehensive Plan states that the area away from Leesburg Pike in the North Subdistrict is planned for low intensity industrial and industrial flex uses and office use with support retail and services uses at existing intensities between .5 and .07 FAR. The existing building on site will be limited to a maximum of 147,074 square feet in area (or .48 FAR), which is below the recommended FAR range in the Plan. The applicant specifically requests a Special Exception for the dealership; however, any permitted uses in the C-8 District may be developed on the site. Most of the permitted uses in the C-8 District are retail and service oriented, but staff raised a concern regarding adequate parking on site for the permitted C-8 District uses. The applicant reviewed the possible uses and parking requirements and proffered prohibited uses, including churches, drive-in financial institutions, drive-through pharmacy, funeral homes, hotels/ motels and private clubs and public benefit associations. Additionally, the applicant prohibited churches, a crematory, funeral homes and motor freight terminals from the I-4 District portion of the site and further restricted specific Special Permit and Special Exception uses. Parking requirements will be met before any future non-Residential Use Permits (non-RUPs) are issued on the site.

Though the applicant is not pursuing the redevelopment option of the Plan, staff believes that the site can be further improved with additional landscaping even with the existing building and site layout, especially since the proposed open space (9.78%) is insufficient. Staff encouraged the applicant to consider more trees and plantings on site, and the applicant now proposes ornamental and evergreen trees and planting areas around the rezoned portion of the building, as well as trees and planters along the Tyco Road frontage of the site.

CONCLUSION

A vehicle sales, rental and ancillary service establishment is proposed as a Special Exception use for a portion of an existing industrial warehouse, which will be rezoned from the I-4 District to the C-8 District. The area is planned for low intensity industrial and industrial flex uses, and a dealership would conform to the existing area, especially since dealerships are dominant uses in the North Subdistrict. Other permitted uses in the C-8 District would also be compatible if they are retail and service related, and prohibiting uses such as churches and hotels helps retain the industrial oriented character of the area. Staff believes that the application is in conformance with the land use recommendations of the Comprehensive Plan for the subject property.

PGN:BJC



County of Fairfax, Virginia

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

DATE: September 22, 2014

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

FROM: *Barbara Byron*
Barbara Byron, Director
Office of Community Revitalization

RE: RZ 2014-PR-013 and SE 2014-PR-040
Tysons West Assemblage, LLC (TESLA)

The office of Community Revitalization (OCR) has reviewed the above-referenced rezoning and Special Exception, including the GDP/SE Plat dated September 17, 2014, and draft proffers dated September 17, 2014. The following analysis and recommendations are offered for consideration regarding this application.

The site is currently developed with a warehouse building that was constructed in 1974. With the rezoning and SE, the applicant proposes minor modifications to both the interior and exterior of the building to support a vehicle sales operation (TESLA) on the property.

Streetscape and Landscaping:

The vision for Tysons will be implemented in phases over many years. As such, interim conditions may last anywhere from two to twenty years or longer. It is important that even the interim conditions result in enhanced connectivity, functionality, and a pleasant appearance. The expectation is that applicants work within the site constraints to provide what interim improvements they can in order to further the vision for Tysons.

Interim conditions must be considered early and throughout the design of a project and should include considerations such as temporary designs for the pedestrian realm, streetscapes, connectivity to Metro, and improvements to the appearance and environmental impacts of existing parking lots.

Although the site is not being rezoned to PTC at this time, defining the street edge and taking steps to align this property with the vision for future Tysons is important. As a preferred option, OCR suggested that the applicant provide street trees across the site's Tyco Road frontage, within the existing 9' wide planting strip. As a second option, primarily to alleviate anticipated concerns about conflicts with the existing utilities, OCR suggested that the applicant provide ornamental trees within the planting strip. Finally, as a third option, OCR suggested that the applicant provide tree boxes with ornamental trees.

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



The applicant has not chosen any of the above options due to concerns with visibility to the dealership. The applicant has added tree boxes with shrubs across the site's frontage on Tyco Road. The applicant should review the design plans and provide ornamental trees within these tree boxes, as shrubs will have minimal impact on creating a street edge.

Building Architecture:

The proposed façade improvements are an improvement from the existing façade and will bring an updated look to the building.

CC: Bob Katai, Staff Coordinator, DPZ/ZED
Suzianne Zottl, Revitalization Program Manager, OCR
OCR File



County of Fairfax, Virginia

MEMORANDUM

DATE: October 3, 2014

TO: Bob Katai, Staff Coordinator
Zoning Evaluation Division, DPZ

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

SUBJECT: 8500 Tyco Road; RZ 2014-PR-013

RE: Request for assistance dated October 1, 2014

This review is based upon Generalized Development Plan (GDP) RZ 2014-PR-013 and Special Exception Plat (SE) 2014-PR-040 dated "Revised, September 30, 2014."

General Comment: Urban Forest Management Division (UFMD) comments and recommendations on the previously submitted GDP/SE were provided to PZ in the memo dated August 8, 2014. The following comments and recommendations result from the information provided by the Applicant to address the previous comments and recommendations.

- 1. Comment:** The quantity of trees identified in the "C-8 Preliminary Tree Planting and Canopy Coverage Schedule" (33 trees), as shown on sheet C-10, does not match the quantity of trees shown to be planted on the C-8 portion of the development (37 trees), as shown on sheets C-9 and C-10.

Recommendation: The "C-8 Preliminary Tree Planting and Canopy Coverage Schedule" should be revised to match the quantity of trees proposed to be planted on the C-8 portion of the development, as shown on sheets C-9 and C-10.

- 2. Comment:** A modification of the 10% 10-year tree canopy requirement for the I-4 portion of the development has been requested on the GDP/SE that complies with the scenarios listed in PFM 12-0513.2 and 12-0513.3, along with a narrative that provides a site-specific explanation of why the 10% 10-year tree canopy requirement cannot be met in its entirety. It is unclear if the Applicant proposes to contribute the pro rata monetary equivalent of 50% of the proposed 10-year tree canopy reduction to the Tree Preservation and Planting Fund.

Recommendation: Prior to consideration of the 10-year tree canopy modification for the I-4 portion of the site, the Applicant should contribute \$1,312 (the pro rata monetary equivalent

Department of Public Works and Environmental Services

Urban Forest Management Division

12055 Government Center Parkway, Suite 518

Fairfax, Virginia 22035-5503

Phone 703-324-1770, TTY: 711, Fax: 703-653-9550

www.fairfaxcounty.gov/dpwes



of 50% of the proposed 10-year tree canopy reduction) to the Tree Preservation and Planting Fund.

3. **Comment:** Several trees and shrubs are proposed to be planted within the existing C&P easement and existing VEPCO easement at the southern boundary of the C-8 portion of the development, adjacent to Tyco Road. It is unclear if a commitment has been obtained from the Applicant to replace any tree or shrub removed to facilitate maintenance or repair of these utilities.

Recommendation: Obtain proffer language requiring the Applicant to replace all trees or shrubs removed to facilitate maintenance or repair of the C&P easement and existing VEPCO easement at the southern boundary of the C-8 portion of the development.

4. **Comment:** The "... subject to review and approval of the Urban Forester ..." language of draft proffer 3 is unclear.

Recommendation: The language of draft proffer 3 should be revised as follows: "... subject to review and approval of the Urban Forest Management Division, DPWES ...".

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

TLN/
UFMDID #: 193860

cc: DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: September 29, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael A. Davis, Acting Chief
Site Analysis Section, DOT *MA Davis*

FILE: 3-4 (RZ 2014-PR-013)

SUBJECT: RZ 2014-PR-013; SE 2014-PR-040; Tysons West Assemblage, LLC
Tax Map: 29-1 ((25)) 1 and 2

This department has reviewed the plat revised through September 17, 2014 and the draft proffers dated September 22, 2014, and we have the following comments.

Per discussion with staff and the applicant, streetscape improvements and ROW dedication would be waived for this application since the applicant is retaining the existing building for the proposed development. However, should the application property substantially redevelop or undergo a by-right development option that does not retain the existing building, ROW dedication and streetscape improvements would be expected. This expectation has been communicated to the applicant.

Staff is concerned about the applicant's lack of commitment to provide the inter-parcel connection as written in the draft proffer dated September 22. The inter-parcel access easement on the application property should be provided for this application. The applicant added language to the proffer that states that they will provide an inter-parcel access easement after the owner of Parcel 22A agrees to a location. The applicant does not need to wait for the owner of Parcel 22A to approve an access easement on parcel 22A to provide their own inter-parcel access easement. In addition, the applicant should also commit to constructing or paying for the construction of the appropriate driveway on the inter-parcel access easement and closing the entrance on Tyco Road that is nearest to Parcel 22A, upon establishment of the inter-parcel connection on Parcel 22A. Staff has provided proffer comments that reflect these comments to the applicant.

Additionally, staff is concerned about the list of prohibited uses under the Zoning Ordinance C-8 and I-4 Districts as provided in the most recent proffers. The applicant's lists do not include numerous other uses that could have potentially significant transportation impacts in the area. Discussions are underway with staff and the applicant to further refine the provided lists of prohibited uses.

Staff would like to reiterate that the parking spaces and drive aisles in the proposed development must meet the *current* Zoning Ordinance requirements, instead of the former Zoning Ordinance requirements when the previous application on this property was approved. In a response letter dated September 17, 2014 to staff coordinator, Bob Katai, it seems that the applicant is stating that the proposed parking spaces and drive aisles do not necessarily

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Ms. Barbara Berlin, Director
September 29, 2014
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meet the current Zoning Ordinance requirements. Revisions to the site reflecting this Ordinance requirement should be made.

MAD/AY



County of Fairfax, Virginia

MEMORANDUM

DATE: September 5, 2014

TO: Bobby Katai, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Bin Zhang, Tysons Corner Site Reviewer
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Rezoning Application # 2014-PR-013
Special Exception Application #SE 2014-PR-040;
LDS Project #3614-ZONA-001-1;
8500 Tyco Road GDP/SEP dated August 8, 2014;
Difficult Run Watershed; Tax Map #029-1-((1))-0018; Providence District

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

Chesapeake Bay Preservation Ordinance (CBPO)

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

Floodplain

There are no regulated floodplains on the site.

Downstream Drainage Complaints

There are no applicable downstream drainage complaints on file.

Stormwater Quality Control

There is an existing regional pond (County ID #DP1458) serving the subject property. The applicant indicates that since there is no addition of impervious area, the existing pond is still adequate to provide all required phosphorous removal requirements for the property.

Any land-disturbing activities served by an existing onsite or offsite stormwater management facility, including a regional stormwater management facility, designed and implemented in accordance with the old Part II C technical criteria remain subject to the old Part II C technical criteria for two (2) additional general permit cycles. If the land use assumptions upon which the stormwater management facility was designed and implemented change, then the existing

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Land Development Services,
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facility should be modified to comply with the new Part II B technical criteria or the project should be designed in accordance with the new Part II B technical criteria.

Stormwater Quantity Control

The applicant indicates that there is no addition of impervious area; therefore the runoff characteristics of the subject site will see no change in the amount of runoff. No further stormwater detention is required.

Adequate Outfall

An outfall narrative has been provided. The extent of review is claimed to be at the culvert across Dulles Toll Road. However, the total drainage area at the culvert is 225 acres, which is less than 100 times the site area (7.08 ac). Please revise the outfall narrative. The outfall requirements specified in the PFM shall be addressed with site plan submission.

Other Comments:

- 1) The request to waive streetlight requirements of Par 14 of Section 17-201 has been declined by Utilities Design and Construction Division for public safety reason. All frontage streetlight improvements shall be provided.
- 2) Urban Forestry is not in supportive of waiving interior landscaping requirements.
- 3) The number of handicapped parking does not meet ADA requirements.
- 4) Modification of Section 7-0802 to permit 20 foot alleys shall be coordinated with Fire Marshall's office.
- 5) The curb extension near the unloading area shall not extend into the Ingress-Egress Easement.

Notwithstanding any notes, analysis, computations, narrative, facilities, details and/or design presented on the General Development Plat/Special Exception Plat, or statements in the Proffers, the final design, construction, operation and maintenance of the site, including, but not limited to, the stormwater facilities, shall be subject to review and approval by DPWES, in accordance with all applicable Codes, requirements, standards, specifications, policies and procedures in effect at the time of Site Plan approval.

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

cc: Durga Kharel, Chief, Central Branch, SDID, DPWES
Zoning Application File

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: SPECIAL EXCEPTIONS 9-9

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.

9-503 Standards for all Category 5 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 5 special exception uses shall satisfy the following standards:

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.
2. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan or photometric plan as may be required by Part 9 of Article 14.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-518 Additional Standards for Vehicle Sale, Rental and Ancillary Service Establishments

1. Outdoor storage, parking and display areas shall be permitted only on the same lot with and ancillary to a sales room, rental office or service facility, which shall be entirely enclosed on all sides.
2. The outdoor area devoted to storage, loading, parking and display of goods shall be limited to that area so designated on an approved special exception plat. Such areas shall not be used for the storage or display of vehicles that are not in operating condition.
3. Notwithstanding the bulk regulations of the zoning district in which located, any such outdoor area that is located on the ground and is open to the sky may be located in any required yard but not nearer to any front lot line than ten (10) feet, except as may be qualified by the provisions of Article 13.

All structures shall be subject to the bulk regulations of the zoning district in which located, except structures which are completely underground may be located in any required yard, but not closer than one (1) foot to any lot line.

4. All such uses shall be provided with safe and convenient access to a street. If any outdoor area is located contiguous to a street, the street side thereof shall be curbed, and ingress and egress shall be provided only through driveway openings through the curb of such dimension, location and construction as may be approved by the Director in accordance with the Public Facilities Manual.
5. All outdoor areas, including aisles and driveways, shall be constructed and maintained with an approved surface in accordance with Par. 11 of Sect. 11-102, and shall be improved in accordance with construction standards presented in the Public Facilities Manual.
6. All lighting fixtures used to illuminate such outdoor areas shall be in conformance with the performance standards for outdoor lighting set forth in Part 9 of Article 14.
7. In the C-3, C-4, I-3, I-4, I-5, PDC, PRC and PRM Districts, only vehicle rental establishments may be allowed and such use shall be subject to Paragraphs 1 through 6 above and the following:
 - A. Vehicle rental establishments shall be limited to the rental of automobiles and passenger vans and the rental of trucks or other vehicles shall not be permitted.
 - B. There may be a maximum of twenty-five (25) rental vehicles stored on site and such vehicles shall be stored in a portion of the parking lot designated on the special exception plat for the storage of rental vehicles.
 - C. There shall be no maintenance or refueling of the rental vehicles on-site.

8. In the PTC District, vehicle sale, rental and ancillary service establishments may only be permitted in accordance with the provisions of Sect. 6-505.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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