



APPLICATION ACCEPTED: September 30, 2015
PLANNING COMMISSION: January 14, 2016
BOARD OF SUPERVISORS: February 2, 2016 @ 3:30 PM

County of Fairfax, Virginia

December 21, 2015

STAFF REPORT

APPLICATIONS PCA/FDPA 2009-HM-017

DRANESVILLE DISTRICT

APPLICANT: Fairfax County Board of Supervisors

PRESENT ZONING: PRM

PARCEL: 15-2 ((1)) 13A pt.
15-4((5)) 5B pt.

ACREAGE: PCA - 5.52 acres
Original Rezoning - 14.68 acres

FAR: Original Rezoning - 3.05 (including bonus density associated with Workforce Dwelling Units (WDU))

OPEN SPACE: Original Rezoning - 20%

PLAN MAP: Transit Oriented Development

PROPOSAL: The applicant seeks to amend the approved proffers associated with RZ 2009-PR-017 previously approved for transit oriented development near the future Innovation Center Metrorail Station consisting of approximately 1.65 million square feet of residential, office, hotel, retail and public use development (including bonus density associated with the provision of workforce dwelling units (WDU). No change to the previously approved floor area ratio (FAR) of 3.05 for the original rezoning application area is proposed.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 2009-DR-017 subject to the execution of the proffers consistent with those in Appendix 1 of this report.

William O'Donnell

Staff recommends approval of FDPA 2009-DR-017.

Staff recommends reaffirmation of the previously approved waivers and modifications:

- Modification of the loading requirement in favor of the loading spaces depicted on the CDPA/FDPA.
- Directive to the Director of DPWES to permit a deviation from the tree preservation target percentage in favor of the proposed landscaping shown on the CDPA/FDPA and as proffered.
- Modification of the Use Limitations on Corner Lots in Section 2-505 of the Zoning Ordinance to permit the proposed building, landscaping and sign locations within the Zoning Ordinance sight triangles formed by the streets along the corner lot as shown on the CDPA/FDPA and as proffered.
- Waiver of the Board of Supervisor's policy to permit the location of the underground stormwater management facilities in a residential area (PFM Section 6-0303.8), subject to Waiver #6848-WPFM 005-1 Conditions, dated April 10, 2014.
- Modification of the peripheral lot landscaping and screening requirements in favor of that shown on the CDPA/FDPA as proffered and conditioned.
- Modification of the private street limitations of Section 11-302 of the Fairfax County Zoning Ordinance.
- Modification of PFM Standard 12-0702.1B2 to permit the reduction of the minimum planting width requirement from eight feet as shown on the CDPA/FDPA and described in the proffers.

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

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors. The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application. 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.

N:\ZED\PCAI\Innovation Center Garage PCA 2009-HM-017\PCA 2009-HM-017 Nugget County Staff Report Cover.doc



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

SEP 29 2015

Zoning Evaluation **DeWberry**

Dewberry Consultants LLC
10000 WOODBRIDGE
MANASSAS, VA 20108
703.792.2270

dcs DESIGN
PAUL D. SMITH
ARCHITECT
SCOTT
DESIGN

ROCKS
LANDSCAPE ARCHITECTURE

HR
HARRIS RICHARDS
ARCHITECTS
1000 COMMONWEALTH BLVD
SUITE 1000
FAIRFAX, VA 22031

LEE LANDSCAPE ARCHITECTURE
1000 COMMONWEALTH BLVD
SUITE 1000
FAIRFAX, VA 22031

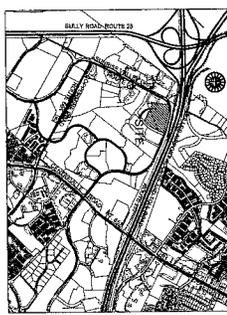
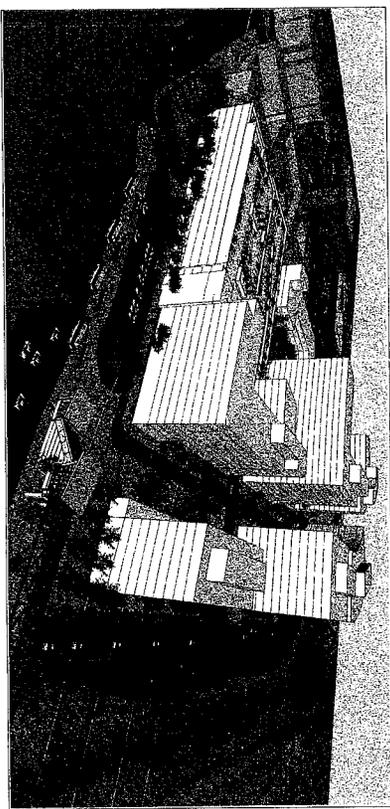


Innovation Center South and the Innovation Center Station Garage

Dranesville District Fairfax County, Virginia
Proffered Condition Amendment (PCA)
Final Development Plan Amendment (FDPA)

REF: RZ 2009-HM-017

APPLICANT:
Fairfax County
12000 Government Center Parkway
Fairfax, Virginia 22035



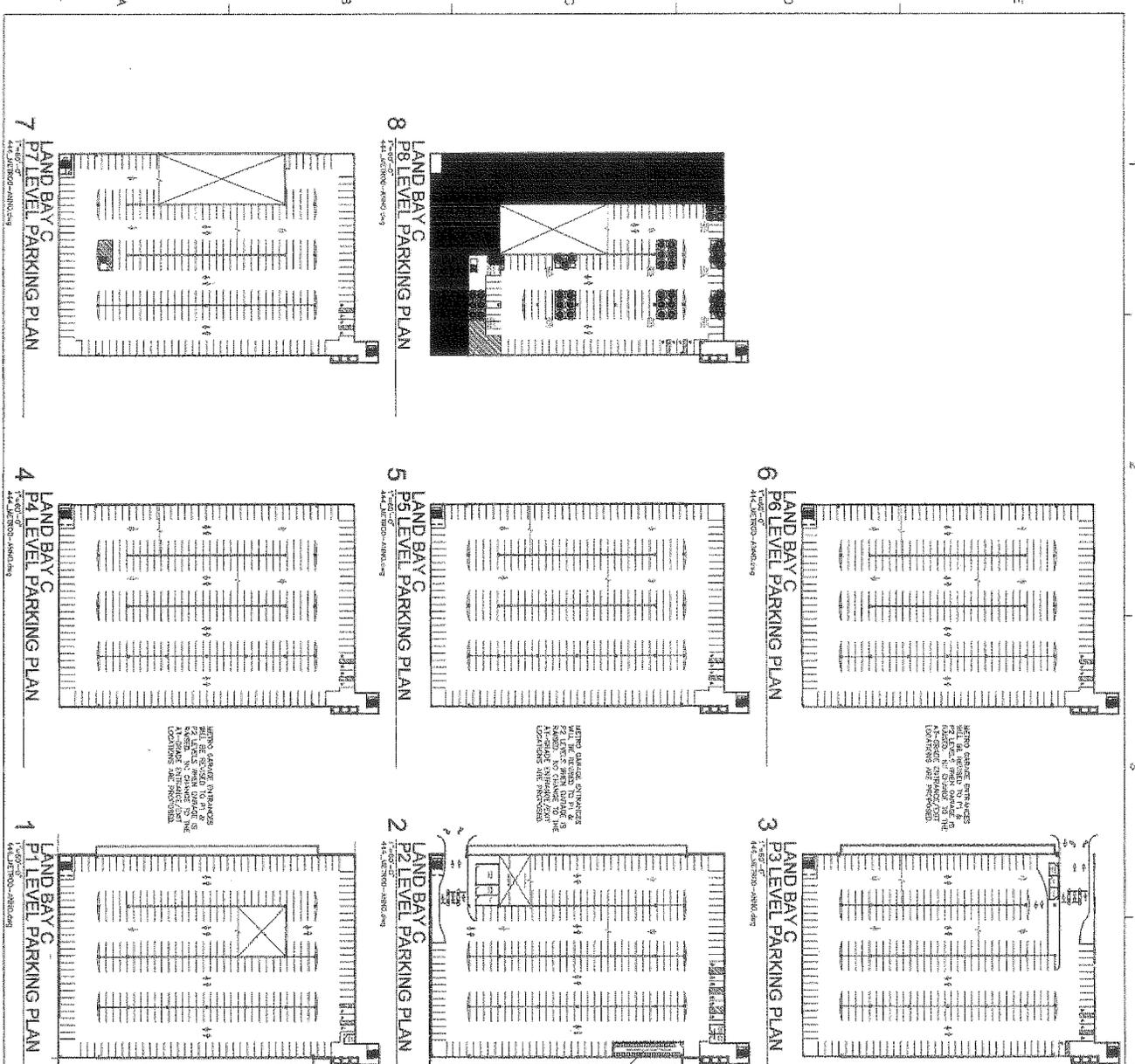
VICINITY MAP
SCALE 1" = 200'

Sheet Index

- C1..... COVER SHEET
- C4..... CONCEPTUAL / FINAL DEVELOPMENT PLAN
- A-104... OVERALL FLOOR PLANS - EL. 320.00'
- A-201... OVERALL FLOOR PLANS - EL. 320.00'
- A-202... OVERALL FLOOR PLANS - EL. 320.00'
- A-203... OVERALL FLOOR PLANS - EL. 320.00'
- A-204... OVERALL FLOOR PLANS - EL. 320.00'
- A-205... OVERALL FLOOR PLANS - EL. 320.00'
- A-206... OVERALL FLOOR PLANS - EL. 320.00'
- A-207... OVERALL FLOOR PLANS - EL. 320.00'
- A-208... OVERALL FLOOR PLANS - EL. 320.00'
- A-209... OVERALL FLOOR PLANS - EL. 320.00'
- A-210... OVERALL FLOOR PLANS - EL. 320.00'
- A-211... OVERALL FLOOR PLANS - EL. 320.00'
- A-212... OVERALL FLOOR PLANS - EL. 320.00'

Sheet Index from Original Approval

- C1..... COVER SHEET
- C2..... INTERIOR FINISHES
- C3..... EXTERIOR FINISHES
- C4..... CONCEPTUAL / FINAL DEVELOPMENT PLAN
- C5..... EXISTING CONDITIONS
- C6..... PROPOSED CONDITIONS
- C7..... PROPOSED ROADS
- C8..... PROPOSED UTILITIES
- C9..... PROPOSED SIGNAGE
- C10... PROPOSED LIGHTING
- C11... PROPOSED LANDSCAPE
- C12... PROPOSED SECURITY
- C13... PROPOSED ACCESSIBILITY
- C14... PROPOSED OTHER
- C15... PROPOSED OTHER
- C16... PROPOSED OTHER
- C17... PROPOSED OTHER
- C18... PROPOSED OTHER
- C19... PROPOSED OTHER
- C20... PROPOSED OTHER
- C21... PROPOSED OTHER
- C22... PROPOSED OTHER
- C23... PROPOSED OTHER
- C24... PROPOSED OTHER
- C25... PROPOSED OTHER
- C26... PROPOSED OTHER
- C27... PROPOSED OTHER
- C28... PROPOSED OTHER
- C29... PROPOSED OTHER
- C30... PROPOSED OTHER
- C31... PROPOSED OTHER
- C32... PROPOSED OTHER
- C33... PROPOSED OTHER
- C34... PROPOSED OTHER
- C35... PROPOSED OTHER
- C36... PROPOSED OTHER
- C37... PROPOSED OTHER
- C38... PROPOSED OTHER
- C39... PROPOSED OTHER
- C40... PROPOSED OTHER
- C41... PROPOSED OTHER
- C42... PROPOSED OTHER
- C43... PROPOSED OTHER
- C44... PROPOSED OTHER
- C45... PROPOSED OTHER
- C46... PROPOSED OTHER
- C47... PROPOSED OTHER
- C48... PROPOSED OTHER
- C49... PROPOSED OTHER
- C50... PROPOSED OTHER
- C51... PROPOSED OTHER
- C52... PROPOSED OTHER
- C53... PROPOSED OTHER
- C54... PROPOSED OTHER
- C55... PROPOSED OTHER
- C56... PROPOSED OTHER
- C57... PROPOSED OTHER
- C58... PROPOSED OTHER
- C59... PROPOSED OTHER
- C60... PROPOSED OTHER
- C61... PROPOSED OTHER
- C62... PROPOSED OTHER
- C63... PROPOSED OTHER
- C64... PROPOSED OTHER
- C65... PROPOSED OTHER
- C66... PROPOSED OTHER
- C67... PROPOSED OTHER
- C68... PROPOSED OTHER
- C69... PROPOSED OTHER
- C70... PROPOSED OTHER
- C71... PROPOSED OTHER
- C72... PROPOSED OTHER
- C73... PROPOSED OTHER
- C74... PROPOSED OTHER
- C75... PROPOSED OTHER
- C76... PROPOSED OTHER
- C77... PROPOSED OTHER
- C78... PROPOSED OTHER
- C79... PROPOSED OTHER
- C80... PROPOSED OTHER
- C81... PROPOSED OTHER
- C82... PROPOSED OTHER
- C83... PROPOSED OTHER
- C84... PROPOSED OTHER
- C85... PROPOSED OTHER
- C86... PROPOSED OTHER
- C87... PROPOSED OTHER
- C88... PROPOSED OTHER
- C89... PROPOSED OTHER
- C90... PROPOSED OTHER
- C91... PROPOSED OTHER
- C92... PROPOSED OTHER
- C93... PROPOSED OTHER
- C94... PROPOSED OTHER
- C95... PROPOSED OTHER
- C96... PROPOSED OTHER
- C97... PROPOSED OTHER
- C98... PROPOSED OTHER
- C99... PROPOSED OTHER
- C100... PROPOSED OTHER



Level	Standard	Handicap	Open	Storage	Other	Total
1	271	0	0	0	0	271
2	262	0	0	0	0	262
3	262	0	0	0	0	262
4	262	0	0	0	0	262
5	262	0	0	0	0	262
6	262	0	0	0	0	262
7	262	0	0	0	0	262
8	262	0	0	0	0	262
TOTAL	2084	0	0	0	0	2084

KEY PLAN

SCALE: 1"=60'

DEWBERRY

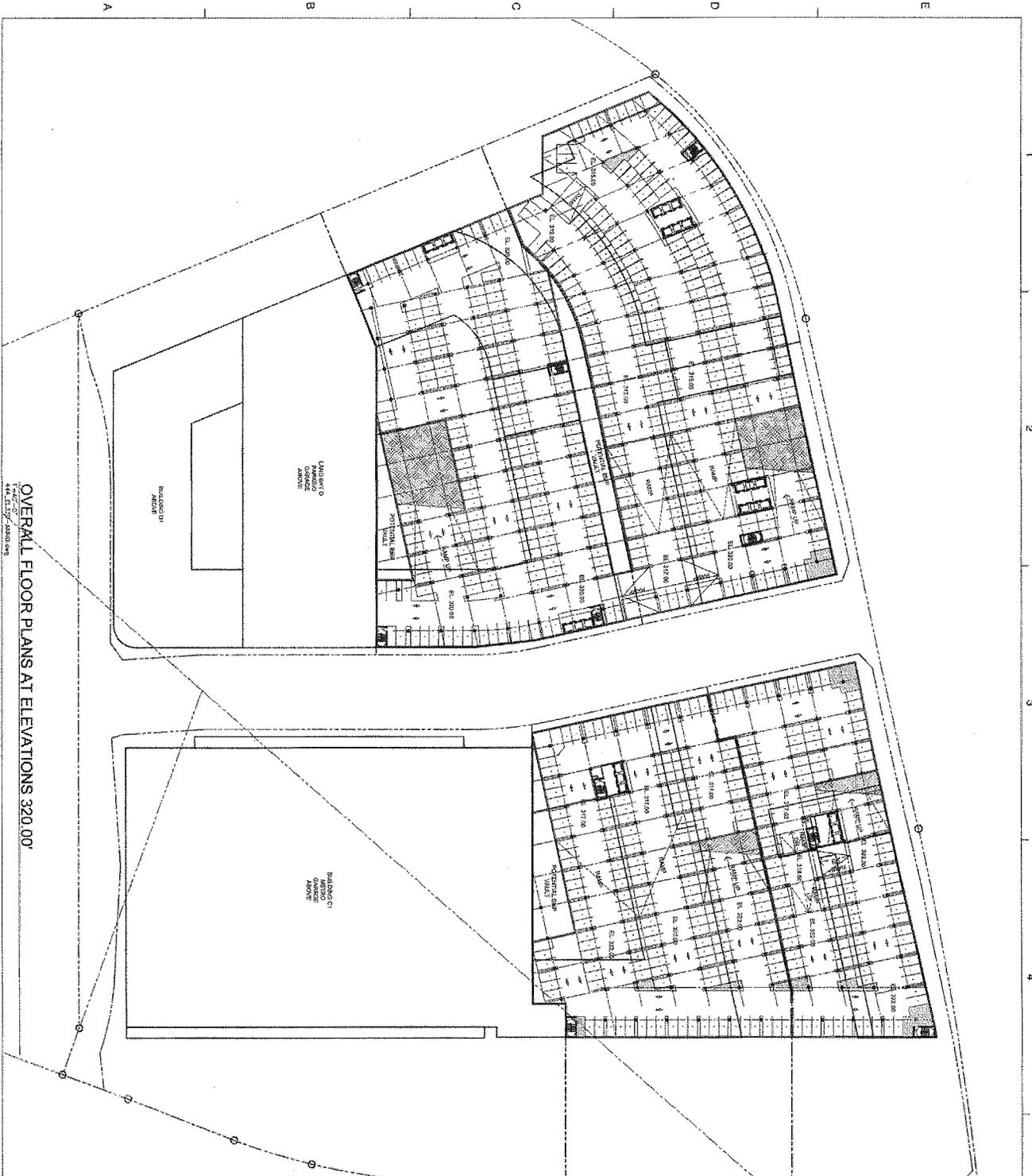
INNOVATION CENTER SOUTH AND THE INNOVATION CENTER STATION GARAGE

CONCEPTUAL/FINAL DEVELOPMENT PLAN

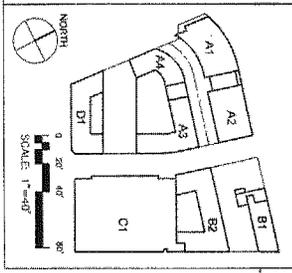
PRINCIPAL ARCHITECT

DATE: 05/27/13

SCALE: 1"=60'



OVERALL FLOOR PLANS AT ELEVATIONS 320.00'



KEY PLAN

OTHER PROJECTS SHOWN ARE FOR INFORMATION ONLY AND ARE NOT TO BE CONSIDERED AS PART OF THIS PROJECT. THE NUMBER AND/OR LOCATION OF THE BUILDING SHOWN IN THIS KEY PLAN DOES NOT REPRESENT THE PROJECT'S SCOPE OF WORK. THE PROJECT'S SCOPE OF WORK IS DEFINED BY THE PROJECT'S CONTRACT DOCUMENTS. THIS KEY PLAN IS PROVIDED FOR INFORMATION ONLY AND DOES NOT REPRESENT THE PROJECT'S SCOPE OF WORK.

BUILDING SUMMARY		LAND BAY	
Building	Area (sq ft)	Area (sq ft)	Volume (cu ft)
A1	10,000	10,000	10,000
A2	10,000	10,000	10,000
A3	10,000	10,000	10,000
B1	10,000	10,000	10,000
B2	10,000	10,000	10,000
C1	10,000	10,000	10,000
TOTAL	60,000	60,000	60,000

IR

DGS

ROCKS

INNOVATION CENTER SOUTH AND THE INNOVATION CENTER STATION GARAGE
 Conceptual/Final Development Plan
 DRAWSVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

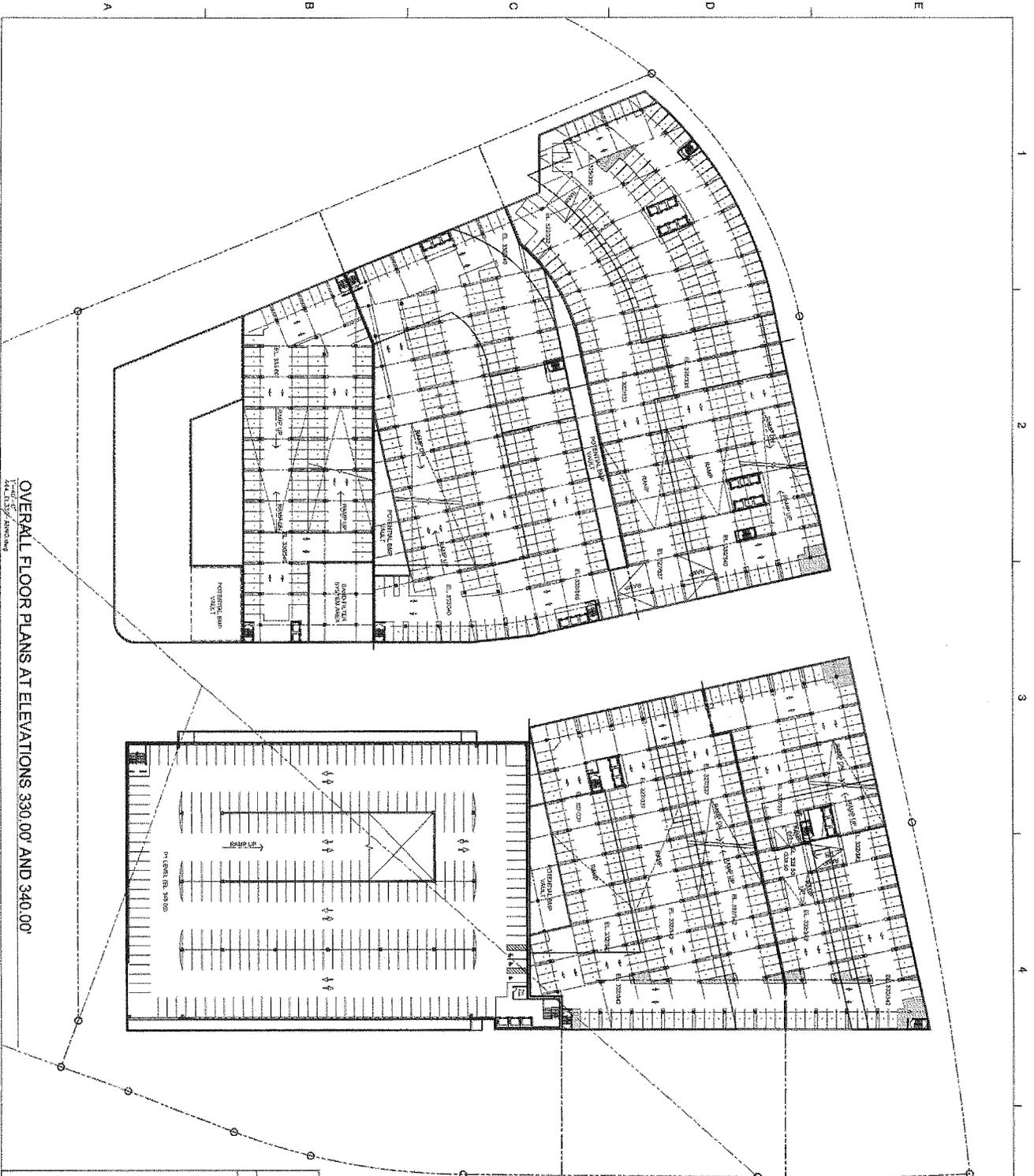
PROJECT NO. 305244.06

A-201

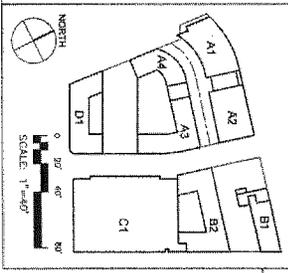
SHEET NO. 02

DATE: 07/17/15

SCALE: 1/8"=1'-0"



OVERALL FLOOR PLANS AT ELEVATIONS 330.00' AND 340.00'



KEY PLAN

NOTE: ARCHITECTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE ARCHITECTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE ARCHITECTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

FINISH REQUIREMENTS		LOAD DATA	
Finish	Requirement	Load	Requirement
Concrete	3000 psi	Dead	150 psf
Steel	A36	Live	100 psf
Rebar	#4	Wind	ASCE 7-10
Foundation	18" x 18" x 4' deep	Seismic	ASCE 7-10
Columns	18" x 18" x 12' high	Temperature	ASCE 7-10
Beams	18" x 18" x 12' high	Other	ASCE 7-10
Walls	18" x 18" x 12' high		
Floors	18" x 18" x 12' high		
Roofs	18" x 18" x 12' high		

IRB
INTERNATIONAL RESEARCH BUILDINGS

LEO LABERGE ASSOCIATES ARCHITECTS
144 N. 11th Street, Suite 200
FARMACVILLE, VA 24120

DCS DESIGN
34114
CENTRA
58970

ROCKS

Dewberry
Dewberry Consultants LLC
10000 Lakeside Drive, Suite 100
FARMACVILLE, VA 24120

INNOVATION CENTER SOUTH AND THE INNOVATION CENTER STATION GARAGE
Conceptual/Final Development Plan
GRANDEVILLE DISTRICT
FARMACVILLE COUNTY, VIRGINIA

APPROVED
DATE: 09/16/15
BY: [Signature]

A-202

PROJECT NO: 335444.06

OVERALL FLOOR PLANS

DATE: 09/16/15

TITLE: AT ELEV. 330.00' AND 340.00'

DESIGNED BY: JSS

CHECKED BY: [Signature]

APPROVED BY: [Signature]

DATE: 09/16/15

BY: [Signature]

PRINT DATE: 02/08/2016

NO.	DATE	BY	DESCRIPTION
1	09/16/15	JSS	ISSUED FOR PERMIT
2	09/16/15	JSS	ISSUED FOR PERMIT
3	09/16/15	JSS	ISSUED FOR PERMIT
4	09/16/15	JSS	ISSUED FOR PERMIT
5	09/16/15	JSS	ISSUED FOR PERMIT
6	09/16/15	JSS	ISSUED FOR PERMIT
7	09/16/15	JSS	ISSUED FOR PERMIT
8	09/16/15	JSS	ISSUED FOR PERMIT
9	09/16/15	JSS	ISSUED FOR PERMIT
10	09/16/15	JSS	ISSUED FOR PERMIT

APPROVED
DATE: 09/16/15
BY: [Signature]

APPROVED
DATE: 09/16/15
BY: [Signature]

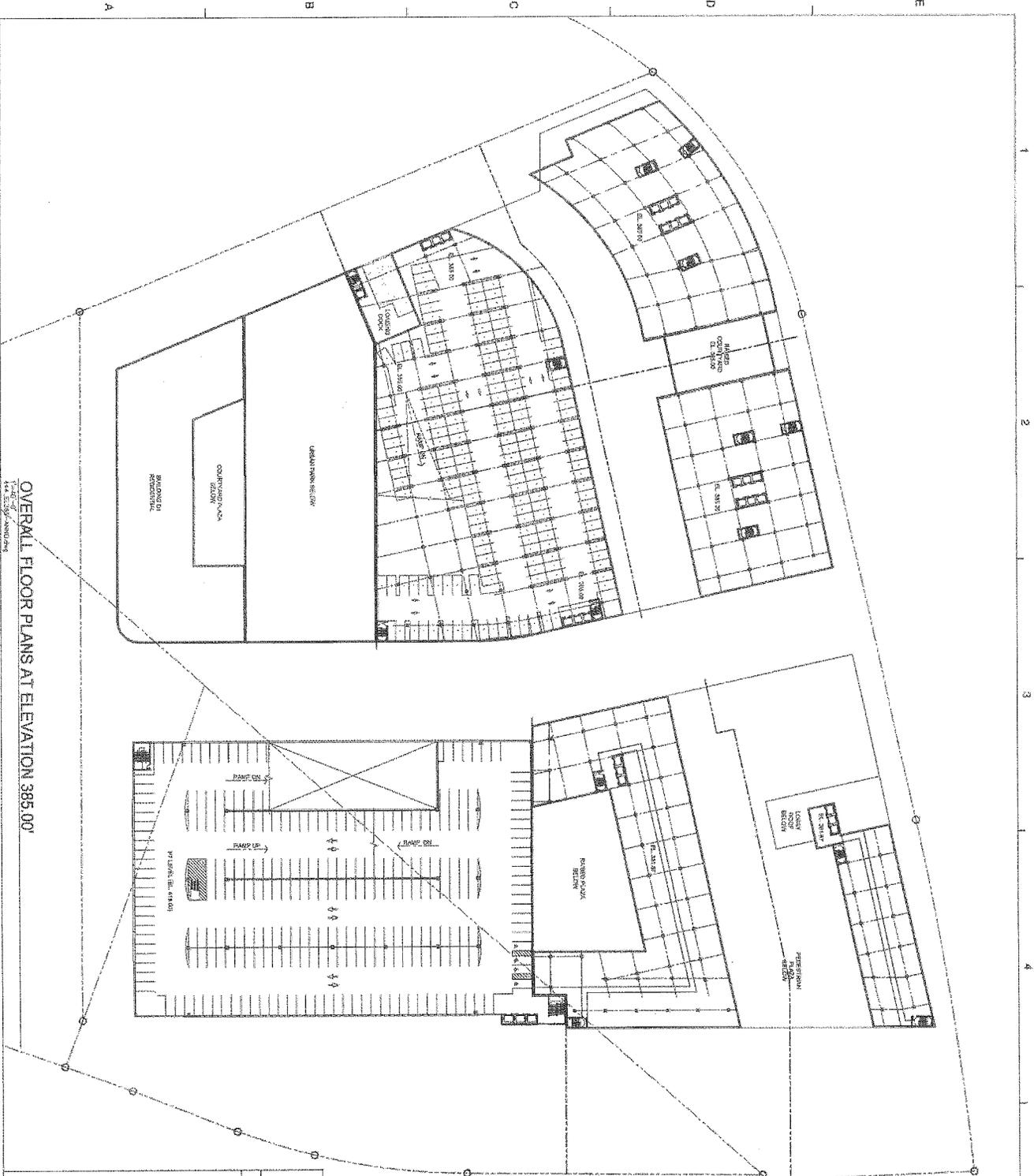
APPROVED
DATE: 09/16/15
BY: [Signature]

INNOVATION CENTER SOUTH AND THE INNOVATION CENTER STATION GARAGE
Conceptual/Final Development Plan
GRANDEVILLE DISTRICT
FARMACVILLE COUNTY, VIRGINIA

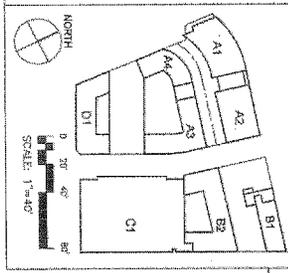
DCS DESIGN
34114
CENTRA
58970

ROCKS

Dewberry
Dewberry Consultants LLC
10000 Lakeside Drive, Suite 100
FARMACVILLE, VA 24120



OVERALL FLOOR PLANS AT ELEVATION 385.00'



KEY PLAN

NOTE: PARCELS SHOWN SHALL BE EXISTING OR PLANNED. GENERAL USE AS SHOWN. NUMBER AND/OR LOCATION OF THE PARCELS SHOWN AT THE BOTTOM OF THIS SHEET SHALL BE IDENTICAL TO THE DEVELOPMENT PLAN AND/OR ZONING ORDINANCE.

TOTAL DEVELOPMENT		LANDMARK		LANDMARK	
Area	Volume	Area	Volume	Area	Volume
1000	1000	1000	1000	1000	1000
2000	2000	2000	2000	2000	2000
3000	3000	3000	3000	3000	3000
4000	4000	4000	4000	4000	4000
5000	5000	5000	5000	5000	5000
6000	6000	6000	6000	6000	6000
7000	7000	7000	7000	7000	7000
8000	8000	8000	8000	8000	8000
9000	9000	9000	9000	9000	9000
10000	10000	10000	10000	10000	10000

INNOVATION CENTER SOUTH AND THE INNOVATION CENTER STATION GARAGE

Conceptual/Final Development Plan

BRANDSVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

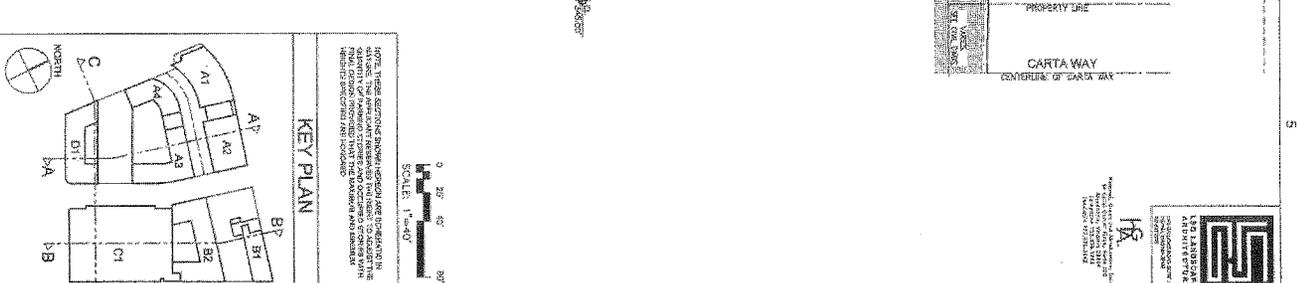
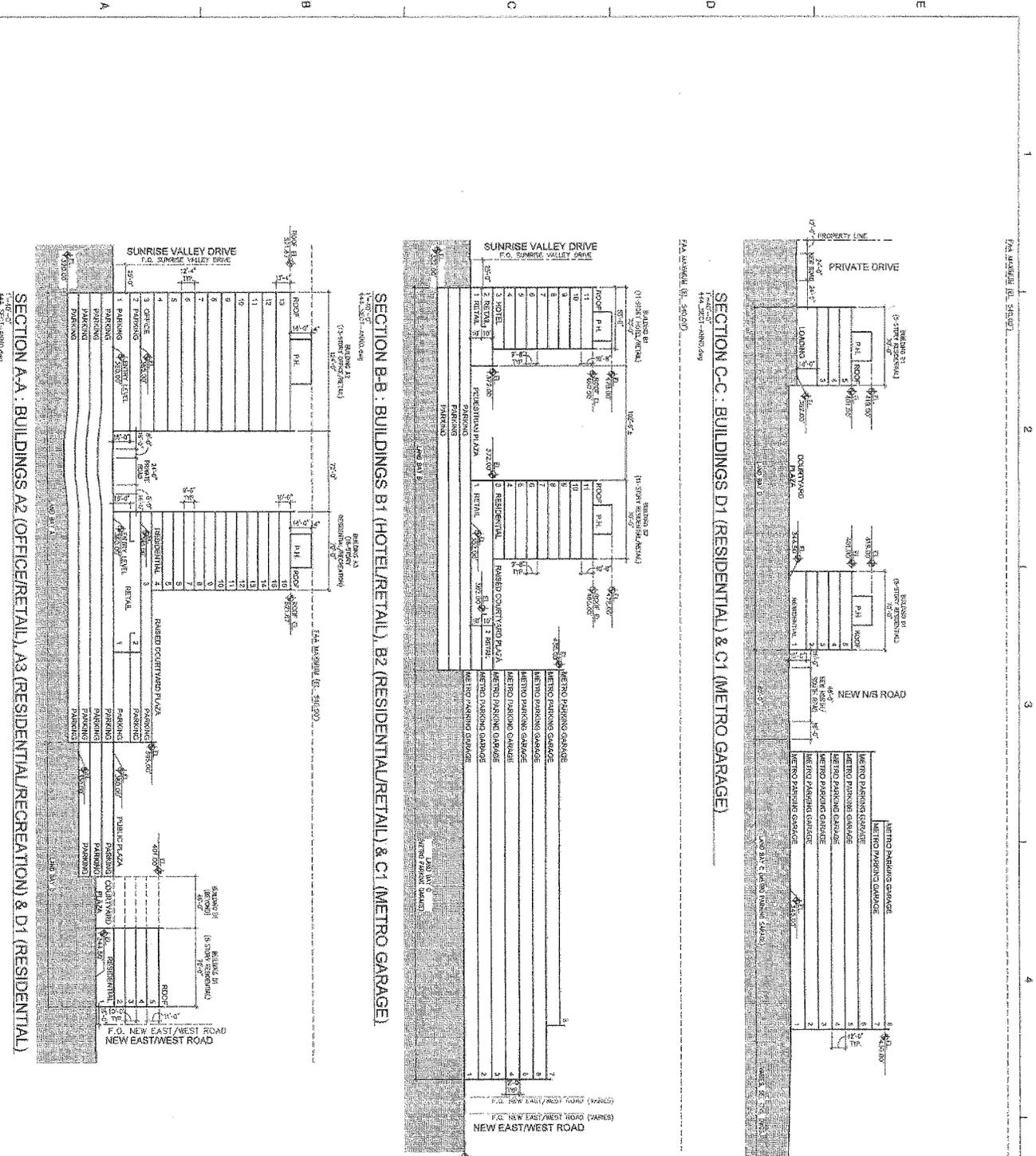


A-206

PROJECT NO. 30544-006

OVERALL FLOOR PLANS

DATE: 09/15/16
BY: JAC/JDB/BAW

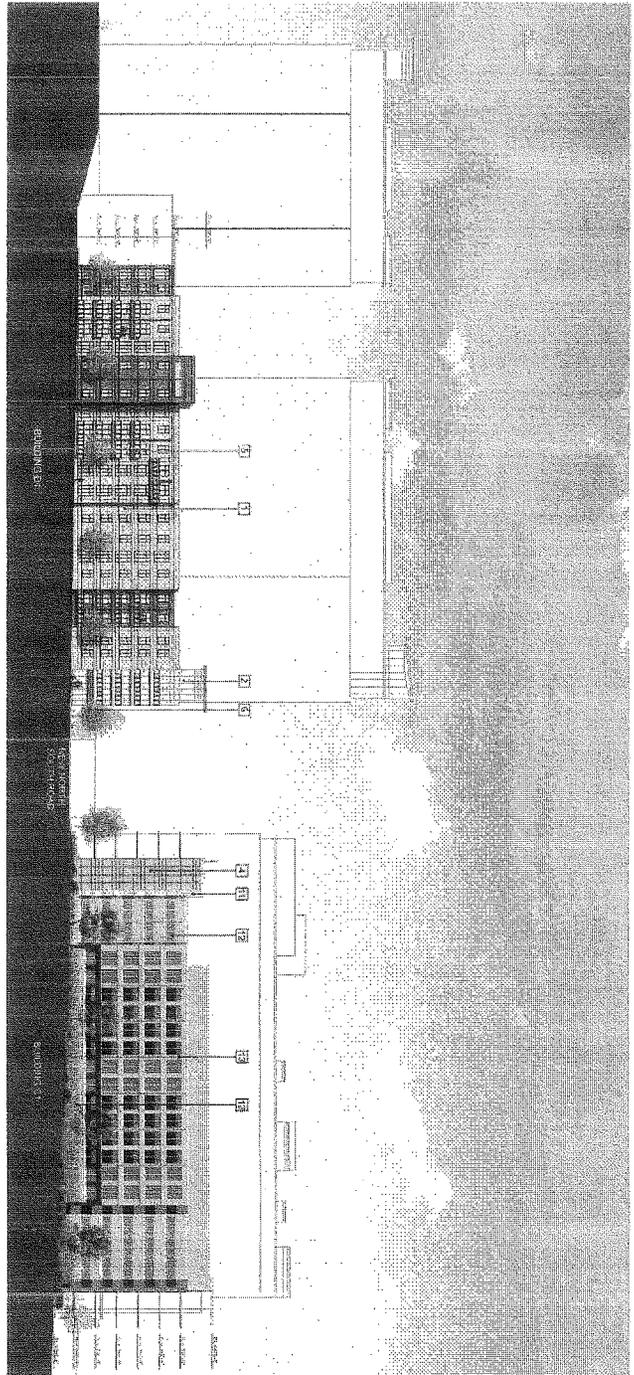


NO.	DATE	BY	DESCRIPTION
1	09/15/16	SSS	DESIGN
2	11/22/16	SSS	REVISION
3	01/27/17	SSS	REVISION
4	02/17/17	SSS	REVISION
5	03/27/17	SSS	REVISION
6	04/17/17	SSS	REVISION
7	05/16/18	SSS	REVISION

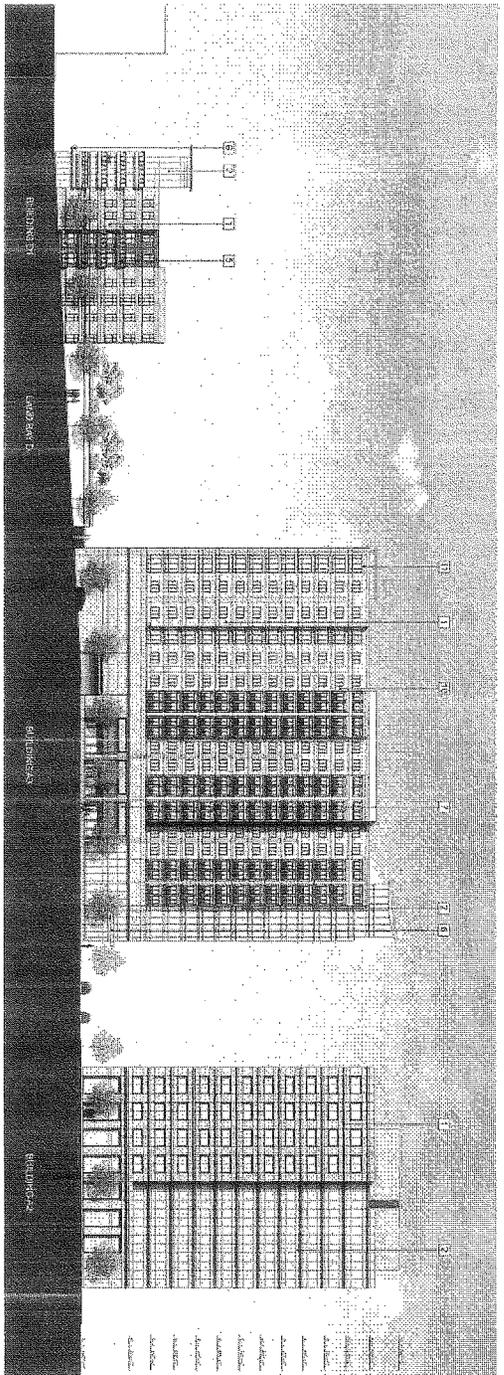
PROJECT NO.	335444.05
TITLE	BUILDING SITE SECTIONS
DATE	09/15/16
DESIGNED BY	SSS
APPROVED BY	SSS
CHECKED BY	SSS
SCALE	AS SHOWN

PROJECT NO.	335444.05
TITLE	BUILDING SITE SECTIONS
DATE	09/15/16
DESIGNED BY	SSS
APPROVED BY	SSS
CHECKED BY	SSS
SCALE	AS SHOWN

E
D
C
B
A



2 BUILDING ELEVATIONS
1/2" = 1'-0"



1 BUILDING ELEVATIONS
1/2" = 1'-0"



LIS LABERGE
ARCHITECTURE
1000 COMMONWEALTH DRIVE
DANVILLE, VA 24002
703.753.1100

Dewberry
Dewberry Consulting, LLC
1000 COMMONWEALTH DRIVE
DANVILLE, VA 24002
703.753.1100

DCS
DESIGN CONSULTANTS SERVICES
1000 COMMONWEALTH DRIVE
DANVILLE, VA 24002
703.753.1100

ROCKS

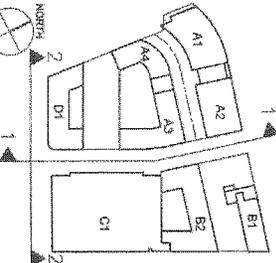
INNOVATION CENTER SOUTH
AND THE
INNOVATION CENTER STATION
GARAGE
Conceptual/Final Development Plan
DANVILLE DISTRICT
FARELE COUNTY, VIRGINIA



LEGEND:

- 1 MASONRY/PRECAST
- 2 CLEAR GLASS
- 3 ALUMINUM STOREFRONT
- 4 ALUMINUM STOREFRONT
- 5 ARCHITECTURAL RAILINGS
- 6 METAL CANOPY
- 7 SIGNAGE
- 8 OVERHEAD DOOR
- 9 STAINLESS STEEL (STUCCO)
- 10 METAL PAINTING
- 11 DARK PRECAST PANELS
- 12 LIGHT PRECAST PANELS

KEY PLAN



NO.	DATE	BY	DESCRIPTION
1	02/19/14	SS	ISSUED FOR PERMITS
2	02/17/14	SS	ISSUED FOR PERMITS
3	02/17/14	SS	ISSUED FOR PERMITS
4	11/22/13	SS	ISSUED FOR PERMITS
5	09/09/13	SS	ISSUED FOR PERMITS

PROJECT NO. 305444-06
SHEET NO. A-311
DATE 09/18/15
DRAWN BY SS
CHECKED BY SS
DATE 09/18/15



LEO AIDUN & ASSOCIATES
ARCHITECTS
1000 N. GARDEN ST.
SUITE 200
DURHAM, NC 27601
919.487.2300
www.leoaidun.com

HR



Dewberry Consulting LLC
1000 N. GARDEN ST.
SUITE 200
DURHAM, NC 27601
919.487.2300
www.dewberry.com



INNOVATION CENTER SOUTH
AND THE
INNOVATION CENTER STATION
GARAGE
Conceptual/Final Development Plan
OWANSVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

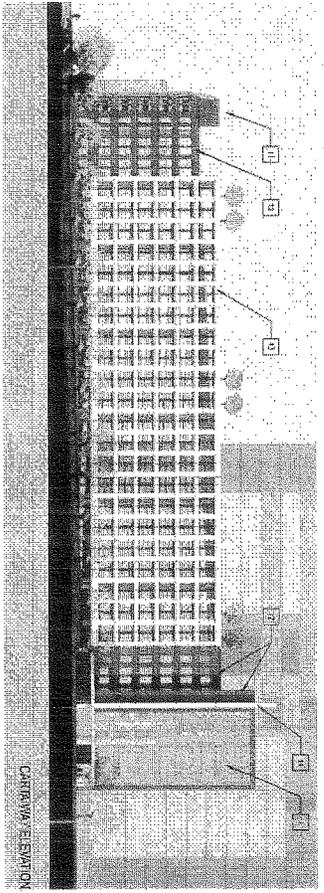
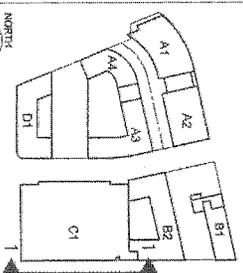


REVISION TABLE

NO.	DATE	BY	DESCRIPTION
1	02/16/18		
2	02/16/18		
3	02/16/18		
4	02/16/18		
5	02/16/18		
6	02/16/18		
7	02/16/18		
8	02/16/18		
9	02/16/18		
10	02/16/18		
11	02/16/18		
12	02/16/18		
13	02/16/18		
14	02/16/18		
15	02/16/18		

- LEGEND:
- MASONRY / PNEUMATIC
 - CL. GLASS
 - SPANDREL GLASS
 - ALUMINUM STOREFRONT
 - ARCHITECTURAL RAILING
 - SCREEN CANOPY
 - OVERHEAD DOOR
 - METAL TRELLIS
 - SYNTHETIC EPS (STUCCO)
 - METAL PANELING
 - CONCRETE
 - WOOD
 - LIGHT PRECAST PANELS

KEY PLAN



1 BUILDING ELEVATIONS

DESIGNER: A-312

PROJECT NO: 31044.06

DATE: 09/16/15

SCALE: AS SHOWN

APPROVED BY: [Signature]

CHECKED BY: [Signature]

DATE: 09/16/15

TITLE: BUILDING ELEVATIONS

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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant, the Fairfax County Board of Supervisors, has submitted two concurrent applications (**PCA/FDPA 2009-HM-017**) on Tax Maps 15-2 ((1)) 13A pt. and 15-4((5)) 5B pt., consisting of a 5.52 acre portion of a 14.68 acre property that was rezoned to the PRM District on July 29, 2014, with RZ 2009-HM-017. The 2014 rezoning application approved transit oriented development near the future Innovation Center Metrorail Station consisting of approximately 1.65 million square feet of residential, office, hotel, retail and public use development (including bonus density associated with the provision of workforce dwelling units (WDU). County-owned Metrorail facilities (which generally include a Kiss N Ride, four bus bays, and an approximately 2,108 space parking garage) and a Washington Metropolitan Transit Authority (WMATA) owned Metrorail entrance pavilion were integrated into the development. The applicant seeks to amend the approved proffers and the associated final development plan to permit an increase in the height of the County owned parking garage from seven to eight levels with one level located below grade instead of two levels. No additional parking spaces are proposed and the previously approved floor area ratio (FAR) of 3.05 would remain for the original rezoning application area.

Copies of the proffers, affidavit, and the statement of justification are contained in Appendices 1 through 3.

Previously Approved Waivers & Modifications:

The applicant is requesting a reaffirmation of all the previously approved waivers and modifications listed below.

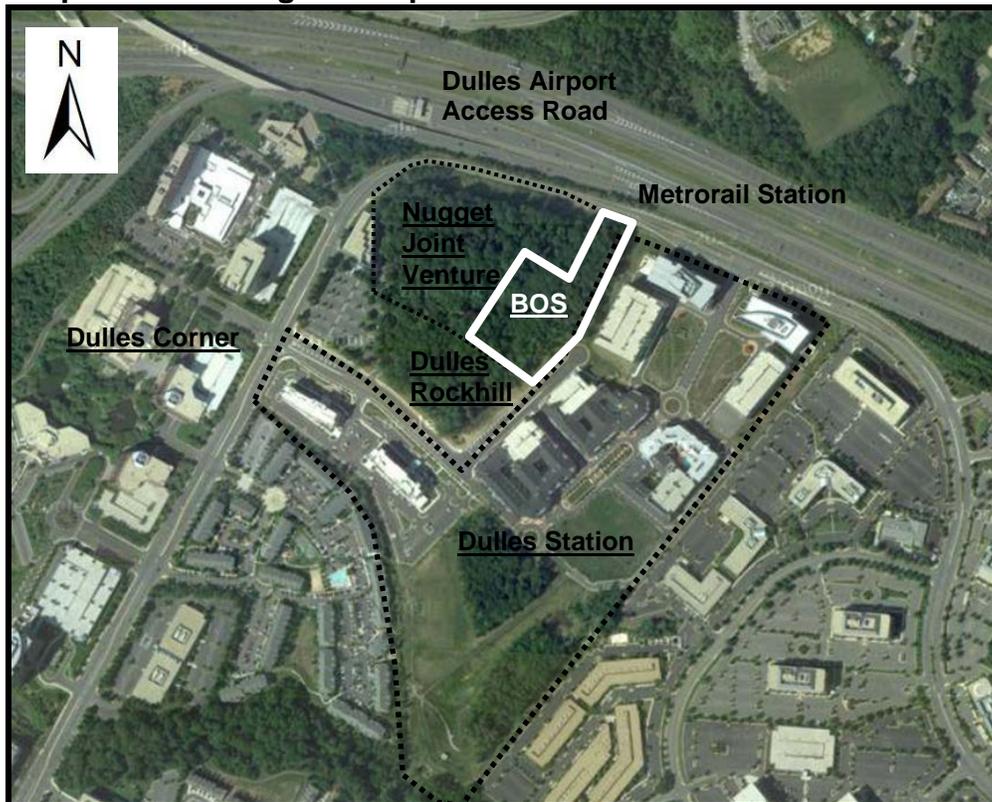
- Modification of the loading requirement in favor of the loading spaces depicted on the CDPA/FDPA.
- Directive to the Director of DPWES to permit a deviation from the tree preservation target percentage in favor of the proposed landscaping shown on the CDPA/FDPA and as proffered.
- Modification of the Use Limitations on Corner Lots in Section 2-505 of the Zoning Ordinance to permit the proposed building, landscaping and sign locations within the Zoning Ordinance sight triangles formed by the streets along the corner lot as shown on the CDPA/FDPA and as

proffered.

- Waiver of the Board of Supervisor’s policy to permit the location of the underground stormwater management facilities in a residential area (PFM Section 6-0303.8), subject to Waiver #6848-WPFM 005-1 Conditions, dated April 10, 2014.
- Modification of the peripheral lot landscaping and screening requirements in favor of that shown on the CDPA/FDPA as proffered and conditioned.
- Modification of the private street limitations of Section 11-302 of the Fairfax County Zoning Ordinance.
- Modification of PFM Standard 12-0702.1B2 to permit the reduction of the minimum planting width requirement from eight feet as shown on the CDPA/FDPA and described in the proffers.

LOCATION AND CHARACTER

Graphic 2: Existing Development



Site Description:

The site is currently under construction and is bordered on the north by Dulles Airport Access and Toll Roads, and Sunrise Valley Drive, to the west by Sunrise Valley Drive and Dulles Corner development, to the south and east by Dulles Rockhill and Dulles Station development. Land to the east is zoned Planned Development Commercial (PDC) and has been developed as part of the Dulles Station development. This includes an immediately adjacent six-story office building and associated 7-story parking structure, and the Camden Apartments, a low-rise multifamily residential development. The land to the south is zoned Planned Residential Mixed Use (PRM) and is currently vacant, but was recently approved as the Dulles Rockhill development, a medium-rise multifamily residential building. Land to the west of the subject property is zoned C-3 and is developed with a mid-rise office building.

The chart below provides the land use, zoning and current plan for surrounding properties.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Dulles Toll Road Industrial	- I-4	Mixed Use
South	Dulles Rockhill	PRM	Dulles Suburban Center, Land Unit A for Mixed Use
East	Dulles Station - Office and Residential)	PDC	Dulles Suburban Center, Land Unit A for Mixed Use
West	Office	C-3	Dulles Suburban Center, Land Unit A for Mixed Use

BACKGROUND

- On July 29, 2014, the Board of Supervisors rezoned 14.68 acres (Tax Maps 15-2((1)) 13 pt., 15-4((5)) 5B & 15-4 ((5)) 5A pt.) from the PDC and PRM Districts to the PRM District to permit transit-oriented mixed-use development near the future Innovation Center Metrorail Station in the Dranesville District. The proposed Transit-Oriented Development (TOD) consists of approximately 1.65 million square feet of residential, office, hotel, retail and public use development (including bonus density associated with the provision of workforce dwelling units). This case governs the property and copies of the approved CDP/FDP and proffers are on file with the Fairfax County Department of Planning and Zoning, Zoning Evaluation Division. Excerpts from the approved CDP/FDP and proffers that pertain to the current application are included in Appendix 4.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: III
Planning District/Sector: Dulles Suburban Center; Land Unit A-1
Plan Map: **Transit-Oriented Development**

Plan Text: Fairfax County Comprehensive Plan, 2013 Edition, Dulles Suburban Center, as amended through October 20, 2015, Dulles Suburban Center Land Unit Recommendations, Land Unit A General Land Unit Recommendations p. 56-60 (see Appendix 5).

ANALYSIS

(A copy of the CDPA/FDPA is located at front of Staff Report.)

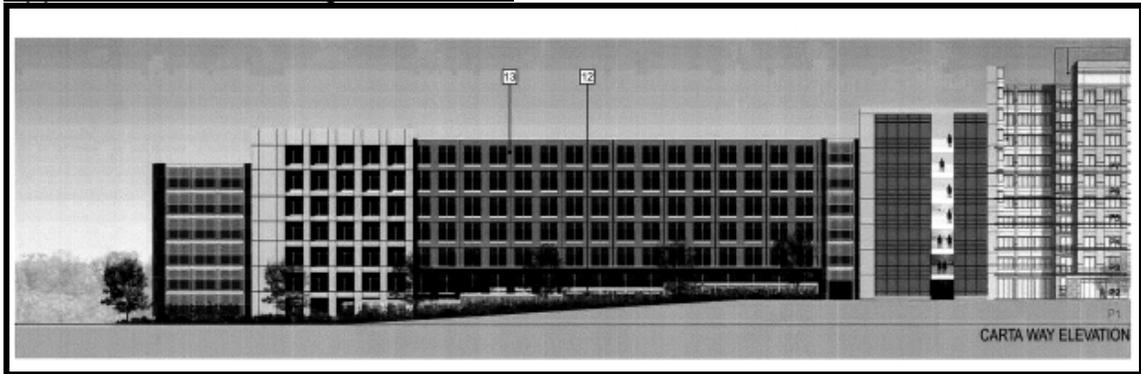
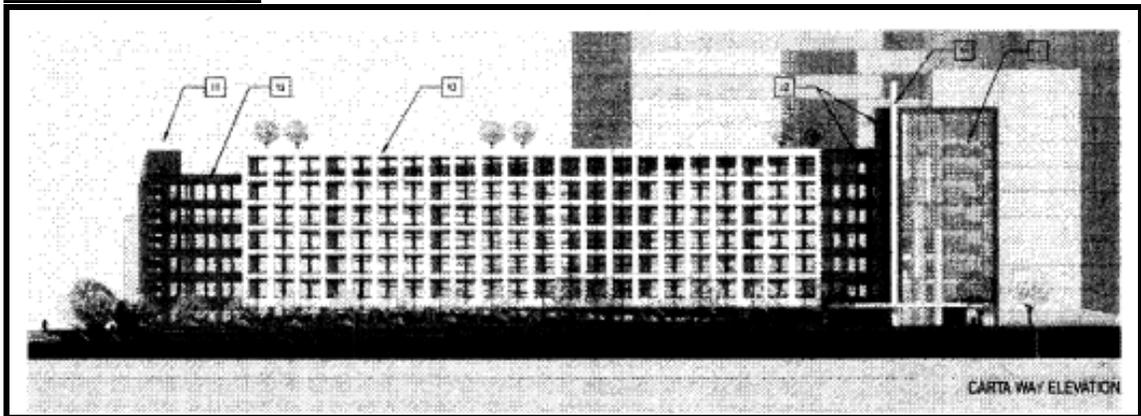
Title of CDPA/FDPA Plan: “Innovation South and the Innovation Center Station Garage”

Prepared By: Dewberry Consultants LLC

Date: July 17, 2015 as revised through September 16, 2015

The PCA/CDPA/FDPA proposes to change 13 sheets from the original rezoning application, which contained 76 sheets. Sheet C-1 includes a sheet index which highlights these sheets and indicates that no changes are proposed to the remaining 63 sheets.

The approved CDP/FDP in the original rezoning application proposed a 2,108 space County parking garage in Land Bay C-1 with a minor inconsistency in height. Sheet C-7 of the CDP/FDP showed a 7 level garage and Sheet A-104 showed an 8 level garage (with 6 levels above grade and 2 levels below) reaching a height elevation of 418 feet. Due to final engineering and geotechnical reports (which showed significant rock formations located beneath the existing grade that were shallower than anticipated during the review of the rezoning application, and which preclude the ability to provide two levels of parking below grade), the applicant seeks permission to construct an 8 level parking garage (with 7 levels above grade and 1 level below grade) reaching a height elevation of 430 feet. In addition, the applicant proposes to add two architectural fin features on the northern portions of the garage that would reach 470 feet in height and would be used to help conceal the elevator machine room on the top level of the garage. These features were shown on the original rezoning documents, but were not included in the height tabulations. The graphics below compare the architectural elevations of the garage in the original rezoning with the current proposal.

Approved CDP – Garage ElevationsProposed Change

As shown, no changes are proposed to the materials used on the garage and the proposed additional height would continue to be well below the height of the buildings to the north and northwest facing the Dulles Access Toll Road, which are shown to be 10 to 13 stories tall. The proposed changes to the garage would also continue to be consistent in height with the existing 6 to 7 story tall parking garages in the Dulles Station development to the east, directly across Carta Way.

As previously mentioned, no changes to the approved intensity or the maximum number of dwelling units are proposed in this application. The applicant is merely seeking to add an additional story above grade to the garage with no change to the number of total parking spaces. All previously approved proffer commitments will be carried forward and will not be changed. The Land Use Recommendations of Land Bay A of the Dulles Suburban Center in the Comprehensive Plan were addressed in the previous rezoning application. Staff believes that the proposed change continues to be in conformance with all aspects of the Comprehensive Plan and is in conformance with the previously approved proffers.

Land Use and Environmental Analysis (Appendix 5)

No issues were identified.

Transportation Analysis (Appendix 6)

No issues were identified.

Public Facilities Analysis

Public facilities were reviewed with the previous rezoning application and were determined to be adequate. No substantive changes to public facilities are proposed with this FDPA.

Fairfax County Park Authority (Appendix 7)

The Park Authority reviewed the application and asked that the applicant share any cultural resource studies prepared for the case. As indicated in the review of the original rezoning staff report, the applicant completed a Phase I review and found that no further architectural work is needed. This review will be forwarded to the Park Authority for record keeping.

ZONING ORDINANCE PROVISIONS (Appendix 8)

The proposed proffered condition amendment application does not alter the previous analysis regarding the general or design standards for the P District, waivers and modifications, or other applicable Zoning Ordinance provisions as established with the currently proffered Final Development Plan (FDP 2009-HM-017) for the subject property.

The previously approved CDP/FDP is referenced in this application and was approved with waivers and modifications that staff considers appropriate to be reaffirmed; these waivers and modifications are listed below.

- Modification of the loading requirement in favor of the loading spaces depicted on the CDPA/FDPA.
- Directive to the Director of DPWES to permit a deviation from the tree preservation target percentage in favor of the proposed landscaping shown on the CDPA/FDPA and as proffered.
- Modification of the Use Limitations on Corner Lots in Section 2-505 of the Zoning Ordinance to permit the proposed building, landscaping and sign locations within the Zoning Ordinance sight triangles formed by the streets along the corner lot as shown on the CDPA/FDPA and as

proffered.

- Waiver of the Board of Supervisor's policy to permit the location of the underground stormwater management facilities in a residential area (PFM Section 6-0303.8), subject to Waiver #6848-WPFM 005-1 Conditions, dated April 10, 2014.
- Modification of the peripheral lot landscaping and screening requirements in favor of that shown on the CDPA/FDPA as proffered and conditioned.
- Modification of the private street limitations of Section 11-302 of the Fairfax County Zoning Ordinance.
- Modification of PFM Standard 12-0702.1B2 to permit the reduction of the minimum planting width requirement from eight feet as shown on the CDPA/FDPA and described in the proffers.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the proposal is in harmony with the Comprehensive Plan and is in conformance with the applicable Zoning Ordinance provisions, subject to the execution of the proffers contained in Appendix 1.

Staff Recommendations

Staff recommends approval of PCA 2009-DR-017 subject to the execution of the proffers consistent with those in Appendix 1 of this report.

Staff recommends approval of FDPA 2009-DR-017.

Staff recommends reaffirmation of the previously approved waivers and modifications:

- Modification of the loading requirement in favor of the loading spaces depicted on the CDPA/FDPA.
- Directive to the Director of DPWES to permit a deviation from the tree preservation target percentage in favor of the proposed landscaping shown on the CDPA/FDPA and as proffered.
- Modification of the Use Limitations on Corner Lots in Section 2-505 of the Zoning Ordinance to permit the proposed building, landscaping and sign locations within the Zoning Ordinance sight triangles formed by the

streets along the corner lot as shown on the CDPA/FDPA and as proffered.

- Waiver of the Board of Supervisor's policy to permit the location of the underground stormwater management facilities in a residential area (PFM Section 6-0303.8), subject to Waiver #6848-WPFM 005-1 Conditions, dated April 10, 2014.
- Modification of the peripheral lot landscaping and screening requirements in favor of that shown on the CDPA/FDPA as proffered and conditioned.
- Modification of the private street limitations of Section 11-302 of the Fairfax County Zoning Ordinance.
- Modification of PFM Standard 12-0702.1B2 to permit the reduction of the minimum planting width requirement from eight feet as shown on the CDPA/FDPA and described in the proffers.

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

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

APPENDICES

1. Proposed Proffers for PCA 2009-HM-017
2. Affidavit for PCA 2009-HM-017
3. Statement of Justification
4. Excerpts of the previously approved proffers and CDP/FDP for RZ 2009-HM-017
5. Land Use Recommendations
6. Transportation Analysis
7. Park Authority Analysis
8. Zoning Ordinance Provisions
9. Glossary

PROFFERS**Innovation Center
PCA 2009-HM-017****December 18, 2015**

Pursuant to Section 2-2303(a), *Code of Virginia*, 1950 as amended, and subject to the Board of Supervisors approval of the requested Proffered Condition Amendment on property identified as Tax Map 015-4 ((05))-0005B pt. and 15-2 ((1)) 13A pt. (hereinafter referred to as the "Property"), the Applicant and owners for themselves, their successors and assigns hereby reaffirms the "Innovation Center South and the Innovation Center Station Garage Proffers" for RZ 2009-HM-017 dated July 25, 2014 in their entirety, except that Proffers 1, 58, and 62 as set forth therein are hereby amended as follows, with minor changes from the approved proffers underlined:

- 1) Substantial Conformance. The Property shall be developed in substantial conformance with the Conceptual Development Plan Amendment ("CDPA") and Final Development Plan Amendment ("FDPA") entitled "Innovation Center Station Garage" dated July 17, 2015 and revised through September 16, 2015, prepared by Dewberry Consultants LLC, consisting of 13 sheets. The CDPA and the FDPA are collectively referred to in these Proffers as "CDPA/FDPA."

- 58) Additional Design. All buildings and parking structures and the Metro Station Facilities where they front on the new North-South Road and the new East-West Road shall be architecturally finished (all four (4) sides) with compatible materials, detailing and features, provided such facades (including the facades of garages associated with a building) need not be identical. Garage facades shall be designed to screen the view of vehicles from the surrounding area and shall include materials consistent with those materials shown on the CDPA/FDPA and used on the associated building and/or incorporate innovative design techniques such as incorporation of public art, vegetative screens or other screening techniques, provided such façade treatments are consistent with the standards set for in the Design Guidelines, and need not have facades identical to the associated building.

- 62) Building Heights. Building heights for the garage building shall not exceed the maximum or be less than the minimum building heights shown on Sheet A-104 of the CDPA/FDPA. Building heights shall be exclusive of those structures that are excluded from the maximum height regulations as set forth in Section 2-506 of the Ordinance. All building penthouses/rooftop structures shall be integrated into the architecture of the building below and shall be consistent with the Design Guidelines.

[SIGNATURES NEXT PAGE]

APPLICANT/TITLE OWNER OF TAX MAP 015-4-((05))0005B

FAIRFAX COUNTY BOARD OF SUPERVISORS

By: _____

Name: Edward L. Long Jr.

Its: County Executive

Title Owner of Tax Map 15-2((1)) 13A pt.
Nugget Joint Venture, L.C.

By: Allen & Rocks, Inc., its manager

By: _____
Nicholas P. H. Rocks, President

REZONING AFFIDAVIT

DATE: 11-30-15
 (enter date affidavit is notarized)

131999

I, Heather Diez, Project Coordinator, Fairfax County, 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

in Application No.(s): PCA 2009-HM-017 / FOPA 2009-HM-017
 (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)
Board of Supervisors of Fairfax County, Virginia	12000 Government Center Parkway, Ste. 530 Fairfax, VA 22035	Applicant/Title Owner TM No. 015-4-((05))-0005B
Agent: Edward L. Long, Jr., County Executive	12000 Government Center Parkway, Ste. 552 Fairfax, VA 22035	Agent for Applicant/Title Owner TM No. 015-4-((05))-0005B
Department of Public Works and Environmental Services	12055 Government Center Parkway, Suite 659 Fairfax, VA 22035	Agent for Applicant/Title Owner TM No. 015-4-((05))-0005B
Agent: Heather Diez, Project Coordinator	12000 Government Center Parkway, Suite 449	Agent for Applicant/Title Owner
Agent: Katayoon Shaya, Branch Chief	Fairfax, VA 22035	TM No. 015-4-((05))-0005B
Nugget Joint Venture, L.C. Agents: Samuel A. Rocks Nicholas P.H. Rocks Michael R.F. Rocks Michael J. Hellyer S. Randall Cohen	1960 Gallows Road, Suite 300, Vienna, VA 22182	Title Owner of TM No. 015-2-((01))-0013A

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

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

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

REZONING AFFIDAVIT

DATE: 11-30-15
(enter date affidavit is notarized)

131999

for Application No. (s): PCA 2009-HM-017 / FOPA 2009-HM-017
(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)

Nugget Joint Venture, L.C.
1960 Gallows Road, Suite 300, Vienna, Virginia 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

NPHR Enterprises LLC
SAROCKS Enterprises LLC

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

Allen & Rocks, Inc., Manager

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

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

Rezoning Attachment to Par. 1(b)

DATE: 11-30-15
(enter date affidavit is notarized)

131999

for Application No. (s): PCA 2009-HM-017 / FDPA 2009 - HM-017
(enter County-assigned application number (s))

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

NPHR Enterprises LLC
1960 Gallows Road, Suite 300, Vienna, Virginia 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Nicholas P. H. Rocks	Michael R.F. Rocks, Trustee of the Michael R.F. Rocks Revocable Trust dated 8/19/08	Michael R.F. Rocks and Nicholas P.H. Rocks, Trustees f/b/o Hilary G. Rocks "Hilary G. Rocks MD Trust"
----------------------	---	---

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

- Michael R. F. Rocks, Manager
- Samuel A. Rocks, Manager
- Nicholas P. H. Rocks, Manager

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

SAROCKS Enterprises LLC
1960 Gallows Road, Suite 300, Vienna, Virginia 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

- Samuel A. Rocks, Nicholas P. H. Rocks and Michael R. F. Rocks, Trustees f/b/o Samantha C. Rocks "Samantha C. Rocks MD Trust"
- Samuel A. Rocks, Nicholas P. H. Rocks and Michael R. F. Rocks, Trustees f/b/o Emma M. Rocks "Emma M. Rocks MD Trust"
- Samuel A. Rocks, Nicholas P. H. Rocks and Michael R. F. Rocks, Trustees f/b/o Hanna E. Rocks "Hanna E. Rocks MD Trust"
- Samuel A. Rocks, Nicholas P. H. Rocks and Michael R. F. Rocks, Trustees f/b/o Trevor A. Rocks "Trevor A. Rocks MD Trust" *And below

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

*From Above: Samuel A. Rocks

(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: 11-30-15
(enter date affidavit is notarized)

131999

for Application No. (s): PCA 2009-HM-017 / FDPA 2009-HM-017
(enter County-assigned application number (s))

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

Allen & Rocks, Inc.
1960 Gallows Road, Suite 300, Vienna, Virginia 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Samuel A. Rocks
Nicholas P. H. Rocks
Michael R.F. Rocks

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

Nicholas P.H. Rocks, Director/President	S. Randall Cohen, Director/VP/General Counsel/Asst. Secretary	Susan H. Gladwin,
Samuel A. Rocks, Director/VP/Secretary	David M. Thomas, VP/Director of Property Management	Asst. VP/
Roger T. Brusnahan, Director/VP/CFO/Asst. Secretary	Michael R.F. Rocks, Director, Managing Director	Asst. Secretary

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: 11-30-15
(enter date affidavit is notarized)

131999

for Application No. (s): PCA 2009-HM-017 / FDPA 2009-HM-017
(enter County-assigned application number (s))

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

Dewberry Consultants LLC
8401 Arlington Boulevard, Fairfax, Virginia 22031

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)

The Dewberry Companies LC

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 Dewberry Companies LC
8401 Arlington Boulevard, Fairfax, VA 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Barry K. Dewberry	The Michael Sidney Dewberry Credit
Karen S. Grand Pre	Shelter Trust u/a/d 11/23/2005 f/b/o
Thomas L. Dewberry	Michael S. Dewberry II, Katie A. Dewberry,
	John M. Dewberry and one other minor child

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: 11-30-15
(enter date affidavit is notarized)

131999

for Application No. (s): PCA 2009-HM-017/ FDPA 2009-HM-017
(enter County-assigned application number (s))

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

Davis Carter Scott Ltd
1676 International Drive, #500
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Douglas N. Carter, Lena I. Scott, Patricia A. Appleton, C. Robert Atkinson, Marcia K. Calhoun, Christine C. Garrity, Christopher L. Garwood, Alan K. Houde

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

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

Douglas N. Carter, President/Treasurer
Lena I. Scott, Vice President/Secretary

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: 11-30-15
(enter date affidavit is notarized)

131999

for Application No. (s): PCA 2009-HM-017 / FDPA 2009-HM-017
(enter County-assigned application number (s))

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

Hammel, Green and Abrahamson, Inc.
44 Canal Center Plaza
Suite 100
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 SHAREHOLDER: (enter first name, middle initial, and last name)

NONE

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

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

Mia Blanchett, Stan Chiu, Jeff Harris, Hal Henderson, Rick Hombsch, Kurt Spiering and Joan Soranno, . Tim Carl, CEO; Dan Rectenwald, COO; Kent Mainquist, Treasurer/Chief Financial Officer; and Clare Tande, Secretary.

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

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

REZONING AFFIDAVIT

DATE: 11-30-15
(enter date affidavit is notarized)

131999

for Application No. (s): PCA 2009-HM-017 / FDDA 2009-HM 017
(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)

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

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

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

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

Rezoning Attachment to Par. 1(a)

DATE: 11-30-15
 (enter date affidavit is notarized)

131999

for Application No. (s): PCA 2009-HM-017 / FDPA 2009-HM-017
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Dewberry Consultants LLC Agent: Cody Pennetti	8401 Arlington Blvd, Fairfax, VA 22031	Engineer for Owner of TM No. 015-2-((01))-0013A No.
Davis Carter Scott LTD Agent: Steve Saville	1676 International Dr #500, McLean, VA 22102	Architect for Owner of TM No. 015-2-((01))-0013A No.
Hammel, Green and Abrahamson Agent: Sonja Shields	44 Canal Center Plaza #100, Alexandria, VA 22314	Architect and Project Manager for Owner of TM 15-4((5))5B

(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: 11-30-15
(enter date affidavit is notarized)

131999

for Application No. (s): PCA 2009-HM-017 / FDPA 2009-HM-017
(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.)

The Board of Supervisors of Fairfax County, Virginia is the title owner of TM 015-4-((05))-005B, which is part of the application property.

(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: 11-30-15
(enter date affidavit is notarized)

131999

for Application No. (s): PCA 2009-HM-017 / FDPA 2009-HM-017
(enter County-assigned application number(s))

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

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

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

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

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

WITNESS the following signature:

(check one)

[] Applicant

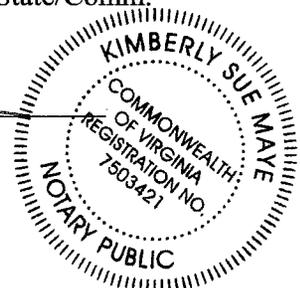
[x] Applicant's Authorized Agent

Heather A. Diez, Project Coordinator, Fairfax County

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

Subscribed and sworn to before me this 30th day of November 2015, in the State/Comm. of Virginia, County/City of Fairfax.

Kimberly S. Maye
Notary Public



My commission expires: 5-31-19



County of Fairfax, Virginia

APPENDIX 3

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

August 27, 2015

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

RECEIVED
Department of Planning & Zoning

AUG 27 2015
Zoning Evaluation Division

Reference: Proffered Condition Amendment (PCA) Application for Innovation Center Station
PCA 2009-HM-017, Application Property: 15-4((5))5B
Applicant: Heather Diez, Fairfax County DPWES
Owner: Fairfax County Board of Supervisors

Dear Ms. Berlin:

STATEMENT OF JUSTIFICATION:

Please accept the following as a statement of justification in support of a proffered condition amendment ("PCA") for the Application Property. The Applicant is the agent for the owner of the Application Property.

On July 29, 2014, the Board of Supervisors rezoned 14.68 acres from the PDC and PRM District to allow Transit Oriented Development (TOD) near the future Innovation Center Metrorail Station in the Dranesville District. Fairfax County is working in partnership with Nugget Joint Venture to design and construct common infrastructure for the County's future parking garage and the Developer's future buildings. During the rezoning process, the future site of the Fairfax County owned and operated parking garage was approved for a top surface elevation of 418 feet. The garage is designed to include more than 2,000 parking spaces on eight levels, two of which were planned to be below grade.

As design of the common infrastructure advanced, engineering, geotechnical reports, and on-site borings revealed significant rock beneath the existing grade at various locations of Innovation Center South, including the future County garage. The nearby MWAA Rail Project also reported extreme difficulties when they encountered rock during station utility construction. Their field operations were nearly halted and experienced substantial schedule delays. As a result, the attorney for the future tenant on the Nugget property requested an Interpretation for RZ/FDP 2009-HM-017, based on concerns related to the subterranean rock and their plans for below grade parking. The County, who is responsible for constructing a parking garage to support the Metrorail station, has the same concern and proposes an increase in the garage height as outlined in the attached PCA package and below.

Department of Public Works and Environmental Services
Building Design and Construction Division

12000 Government Center Parkway, Suite 449
Fairfax, VA 22035-0052

Phone: 703-324-5800, TTY: 1-800-828-1120, Fax: 703-324-4365

www.fairfaxcounty.gov/dpwes



This PCA proposes the County parking garage to be raised by one full level. This results in a 12-foot elevation increase to the top deck parking surface level, to an elevation of 430 feet. The other features on top of the garage are also requested to be raised and are also shown in the PCA and include: elevator/stairwell to top parking level, elevator machine room (enclosed concrete and glass on top of the northeast corner of the garage), parapet, and two architectural "fin" features that are approximately 2' width each. The final requested elevation, which includes the one parking level and ancillary features, is 471 feet. The 12-foot elevation increase would apply to the entire garage, with the northeast and southwest corners where stairs and elevators are located requiring some additional height consideration.

This PCA does not change the purpose or intent of the original rezoning, nor does it negatively impact the development. The approval of this request will enable the County garage to obtain a more efficient design for the commuters, alleviate anticipated constructability and schedule issues related to subsurface rock, and will help meet the overall goals of establishing a successful TOD at this location. This project is aligned with the County's Strategic Plan for Economic Success.

To the best of my knowledge, this PCA complies with the recommendations of the Comprehensive Plan of the County. The proposed PCA conforms to the provisions of all applicable ordinances, regulations, and adopted standards.

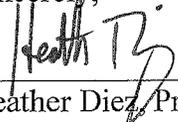
WAIVER OF SUBMISSION REQUIREMENTS:

Given the nature of this PCA as described above, I hereby request a waiver of the requirement to submit with this PCA, (1) Twenty-three copies of a Conceptual Development Plan, (2) Twenty-three copies of a Final Development Plan, and (3) Application Fee.

The package does include one (1) original stamped set and four (4) copies of all revised CDP/FDP plan sheets that reflect the proposed changes.

If you have any questions, please contact me at 703-324-5813. Thank you.

Sincerely,



Heather Diez, Project Coordinator
Building Design and Construction Division, DPWES

8-27-15
Date

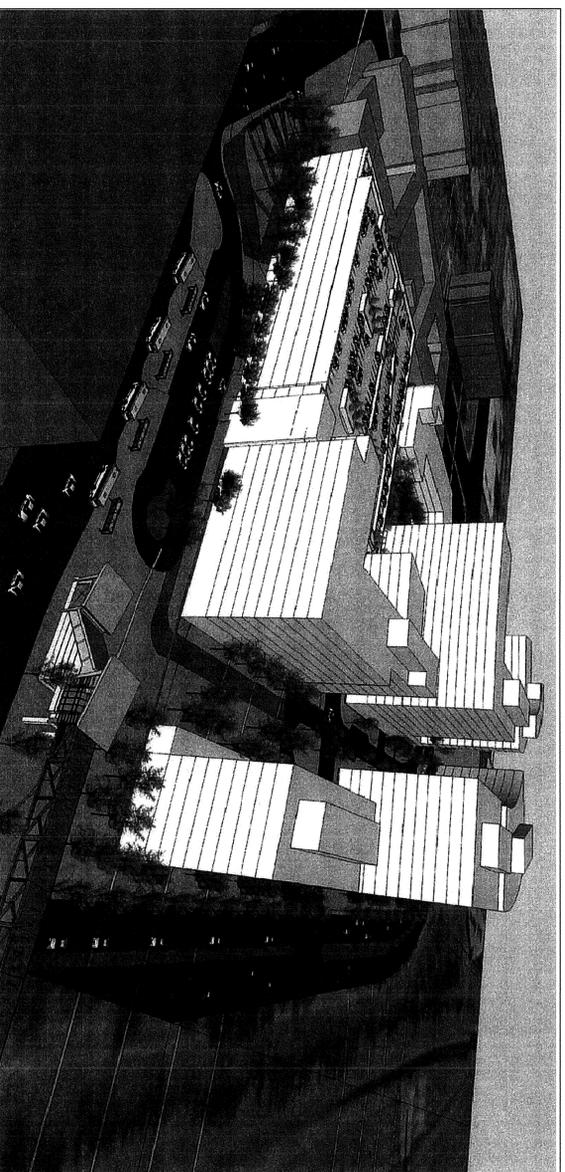
Enclosures: As Stated

cc: Kris Abrahamson, DPZ
William O'Donnell, DPZ

Innovation Center South and the Innovation Center Station Garage

Dranesville District Fairfax County, Virginia

CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN RZ 2009-HM-017



VICINITY MAP
SCALE 1" = 2000'

APPLICANT:
Nugget Joint Venture L.C.
1960 Galloways Road Suite 300
Vienna, Virginia 22182

APPLICANT:
Fairfax County
12000 Government Center Parkway
Fairfax, Virginia 22035

APPLICANT:
Dulles Rockhill Partners Limited Partnership
455 Spring Park Place, Suite 100
Herndon, VA 20170

Sheet Index

C-1..... COVER SHEET	C-14..... REGIONAL POND APPROVED CALCULATIONS	L-1..... OVERALL LANDSCAPE PLAN	L-7a..... PLANTING SPECIFICATIONS
C-2..... NOTES / TABULATION	C-15..... REGIONAL POND APPROVED CALCULATIONS	L-2..... HARDSCAPE PLAN	L-8..... SITE FURNITURE AND MATERIAL IMAGES
C-2a..... WAVERS/MODIFICATIONS/SOILS MANIPULATE OF BULK PLAN	C-16..... REGIONAL POND APPROVED CALCULATIONS	L-3..... PEDESTRIAN CIRCULATION PLAN	L-9..... PERSPECTIVE VIEWS
C-2b..... COMPREHENSIVE PLAN LAND UNIT AND LAND BAY EXHIBIT	C-17..... REGIONAL POND APPROVED CALCULATIONS	L-3a..... CONNECTIVITY PLAN	A-100... OVERALL COP/CP SITE PLAN
C-2c..... PARKING SUMMARY	C-18..... REGIONAL POND APPROVED CALCULATIONS	L-4..... ILLUSTRATIVE SITE PLAN	A-101... RETAIL/FIRE LANE FLOOR PLANS
C-3..... EXISTING CONDITIONS	C-19..... REGIONAL POND APPROVED CALCULATIONS	L-4a..... PHASE 1, INTERIM IMPROVEMENT	A-102... LAND BAY A PARKING PLANS
C-4..... CONCEPTUAL / FINAL DEVELOPMENT PLAN	C-20..... OUTFALL 1 APPROVED CALCULATIONS	L-5a..... TYPICAL STREET SECTIONS	A-103... LAND BAYS B & D PARKING PLANS
C-5..... OPEN SPACE EXHIBIT	C-21..... OUTFALL 1 APPROVED CALCULATIONS	L-5b..... TYPICAL STREET SECTIONS	A-104... METRO PARKING GARAGE PLANS
C-6..... EXISTING VEGETATION MAP	C-22..... OUTFALL 1 APPROVED CALCULATIONS	L-6a1... METRO PLAZA ENLARGEMENT	A-201... OVERALL FLOOR PLANS - EL. 320.00'
C-6a..... LANDSCAPE CALCULATIONS	C-23..... OUTFALL 1 APPROVED CALCULATIONS	L-6a2... METRO PLAZA SECTION	A-202... OVERALL FLOOR PLANS - EL. 320.00' & 340.00'
C-7..... PROPOSED ROADS / R.O.W. PLAN	C-24..... OUTFALL 1 APPROVED CALCULATIONS	L-6b1... URBAN PARK ENLARGEMENT	A-203... OVERALL FLOOR PLANS - EL. 320.00'
C-7a..... SIGHT DISTANCE PLAN	C-25..... OUTFALL 2 APPROVED CALCULATIONS	L-6b2... URBAN PARK SECTION	A-204... OVERALL FLOOR PLANS - EL. 320.00'
C-8..... PHASING PLAN	C-26..... OUTFALL 2 APPROVED CALCULATIONS	L-6c1... POCKET PARK ENLARGEMENT & SECTION	A-205... OVERALL FLOOR PLANS - EL. 375.00'
C-9..... STORMWATER MANAGEMENT PLAN	C-27..... OUTFALL 2 APPROVED CALCULATIONS	L-7a..... TYPICAL STREET TREE DETAILS	A-206... OVERALL FLOOR PLANS - EL. 385.00'
C-10... PROJECT OUTFALL LIMITS	C-28..... OUTFALL 2 APPROVED CALCULATIONS	L-7b..... TYPICAL RAIN GARDEN & TREE DETAILS	A-301... BUILDING SITE SECTIONS
C-11... STORMWATER MANAGEMENT PLAN	C-29..... OUTFALL 2 APPROVED CALCULATIONS	L-7c..... TREE DETAILS	A-310... BUILDING ELEVATIONS
C-12... VRR METHOD WORKSHEET SUMMARY	C-30..... OUTFALL 2 APPROVED CALCULATIONS	L-7d..... PLANTING SPECIFICATIONS	A-311... BUILDING ELEVATIONS
C-13... REGIONAL POND APPROVED CALCULATIONS			

Dewberry
Dewberry Consultants LLC
8801 ARLINGTON BLVD.
FAIRFAX, VA 22031
TEL: 703.948.0518
FAX: 703.948.0518

dcs
DAVIS
CARTER
SCOTT
DESIGN

ROCKS
ROCKS CONSULTANTS
15200 WOODBRIDGE BLVD. SUITE 100
FAIRFAX, VA 22033

LR

LANDSCAPE ARCHITECTURE
15200 WOODBRIDGE BLVD. SUITE 100
FAIRFAX, VA 22033
TEL: 703.948.0518
FAX: 703.948.0518

LS9 LANDSCAPE ARCHITECTURE
15200 WOODBRIDGE BLVD. SUITE 100
FAIRFAX, VA 22033
TEL: 703.948.0518
FAX: 703.948.0518

SEAL



Rev. April 21, 2014
Rev. March 27, 2014
Rev. February 21, 2014
Rev. January 3, 2014
Rev. November 22, 2013
September 9, 2013*

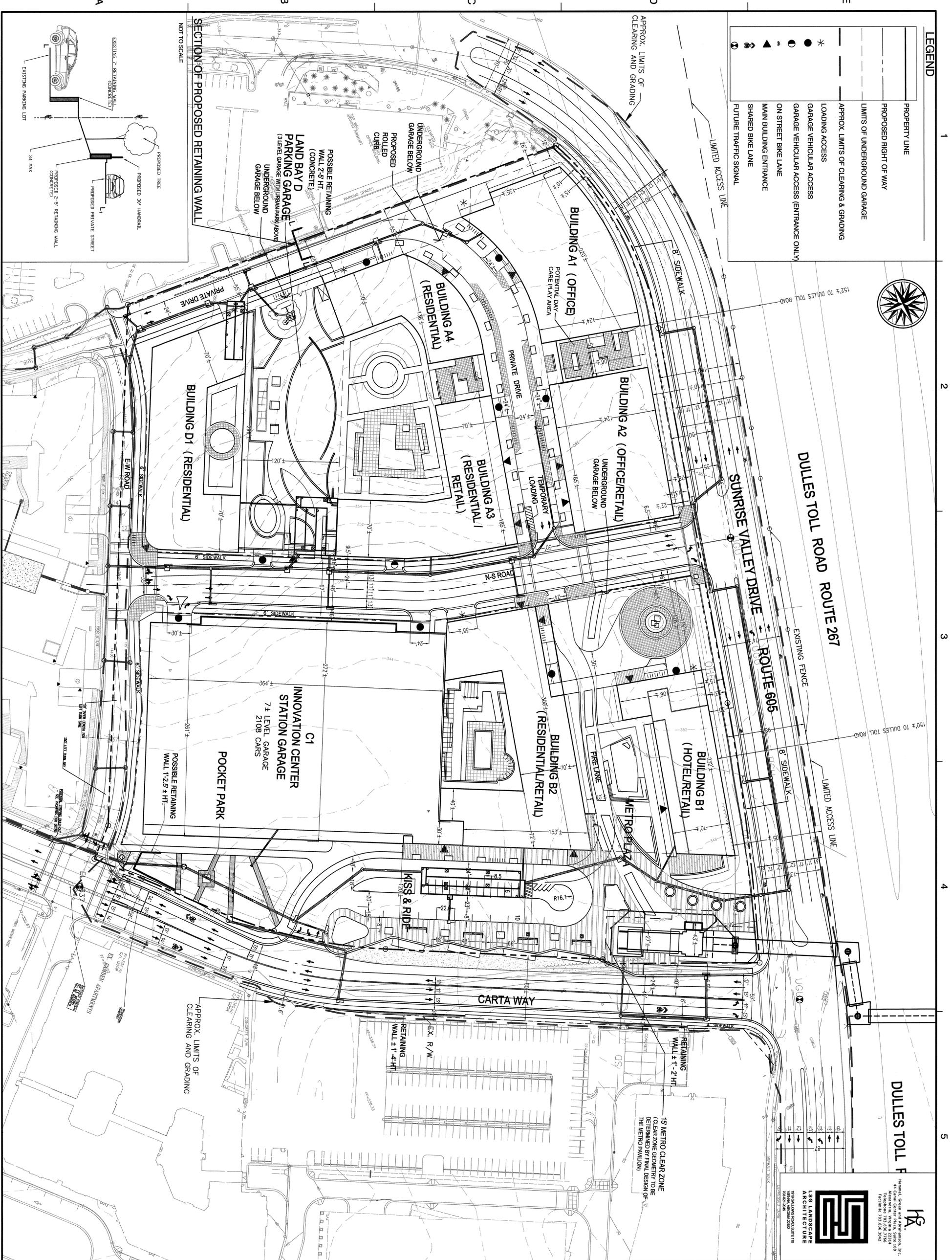
August 1, 2013

C-1

M-10830

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- LIMITS OF UNDERGROUND GARAGE
- APPROX. LIMITS OF CLEARING & GRADING
- LOADING ACCESS
- GARAGE VEHICULAR ACCESS
- GARAGE VEHICULAR ACCESS (ENTRANCE ONLY)
- ON STREET BIKE LANE
- MAIN BUILDING ENTRANCE
- SHARED BIKE LANE
- FUTURE TRAFFIC SIGNAL



HR
 Hensel Phelps Construction, Inc.
 44 Canal Center Plaza, Suite 100
 Alexandria, Virginia 22314
 Phone: 703.836.3442
 Facsimile: 703.836.3442

LSG LANDSCAPE ARCHITECTURE
 910 CALDWELL ROAD, SUITE 110
 WARRAN, VIRGINIA 22090
 Phone: 703.898.0700
 Facsimile: 703.898.0700

Dewberry
 Dewberry Consultants, LLC
 1000 EAST BROADWAY
 ALEXANDRIA, VIRGINIA 22304
 PHONE: 703.840.0100
 FAX: 703.840.0518

dcs
 DAVIS
 CARTER
 SCOTT
 ARCHITECTS
 DESIGN

ROCKS
 ROCKS LANDSCAPE ARCHITECTS
 1000 EAST BROADWAY, SUITE 110
 ALEXANDRIA, VIRGINIA 22304
 PHONE: 703.840.0100
 FAX: 703.840.0518

**INNOVATION CENTER SOUTH
 AND THE
 INNOVATION CENTER STATION
 GARAGE**

Conceptual/Final Development Plan

DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



SCALE 0' = 25' = 50' = 100'

No.	DATE	BY	Description
1	9/9/13	JMC	REVISIONS
2	11/22/13	LNH	REVISIONS
3	1/3/14		REVISIONS
4	2/21/14		REVISIONS
5	3/21/14		REVISIONS
6	4/21/14	JMC	REVISIONS

DRAWN BY: JMC
 APPROVED BY: JWE
 CHECKED BY: JWE
 DATE: AUG 1, 2013

TITLE: CONCEPTUAL / FINAL DEVELOPMENT PLAN

PROJECT NO.: M-10831

C-4

SHEET NO.: M-10831

INNOVATION CENTER SOUTH
 AND THE
 INNOVATION CENTER STATION
 GARAGE
 Conceptual/Final Development Plan
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE

PRINT DATE 3/31/14, 5:58 am

No.	DATE	BY	Description
1	9/9/13		
2	9/25/13		
3	11/22/13		
4	01/03/14		
5	02/21/14		
6	03/27/14		

REVISIONS

DRAWN BY: CFC
 APPROVED BY: JSS
 CHECKED BY: JSS
 DATE: 02/21/14

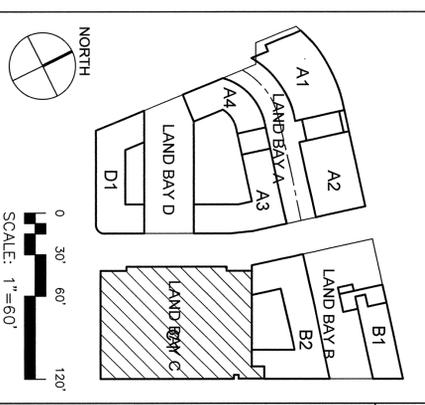
TITLE
**METRO PARKING
 GARAGE PLANS**
 PROJECT NO. 305444.06

A-104

SHEET NO. OF
 444_A104.dwg



LSG LANDSCAPE
 ARCHITECTURE
 44 Canal Center Plaza, Suite 100
 Arlington, VA 22204
 Telephone: 703.526.7746
 Facsimile: 703.526.3242



KEY PLAN

NOTE: PARKING SPACES WILL BE PROVIDED GENERALLY AS SHOWN. APPLICANT RESERVES THE RIGHT TO ADJUST THE NUMBER AND/OR LOCATION OF THE PARKING SPACES AT THE TIME OF FINAL SITE PLAN AS LONG AS NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ZONING ORDINANCE.

LAND BAY C			
Elevation	Standard	Handicap	Van
418	110	4	0
406	295	4	0
394	298	4	0
382	298	4	0
370	298	4	0
358	272	3	2
346	298	0	6
334	285	3	0
Total:	2074	25	8

1 LAND BAY C P1 LEVEL PARKING PLAN
 1"=60'-0"
 444_METRO-ANNO.dwg

2 LAND BAY C P2 LEVEL PARKING PLAN
 1"=60'-0"
 444_METRO-ANNO.dwg

3 LAND BAY C P3 LEVEL PARKING PLAN
 1"=60'-0"
 444_METRO-ANNO.dwg

4 LAND BAY C P4 LEVEL PARKING PLAN
 1"=60'-0"
 444_METRO-ANNO.dwg

5 LAND BAY C P5 LEVEL PARKING PLAN
 1"=60'-0"
 444_METRO-ANNO.dwg

6 LAND BAY C P6 LEVEL PARKING PLAN
 1"=60'-0"
 444_METRO-ANNO.dwg

7 LAND BAY C P7 LEVEL PARKING PLAN
 1"=60'-0"
 444_METRO-ANNO.dwg

8 LAND BAY C P8 LEVEL PARKING PLAN
 1"=60'-0"
 444_METRO-ANNO.dwg

**INNOVATION CENTER SOUTH
 AND THE
 INNOVATION CENTER STATION
 GARAGE**
 Conceptual/Final Development Plan
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE

PRINT DATE 3/31/14, 8:59 am

No.	DATE	BY	Description
1	9/2/13		
2	9/25/13		
3	11/22/13		
4	01/03/14		
5	02/21/14		
6	03/27/14		

DRAWN BY: CFC
 APPROVED BY: JSS
 CHECKED BY: JSS
 DATE: 02/21/14
 TITLE: AT ELEV. 320.00'

**OVERALL FLOOR
 PLANS**

PROJECT NO. 305-444.06

A-201

SHEET NO. OF



LSG LANDSCAPE
 ARCHITECTURE
 1095 CALLETON DRIVE, SUITE 110
 WINDY HILLS, VIRGINIA 22091
 (703) 298-2046



Human, Green and Affordable, Inc.
 44 Canal Center Plaza, Suite 100
 Arlington, VA 22201
 Telephone: 703.838.7766
 Fax: 703.838.7765
 E-mail: info@hga.com

PARKING SUMMARY

LAND BAY A			
Elevation	Standard	Handicap	Van
385	157	4	0
375	235	4	0
360/365	156	4	6
355	114	4	0
350/355	424	4	0
340/345	424	4	0
330/335	426	2	0
320/325	393	2	0
Total:	2,329	29	6

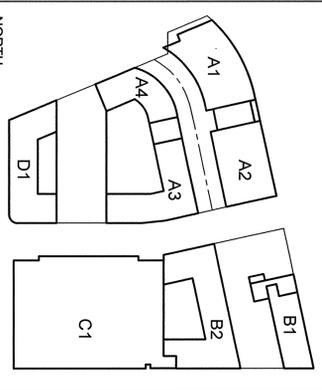
LAND BAY B			
Elevation	Standard	Handicap	Van
347	82	4	4
337/342	280	4	0
327/332	280	4	0
317/322	288	3	0
Total:	910	15	4

LAND BAY C			
Elevation	Standard	Handicap	Van
418	110	4	0
405	255	4	0
394	298	4	0
382	298	4	0
370	298	4	0
358	272	3	2
346	258	3	0
334	265	3	0
Total:	2,074	28	8

LAND BAY D			
Elevation	Standard	Handicap	Van
345/350	72	2	1
335/340	96	2	0
330	26	1	0
Total:	194	5	1

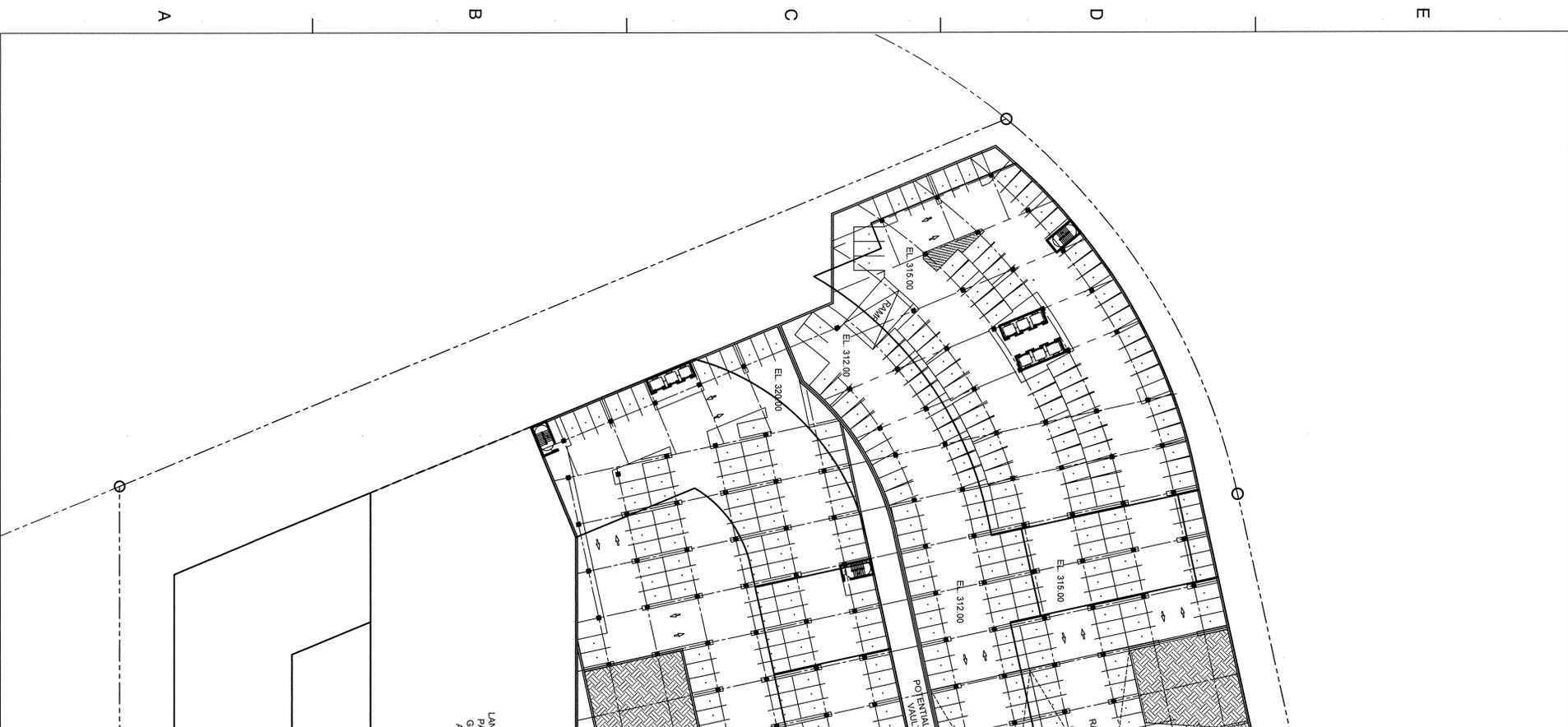
NOTE: PARKING SPACES WILL BE PROVIDED GENERALLY AS SHOWN, AND THE NUMBER OF SPACES WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN, AS LONG AS NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ZONING ORDINANCE.

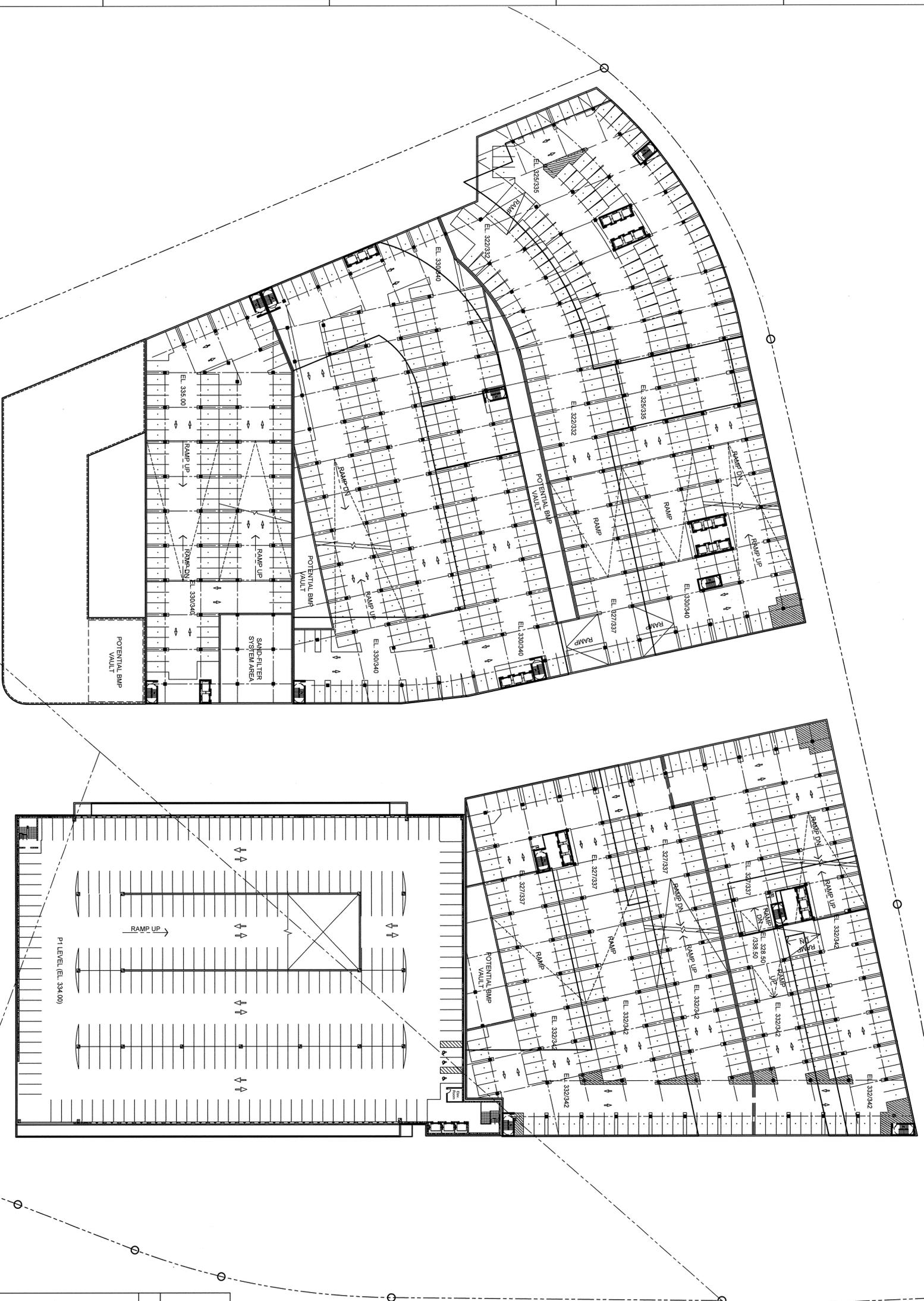
KEY PLAN



OVERALL FLOOR PLANS AT ELEVATIONS 320.00'

TITLE OF 444_EL320.dwg





OVERALL FLOOR PLANS AT ELEVATIONS 330.00' AND 340.00'

T=40'-0"
444_EL330-ANNO.dwg

Henry, Green and Ackermann, Inc.
Architects, Virginia 22114
10000 Old Dominion Blvd., Suite 110
Mechanicville, VA 22102
Tel: 703.838.3042
Fax: 703.838.3042



Dewberry
Dewberry Consultants LLC
807 ARLINGTON BLVD.
FARMERSVILLE, VA 22601-00
PHONE: 703.849.0510
FAX: 703.849.0518

dcs DESIGN
D AVIS
C ARTER
S OLLITHORPE



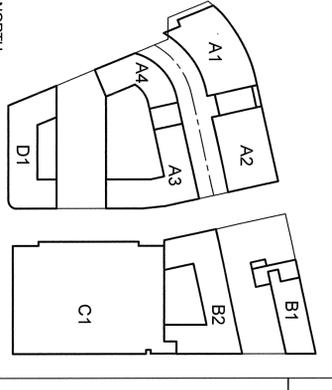
INNOVATION CENTER SOUTH AND THE INNOVATION CENTER STATION GARAGE
Conceptual/Final Development Plan
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA



PARKING SUMMARY			
LAND BAY A			
Elevation	Standard	Handicap	Van
395	157	4	0
375	235	4	0
360/365	156	4	6
355	114	4	0
350/355	424	4	0
340/345	424	4	0
330/335	426	2	0
320/325	393	2	0
Total:	2,329	28	6
2,363			
LAND BAY B			
Elevation	Standard	Handicap	Van
347	82	4	4
337/342	280	4	0
327/332	280	4	0
317/322	289	3	0
Total:	910	15	4
929			
LAND BAY C			
Elevation	Standard	Handicap	Van
418	110	4	0
406	255	4	0
394	298	4	0
382	298	4	0
370	298	4	0
358	272	3	2
346	259	0	6
334	295	3	0
Total:	2074	26	8
2108			
LAND BAY D			
Elevation	Standard	Handicap	Van
345/350	72	2	1
335/340	96	2	0
330	26	1	0
Total:	194	5	1
200			

KEY PLAN

NOTE: PARKING SPACES WILL BE PROVIDED GENERALLY AS SHOWN. APPLICANT RESERVES THE RIGHT TO ADJUST THE NUMBER AND/OR LOCATION OF THE PARKING SPACES AT TIME OF FINAL SITE PLAN AS LONG AS NUMBER OF SPACES IS IN ACCORDANCE WITH FAIRFAX COUNTY ZONING ORDINANCE.



PRINT DATE: 3/31/14, 6:59 am

No.	DATE	BY	Description
1	9/9/13		
2	9/25/13		
3	11/22/13		
4	01/03/14		
5	02/21/14		
6	03/27/14		

SCALE: 1"=40'

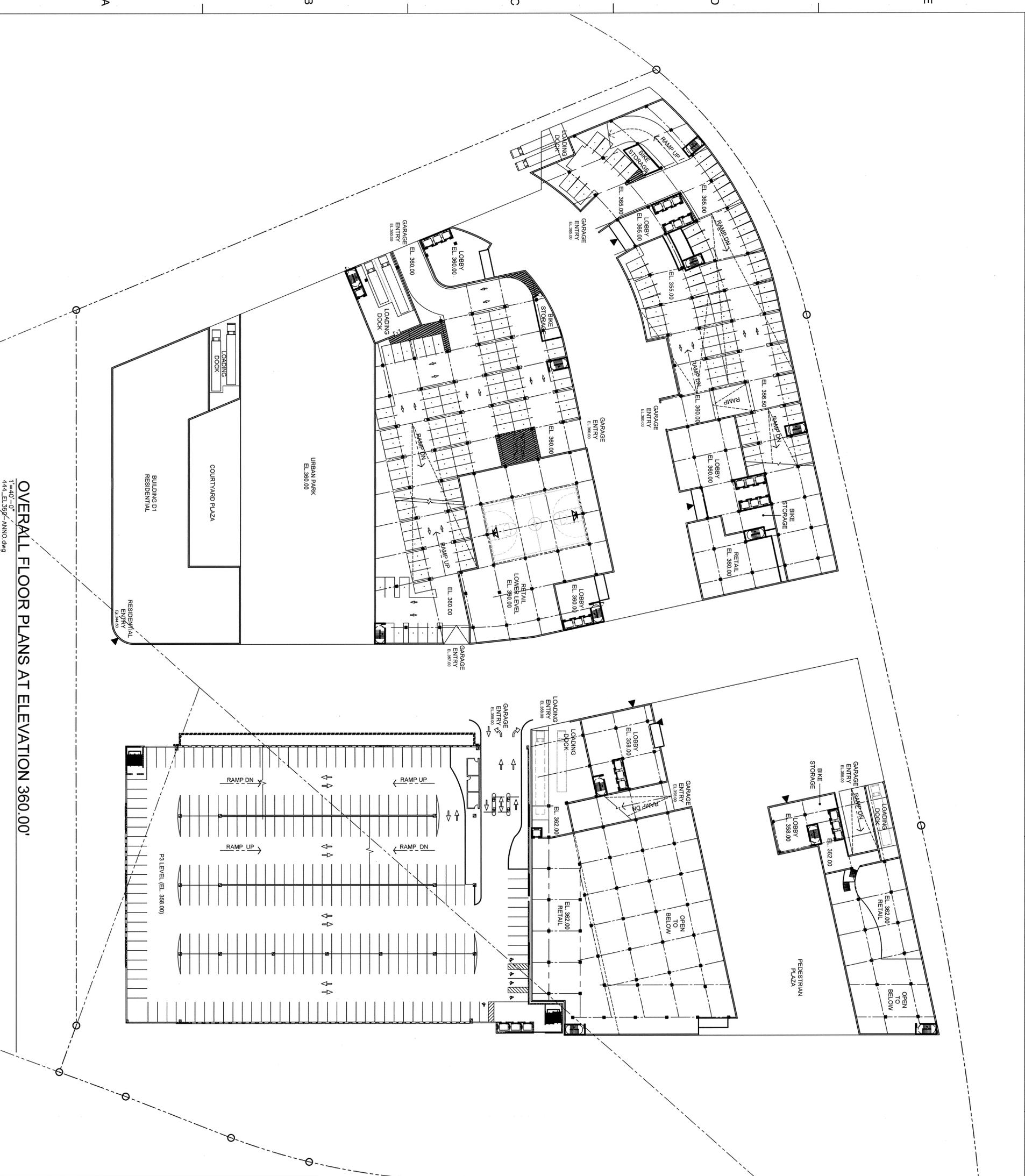
TITLE: AT ELEV. 330.00' AND 340.00'

OVERALL FLOOR PLANS

PROJECT NO.: 305444.06

SHEET NO.: A-202

444_A202.dwg



OVERALL FLOOR PLANS AT ELEVATION 360.00'
 1"=40'-0"
 444_EL_360'-ANNO.dwg

LSG LANDSCAPE ARCHITECTURE
 10000 WOODBURN ROAD, SUITE 110
 WENNA, VIRGINIA 22186
 (703) 929-2942

H.R.
 Henning, Green and Associates, Inc.
 445 Westmoreland Avenue, Suite 400
 Alexandria, Virginia 22304
 Telephone 703.838.2766
 Facsimile 703.838.2942

Dewberry Consultants LLC
 8601 ARLINGTON BLVD.
 FAIRFAX, VA 22031
 PHONE: 703.296.0519
 FAX: 703.296.0519

dcs DESIGN
 DAVIS
 CARTER
 SCOTT
 ID

ROCKS ENGINEERING COMPANY
 10000 WOODBURN ROAD, SUITE 110
 WENNA, VIRGINIA 22186
 (703) 929-2942

INNOVATION CENTER SOUTH AND THE INNOVATION CENTER STATION GARAGE
 Conceptual/Final Development Plan
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



PARKING SUMMARY

LAND BAY A			
Elevation	Standard	Handicap	Van
385	157	4	0
375	235	4	0
360/365	155	6	185
355	114	4	0
350/355	424	4	0
340/345	424	4	0
330/335	426	2	0
320/325	393	2	0
Total:	2,329	28	6

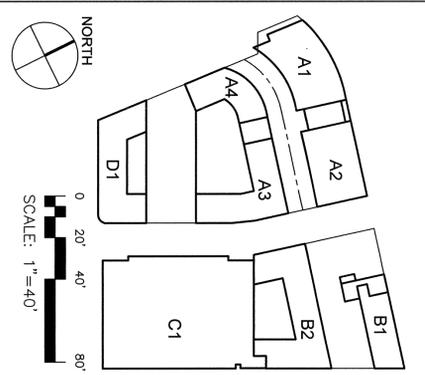
LAND BAY B			
Elevation	Standard	Handicap	Van
347	82	4	4
337/342	280	4	0
327/332	280	4	0
317/322	288	3	0
Total:	910	15	4

LAND BAY C			
Elevation	Standard	Handicap	Van
418	110	4	0
406	255	4	0
394	298	4	0
382	298	4	0
370	298	4	0
358	272	3	2
346	258	0	6
334	295	3	0
Total:	2,074	28	8

LAND BAY D			
Elevation	Standard	Handicap	Van
345/350	72	2	1
335/340	96	2	0
330	26	1	0
Total:	194	5	1

NOTE: PARKING SPACES WILL BE PROVIDED GENERALLY AS SHOWN. APPLICANT RESERVES THE RIGHT TO ADJUST THE NUMBER AND/OR LOCATION OF THE PARKING SPACES AT THE TIME OF FINAL SITE PLAN, AS LONG AS NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ZONING ORDINANCE.

KEY PLAN



PRINT DATE: 3/31/14, 7:00 am

No.	DATE	BY	Description

SCALE: 1"=40'

APPROVED BY: JSS
 CHECKED BY: JSS
 DATE: 02/21/14

TITLE: AT ELEV. 360.00'

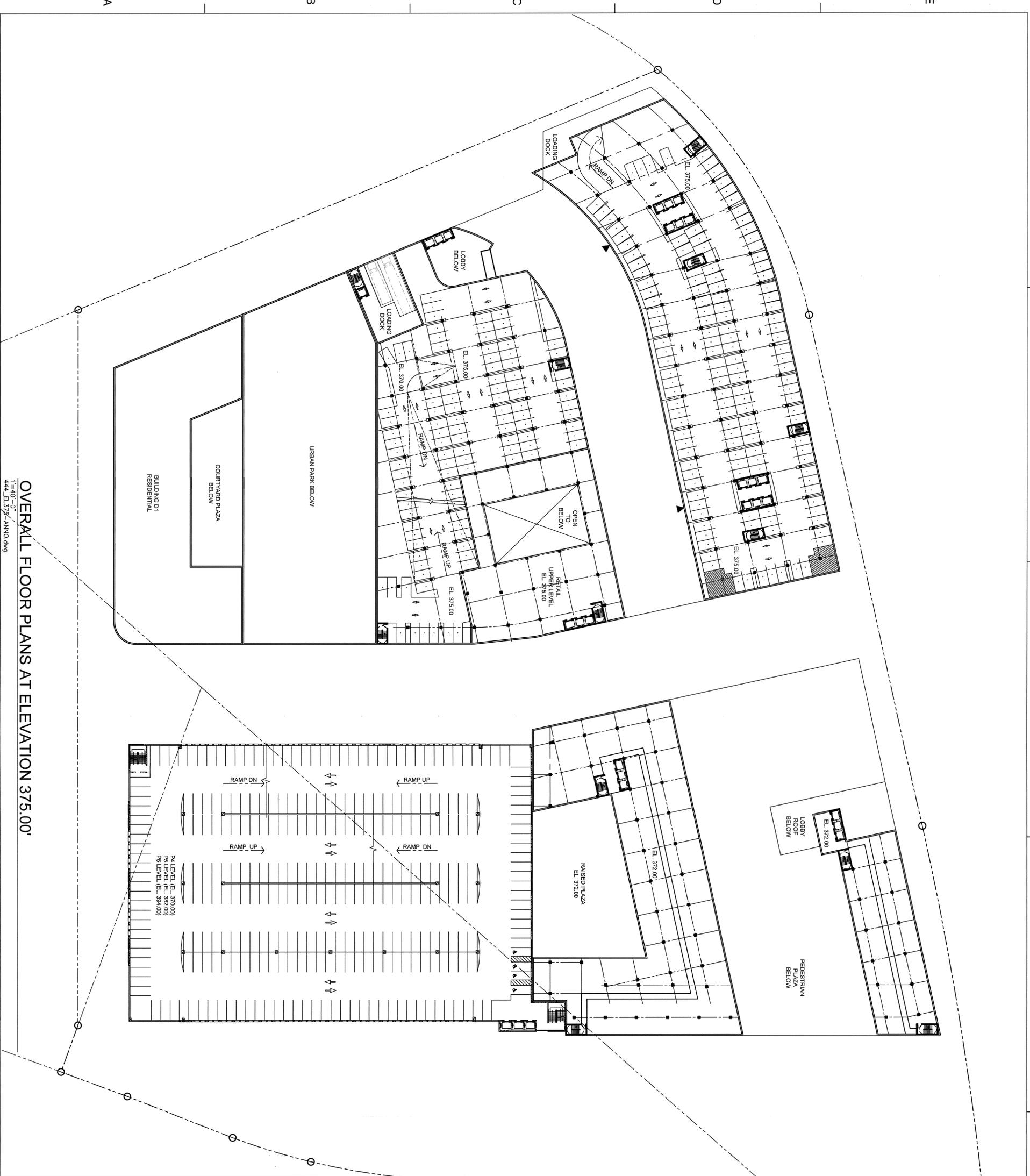
OVERALL FLOOR PLANS

PROJECT NO.: 305444.06

A-204

SHEET NO. OF

444_A204.dwg



OVERALL FLOOR PLANS AT ELEVATION 375.00'
 T=40'-0"
 444_EL375-ANNO.dwg

LSG LANDSCAPE ARCHITECTURE
 7890 OLD DOMINION DRIVE, SUITE 110
 NEWPORT NEWS, VA 23602
 (757) 250-2500

HR
 Hannah, Green and Robertson, Inc.
 8000 WOODLAND DRIVE, SUITE 100
 ALEXANDRIA, VIRGINIA 22314
 Telephone: 703.558.2755
 Fax: 703.558.4242
 E-mail: hgr@hgrva.com

PARKING SUMMARY

LAND BAY A			
Elevation	Standard	Handicap	Van
385	157	4	0
375	235	4	0
360/365	156	4	6
365	114	4	0
350/355	424	4	0
340/345	424	4	0
330/335	426	2	0
320/325	393	2	0
Total:	2,329	28	6
2,363			

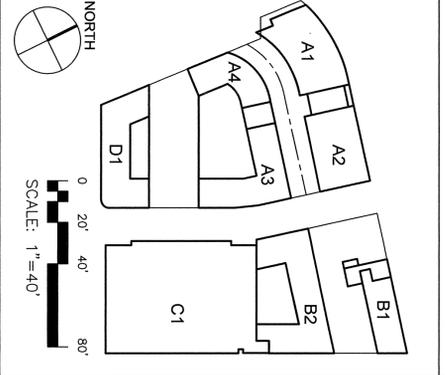
LAND BAY B			
Elevation	Standard	Handicap	Van
347	82	4	4
337/342	280	4	0
327/332	280	4	0
317/322	288	3	0
Total:	910	15	4
929			

LAND BAY C			
Elevation	Standard	Handicap	Van
418	110	4	0
405	255	4	0
394	238	4	0
382	288	4	0
370	298	4	0
358	272	3	2
346	258	0	6
334	285	3	0
Total:	2074	28	8
2,108			

LAND BAY D			
Elevation	Standard	Handicap	Van
345/350	72	2	1
335/340	96	2	0
330	26	1	0
Total:	194	5	1
200			

KEY PLAN

NOTE: PARKING SPACES WILL BE PROVIDED GENERALLY AS SHOWN. APPLICANT RESERVES THE RIGHT TO ADJUST THE NUMBER AND/OR LOCATION OF THE PARKING SPACES AT TIME OF FINAL SITE PLAN AS LONG AS NUMBER OF SPACES IS IN ACCORDANCE WITH PARKING COUNTY ZONING ORDINANCE.



Dewberry
 Dewberry Consultants LLC
 8901 ARLINGTON BLVD.
 FARMERSVILLE, VA 22021
 PHONE: 703.444.2200
 FAX: 703.444.0518

dcs DESIGN
 DAVIS
 CARTER
 SCOTT
 LLP

ROCKS
 COMMONWEALTH OF VIRGINIA
 ARCHITECT
 LE No. 7284
 3/2/14

INNOVATION CENTER SOUTH AND THE INNOVATION CENTER STATION GARAGE
 Conceptual/Final Development Plan
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE

PRINT DATE: 3/31/14, 7:30 am

No.	DATE	BY	Description
1	9/9/13		
2	9/25/13		
3	11/22/13		
4	01/03/14		
5	02/21/14		
6	03/27/14		

REVISIONS

DRAWN BY	APPROVED BY	CHECKED BY	DATE
JSS	JSS	JSS	02/21/14

TITLE: AT ELEV. 375.00'

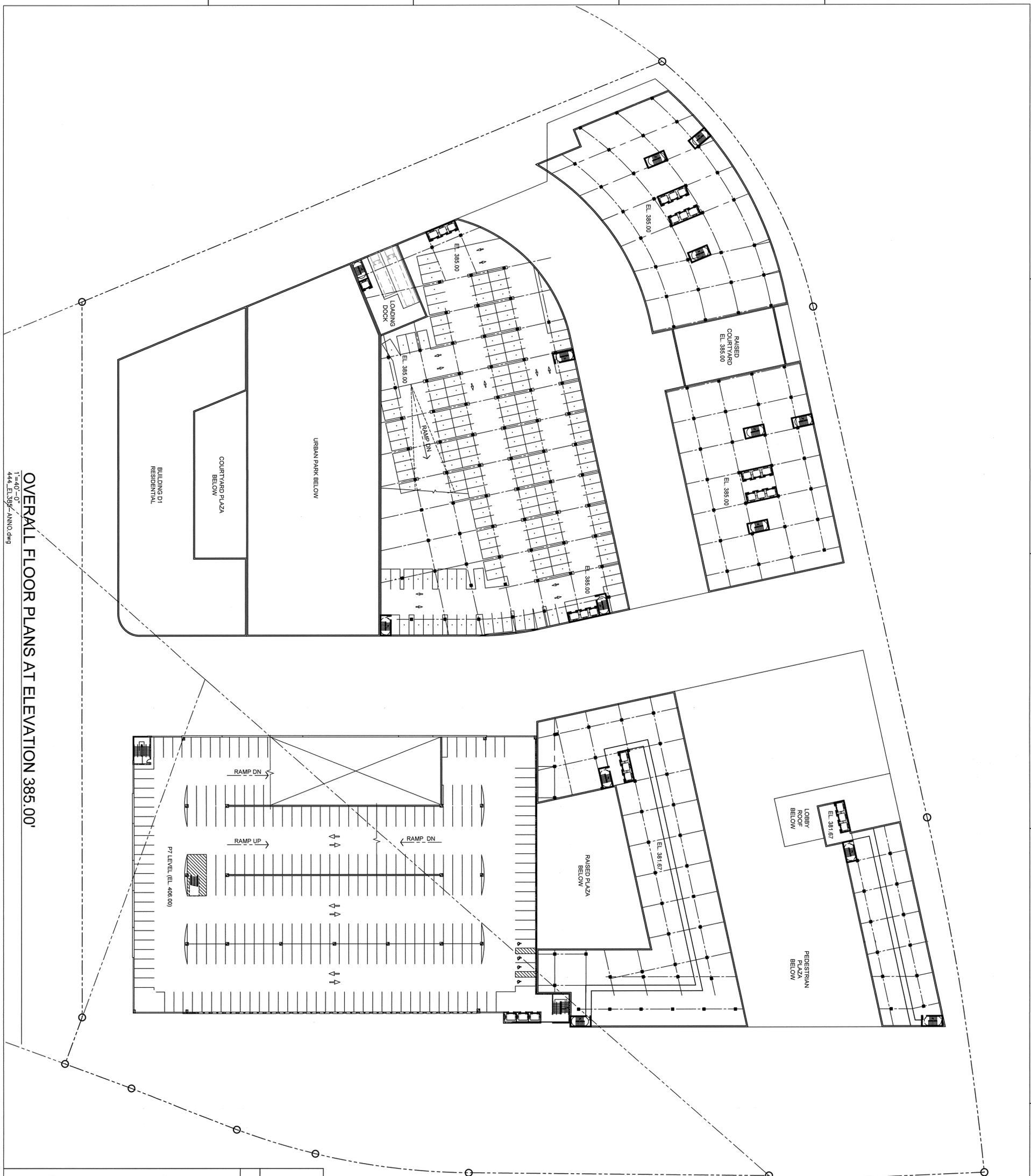
OVERALL FLOOR PLANS

PROJECT NO.: 305444.06

A-205

SHEET NO. OF

444_A205.dwg



OVERALL FLOOR PLANS AT ELEVATION 385.00'

1"=40'-0"
444_EI.385.dwg

LSG LANDSCAPE ARCHITECTURE
 10000 WINDYBROOK DRIVE
 FARMINGTON, VIRGINIA 22031
 PHONE: 703.832.2766
 FAX: 703.832.2766

H.R.
 Hamed, Green and Robinson, Inc.
 44 Cross Street, Suite 100
 Fairfax, VA 22031
 Telephone 703.832.2766
 Facsimile 703.832.2766

Dewberry Consultants LLC
 8607 ARLINGTON BLVD.
 FAIRFAX, VA 22031
 PHONE: 703.849.0519
 FAX: 703.849.0519

dcs DESIGN
 DAVIS
 CARTER
 SCOTT
 DESIGN

ROCKS ENGINEERING COMPANY
 10000 WINDYBROOK DRIVE, SUITE 100
 FARMINGTON, VA 22031

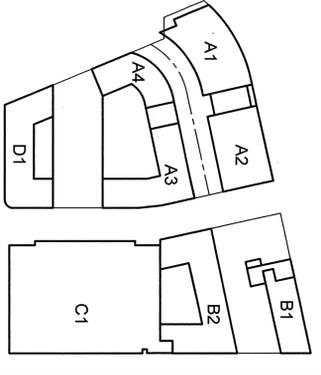
INNOVATION CENTER SOUTH AND THE INNOVATION CENTER STATION GARAGE
 Conceptual/Final Development Plan
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



PARKING SUMMARY			
LAND BAY A			
Elevation	Standard	Handicap	Van
385	157	4	0
375	235	4	0
360/365	156	4	6
355	114	4	0
350/355	424	4	0
340/345	424	4	0
330/335	426	2	0
320/325	393	2	0
Total:	2,329	28	6
LAND BAY B			
Elevation	Standard	Handicap	Van
347	82	4	4
337/342	280	4	0
327/332	280	4	0
317/322	288	3	0
Total:	910	15	4
LAND BAY C			
Elevation	Standard	Handicap	Van
418	110	4	0
406	255	4	0
394	298	4	0
382	298	4	0
370	298	4	0
358	272	3	2
346	258	0	6
334	285	3	0
Total:	2,074	28	8
LAND BAY D			
Elevation	Standard	Handicap	Van
345/350	72	2	1
335/340	96	2	0
330	26	1	0
Total:	194	5	1

NOTE: PARKING SPACES WILL BE PROVIDED GENERALLY AS SHOWN. APPLICANT RESERVES THE RIGHT TO ADJUST THE NUMBER AND/OR LOCATION OF THE PARKING SPACES AT THE TIME OF FINAL SITE PLAN, AS LONG AS NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ZONING ORDINANCE.

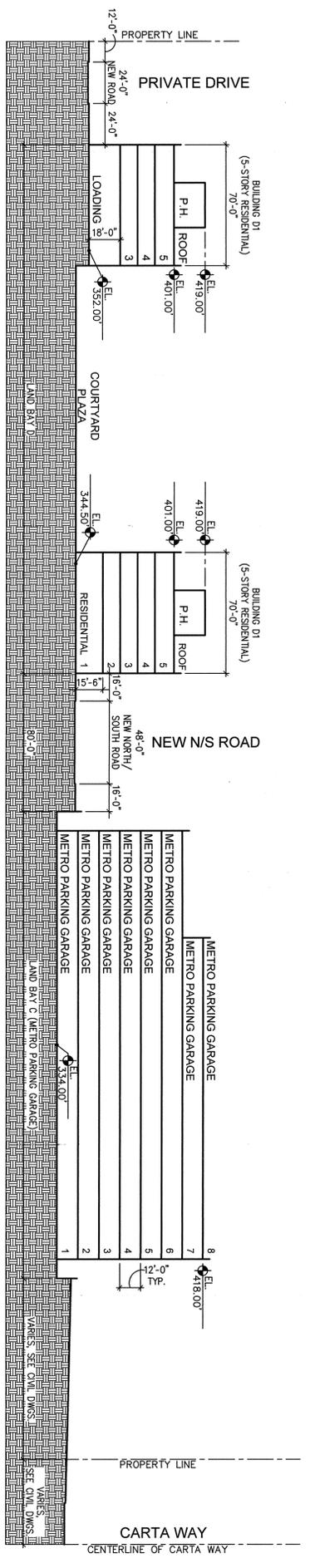
KEY PLAN



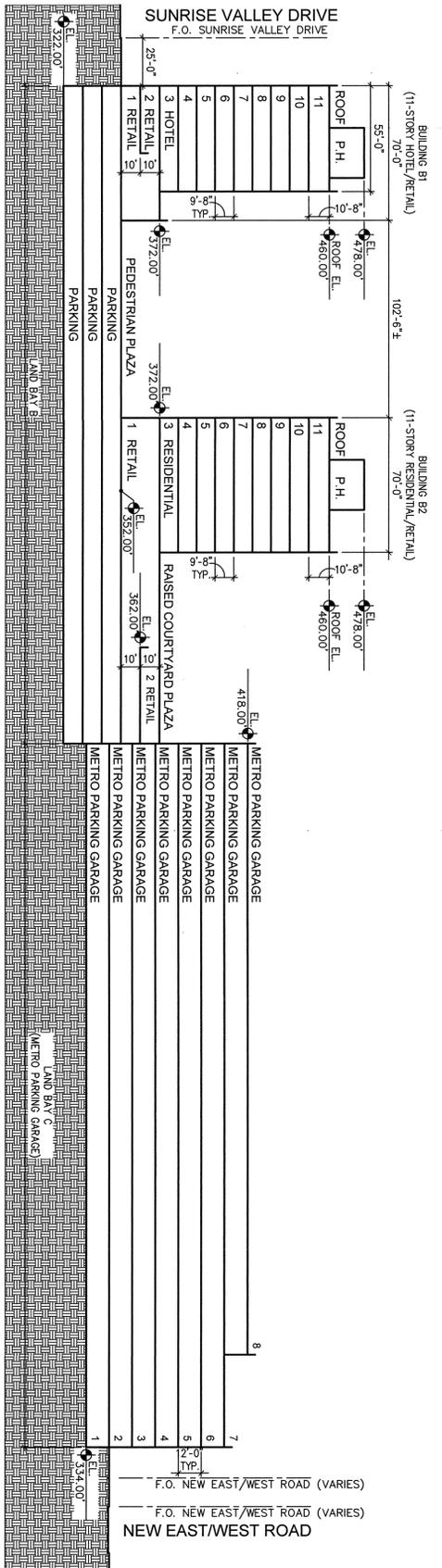
No.	DATE	BY	Description
1	9/9/13		
2	9/25/13		
3	11/22/13		
4	01/03/14		
5	02/21/14		
6	03/27/14		

PRINT DATE: 3/31/14, 7:00 am
 SCALE: 1"=40'
 DRAWN BY: CFC
 APPROVED BY: JSS
 CHECKED BY: JSS
 DATE: 02/21/14
 TITLE: AT ELEV. 385.00'

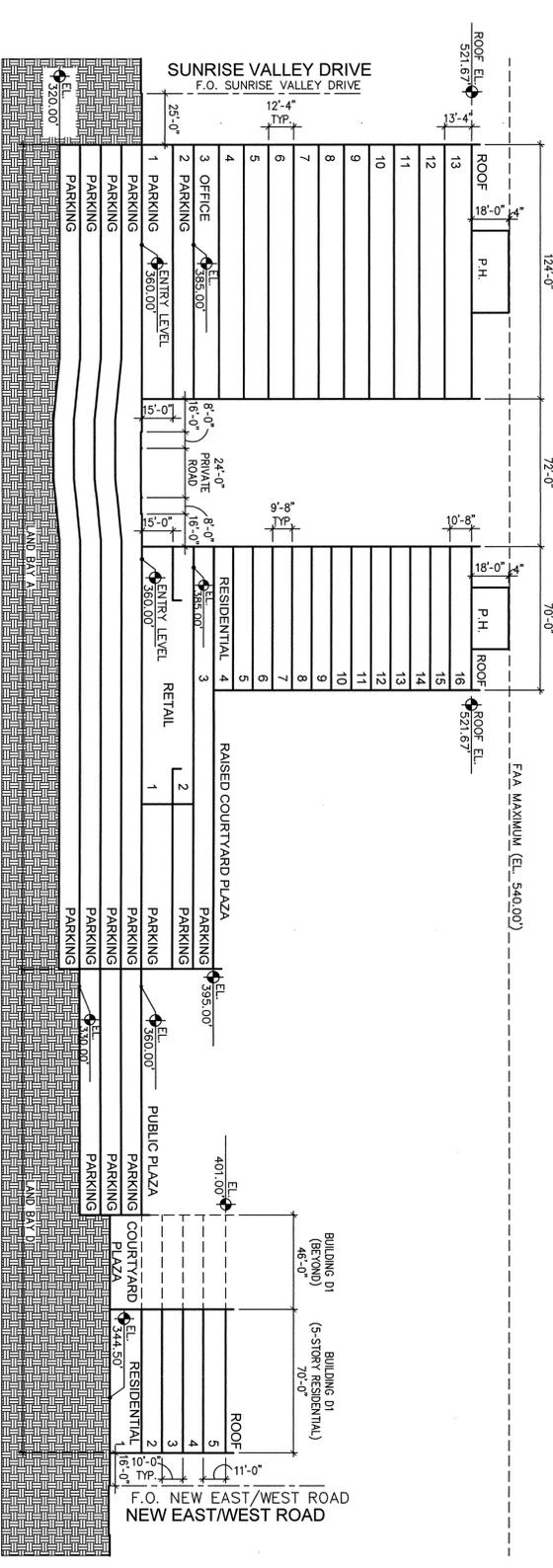
OVERALL FLOOR PLANS
 PROJECT NO.: 305444.06
A-206
 SHEET NO. OF



SECTION C-C: BUILDINGS D1 (RESIDENTIAL) & C1 (METRO GARAGE)
 1"=40'-0"
 444_SECT-C-ANNO.dwg
 FAA MAXIMUM (EL. 540.00')



SECTION B-B: BUILDINGS B1 (HOTEL/RETAIL), B2 (RESIDENTIAL/RETAIL) & C1 (METRO GARAGE)
 1"=40'-0"
 444_SECT-B-ANNO.dwg
 FAA MAXIMUM (EL. 540.00')



SECTION A-A: BUILDINGS A2 (OFFICE/RETAIL), A3 (RESIDENTIAL/RECREATION) & D1 (RESIDENTIAL)
 1"=40'-0"
 444_SECT-A-ANNO.dwg

LSG LANDSCAPE ARCHITECTURE
 1999 OLD LINDSEY BLVD, SUITE 110
 WENNA, VIRGINIA 22186
 703.848.5518
 www.lsg.com

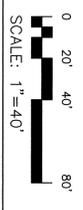
HA
 Hensel, Green and Associates, Inc.
 10000 WOODBURN DRIVE, SUITE 100
 FARMERSVILLE, VIRGINIA 22146
 703.858.2738
 703.858.2745
 www.ha.com

Dewberry
 Dewberry Consultants LLC
 8401 ARLINGTON BLVD.
 FARMERSVILLE, VA 22121
 703.848.5518

DCS
 DAVIS
 CARTER
 SCOTT
 DESIGN

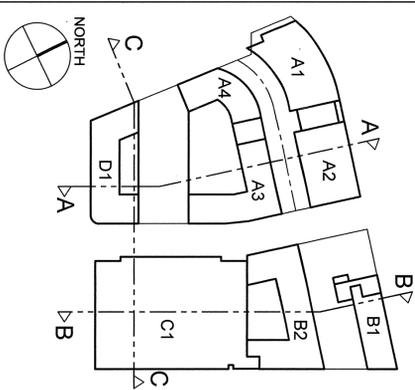
ROCKS
 ROCKS ARCHITECTURE
 10000 WOODBURN DRIVE, SUITE 100
 FARMERSVILLE, VIRGINIA 22146
 703.858.2738
 www.rocksa.com

INNOVATION CENTER SOUTH AND THE INNOVATION CENTER STATION GARAGE
 Conceptual/Final Development Plan
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



NOTE: THESE SECTIONS SHOWN HEREON ARE SCHEMATIC IN NATURE. THE APPLICANT RESERVES THE RIGHT TO ADJUST THE QUANTITY OF PARKING STORIES AND OCCUPIED STORIES WITH HEIGHTS SPECIFIED ARE HONORED.

KEY PLAN



PRINT DATE: 3/28/14, 12:46 pm

No.	DATE	BY	Description
1	9/9/13		
2	9/25/13		
3	11/22/13		
4	01/03/14		
5	02/21/14		
6	03/27/14		

REVISIONS	NO.	DATE	BY	DESCRIPTION

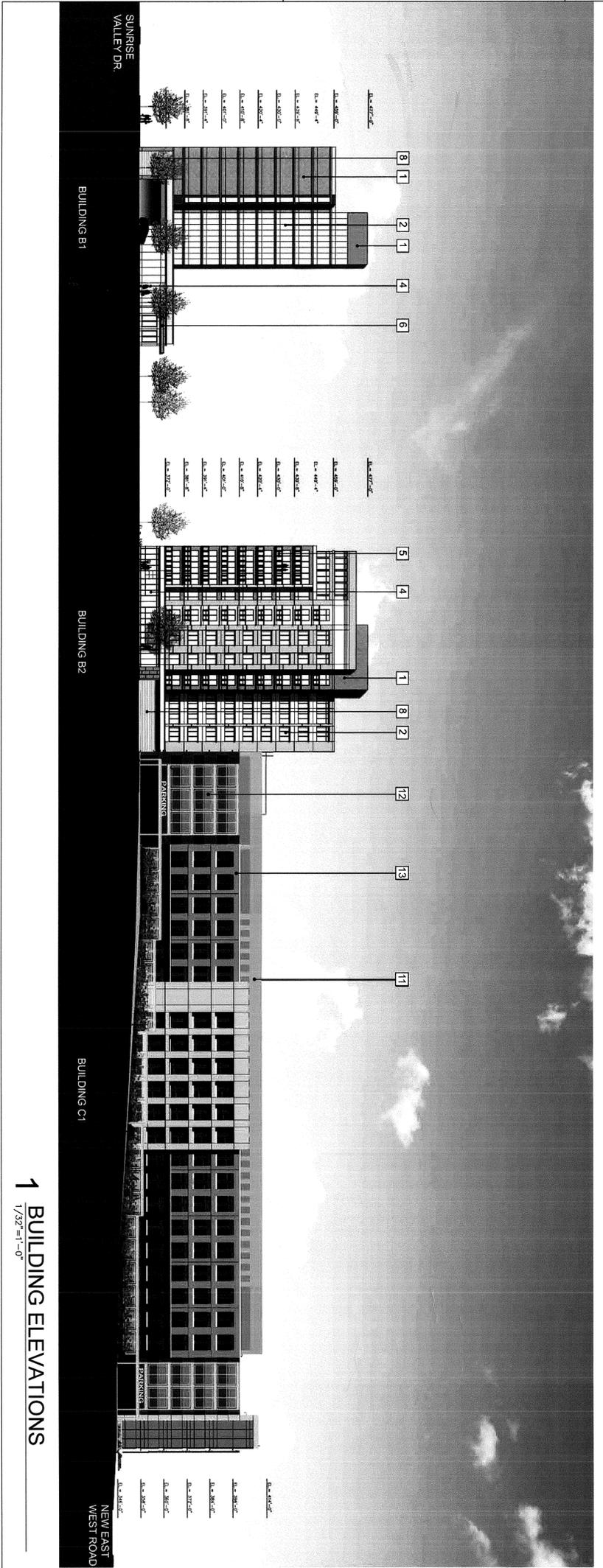
DRAWN BY	CFC
APPROVED BY	JSS
CHECKED BY	JSS
DATE	02/21/14

BUILDING SITE SECTIONS
 PROJECT NO.: 305444.06

A-301



2 BUILDING ELEVATIONS
1/32" = 1'-0"



1 BUILDING ELEVATIONS
1/32" = 1'-0"



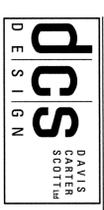
LSG LANDSCAPE
ARCHITECTS
195 CALDWELL ROAD, SUITE 110
703-870-2065



R.A.
Harrell, Green, & Associates, Inc.
14000 Lee Road, Suite 200
Alexandria, Virginia 22304
Phone: 703.836.3942
Facsimile: 703.836.3942



Dewberry Consultants LLC
10000 BAYVIEW
FAIRFAX, VA 22031
PHONE: 703.949.0100
FAX: 703.949.0519



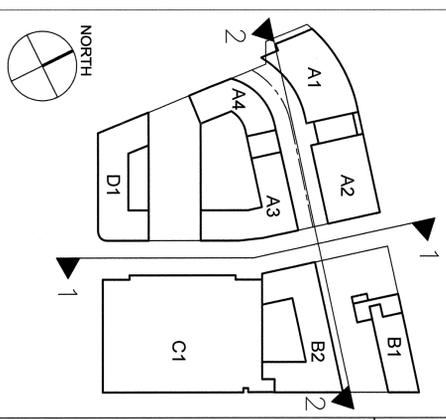
**INNOVATION CENTER SOUTH
AND THE
INNOVATION CENTER STATION
GARAGE**
Conceptual/Final Development Plan
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA



LEGEND:

- 1 MASONRY / PRECAST
- 2 CLEAR GLASS
- 3 SPANDREL GLASS
- 4 ALUMINUM STOREFRONT
- 5 ARCHITECTURAL RAILING
- 6 METAL CANOPY
- 7 SIGNAGE
- 8 OVERHEAD DOOR
- 9 METAL TRELLIS
- 10 SYNTHETIC EIFS (STUCCO)
- 11 METAL PANELING
- 12 GALV. STEEL & METAL MESH SCREEN
- 13 SYSTEM - BRICK

KEY PLAN



No.	DATE	BY	Description
1	9/9/13		
2	9/25/13		
3	11/22/13		
4	01/03/14		
5	02/21/14		
6	03/27/14		

PRINT DATE: 3/28/14, 12:48 pm

REVISIONS:

DRAWN BY: CFC
APPROVED BY: JSS
CHECKED BY: JSS
DATE: 02/21/14

TITLE: BUILDING ELEVATIONS

PROJECT NO.: 305444.06

A-310

SHEET NO. 444_A310.dwg OF

Dewberry Consultants LLC
 8601 FARMINGTON BLVD.
 FAIRFAX, VA 22031
 PHONE: 703.649.0100
 FAX: 703.649.0500

dcs DAVIS
 CATTIE
 SCOTT
 DESIGN

ROCKS
 ROCKS BUILDING CONSULTANTS
 METAL SCREEN DEVELOPERS SINCE 1988

LR.A.
 L&S LANDSCAPE
 ARCHITECTURE
 1800 LONGMEADOWS DRIVE, SUITE 100
 ALEXANDRIA, VIRGINIA 22304
 PHONE: 703.586.3200
 FACSIMILE: 703.586.3842

**INNOVATION CENTER SOUTH
 AND THE
 INNOVATION CENTER STATION
 GARAGE**
 Conceptual/Final Development Plan
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE

PRINT DATE 3/28/14, 12:47 pm

No.	DATE	BY	Description
1	9/9/13		
2	9/25/13		
3	11/22/13		
4	01/03/14		
5	02/21/14		
6	03/27/14		

REVISIONS

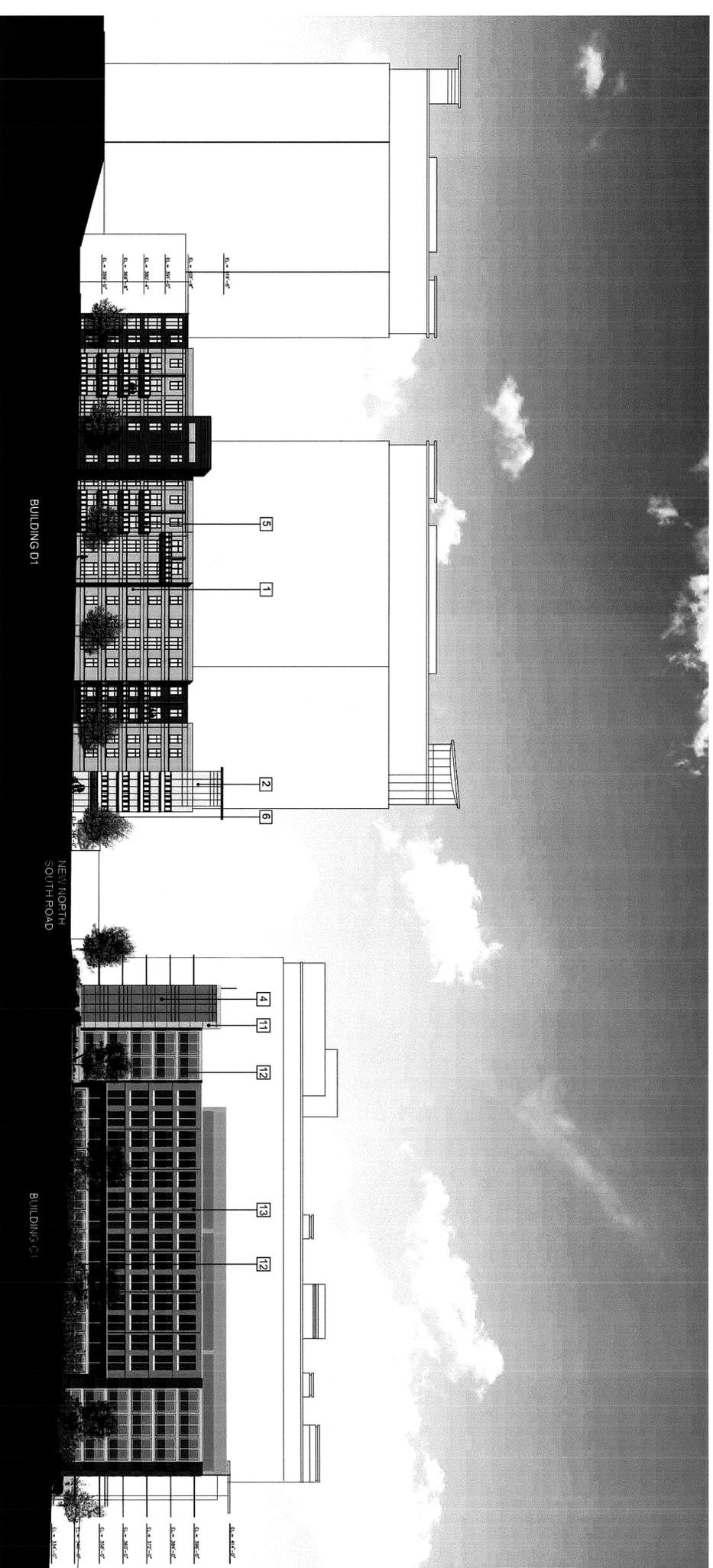
No.	DATE	BY	Description
1	9/9/13		
2	9/25/13		
3	11/22/13		
4	01/03/14		
5	02/21/14		
6	03/27/14		

DRAWN BY CFC
 APPROVED BY USS
 CHECKED BY USS
 DATE 02/21/14
 TITLE

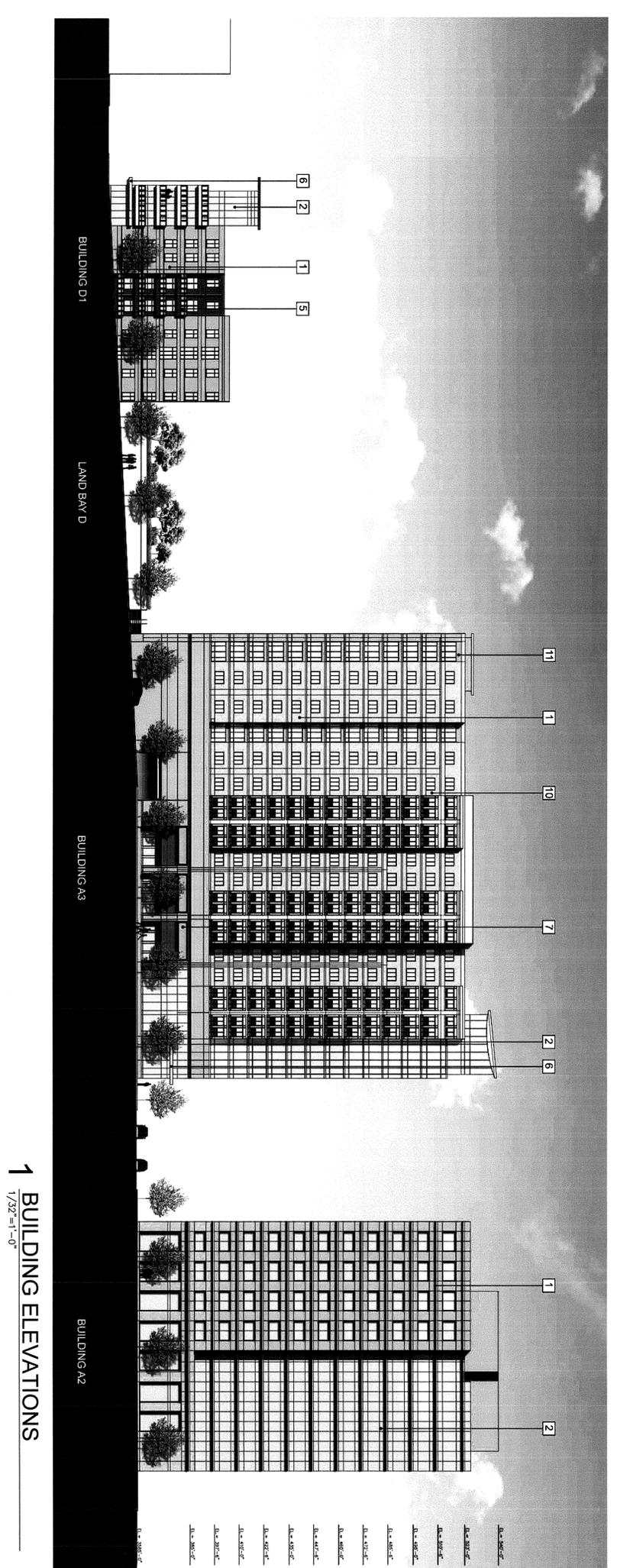
**BUILDING
 ELEVATIONS**

A-311

SHEET NO. 444_A311.dwg OF

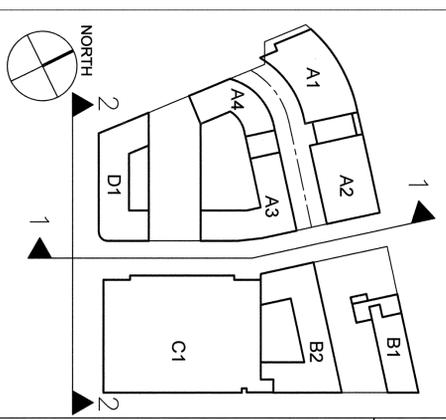


2 BUILDING ELEVATIONS
 1/32"=1'-0"



1 BUILDING ELEVATIONS
 1/32"=1'-0"

KEY PLAN



- LEGEND:
- 1 MASONRY / PRECAST
 - 2 CLEAR GLASS
 - 3 SPANDREL GLASS
 - 4 ALUMINUM STOREFRONT
 - 5 ARCHITECTURAL RAILING
 - 6 METAL CANOPY
 - 7 SIGNAGE
 - 8 OVERHEAD DOOR
 - 9 METAL TRELLIS
 - 10 SYNTHETIC EIFS (STUCCO)
 - 11 METAL PANELING
 - 12 GALV. STEEL & METAL MESH SCREEN SYSTEM - BRICK
 - 13



LS&L ARCHITECTURE
 5916 LOWNERS RD, SUITE 110
 FARMERSVILLE, VA 22434
 PHONE: 703.849.2100
 FAX: 703.849.2100
 WWW.LS&LARCHITECTURE.COM

MEMBER OF THE DESIGN GROUP
 10000 WOODBRIDGE BLVD, SUITE 100
 ALEXANDRIA, VIRGINIA 22314
 PHONE: 703.849.2100
 FAX: 703.849.2100
 WWW.DSGDESIGN.COM



Dewberry
 Dewberry Consultants LLC
 8601 ARLINGTON BLVD.
 FARMERSVILLE, VA 22434
 PHONE: 703.849.0100
 FAX: 703.849.0518
 WWW.DEWBERRY.COM



dgs DESIGN
 DAVIS
 SCOTT
 DESIGN



ROCKS
 REAL ESTATE DEVELOPERS SINCE 1981

**INNOVATION CENTER SOUTH
 AND THE
 INNOVATION CENTER STATION
 GARAGE**
 Conceptual/Final Development Plan
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



SEAL
 COMMONWEALTH OF VIRGINIA
 JOSEPH STEVEN SWILLE
 Lic. No. 12578
 ARCHITECT
 3/17/14

KEY PLAN

SCALE

PRINT DATE 3/28/14, 3:10 pm

No.	DATE	BY	Description
1	9/9/13		
2	9/25/13		
3	11/22/13		
4	01/03/14		
5	02/21/14		
6	03/27/14		

REVISIONS

No.	DATE	BY	Description
1	9/9/13		
2	9/25/13		
3	11/22/13		
4	01/03/14		
5	02/21/14		
6	03/27/14		

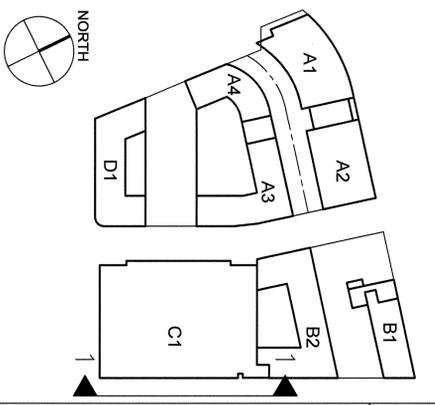
DRAWN BY: JSS
 APPROVED BY: JSS
 CHECKED BY: JSS
 DATE: 02/21/14

TITLE
BUILDING ELEVATIONS
 PROJECT NO. 305444.06

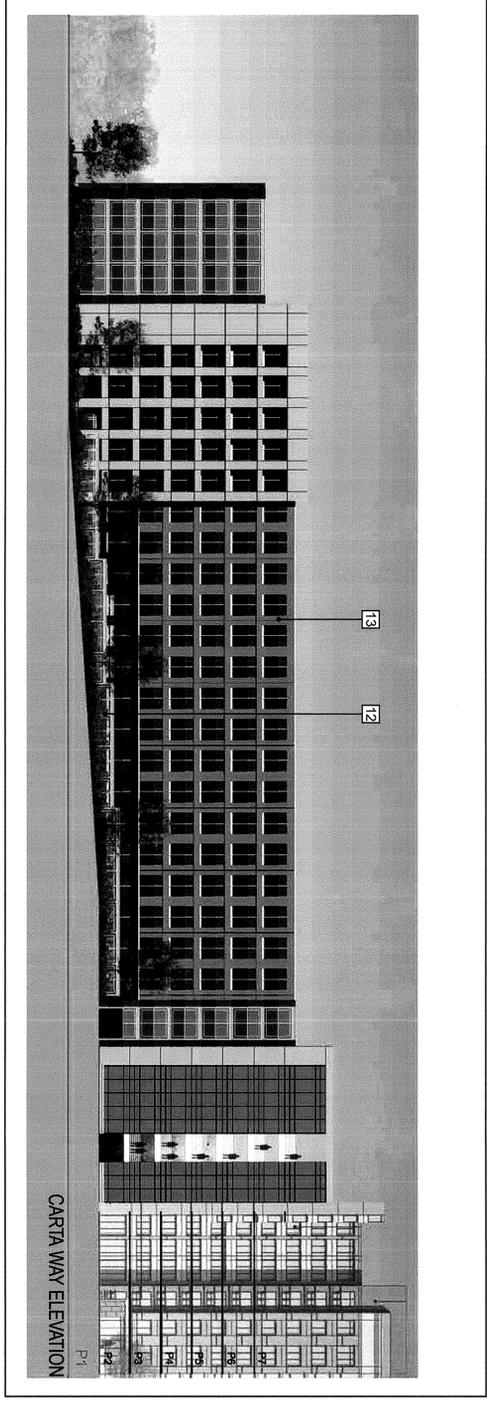
SHEET NO. **A-312** OF

- LEGEND:
- MASONRY / PRECAST
 - CLEAR GLASS
 - SPANDREL GLASS
 - ALUMINUM STOREFRONT
 - ARCHITECTURAL RAILING
 - METAL CANOPY
 - SIGNAGE
 - OVERHEAD DOOR
 - METAL TRELLIS
 - SYNTHETIC EIFS (STUCCO)
 - METAL PANELING
 - GALV. STEEL & METAL MESH SCREEN
 - STACKED PANEL SYSTEM - BRICK

KEY PLAN



1 BUILDING ELEVATIONS
 1/32"=1'-0"



**Innovation Center South and the
Innovation Center Station Garage**

RZ 2009-HM-017

~ PROFFER STATEMENT ~

July 25, 2014

Table of Contents

	Page
CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN	2
1. Substantial Conformance	2
2. Elements of CDP	2
3. Principal and Secondary Uses	2
4. Modifications	2
5. Maximum Density/ Bonus Density	2
6. Phasing	3
7. Density Credit	3
8. Fire Marshal Coordination	4
PERMITTED USES	4
9. Mix of Permitted Uses.	4
10. PRM "Temporary Uses" Permitted Without a Temporary Special Permit.	4
11. Festivals, Fairs or Similar Activities	5
12. Unmanned Freestanding Automatic Teller Machines	5
13. Retail Kiosks/Movable Carts/Mobile Vendors	6
14. Cellar Space	6
TRANSPORTATION	6
15. Grid of Streets	6
16. Rights-of-Way	7
17. Public Access Easements	8
18. Transportation Phasing	8
19. On-Site Road Improvements	8
20. Traffic Signals	12
21. Sight Lines	14
22. Route 28 Station Transportation Fund	14
TRANSPORTATION DEMAND MANAGEMENT (excluding Metro Station Facilities)	14
23. Dulles Area Transportation Association	14
24. TDM Administrative Group	14
25. Trip Reduction Objective	15
26. TDM Program Components	15
27. Process of Implementation	15
28. TDM Program Manager	15

29.	TDM Work Plan (later the “Annual Report”) and Annual Budget	15
30.	TDM Account	16
31.	TDM Remedy Fund	16
32.	TDM Incentive Fund.....	17
33.	Monitoring	17
34.	Remedies.....	17
35.	Additional Trip Counts	18
36.	Review of Trip Reduction Goals	18
37.	Continuing Implementation	18
38.	Notice to Owners	18
39.	Enforcement.....	18
	BICYCLE FACILITIES	19
40.	Bicycle Parking and Storage.....	19
41.	Bicycle Lanes.....	19
	PARKING (EXCLUDING METRO STATION FACILITIES)	19
42.	Parking Requirements.....	19
43.	On-Street Parking Spaces on the Private Drive	19
44.	Parking Restrictions.....	20
45.	Parking for Residential Uses.....	20
46.	Paid Parking for Non-Residential Uses	20
47.	Commercial Off-Street Parking.....	20
48.	Parking Controls	20
49.	Electrical Vehicle Charging Infrastructure	20
50.	Future Parking Reductions.....	21
51.	Parking During Construction	21
52.	Future Parking Rate Revisions in the Zoning Ordinance	21
	STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES.....	21
53.	Storm Water Management Plan	21
	DESIGN	23
54.	Design Guidelines.....	23
55.	Environmental Design Practices for Multi-Family Residential.....	23
56.	Environmental Design Practices for Non-Residential (including Office and Hotel, but excluding Metro Station Facilities).....	24
57.	Environmental Design – General (Residential and Non-Residential, but excluding Metro Station Facilities).....	25

58.	Additional Design	26
59.	Signage.....	26
60.	Lighting.....	27
61.	Telecommunications Equipment	27
62.	Building Heights	27
	LANDSCAPING	27
63.	Limits of Clearing and Grading	27
64.	Landscaping	27
65.	Detailed Landscape Plans	28
66.	Alternative Planting Width Details.....	28
67.	Tree Replacement	29
68.	Open Space	29
69.	Utility Locations	29
70.	Parking Deck Landscaping and Amenities	29
	PARKS AND RECREATIONAL FACILITIES	29
71.	Plazas	29
72.	Metro Plaza	30
73.	Urban Park	31
74.	Pocket Park	31
75.	Plaza Phasing	31
76.	Plaza Access Management Plan.....	31
77.	Means of Enforcing Restrictions	31
78.	Other Means of Minimizing Vehicular Use of the Plazas	32
79.	Signage.....	32
80.	Communications	32
81.	Deliveries.	32
82.	Plaza Management Exceptions	32
83.	Amenities and Facilities for Residents.	33
84.	Parks Contribution	33
	SCHOOLS	33
85.	Public School Contribution.....	33
86.	Adjustments to School Contribution.....	33
	WORKFORCE HOUSING	34
87.	ADUs	34

88.	Workforce Dwelling Units (“WDUs”)	34
89.	Non-Residential Contribution for Workforce Housing	34
	NOISE ATTENUATION FOR RESIDENTIAL USES	34
90.	Noise Study	34
	COMMUNITY ASSOCIATION	35
91.	Establishment of COA	35
	MISCELLANEOUS	36
92.	Tax District Buyouts for Certain Residential Uses	36
93.	Severability	36
94.	Adjustment in Contribution Amounts	36
95.	Site Excavation and Blasting	37
96.	Construction Management	37
97.	Universal Design	38
98.	Zoning Administrator Consideration	38
99.	Successors and Assigns	38
100.	Counterparts	38

Board of Supervisors of Fairfax County;
Nugget Joint Venture, L.C.
RZ 2009-HM-017
Tax Map: 15-2((1)) Parcel 13 (pt.),
Tax Map: 15-4((5)) Parcel 5B and Parcel 5A (pt.)

PROFFER STATEMENT

July 25, 2014

Pursuant to Section 15.2-2303 (A) of the Code of Virginia (1950, as amended) ("Code of Virginia") and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended) ("Ordinance"), the applicant (as defined below) and title owners, for themselves and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffer that the development of the parcels under consideration and shown on the Fairfax County 2014 Tax Maps as 15-2((1)) Parcel 13 (pt.), 15-4((5)) Parcel 5B and Parcel 5A (pt.) (collectively, the "Property") shall be in accordance with the following conditions ("Proffers") if, and only if, Rezoning/Final Development Plan Application RZ/FDP 2009-HM-017 ("Rezoning") is granted by the Board of Supervisors of Fairfax County, Virginia to the PRM District. In the event said application request is denied or the Board's approval is overturned by a court of competent jurisdiction, these proffers shall be null and void. Approval of this Rezoning application shall supersede and replace all prior approvals on the Property, and all proffers, conditions, and development plans associated therewith shall be null and void.

PREAMBLE – OVERVIEW OF PROPOSED DEVELOPMENT

Nugget Joint Venture, L.C. ("Nugget JV") is the owner of certain land located in Fairfax County, Virginia ("County"), consisting of approximately 11.65 acres and having a tax assessment number as 15-2((1)) Parcel 13 (pt.) ("Parcel 13") and 15-4((5)) Parcel 5A (pt.) ("Parcel 5A") (collectively, the "Nugget Parcel"). Fairfax County is the title owner of certain land located in the County, consisting of 3.03 acres and having a tax assessment number as 15-4((5)) Parcel 5B ("County Parcel") and has joined this application. The Nugget Parcel and the County Parcel are collectively 14.68 acres and are hereinafter referred to as the "Property." Nugget JV and the County are hereinafter referred to as the "Applicant". The Property currently consists of undeveloped land.

Phase II of the Dulles Corridor Metrorail Project contemplates that a new Metrorail station, to be named the Innovation Center Station ("Metro Station"), be constructed and placed in the median of the Dulles International Airport Access Highway/Dulles Toll Road ("Toll Road"). In connection with the construction of the Metro Station, a structured public parking garage containing approximately 2,108 spaces ("Parking Facilities"), a minimum of twenty-five (25) kiss and ride facilities ("Kiss and Ride Facilities"), four (4) bus bays ("Bus Bays"), and secure bicycle storage facilities and associated amenities for between 80 to 100 bicycles ("Bicycle Storage Facilities") will also be constructed. The Parking Facilities Kiss and Ride Facilities, Bus Bays and Bicycle Storage Facilities, together with the other elements comprising the Metro Station's Facilities are sometimes collectively referred to as the "Metro Station

Facilities.” The Metro Station Facilities will be located on the Property to serve the Metro Station and will be owned, maintained and operated by the County.

Nugget JV and the County intend to enter into an Infrastructure Development Agreement, including a Proffer Allocation Agreement, after the approval of this Application (the “Development Agreement”), pursuant to which all improvements in these Proffers will be implemented and responsibility allocated and assigned according to the Development Agreement. Whenever herein a proffer establishes an obligation that applies to a specific Land Bay, then the term “Applicant” shall mean the owner undertaking such development according to the Development Agreement.

CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN

1. Substantial Conformance. The Property shall be developed in substantial conformance with the Conceptual Development Plan (“CDP”) and Final Development Plan (“FDP”) entitled “Innovation Center South and the Innovation Center Station Garage” dated August 1, 2013 and revised through April 21, 2014, prepared by Dewberry Consultants LLC, consisting of 76 sheets. The CDP and the FDP are collectively referred to in these Proffers as “CDP/FDP.”

2. Elements of CDP. Notwithstanding the fact that the CDP and FDP are presented on the same plan, the elements that are components of the CDP are limited to the points of perimeter access, the maximum number and type of dwelling units, the maximum square footage of non-residential uses, the minimum and maximum building heights, the minimum percent of open space, the location of the limits of clearing and grading, setbacks from peripheral lot lines and the general location and arrangement of the buildings and parking facilities, and only a future amendment to such elements shall require a subsequent Conceptual Development Plan Amendment (“CDPA”) or Proffered Condition Amendment (“PCA”). The Applicant reserves the right to request a Final Development Plan Amendment (“FDPA”) for elements other than CDP/FDP elements referenced above from the Planning Commission for all or a portion of the FDP in accordance with Section 16-402 of the Ordinance if such amendment is in accordance with these Proffers, as determined by the Fairfax County Zoning Administrator (“Zoning Administrator”).

3. Principal and Secondary Uses. The principal uses on the Property shall be multi-family residential dwellings and public uses, as identified on the CDP/FDP, with secondary office, hotel, retail, service and other uses, including uses listed in the CDP/FDP notes and in Proffers 9 through 14 below, and may include accessory uses and/or accessory service uses as defined in the Ordinance.

4. Modifications. Minor modifications to the CDP/FDP may be permitted pursuant to Paragraph 4 of Section 16-403 of the Ordinance.

5. Maximum Density/ Bonus Density. The maximum gross floor area (“GFA”) that may be constructed on the Property shall be 1,646,041 square feet, which is inclusive of potential bonus density associated with providing affordable or workforce housing. The Applicant reserves the right to construct a lesser amount of GFA. Any bonus density associated with the

demonstrating attainment of the LEED certification specified above for the particular type of building, or provides to the EDRB documentation demonstrating that the particular building has fallen short of the specified LEED certification by greater than three (3) points, then the entirety of the escrow for that building will be released to the County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

C. If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the EDRB, that USGBC completion of the review of the required LEED certification application has been delayed through no fault of the Applicant, or the Applicant's contractors or subcontractors, then the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

D. The Applicant further reserves the right to fulfill the requirements of these Environmental Design Practices Proffers through certification of any building by any reasonable alternative to the LEED program that offers similar objective third party review of "green building" or energy efficient measures, provided such alternative has been approved by the EDRB in advance. Under such alternatives, the process and procedures outlined above, may be modified to reflect the alternative program. Such alternative rating systems for a multi-family residential building may include, but shall not be limited to, the EarthCraft Program or the 2012 National Green Building Standards (NGBS) using the EnergyStar performance path. If an alternative rating systems is selected and approved by the EDRB, the Applicant shall demonstrate attainment of the selected certification from a rater recognized through the selected program prior to the issuance of the final RUP or Non-RUP.

58. Additional Design. All buildings and parking structures and the Metro Station Facilities where they front on the new North-South Road and the new East-West Road shall be architecturally finished (all four (4) sides) with compatible materials, detailing and features, provided such facades (including the facades of garages associated with a building) need not be identical. Garage facades shall be designed to screen the view of vehicles from the surrounding area and shall include materials consistent with those materials shown on the CDP/FDP and used on the associated building and/or incorporate innovative design techniques such as incorporation of public art, vegetative screens or other screening techniques, provided such facade treatments are consistent with the standards set forth in the Design Guidelines, and need not have facades identical to the associated building.

59. Signage. All signage provided on the Property shall comply with Article 12 of the Ordinance. All directional and way finding signage shall be consistent, both in terms of materials and design, throughout the development. The Applicant reserves the right to obtain approval of a Comprehensive Sign Plan ("CSP") at any time that would permit modifications to the provisions of Article 12 of the Ordinance without obtaining a PCA, CDPA or FDPA. The Applicant shall cooperate with the Washington Metropolitan Area Transit Authority ("WMATA") to identify locations for directional signage to the Metro Station platform and the Metro Station Facilities.

60. Lighting. All outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Ordinance. Fixtures used to illuminate streets, parking areas and walkways shall not exceed thirty (30) feet in height, measured from their base to the top of the light standard, shall be of low intensity design and shall utilize full cut-off fixtures which shall focus directly on the Property. All upper level parking deck lighting fixtures shall not exceed a height of seventeen (17) feet measured from their base to the top of the light standard and shall be uniform in design, whether temporary or permanent. Lighting within the private parking decks shall be installed between the ceiling beams to reduce glare unless such lighting is otherwise screened by the parking structure design. Notwithstanding the restrictions provided in the previous paragraph, the Applicant reserves the right to provide architectural lighting and other lighting associated with the buildings and Plazas consistent with the Design Guidelines, provided as Exhibit B attached hereto.

61. Telecommunications Equipment. Subject to applicable Ordinance requirements, telecommunications equipment may be placed on the proposed residential and non-residential buildings' rooftops. Any such facilities must be screened and/or setback sufficiently from the perimeter of the roof and penthouse such that they are not visible from the streets, forming the boundary of the Property, at street level. Other screening measures may be used such as including the facilities as part of the architecture of the buildings, utilizing compatible colors, or employing telecommunication screening material and flush mounted antennas. Telecommunications equipment may also be architecturally integrated onto the facades of the buildings where necessary to ensure on-street and/or open space coverage.

62. Building Heights. Building heights for each building shall not exceed the maximum or be less than the minimum building heights shown on Sheet A-100 of the CDP/FDP as "Maximum Height," "Minimum Height" and "Stories", except in connection with the use of residential bonus density which would permit additional building height to accommodate such residential bonus units. Building heights shall be exclusive of those structures that are excluded from the maximum height regulations as set forth in Section 2-506 of the Ordinance. All building penthouses/rooftop structures shall be integrated into the architecture of the building below and shall be consistent with the Design Guidelines, provided as Exhibit B attached hereto.

LANDSCAPING

63. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances provided in these Proffers and for the installation of fences, utilities (including storm water management and BMP facilities), public improvements (i.e., roads, streetscapes, entrances, sidewalks, degraded soil and slope conditions) and/or trails, which shall be located in the least disruptive manner necessary as determined by UFMD. A replanting plan shall be developed and implemented, subject to approval by UFMD, for any areas protected by the limits of clearing and grading that must be disturbed for such trails, utilities, roads or similar uses, if any such areas are identified at the time of site plan, as described herein.

64. Landscaping. The CDP/FDP includes a conceptual Landscape Plan commencing on Sheet L-1 of the CDP/FDP, consisting of overall plans and concepts for the Property. Actual

Access and use of the Plazas by the public shall be authorized and regulated by the Plaza Access Management Plan described in Proffer 76 below. The Plazas shall be privately maintained.

72. Metro Plaza. The Applicant shall provide a street-level park of approximately 1.14 acres located adjacent to the Metro Station Facilities and consistent with the Design Guidelines.

A. The Applicant shall initially provide interim improvements (Phase 1) to the Metro Plaza, as shown on Sheet L-4A of the CDP/FDP to activate the Metro Plaza upon opening of the Metro Station. These interim improvements shall include an extensive walkway system and/or careful integration of paving surfaces and includes benches, seat walls, bike racks, picnic lawn areas, landscaping, garbage containers and mobile restrooms, and may also include provision of interim "place making" uses, such as pop-up retail or service uses (collectively, "Temporary Retail Use Establishments"), on the Property immediately adjacent to the Metro Plaza. Said Temporary Retail Use Establishments may be housed in temporary buildings such as storage/shipping containers, movable carts, kiosks or food trucks or similar retail sales or service vehicles, or a combination thereof. Any Temporary Retail Use Establishment shall be installed in conformance with the Design Guidelines and in the general location depicted on Sheet L-4A of the CDP/FDP. The minimum interim improvements shall consist of 5,000 square feet of land area and up to eight (8) different Temporary Retail Use Establishments.

B. Ultimately, the Applicant shall also provide permanent improvements to the Metro Plaza, including hardscaping, landscaping, bike racks and bench seating, a terraced lawn panel with stepped seating for people watching and viewing events and public art as a focal element, as conceptually shown on Sheet L-6A-1 of the CDP/FDP, contingent on agreements with WMATA and the County. Space and requisite utility connections in accordance with FCDOT specifications (electric and telecommunications) shall also be provided for a multi-modal commuter information kiosk; said kiosk to be provided by others. The Metro Plaza shall be constructed prior to the issuance of the initial RUP or Non-RUP for the Metro Station Facilities or Building B2, whichever shall occur first.

C. If approved as part of a Comprehensive Sign Plan for the Property, the Applicant may install a video display or provide a moveable screen on the façade of Building B2 facing the park or located in the plaza area animating the Metro Plaza. Details of the video wall or flexible screen (including size, content, lighting and sound) shall be provided in the Comprehensive Sign Plan application.

D. As noted in Proffer 53, Exhibit A provides an alternative stormwater treatment method for the Metro Plaza.

E. As depicted on Sheet C-4 of the CDP/FDP, there is an area in the Metro Plaza on the west, south and east sides of the Metro Station's pavilion that is marked as the "15' Metro Clear Zone." This area will be subject to additional engineering and improvement through a future Special Exception ("SE"), FDPA or

other zoning application for the Metro Station. The SE design shall be coordinated and consistent with the design shown on the CDP/FDP. The use of the 15' Metro Clear Zone is established by this Application.

73. Urban Park. The Applicant shall provide an Urban Park at street level from the west and accessible from the east of approximately 0.85 acres to be located adjacent and between Buildings A3, A4 and D1. The Urban Park shall include features such as, but not limited to, lawn panels, hardscape and landscape areas, bench seating, a bocce ball court, seating with engraved game boards (e.g., chess), children's play area, decorative screen wall and dog park as conceptually shown on Sheets L-6B-1 and L-6B-2 of the CDP/FDP and consistent with the Design Guidelines. More specific details shall be determined at time of site plan approval for the first of the buildings referenced in the first sentence above. The Urban Park shall be constructed prior to the issuance of the first RUP for such buildings. The Urban Park shall be privately maintained and shall be designed to coordinate with or connect to the private courtyards of the residential buildings.

74. Pocket Park. The Applicant shall provide a Pocket Park of approximately 0.32 acres designed for casual use by transit users and as a neighborhood park for demonstrating protection, preservation and sustainability of natural resources. The design shall include native planting, a wooden deck and boardwalk system over a bio-retention area, benches, educational and information kiosk, and an art feature display, as conceptually shown on Sheets L-4, L-6C-1, and L-9 (Views 3 and 4) of the CDP/FDP and consistent with the Design Guidelines. Further, an interpretative sign may be added subject to Article 12 of the Ordinance or a CSP. More specific details shall be determined at time of site plan approval for the Metro Station Facilities and construction of the Pocket Park shall occur prior to the issuance of the Non-RUP for the Metro Station Facilities. The Pocket Park shall be privately maintained.

75. Plaza Phasing. The Plazas shall be constructed in phases and as generally shown on the CDP/FDP and in conformance with the Design Guidelines attached as Exhibit B. The applicable phased portion shall be substantially completed, i.e., open to the public and available for its intended purpose, prior to the issuance of the Non-RUP for the Metro Station Facilities for the improvements shown to be constructed with the Metro Station Facilities. The general location of the pedestrian connections to each Plaza associated with a particular phase/building is as set forth in the CDP/FDP.

76. Plaza Access Management Plan. Prior to the issuance of the Non-RUP for the Metro Station Facilities, the Applicant will implement a Plaza Access Management Plan to grant public access and to provide safe access and use of each Plaza to all persons by seeking to minimize the number of vehicles on the Plazas while preserving vehicular access. The plan shall be submitted to FCDOT and the Zoning Administrator for approval consistent with the parameters set forth in this Proffer. The plan will be provided as a supplement to office and retail leases and to residential/rental materials and will be posted on the project's or property manager's website. The Plaza Access Management Plan will be included in the packages of informational materials referenced in the TDM Plan.

77. Means of Enforcing Restrictions. Restrictions on accessing the Plazas are to be enforced by the deployment of physical barriers and/or on-site personnel.

LAND UNIT A

CHARACTER

Land Unit A consists of approximately 645 acres located south of the Innovation Center Metrorail station as shown on Figure 12. It is bounded on the north by the Dulles Airport Access Road and Toll Road (DAAR, Route 267), on the east by Centreville Road, on the south by Frying Pan Road, and on the west by Route 28, Washington Dulles International Airport and the Loudoun County boundary. The majority of the land unit is located in the Route 28 Highway Transportation Improvements and Phase 2 Dulles Rail Transportation Improvements Tax Districts. Figure 12 illustrates the relationship of Land Unit A with the planned Innovation Center Station platform, including $\frac{1}{4}$ and $\frac{1}{2}$ mile distances from the station platform.

Existing development includes a mix of office, multi-family and townhouse residential, hotel and retail uses. Institutional uses include several churches and the Lutie Lewis Coates Elementary School. There remain areas of vacant land, some of which are located near the Metrorail station and over 75 acres located along Frying Pan Road. The Merrybrook Run Stream Valley traverses the land unit and is a natural open space and park amenity for the area.

RECOMMENDATIONS

Consistent with the Concept for Future Development and County Transit Oriented Development policies, Land Unit A encompasses the highest planned intensities in the Dulles Suburban Center. The land unit recommendations are organized by the land units as shown in Figure 12. Within each land unit, the Plan provides recommendations for planned use and intensity. Land Unit A-1 is the area north of the Merrybrook Run Stream Valley and is the southern portion of the Innovation Center Transit Station Area (TSA), shown in Figure 13, where a mix of uses in an urban form is encouraged within walking distance from the station. South of the Merrybrook Run Stream Valley (Land Units A-2, A-3, and A-4) is an area generally planned for a mix of uses at lower intensity levels. Land Unit A-5 is located north of Frying Pan Road and is planned for a mix of uses.

Land Use

The planned land use pattern in Land Unit A focuses most future growth within walking distance of the future Innovation Center Metrorail station which is generally considered to be within $\frac{1}{4}$ and $\frac{1}{2}$ mile from the station. Intensities will be highest in areas with the closest proximity to the station, tapering down to lower density areas in the rest of the land unit. The land units south of the Merrybrook Run Stream Valley, A-2, A-3 and A-4, have been developed with a mix of office, hotel and residential uses in accordance with the plan and it is anticipated that these land units will maintain their existing character, uses and intensities.

This land unit is planned for a complementary mix of land uses including office, residential, hotel and support retail. Development in this land unit should provide for the incorporation of future transit related facilities and pedestrian and vehicular access to transit. The following table compares 2012 existing land use levels to the planned development potential.

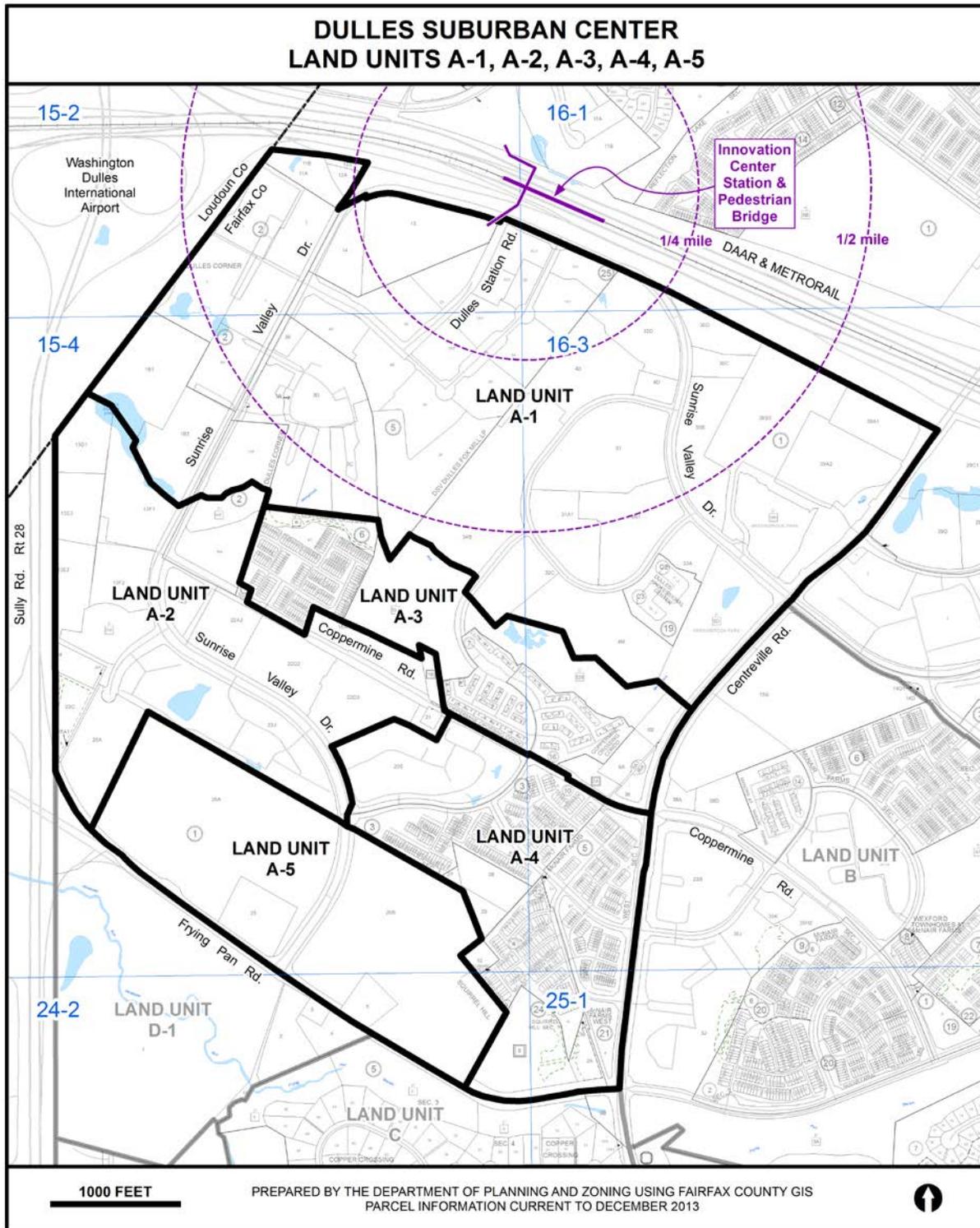


FIGURE 12

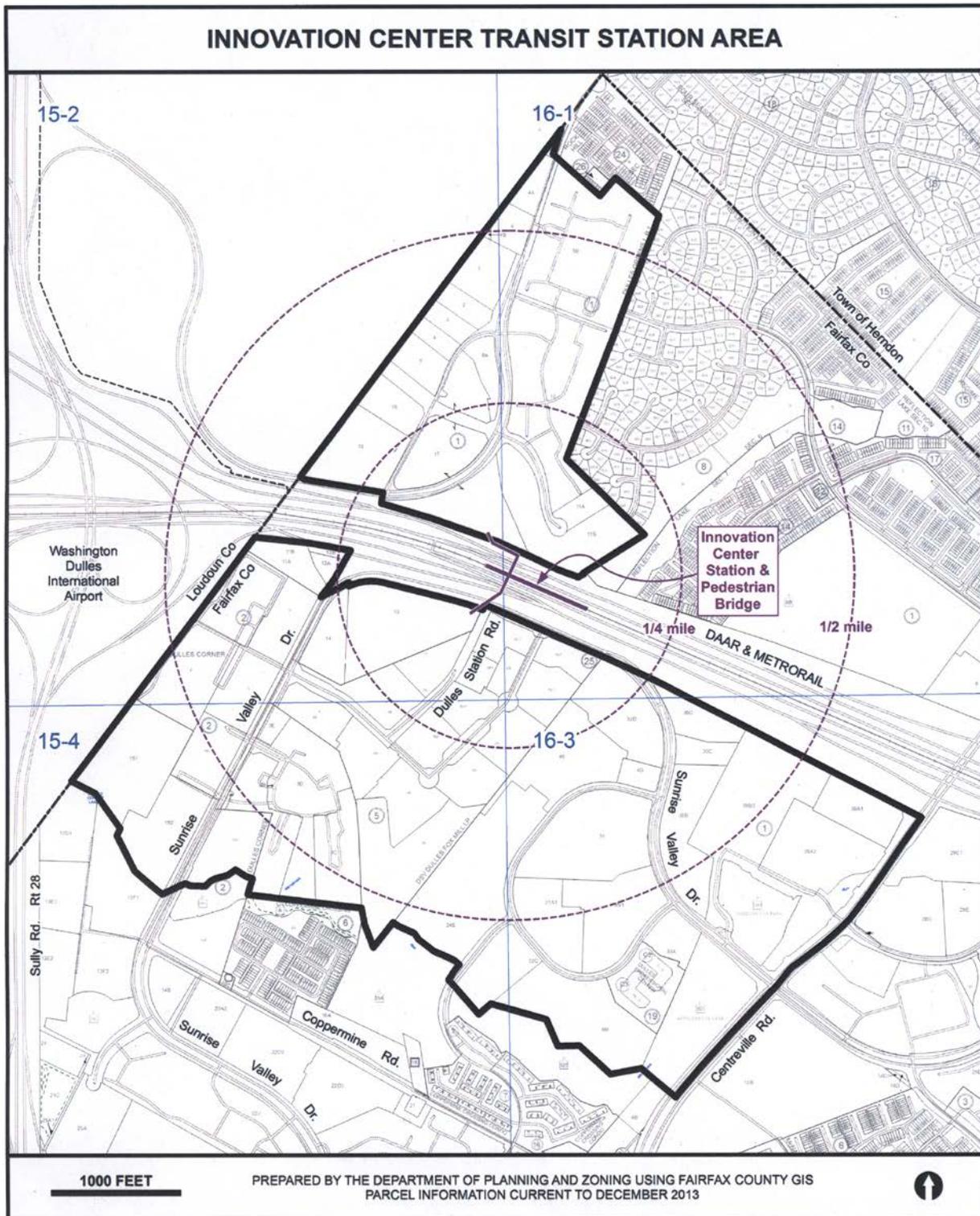


FIGURE 13

Figure 14: Planned Development Potential

Land Use	2012 Existing Land Use	Comprehensive Plan Development Potential
Residential	3,971,000 sq.ft. (3,309 units)	11,160,000 sq.ft. (9,300 units)
Office	4,755,000 sq.ft.	8,380,000 sq.ft.
Retail	4,000 sq.ft.	465,424 sq.ft.
Industrial	35,000 sq.ft.	0
Institutional	150,000 sq.ft.	150,000 sq.ft.
Hotel	858,000 sq.ft.	1,181,000 sq.ft.
Total	10,089,000 sq.ft.	21,675,000 sq.ft.

The development potential shown in the table above is based on quantification of the land use recommendations. These land use recommendations provide flexibility for a change of uses within certain parameters. For example, some areas are encouraged to include more housing when there is a corresponding reduction in office use. Additional retail uses are encouraged when they contribute to the area’s vibrancy and convenience. Ground floor retail uses result in fewer peak hour trips than office uses. Land Unit A is home to several churches. Additional institutional uses or expansions of existing facilities could be considered through the Special Exception and Special Permit processes. Land Unit A is home to Coates Elementary School. Additional public facilities or expansion of Coates would be evaluated based upon guidance from the Public Facilities section. Additional hotel uses are encouraged and also result in fewer peak hour trips than office uses. Generally the Plan seeks to encourage a vibrant mix of uses that is balanced with the infrastructure.

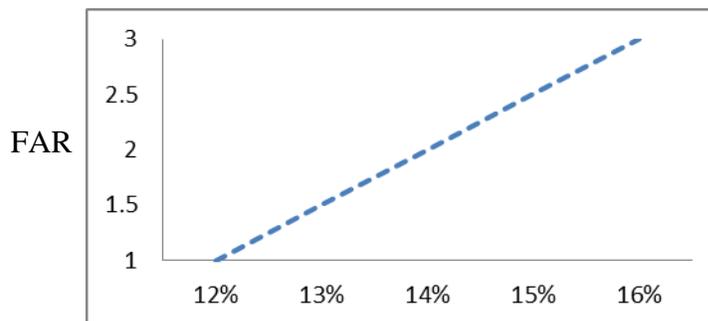
In reviewing development proposals, the following land use guidelines should also be considered:

- **Parcel Consolidation** - Parcel consolidation should be encouraged when it results in a logical assemblage of parcels of sufficient size to allow projects to function in a compatible, well-designed, efficient manner. Parcel consolidation should not preclude the development of any unconsolidated parcels in conformance with the Plan.
- **Coordinated Development Plans** - Coordinated development plans may be an alternative to parcel consolidation. Coordinated development plans refer to two or more concurrent and contiguous development applications that demonstrate coordination of site design, building locations, urban design, open space amenities and signage, inter-parcel access where appropriate, roadway realignment or improvements, and parking facilities.
- **Compatible Development** - All development proposals will need to ensure that projects function in a compatible, well-designed, efficient manner; are consistent with the land use guidance and development potential of the individual subunits; are compatible with the development on adjacent properties; reflect coordinated phasing of improvements as needed (for example, frontage improvements); are consistent with the overall intent of the land use concept to achieve a desired urban form and mix of uses; and do not preclude adjacent parcels from developing in conformance with the Plan.
- **Existing Uses and Buildings** - New uses and the replacement or expansion of existing buildings that achieve the long-term recommendations of the Plan are encouraged. In some instances, existing development may not be consistent with the long-term vision for this area. This Plan is not intended to interfere with the continuation of existing land uses or buildings. If improvements to the open space or pedestrian systems that are identified in the Plan are not

feasible due to an existing building's location on the site, alternative streetscape and other design improvements intended to implement the Plan's vision may be considered.

- Affordable and Workforce Housing - Future development should conform to county policies on affordable housing which includes conformance to the Affordable Dwelling Unit Ordinance (ADU) and the Policy Plan's Workforce Housing (WDU) Policy and Guidelines. Proposals seeking up to a 1.0 FAR should meet the current policy objective of approximately 12 percent of total units as Workforce Dwelling Units (WDU). The exception is proposed intensity higher than 1.0 FAR which should provide a greater contribution. Proposals for development between a 1.00 and a 3.0 FAR should provide at a minimum proportionally 12 percent to 16 percent of total units as WDUs as shown in Figure 15. The residential use should integrate a variety of housing types, consistent with WDU guidelines, such as units for families, senior housing and residential studio units. In addition, bonus units or bonus square footage, as provided for in the WDU policy, is excluded from the planned intensity.

Figure 15: Percentage of WDU



Non-residential development in the TSA should contribute \$3.00 per non-residential square foot unless superseded by Board of Supervisors action on a countywide policy. This amount is to be adjusted annually based on the Consumer Price Index and may be contributed to a housing trust fund that will be used to create affordable and workforce housing opportunities near Metrorail stations. The contribution may be made over a period of time to be determined at the time of rezoning but not less than 25 cents per non-residential square foot each year. Such developments may provide an equivalent contribution of land or affordable units in lieu of a cash contribution. Non-residential contributions could also be used to fund affordable housing opportunities in the TSA through a partnership. If non-residential floor area is achieved through a bonus for providing WDUs, the bonus floor area should not be included when calculating the contribution amount. Ground level retail located in office, hotel, and residential buildings should also not be included when calculating the contribution amount. In addition, educational as well as other institutional and governmental uses should not be included.

Land Unit A-1: Innovation Center Transit Station-South

Land Unit A-1 is the southern portion of the Innovation Center Transit Station Area, is 330 acres and is developed with a mix of office, hotel, residential and support retail uses. This area is planned for transit-oriented development (TOD) which focuses growth within walking distance of the Metrorail station. Intensities should be highest in areas with the closest proximity to the station, recognizing that relatively new existing development is approved for intensities significantly below the plan and may not redevelop in the future. To provide guidance on how intensity should gradually decrease with distance, the land unit is divided into three areas as shown on the table below. For

purposes of tiered planned intensity, the ¼ mile and ½ mile radius is measured from the center of the platform where it meets the bridge.

Figure 16: Land Unit A-1 Tiered Planned Intensity	
Distance From Metrorail Station	Range of Intensity (FAR)
Tier 1: Within ¼ Mile	2 to 3 FAR
Tier 2: ¼ to ½ Mile	1 to 2 FAR
Beyond ½ Mile	0.75 to 1.5 FAR

The mixed-use recommendations that follow seek to establish parameters for future development by providing percentages for residential and non-residential uses. These percentages are meant to be guides and may need to be adjusted on a case by case basis in order to further other planning objectives such as implementing the grid of streets and securing land for parks and public facilities. If a property is split between two Tiers, intensity should be based on the proportion of property in each area. Furthermore, this balance among uses may not always be achievable, at least on an interim basis, due to market demand or other economic factors. In such cases, appropriate commitments should insure that interim development does not alter the character of the Transit Station Area and that ultimately a mix of uses will be in place consistent with Plan guidance.

Tier 1: Within a ¼ Mile of Metrorail

The Tier 1 area is within a ¼ mile of the Metrorail station and is planned for intensity within a 2.0 to 3.0 FAR range. The area is planned for a balanced mix of residential, office, hotel and retail uses. The percentage of office uses can be up to 45 percent of development in Tier 1. Individual developments may have flexibility to build more than 45 percent of office if other developments are built or rezoned with a use mix that contains proportionally less office. The residential component in Tier 1 should be on the order of 50 percent or more of total development. Hotel, ground level retail and support service uses add to the vibrancy and enhance the mixed use environment and are encouraged in the broader mix of uses. Support retail uses should be located in office, hotel or residential buildings and be complementary to other uses with the object of allowing residents and employees to minimize daily reliance on the automobile.

Tier 2: ¼ to ½ Mile of Metrorail

The Tier 2 area includes property within a ½ mile from the Metrorail station and is planned for intensity within 1.0 to 2.0 FAR. The area is planned predominantly for residential uses with a mix of other uses including office, hotel and supporting retail. In Tier 2, the residential component should be on the order of 50 percent or more of total development. The percentage of office uses can be up to 40 percent of development in Tier 2. Individual developments may have flexibility to build more than the stated percentages if other developments are built or rezoned with a use mix that maintains these proportions for the entire Tier 2 Area. Hotel, ground level retail and support service uses add to the vibrancy and enhance the mixed use environment and are encouraged in the broader mix of uses. Support retail uses should be located in office, hotel or residential buildings and be complementary to other uses with the object of allowing residents and employees to minimize daily reliance on the automobile.

Tier 3: Beyond ½ Mile

Tier 3 includes the area north of the Merrybrook Run Stream Valley that is beyond a ½ mile radius from the Metrorail station. The area is planned for an intensity within .75 to 1.5 FAR range for residential uses with a mix of other uses including office, hotel and supporting retail. In Tier 3, the residential component should be on the order of 45 percent or more of total development. The

percentage of office uses can be up to 50 percent of development within Tier 3. Individual developments may have flexibility to build more than the stated percentages if other developments are built or rezoned with a use mix that maintains these proportions for the Tier 3 Area. Hotel, ground level retail and support service uses add to the vibrancy and enhance the mixed use environment and are encouraged in the broader mix of uses. Support retail uses should be located in office, hotel or residential buildings and be complementary to other uses with the object of allowing residents and employees to minimize daily reliance on the automobile.



County of Fairfax, Virginia

MEMORANDUM

DATE: October 28, 2015

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

FROM: Michael A. Davis, Acting Chief 
Site Analysis Section, Department of Transportation

RE: PCA/FDPA 2009-HM-017

FILE: RZ 2009-HM-017

SUBJECT: Fairfax County Board of Supervisors (Innovation Center Station South)
Tax Map: #15-4 ((5)) 5B

This department has reviewed the subject application including the Final Development Plan Amendment dated July 17, 2015, revised through September 16, 2015. There are no changes proposed that would impact the roadway operations and transportation infrastructure, therefore we have no issue with the application.

cc: William O'Donnell, DPZ- ZED

MAD/EAI



FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

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

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

DATE: 09 November 2015

SUBJECT: PCA-FDPA 2009-HM-017, Innovation Center South and the Innovation Center Station Garage
Tax Map Numbers: 15-2((1)) 13A part; 15-4((5)) 5B part

The Park Authority has reviewed the proposed Development Plan dated 16 September 2015, for the above referenced application.

The proposed MWAA project will receive Federal funding triggering Section 106 of the National Historic Preservation Act. The Park Authority recommends that the applicant continues to consult with the Virginia Department of Historic Resources for cultural resources guidance while working through the Section 106 process. The Park Authority also requests for the applicant to share any cultural resource studies prepared for the Federal review process with the Park Authority's Resource Management Division (Attention: Liz Crowell). Materials can be sent to 2855 Annandale Road Falls Church, VA 20110.

Please note the Park Authority would like to review and comment on proffers and development conditions related to park and recreation issues. We request that draft and final proffers and development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Paul Ngo
DPZ Coordinator: William O'Donnell

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
William O'Donnell, DPZ Coordinator
Chron File
File Copy

16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS**16-101 General Standards**

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.
2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

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		