MEMORANDUM

DATE: 6/11/2019

TO: Distribution List

FROM: Tracy D. Strunk, AICP
Director, Zoning Evaluation Division
Department of Planning and Zoning

SUBJECT: Special Exception Application Analysis

REFERENCE: Application Number: SEA 81-M-058-03 (McDonald’s Corporation)

Case Information

Staff Coordinator: Sharon Williams
Pre-Staffing Date: 7/15/2019 Staffing Date: 10/17/2019
Tentative PC Date: 1/15/2020 Tentative BOS: TBD

Memo Includes Full-Size Development Plans for Noted (0) Addressees: Yes 0 No 0

Attached for your review and comment is the zoning case information for the subject application.

Action addressees are requested to provide written comments to the staff coordinator by (7/10/2019) to be considered in preparing staff’s recommendation on this application. Information addressees may also submit any comments by the same date.

Action Addresses

1. DPZ Planning Division
   Chief, Env. & Dev. Review Br.
   Attn: Mike Paruti

2. DPWES Site and Addressing
   Attn: Lori Ramsey

3. DPWES Sanitary-Sewer
   Attn: Sharad Regmi

4. VDOT
   Attn: David Jordan

5. Fire Prevention Div
   Plans Review Section
   Attn: Mike Paruti

6. Dept. of Transportation
   Transportation Planning
   Chief, Site Analyst Section
   Attn: Jeff Hermann

7. Fairfax County Park Authority
   Planning & Development Div.
   Plan Review Coordinator
   Attn: Lynne Johnson 4th fl

8. Planning Commission
   Board of Supervisors
   Mason District

9. Office of Community

Information Addresses

Revitalization/Reinvestment
Attn: Barbara Byron
"CRD/CRE, Reston, or Tysons only"

1. Planning Commission
   Executive Director
   Attn: Jill Cooper

2. Economic Dev. Authority
   Dir. Real Estate Services
   Attn: Curtis Hoffman

3. Clerk to Board of Supervisors
   Attn: Cathy Chianese

4. Dept. of Information Technology
   Technology Infrastructure Div.
   Attn: Steve Brundage

5. Dept. of Health
   Div. of Environmental Health
   Technical Review and Information Resources
   Attn: Kevin Waster

6. Northern Va Soil and Water
   Conservation District
   Attn: Willie Wood

7. Dept. of Family Services
   Adult Aging Services
   AAA, B-3-708
   Attn: Jacquie Woodruff

8. Dept. of Facilities Mgmt.
   Analyst, Property Mgmt. Div.
   Attn: Marguerite Guariño

9. DPZ-ZED Division Director
   Attn: Tracy Strunk

10. DPZ-ZED Asst. Director
    Attn: William Mayland

11. DPZ-ZED
    Attn: Branch Chiefs

12. DPZ-ZED
    Chief, Proffer Interp. Branch
    Attn: Suzanne Wright

13. DPZ-ZED
    Admin. Asst., Legal Notices
    Attn: Rachael Pendergraph

14. DPZ Chief Zoning Inspector
    Attn: Mavis Stanfield

15. Southeast Fairfax Dev. Corp.
    Attn: Tony Fontana
    *MV or LEE only*
**APPLICATION FOR A SPECIAL EXCEPTION**

(Please type or print in black ink)

<table>
<thead>
<tr>
<th><strong>APPLICANT</strong></th>
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<tbody>
<tr>
<td>NAME</td>
<td>McDonald's Corporation</td>
</tr>
<tr>
<td>MAILING ADDRESS</td>
<td>P.O. Box 182571, Columbus, OH 43218</td>
</tr>
<tr>
<td>PHONE HOME</td>
<td>( )</td>
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<tr>
<td>PHONE WORK</td>
<td>( )</td>
</tr>
<tr>
<td>PHONE MOBILE</td>
<td>(301) 256-1454</td>
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<tr>
<th><strong>PROPERTY INFORMATION</strong></th>
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<tbody>
<tr>
<td>PROPERTY ADDRESS</td>
<td>4803 Leesburg Pike Alexandria, Virginia 22302</td>
</tr>
<tr>
<td>TAX MAP NO.</td>
<td>62-3 ((1)) 34</td>
</tr>
<tr>
<td>SIZE (ACRES/SQ FT)</td>
<td>60,000 sq. ft. / 1.38 acres</td>
</tr>
<tr>
<td>ZONING DISTRICT</td>
<td>C-8, H-C, SC, CRD</td>
</tr>
<tr>
<td>MAGISTERIAL DISTRICT</td>
<td>Mason</td>
</tr>
<tr>
<td>PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:</td>
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<th><strong>SPECIAL EXCEPTION REQUEST INFORMATION</strong></th>
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<tr>
<td>ZONING ORDINANCE SECTION</td>
<td>7-601, 9-601, 7-607</td>
</tr>
<tr>
<td>PROPOSED USE</td>
<td>Amend SE 81-M-058 previously approved for fast food restaurant with drive through to allow site modifications. Overlay Districts: Highway Corridor Overlay, Commercial Development Overlay, Sign Control Overlay</td>
</tr>
</tbody>
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<tr>
<th><strong>AGENT/CONTACT INFORMATION</strong></th>
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</thead>
<tbody>
<tr>
<td>NAME</td>
<td>G. Evan Pritchard</td>
</tr>
<tr>
<td>MAILING ADDRESS</td>
<td>Venable LLP 8010 Towers Crescent Drive, Suite 300 Tysons, VA 22182</td>
</tr>
<tr>
<td>PHONE HOME</td>
<td>( )</td>
</tr>
<tr>
<td>PHONE WORK</td>
<td>(703) 905-1415</td>
</tr>
<tr>
<td>PHONE MOBILE</td>
<td>( )</td>
</tr>
</tbody>
</table>

| **MAILING** | Send all correspondence to (check one): ☐ Applicant —or— ☑ Agent/Contact |

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

G. Evan Pritchard, Esq.

**TYPE/PRINT NAME OF APPLICANT/AGENT**

**SIGNATURE OF APPLICANT/AGENT**

Ann 2019-0109

**DO NOT WRITE IN THIS SPACE**

Date Application accepted: June 5, 2019

Application Fee Paid: $ 1637.50
April 8, 2019

VIA HAND DELIVERY

Tracy Strunk, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

Re: Statement of Justification for Application for Special Exception Amendment SEA 81-M-058-03 for Fast Food Restaurant with Drive-Through
Tax Map No.: 0623 ((1)) 0034
Address: 4803 Leesburg Pike

Dear Ms. Strunk:

This firm represents McDonald’s Corporation (the “Applicant”). On behalf of the Applicant, please accept this letter as the statement of the justification in support of the above-referenced application to amend Special Exception SEA 81-M-058-03.

This application was originally filed by the Applicant on October 30, 2014. In 2015, the Applicant voluntarily deferred the application indefinitely. The Applicant now seeks reactivation of the application with updated plans, documents, and with new legal representation.

The Applicant proposes to modify an existing McDonald’s restaurant, located at 4803 Leesburg Pike, Tax Map No. # 0623 ((1)) 0034 (the “Property”), and modify certain development conditions. The Applicant desires to renovate the existing McDonald’s restaurant and replace the drive-through. The Applicant proposes to reduce the number of seats from a total of 143 (97 outdoor and 46 indoor) to approximately 64 (all indoor) and to add an approximately 284 square foot addition.

Property Description

The Property is located on the south side of Leesburg Pike (Rt. 7), approximately 800 feet east of its intersection with South George Mason Drive (Rt. 3449) in the Mason Magisterial District of
Fairfax County, Virginia. The Property contains approximately 60,000 square feet (1.38 acres) of land area, and is developed with a one story, approximately 3,087 gross square foot McDonald's restaurant that was constructed in approximately 1973.

The Property is owned by the Applicant.

The Property is zoned C-8 (Highway Commercial), Highway Corridor Overlay, Sign Control Overlay, and is located within the Bailey's Crossroads & Seven Corners Commercial Revitalization District ("CRD"). The property abuts the jurisdiction of Alexandria, Virginia on its southern (rear) property line.

Zoning History

On September 28, 1981, the Fairfax County Board of Supervisors (the "Board") approved Special Exception SE 81-M-058 to permit expansion of an existing McDonald's restaurant on 1.37 acres of land. The application has been superseded.

On January 9, 1984, the Board approved Special Exception Amendment Application SEA 81-M-058 to permit an addition to the dining room of an existing McDonald's restaurant on 1.37 acres of land. This Special Exception Amendment was established on July 8, 1985 after receiving Non-Residential Use Permit A-0787-85 on April 29, 1985. This is the currently applicable zoning action to the Property.

The approved plat provided for 97 indoor seats and 46 outdoor seats, for a total of 143 seats. 48 parking spaces were required and 51 parking spaces were provided. The current hours of operation are not restricted in the approved Special Exception Amendment. The approved plat provided for specific architectural façades.

On July 9, 1990, the Board approved Special Exception Amendment Application SEA 81-M-058-2 to permit a fast food McDonald's restaurant in a Highway Corridor overlay District to permit remodeling of facilities with additions to existing buildings. This use was never established and the Special Exception Amendment approval expired on January 8, 1993. Accordingly, this application is no longer applicable to the Property.

On October 30, 2014, the County accepted Special Exception Application SEA 81-M-058-03 to amend SE 81-M-058 to allow site modifications to previously approved McDonald's restaurant with drive through in a highway corridor overlay district. On January 13, 2015, the Office of the County Attorney approved the Special Exception Affidavit for SEA 81-M-058-03. The Applicant deferred the Application indefinitely.
Comprehensive Plan

The Property is located within the Baileys Planning District (Area 1); Baileys Crossroads Community Business Center; Land Unit F-1. Specific text of the Fairfax County Comprehensive Plan regarding the Property states, "Tax Map Parcel 62-3 ((1)) 34, located on Leesburg Pike, east of Skyline, is planned and developed as neighborhood-serving retail use, and is designed as a gateway location."

Response to § 9-006: General Standards

In addition to the specific standards for particular special exception uses, all Special Exception uses must satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.

   The proposed use is in harmony with the adopted comprehensive plan which recommends a neighborhood-serving retail use on the Property.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

   The proposed use is permitted with the approval of a special exception within the existing zoning district and has been found to be in harmony with the general purpose and intent of the C-8 District regulations pursuant to previous Special Exception and Special Exception Amendment approvals.

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
The proposed fast food restaurant use has existed on the Property since 1973. The proposed reconstruction of the McDonald’s restaurant on the Property will provide an updated façade and interior, greater operational efficiency, and will be an asset, and not a hindrance to the appropriate development and use of the nearby land and buildings.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

The proposed plan will generate approximately 286 additional gross daily trips. The new application is not anticipated to generate significant additional traffic and is not anticipated to be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13 of the Zoning Ordinance.

Landscaping and Screening will be in accordance with the provisions of Article 13.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

The zoning district requires fifteen percent (15%) open space. Fifteen percent (15%) open space will be provided.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11 of the Zoning Ordinance.

Adequate facilities are provided for the proposed use. Thirty-nine (39) parking spaces and eleven (11) stacking spaces are required. Forty-one (41) parking spaces and eleven (11) stacking spaces will be provided.

8. Signs shall be regulated by the provisions of Article 12 of the Zoning Ordinance; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.
Signage will be in conformance with Article 12.

Response to § 9-011, Paragraph 7

A. Type of Operation

The proposal does not change the type of operation currently at this Property. The use currently is and will continue to be a fast food restaurant with a drive-through.

B. Hours of Operation

The McDonald’s restaurant hours will continue to be 4:30 a.m. to 1:00 a.m. Monday through Saturday and 5:00 a.m. to 12:00 a.m. on Sunday.

C. Estimated number of patrons/clients/patients/pupils/etc.

It is estimated that the restaurant will have 1,740 patrons per week day.

D. Proposed number of employees/attendants/teachers/etc.

It is estimated that there will be a maximum of 21 employees on-site.

E. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day

This application requests a reduction in the number of seats in the restaurant and does not propose an increase in the hours of operation during peak travel time. Accordingly, as supported by the transportation letter from Wells & Associates, the proposed change will generate 286 additional gross daily trips and will not have a negative impact on traffic and does not require a Chapter 870 traffic impact analysis. Wells & Associates estimated that 188 of the gross daily trips will take place during morning peak hour and 190 of the gross daily trips will take place during afternoon peak hour.
F. Vicinity or general area to be served by the use.

Fast food restaurants are typically frequented by customers who are already driving by the restaurant while on their way to another destination. However, it is anticipated that the general area to be served by the use is approximately two (2) miles.

G. Description of building façade and architecture of proposed new building or additions.

The proposed new façade communicates a new and contemporary design direction for McDonald’s. The existing exterior brick façade will be painted a taupe base color which will match the exterior insulation finish system. The restaurant will have metal accent trellises and a corrugated metal parapet. A McDonald’s “M” arch logo and a trellis will highlight the main entrance and the primary façade facing Leesburg Pike. The drive through and rear façades will be predominantly brick with metal accent trellises, a corrugated metal parapet, corrugated metal panels on the drive through windows and will have a portion of the building in painted finish.

H. Hazardous/Toxic Substances

No hazardous or toxic substances and/or petroleum products are to be generated, utilized, stored, treated, and/or disposed of on site as a result of this request.

I. Statement of conformance or justification for lack of conformance

The proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, with the exception of the following requested waiver and modifications:

1. Waiver of the service driveway requirement

2. Modification of the trail requirement to permit the existing sidewalk to remain.

Summary

The new restaurant on the Application Property will be an exciting upgrade and an asset to the Baileys Crossroads community. McDonald’s welcomes the opportunity to continue operation in
this location. McDonald’s believes that it meets the criteria for approval and requests approval of the application.

Thank you for your consideration of this application.

Sincerely,

G. Evan Pritchard

Enclosures
Special Exception Amendment
SEA 81-M-058-03

Applicant: MCDONALD'S CORPORATION
Accepted: 06/05/2019- AMENDED 10/30/2014
Proposed: AMEND SE 81-M-058 PREVIOUSLY APPROVED FOR RESTAURANT WITH DRIVE THROUGH IN A HIGHWAY CORRIDOR OVERLAY DISTRICT TO PERMIT SITE MODIFICATIONS

Area: 1.38 AC; DISTRICT - MASON
Zoning Dist Sect: 07-0607
Located: 4803 LEESBURG PIKE, ALEXANDRIA, VA 22302

Zoning: C-8
Plan Area: 1
Overlay Dist: CRD SC HC
Map Ref Num: 062-3-/01/-0034

Area: 1.38 AC; DISTRICT - MASON
Zoning Dist Sect: 07-0607
Located: 4803 LEESBURG PIKE, ALEXANDRIA, VA 22302

Zoning: C-8
Plan Area: 1
Overlay Dist: CRD SC HC
Map Ref Num: 062-3-/01/-0034
Special Exception Amendment
SEA 81-M-058-03
MCDONALD'S CORPORATION
SPECIAL EXCEPTION
PLAT
FOR
McDONALD'S CORP.
LOCATION OF SITE
4803 LEESBURG PIKE
FAIRFAX COUNTY, VIRGINIA

RECEIVED
Department of Planning & Zoning
JUN 04 2019
Zoning Evaluation Division

PREPARED BY
URS Corporation
1055 BROAD STREET, SUITE 201
CLIFTON, NEW JERSEY 07013
Phone: (973) 483-8600
Fax: (973) 483-8601
http://www.urscorp.com
CONTACT: SARAH J. NAPIER, PE
NOTES:
- Soil depth required are shown, all piers to extend to frost depth as determined by local jurisdiction.
- Top of piers shall be sloped such that moisture cannot accumulate.
- Minimum allowable lateral soil bearing pressure 100 PSF of depth.
- All reinforcing steel by general contractor.

A. FOUNDATION

SLOPE TOP TO SHEET WATER

1/2" THICKNESS

UNDISTRIBUTED SOIL

STEEL PLATE 1/4" X 5/8" X 12" (#1 PLATE)

2" X 1/2" X 1/4" STEEL PLATE

HEAT TREATED STEEL PLATE

HEAVY "H" HEX WRENCH NUT, (10 MM), (2) MATCH TO PLATE (DIAGRAMED)

2" X 1/2" WRENCH NUT (DIAGRAMED)

1/2" REGULAR NUT (DIAGRAMED)

HEAVY "H" HEX WRENCH NUT, (10 MM), (2) MATCH TO PLATE (DIAGRAMED)

1/2" REGULAR NUT (DIAGRAMED)

ELECTRICAL CONDUIT FED THROUGH HOLE IN BASE PLATE

ANCHOR BOLT PATTERN

HEAD ROOF

FLOORPLANE

DIAGRAMED BASE PLATE

NOTES:
- Top of piers shall be sloped such that moisture cannot accumulate.
- Anchor bolts, nuts, and washers shall be chased as an assembly from the enclosure manufacturer.
- All reinforcing steel by general contractor.

A. CONNECTION DETAILS

ANCHOR BOLT PATTERN

HEAD ROOF

FLOORPLANE

DIAGRAMED BASE PLATE

NOTES:
- Top of piers shall be sloped such that moisture cannot accumulate.
SPECIAL EXCEPTION AFFIDAVIT

DATE: 4/5/9
(enter date affidavit is notarized)

I, G. Evan Pritchard
(enter name of applicant or authorized agent)

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

in Application No.(s): SEA 81-M-058-03
(enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>McDonald's Corporation</td>
<td>P.O. Box 182571, Columbus, OH 43218</td>
<td>Applicant/Title Owner</td>
</tr>
<tr>
<td>Agents:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Robert U. Akas</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asa Mayo (NMI)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Venable LLP</td>
<td>8010 Towers Crescent Drive, Suite 300, Tysons, VA 22182</td>
<td>Attorneys/Agent</td>
</tr>
<tr>
<td>Agents:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>G. Evan Pritchard, Esq.</td>
<td></td>
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<tr>
<td>Kedrick N. Whitmore, Esq.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Matthew J. Allman, Esq.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Katie J. MacDowell, Esq.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>M.J. Wells &amp; Associates, Inc.</td>
<td>1420 Spring Hill Road, Suite 610, Tysons, VA 22102</td>
<td>Transportation Consultant/ Agent</td>
</tr>
<tr>
<td>Agents:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lester E. Adkins III</td>
<td></td>
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<tr>
<td>Robert M. Browning III</td>
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(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

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

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

FORM SEA-1 Updated (7/1/06)
Special Exception Attachment to Par. 1(a)

DATE: 4/5/09
(enter date affidavit is notarized)

for Application No. (s): SEA 81-M-058-03
(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.)

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
</tr>
</thead>
</table>
| AECOM Technical Services, Inc. | 1999 Avenue of the Stars,
Suite 2600
Los Angeles, CA 90067 | Engineers/Architects/Agent |
| Agents: Evan J. Scott
Amira Zaki (NMI)
Lewis W. Robinson
Antoine F. Abidargham
Sarah J. Napier
Francis C. Constantinople
Larae Rucker (NMI)
Kennan R. Spurgeon | | |

Sevan Solutions Multi-Site Solutions, LLC | 3024 Highland Parkway
#850
Downers Grove, IL 60515 | Project Management/Agent |
| Agents: David J. Sabin | | |

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

FORM SEA-1 Updated (7/1/06)
SPECIAL EXCEPTION AFFIDAVIT

DATE: 
(enter date affidavit is notarized)

for Application No. (s): SEA 81-M-058-03
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

McDonald's Corporation
P.O. Box 182571
Columbus, OH 43218

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

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

N/A

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a “Special Exception Affidavit Attachment 1(b)” form.

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

FORM SEA-1 Updated (7/1/06)
Special Exception Attachment to Par. 1(b)

DATE: 4/5/19
(enter date affidavit is notarized)

for Application No. (s): SEA 81-M-058-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
Tysons, VA 22102

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

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
AECOM Technical Services, Inc.
1999 Avenue of the Stars, Suite 2600
Los Angeles, CA 90067

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

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

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

FORM SEA-1 Updated (7/1/06)
Special Exception Attachment to Par. 1(b)

DATE: 4/5/9
(enter date affidavit is notarized)
for Application No. (s): SEA 81-M-058-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Sevan Multi-Site Solutions, LLC
3025 Highland Parkway, #850
Downers Grove, IL 60515

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Jim A. Evans

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

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

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

FORM SEA-1 Updated (7/1/06)
SPECIAL EXCEPTION AFFIDAVIT

DATE: 4/5/19
(enter date affidavit is notarized)

for Application No. (s): SEA 81-M-058-03
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
Venable LLP
8010 Towers Crescent Drive, Suite 300
Tysons, VA 22182

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

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

Alen G. Aguilar II
Michael J. Bresnick
Roger A. Colaizzi
Michael C. Davis
Geoffrey R. Garinther
Robert G. Ames
William J. Briggs
Dominick A. Conde
Paul A. Debolt
Frank M. Gasparo
Alllyson B. Baker
Jennifer J. Bruton
George E. Constantine
Stephanie L. DeLong
Lawrence H. Gesner
J. Douglas Baldrige
Sally W. Bryan
Bryson L. Cook
Ralph A. Dengler
Susan E. Golden
Marcella (nmi) Ballard
William R. Burford
Andrew D. Copans
James A. Dunbar
Jessie F. Beeber
James H. Burnley
William D. Coston
Alan J. Epstein
Lee S. Brenner
Meredith R. Bushnell
Alexei J. Cowett
Mitchell (nmi) Evall
Michael J. Bresnick
Courtney G. Capute
Alexx J. Cowett
Lisa Jose Fales
William J. Briggs
John D. Carlin
Ashley W. Craig
Jeffrey K. Gonya
Sally W. Bryan
Sally W. Bryan
Lawrence H. Gesner
William R. Burford
Lawrence H. Gesner
James H. Burnley
William R. Burford
Michael J. Bresnick

(check if applicable) [v] There is more partnership information and Par. 1(c) is continued on a “Special Exception Affidavit Attachment to Par. 1(c)” form.

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

FORM SEA-1 Updated (7/1/06)
Special Exception Attachment to Par. 1(c)

DATE: 4/5/19

for Application No. (s): SEA 81-M-058-03

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

Continuation of Listing of Partners for:

Venable LLP
8010 Towers Crescent Drive, Suite 300
Tysons, Virginia 22182

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

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

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<th>Name</th>
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<tr>
<td>Todd A. Harrison</td>
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<td>John A. McCauley</td>
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(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a
"Special Exception Attachment to Par. 1(c)" form.
SPECIAL EXCEPTION AFFIDAVIT

DATE: 4/1/19
(enter date affidavit is notarized)

for Application No. (s): SEA 81-M-058-03
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

FORM SEA-1 Updated (7/1/06)
SPECIAL EXCEPTION AFFIDAVIT

DATE: 4/5/19

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 “Special Exception Attachment to Par. 3" form.

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

WITNESS the following signature:

G. Evan Pritchard, attorney/agent

Subscribed and sworn to before me this 5TH day of April 2019, in the State/Comm. of Virginia, County/City of Fairfax

My commission expires: 9/30/2020

Form SEA-1 Updated (7/1/06)