

**Proffers for
Fourth Hotel Associates, LP
5716 Van Dorn Street
PCA 81-L-093-03, PCA 82-L-083-03, PCA 83-L-074
September 28, 2011**

Pursuant to Section 15-2.2303A of the Code of Virginia, 1950 edition, as amended, and subject to the Board of Supervisors approval of the Proffered Condition Amendments, the Applicant/Owners, their successors or assigns, herein after referred to as "the Owner" proffers the following. All previous proffers which apply to the application property shall, as applicable, remain in effect as stated in the proffer statement RZ 83-L-074, PCA 82-L-083-1 and PCA 81-L-093-2 approved January 24, 1983, by the Board of Supervisors. Should there be any inconsistencies between these proffers and prior proffers, these proffers shall replace and supersede those prior proffers or portions thereof to the extent of said inconsistencies. Those proffers carried forward without change from the previously approval of RZ 83-L-074, PCA 82-L-083-1 and PCA 81-L-093-2 are marked with an asterisk. These proffers delete previous proffer #17 which referenced the previous special exception approval for an increase in height to 80 feet.

1. The property shall be developed in substantial conformance with the Generalized Development Plan dated 11/5/82 and revised 9/26/83 and 10/12/83, prepared by Bengston, DeBell, Elkin & Titus entitled "Van Dorn Street Hotel," which Development Plan contemplates a nine story hotel containing 194 units as amended by the Special Exception Plat entitled "Verizon Wireless along with AT&T Mobility," prepared by Morris and Ritchie Associates, Inc., and dated January 12, 2010, as revised through July 12, 2011, to permit an increase in the building height to 98 feet to accommodate telecommunication facilities. Revisions to the location, size and/or number of additional telecommunication facilities shall not require an amendment to the Generalized Development Plan and shall not require a Proffered Condition Amendment if such revisions do not increase the height permitted by this Proffer Amendment and are otherwise in accordance with the Zoning Ordinance.

2. Right of way to fifty-five (55) feet from the center line of South Van Dorn Street shall be dedicated and a third traffic lane shall be constructed therein.*

3. A right turn lane will be constructed at the entrance into the site, as shown on the attached development plan.*

4. A left turn lane for north bound traffic on South Van Dorn Street will be provided by widening the street on the east side thereof, within existing VDH&T right of way, so as to create two (2) lanes in addition to a left turn lane, as shown on the attached development plan.*

5. The site will be graded to allow for maximum sight distance, particularly toward the northern end thereof, in accordance with the attached development plan.*

6. The entrance to the site will be constructed as a channelized, single lane section, in accordance with the attached development plan.*

7. The exit from the site will be constructed as a two lane section, with one right turn lane and one left turn lane, as shown on the attached development plan.*

8. The written approval of the Virginia Department of Highways and Transportation will be obtained for changes in construction contemplated within the South Van Dorn/VDH&T right of way.*

9. Requirements in the Public Facilities Manual for storm water management in effect at the time of final site plan approval shall be satisfied.*

10. A maximum noise of 55dBA shall be achieved within the hotel, either by undertaking the acoustical treatment procedure previously described in the Fairfax County Staff Report for Rezoning #79-L-019 or through such other acoustical treatment as achieve that standard.*

11. A complete soils report prepared by a professional engineer will be furnished prior to, or concurrent with, the submission of building plans.*

12. In the event that VDH&T constructs a sidewalk under the length of the I-495/I-95 bridge on the west side of South Van Dorn Street, then the applicant will construct steps leading from the north end of the parking lot down to a connection with such sidewalk.*

13. A site plan, prepared in accordance with the provisions of Article 17 and all the other proffers contained herein shall be submitted and approved, said site plan to comply with ordinance requirements for parking, landscaping and screening.*

14. All applicable ordinances, regulations and adopted standards shall continue to apply, except as modified by the special exception; the undersigned shall be responsible for obtaining the required residential/non-residential use permit

through established procedures; the special exception shall not be valid until said use permit has been obtained and the requirements herein complied with.*

15. The applicant and owner shall construct a third south-bound lane in South Van Dorn Street within the existing VDH&T right of way as shown on the attached development plan.*

16. The design of the entrance/exit into the hotel site shall be reviewed by and found acceptable to VDH&T and Fairfax County.*



Jay Kaufman
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