



APPLICATION ACCEPTED: December 18, 2008
PLANNING COMMISSION: January 28, 2009
BOARD OF SUPERVISORS: Not Yet Scheduled

County of Fairfax, Virginia

January 14, 2009

DULLES CORRIDOR METRORAIL PROJECT PHASE I STAFF REPORT PART VI

SPECIAL EXCEPTION APPLICATION SE 2008-HM-038 CONCURRENT WITH 2232-H08-014

HUNTER MILL DISTRICT

APPLICANT: Metropolitan Washington Airports Authority and the Virginia Department of Rail and Public Transportation on behalf of the Washington Metropolitan Area Transit Authority

ZONING: I-3, I-4

PARCEL(S): 17-4 ((1)) 17A
17-4 ((12)) 11D4 part
17-4 ((12)) 11D5 part

ACREAGE: 10.29 acres

FAR: .57

OPEN SPACE: 40%

PLAN MAP: Retail

SE CATEGORY: Category 4 Special Exception for an electrically-powered regional rail transit facility.

Category 6 Special Exception for an increased in permitted building height

PROPOSAL: Applicant proposes to build new Metrorail facility, Wiehle Avenue, including the station with platform, pedestrian bridges, parking lots and structures, and bus bays.

Peter Braham/Suzanne Lin

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



STAFF RECOMMENDATIONS:

Staff recommends that the Planning Commission find that the facility proposed under 2232-H08-014 does satisfy the criteria of location, character and extent as specified in Sect. 15.2-2232 of the Code of Virginia, and is substantially in accord with the provisions of the Comprehensive Plan.

Staff recommends approval of SE 2008-HM-038 subject to the proposed development conditions in Appendix 1.

Staff recommends approval of a waiver of the transitional screening and barrier requirements in favor of that shown on the SE Plat.

Staff recommends approval of a modification of the trail requirement along the Wiehle Avenue frontage in favor of that shown on the SE Plat.

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.

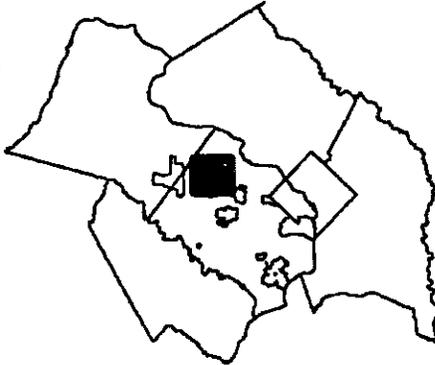
N:\SE\Tysons Metro Stations\Wiehle Avenue\Wiehle Avenue Cover.doc



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

Special Exception

SE 2008-HM-038



Applicant: METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

Accepted: 12/18/2008

Proposed: TO PERMIT AN ELECTRICALLY-POWERED REGIONAL RAIL TRANSIT FACILITY AND ASSOCIATED COMPONENTS AND INCREASE IN BUILDING HEIGHT

Area: 10.29 AC OF LAND; DISTRICT - HUNTER MILL

Zoning Dist Sect: 09-0607, 05-0404, 05-0304, 9-401

Art 9 Group and Use: 6-03 4-6

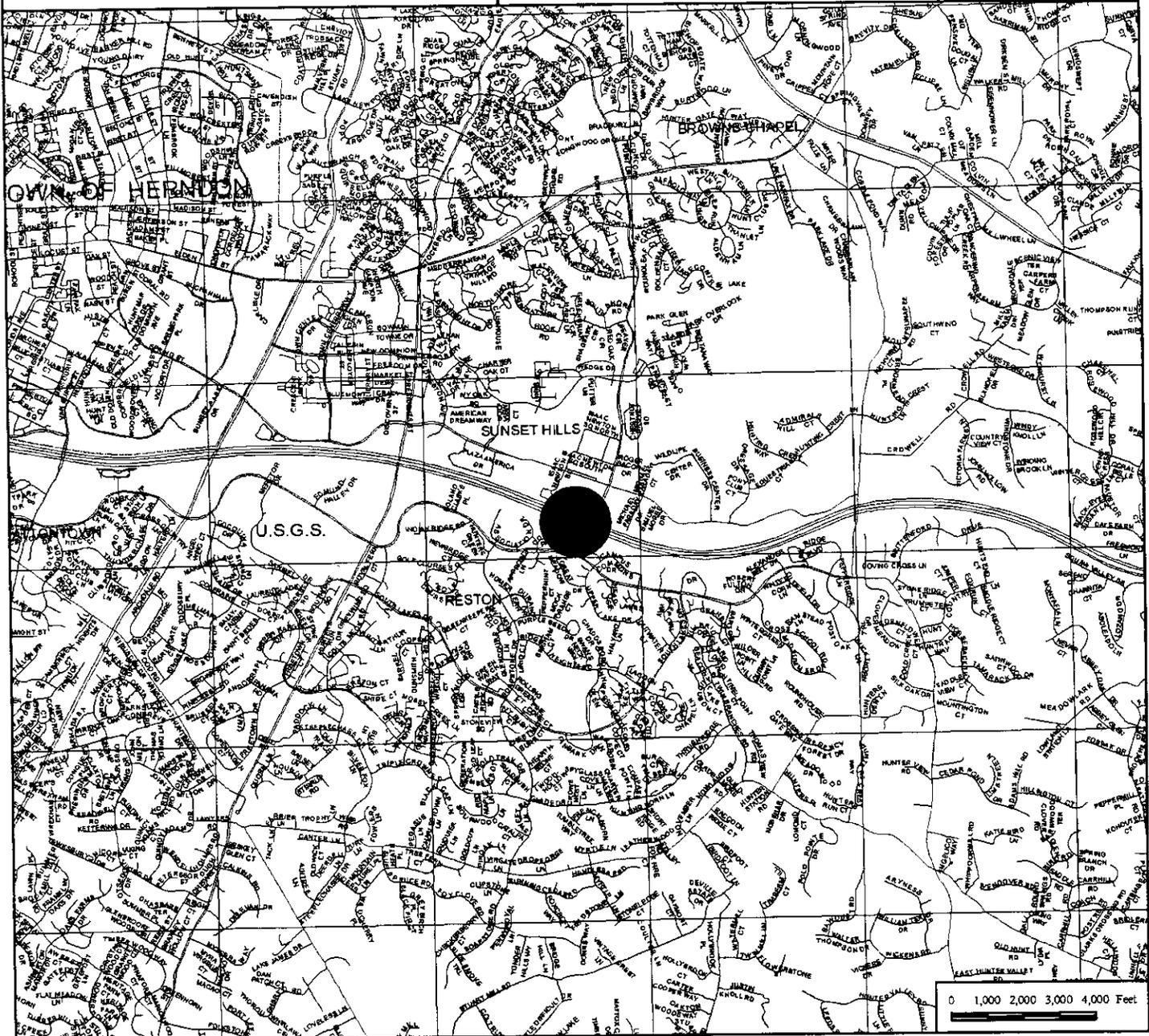
Located: 1860 WIEHLE AVENUE, 1850 CENNTENNIAL PARK DRIVE, 11400 COMMERCE PARK DRIVE AND PORTIONS OF LAND OWNED BY THE COMMONWEALTH OF VIRGINIA

Zoning: I- 4 AND I-3

Plan Area: 3

Overlay Dist:

Map Ref Num: 017-4- /01/ /0017A /12/ /0011D4 pt. /12/ /0011D5 pt.



Special Exception

SE 2008-HM-038



Applicant: METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

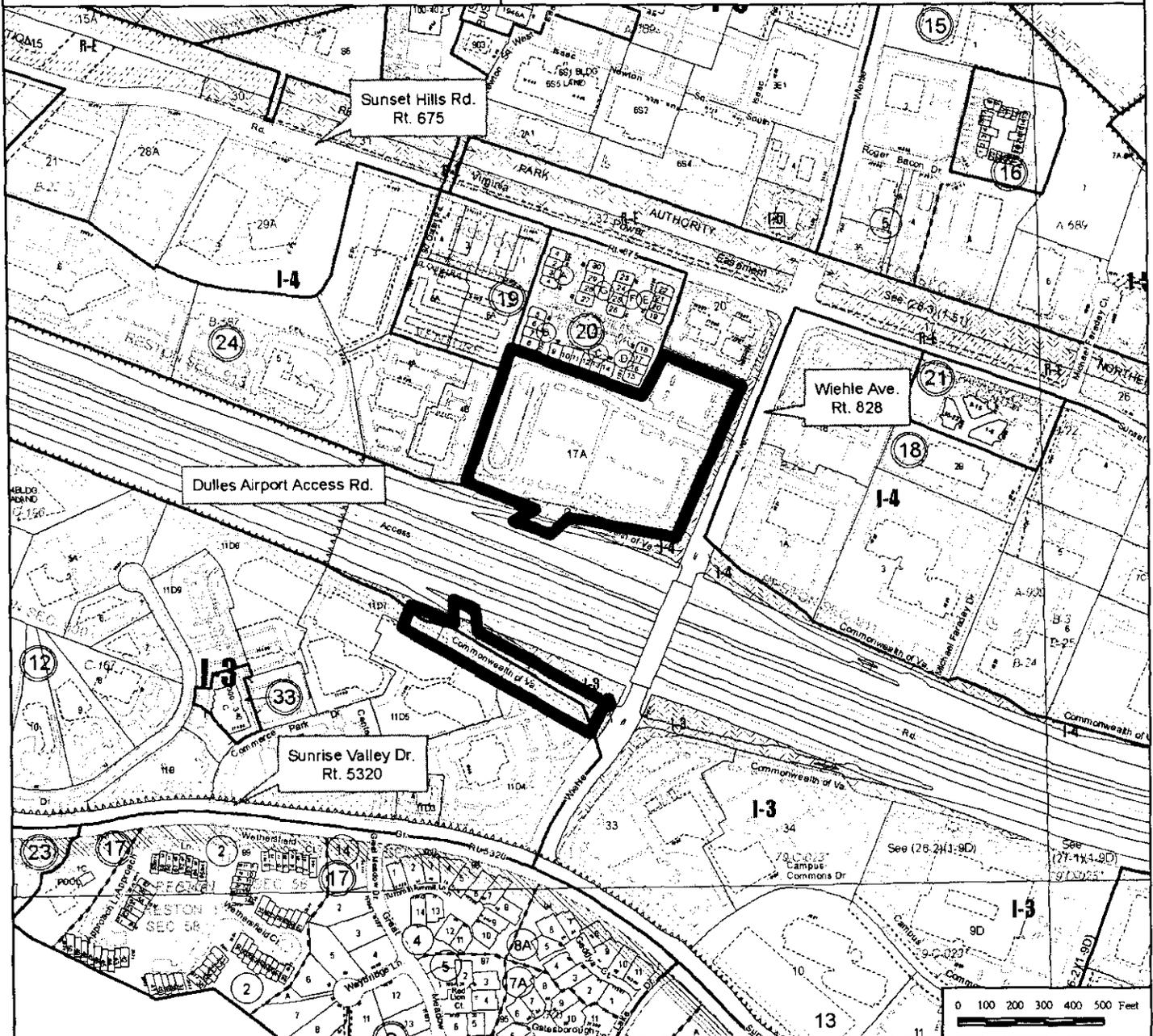
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Plan Area: 3
Overlay Dist:
Map Ref Num: 017-4- /01/ /0017A /12/ /0011D4 pt. /12/ /0011D5 pt.



WIEHLE AVENUE STATION DULLES CORRIDOR METRO RAIL PROJECT

Hunter Mill District Fairfax County, Virginia
Special Exception Plat and 2232 Plan



VICINITY MAP
SCALE: 1" = 200'

Applicant:
Metropolitan Washington Airports Authority
in coordination with the
Virginia Department of Rail and Public Transportation
on behalf of the Washington Metropolitan Area Transit Authority
1595 Spring Hill Road, Suite 600
Vienna, VA 22182

- Sheet Index**
1. COVER SHEET
 2. SPECIAL EXCEPTION PLAT
 3. LANDSCAPE PLAN, BGM PLAN, & LIGHTING VEGETATION MAP
 4. EROSION CONTROL PLAN
 5. SIGNAGE, REFLECTIVE NOTES, & LABELATION
 6. SANITATION, TRASH, AND DEBRIS REMOVAL PLAN
 7. ELEVATIONS AND SECTIONS
 8. DAMAGE ELEVATIONS

Wiehle Avenue Station
Dulles Corridor Metrorail Project
Special Exception Plat
and 2232 Plan

Dewberry

Dewberry & Davis, LLC
1000 North 17th Street
Falls Church, VA 22046
703.299.2000
www.dewberry.com

DRPT
Virginia Department of Rail and Public Transportation

DULLES TRANSIT PARTNERS, LLC
1000 North 17th Street
Falls Church, VA 22046
703.299.2000

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

METROPOLITAN WASHINGTON AIRPORTS AUTHORITY



Revised October 1, 2008
Revised June 23, 2008
April 7, 2008

M-10688



Dewberry & Davis, LLC

Professional Engineer
No. 10000000000000000000
State of Virginia

DALLAS TRANSIT
DALLAS METRO RAIL, LLC
2222 PLAN



WHEBLE AVENUE STATION
Dallas Corridor Metrorail Project
SPECIAL EXCEPTION PLAN
2222 PLAN
HARRIS MAIL SERVICE
HARRIS COUNTY, TEXAS



NO.	DATE	BY	DESCRIPTION
1	04/13/08	JAC	ISSUED FOR PERMIT
2	04/13/08	JAC	ISSUED FOR PERMIT
3	04/13/08	JAC	ISSUED FOR PERMIT
4	04/13/08	JAC	ISSUED FOR PERMIT
5	04/13/08	JAC	ISSUED FOR PERMIT

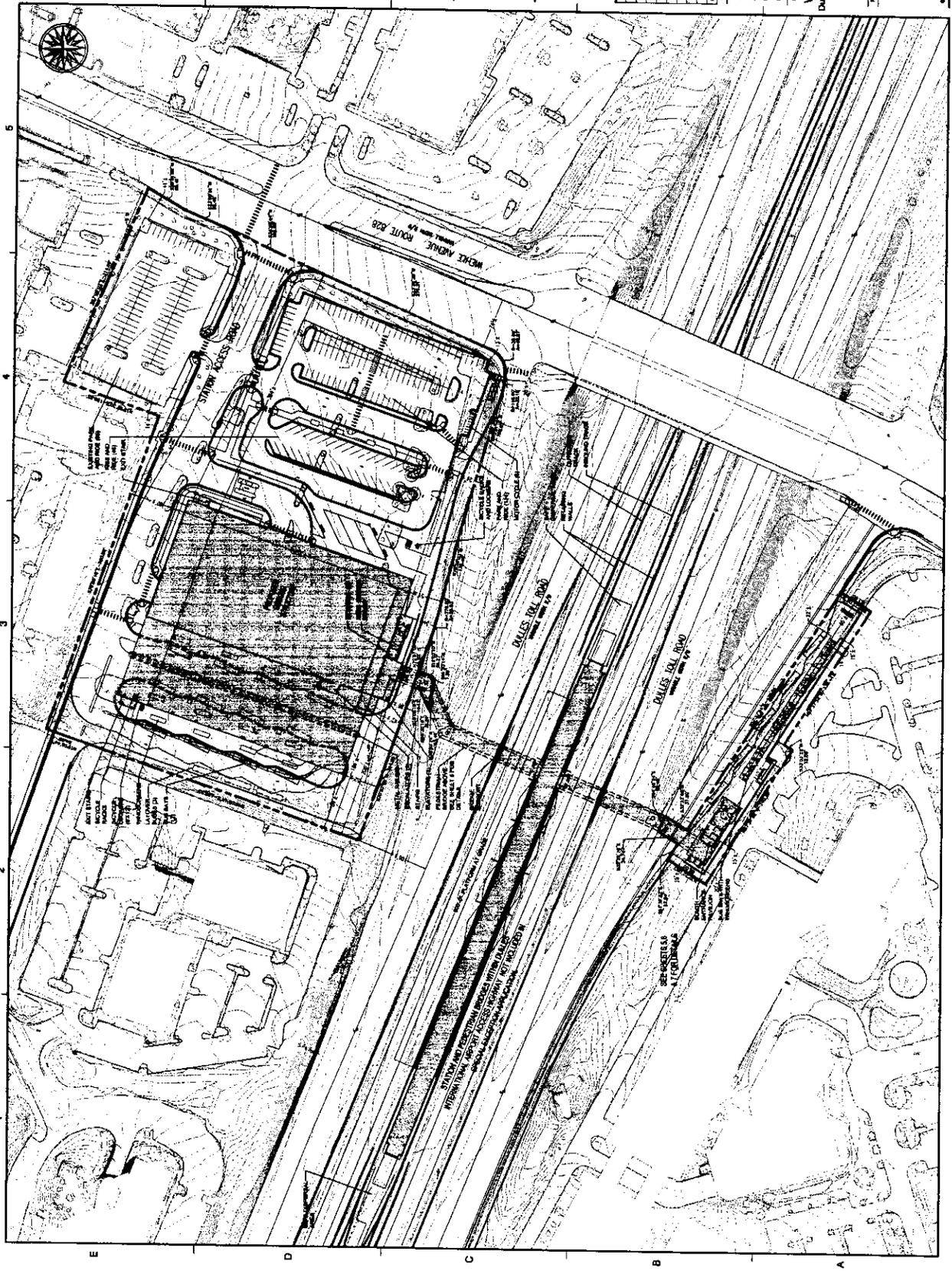
DESIGNED BY: JAC
 CHECKED BY: JAC
 DATE: APR 13, 2008
 TITLE: Special Exception Plan

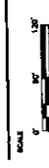
Wheble Avenue Station
 Dallas Corridor Metrorail Project
 Special Exception Plan
 2222 PLAN

PROJECT NO.

2

SHEET NO. 2 OF 7
M-10868

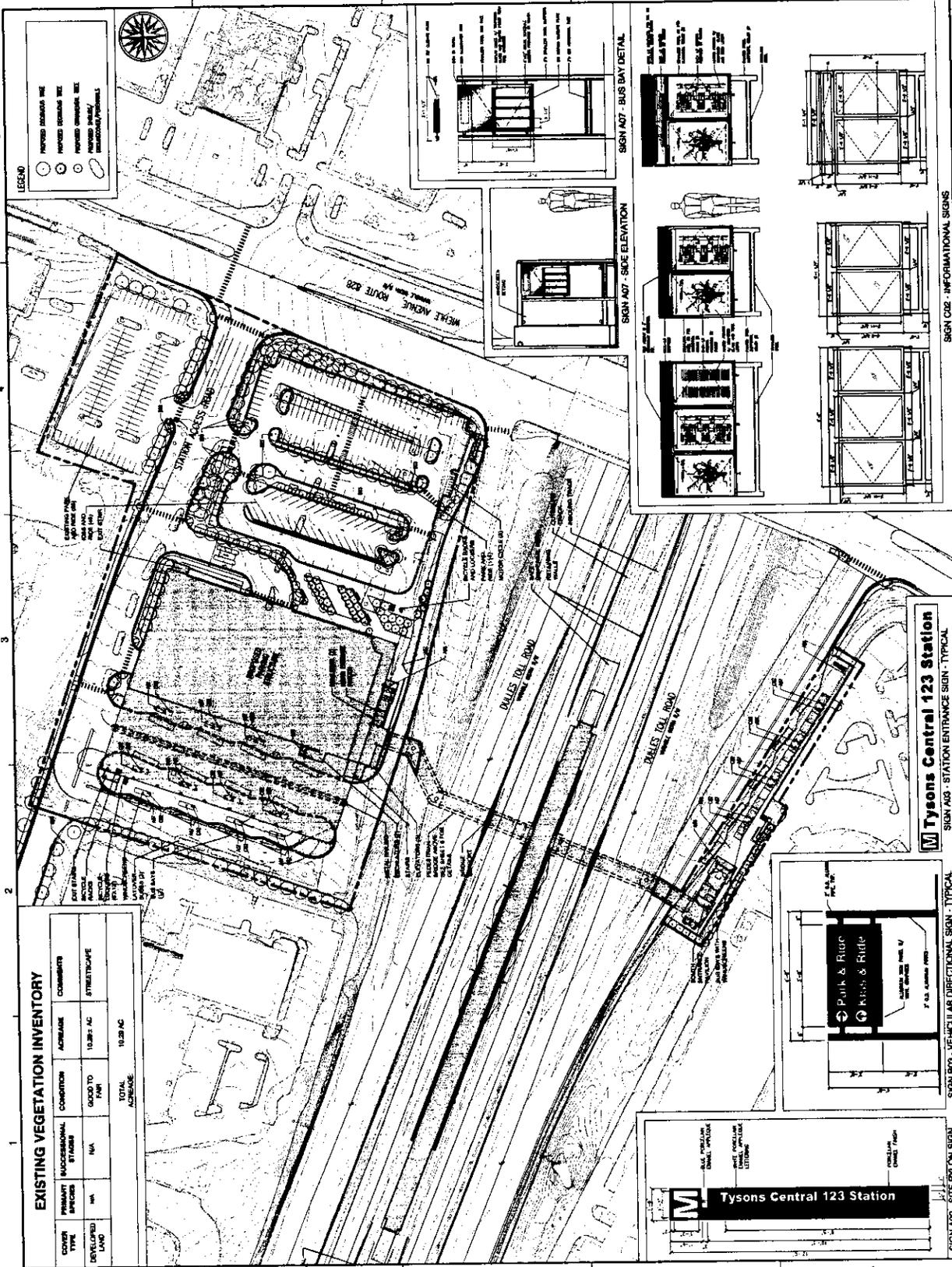




NO.	DATE	DESCRIPTION
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2	08.23.08	ISSUED FOR PERMIT
3	10.07.08	ISSUED FOR PERMIT

DRAWN BY: JMS
 APPROVED BY: JMS
 CHECKED BY: JMS
 DATE: April 17, 2008
 FILE:

Wheelie Avenue Station
 Dulles Corridor Metrolink Project
 Landscape Plan, Sign Plan
 & Existing Vegetation Map
 PROJECT NO.

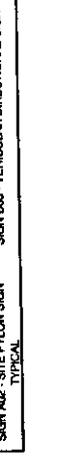
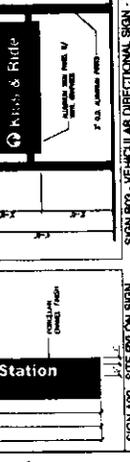
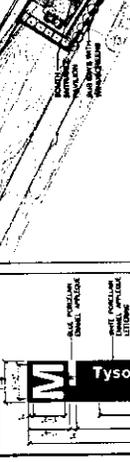


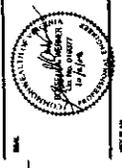
EXISTING VEGETATION INVENTORY

OWNER	VEGETATION	CONDITION	ACREAGE	COMMENTS
DEVELOPED LAND	MA	MA	10.81 AC	STREETScape
			10.28 AC	

LEGEND

- PERVIOUS EXISTING PAVEMENT
- PERVIOUS EXISTING SIDEWALK
- PERVIOUS EXISTING BIKEWAY
- PERVIOUS EXISTING DRIVEWAY





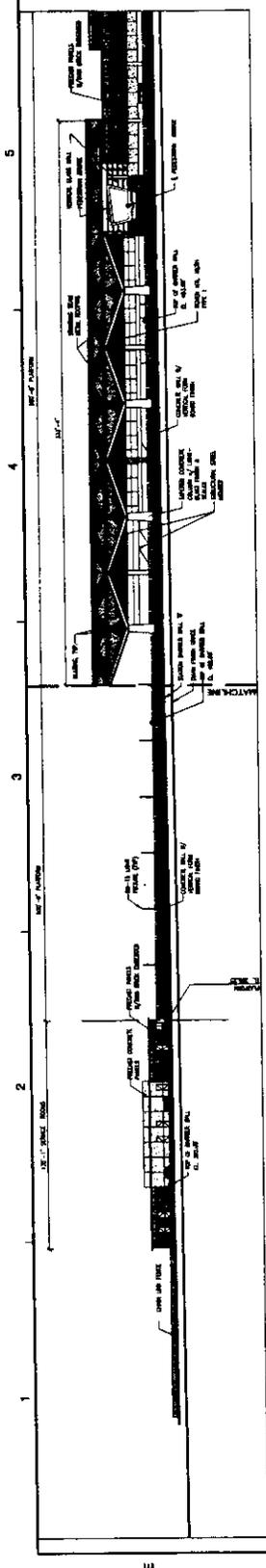
NET PLAN



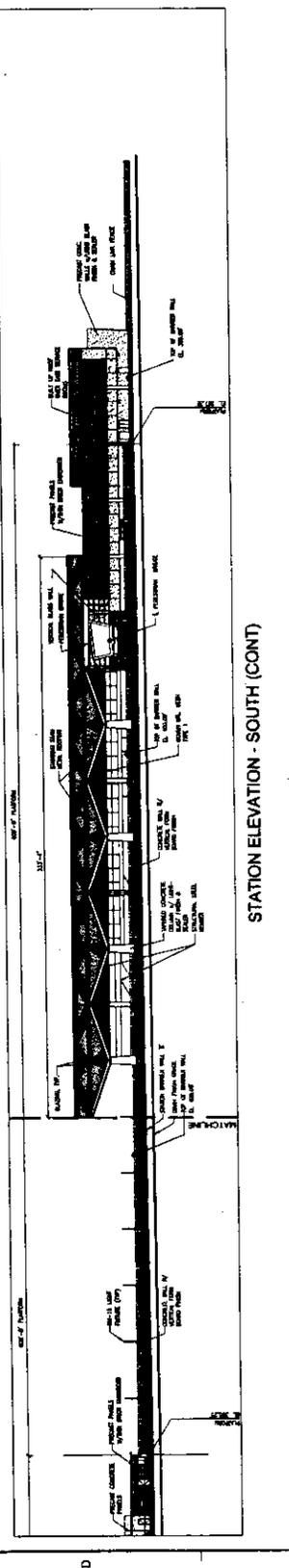
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5	08/21/08	ISSUED FOR PERMIT
6	08/21/08	ISSUED FOR PERMIT
7	08/21/08	ISSUED FOR PERMIT
8	08/21/08	ISSUED FOR PERMIT
9	08/21/08	ISSUED FOR PERMIT
10	08/21/08	ISSUED FOR PERMIT

DESIGNED BY: [Redacted]
 CHECKED BY: [Redacted]
 DATE: [Redacted]
 TITLE: [Redacted]

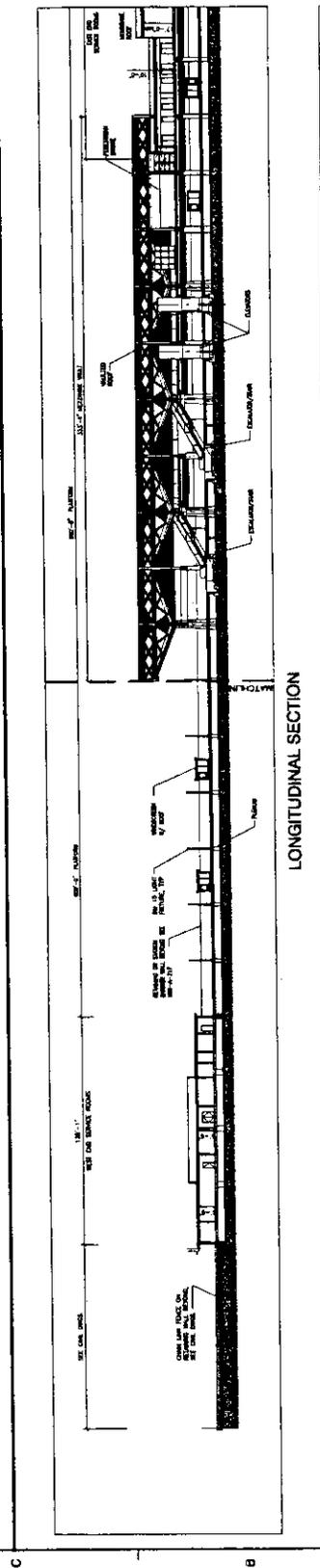
Wheeler Avenue Station
 Dulles Corridor Metrolink Project
 Elevations and Sections



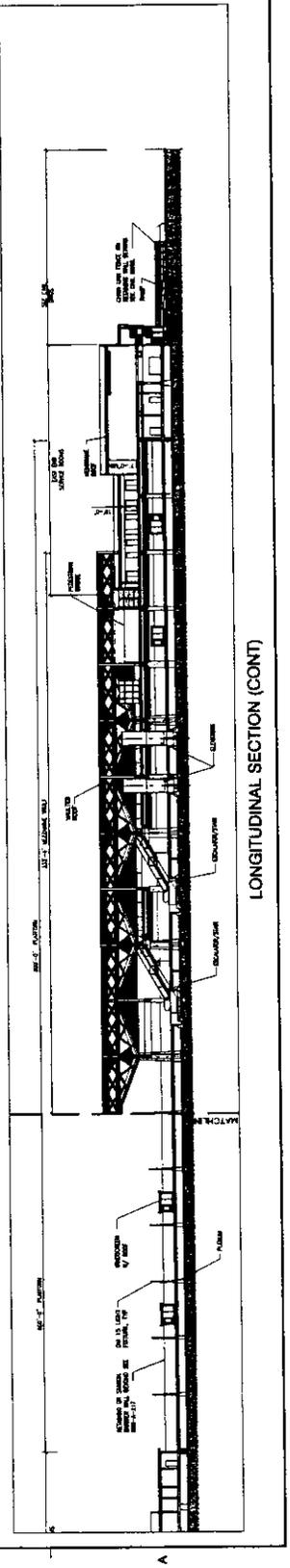
STATION ELEVATION - SOUTH



STATION ELEVATION - SOUTH (CONT)



LONGITUDINAL SECTION



LONGITUDINAL SECTION (CONT)

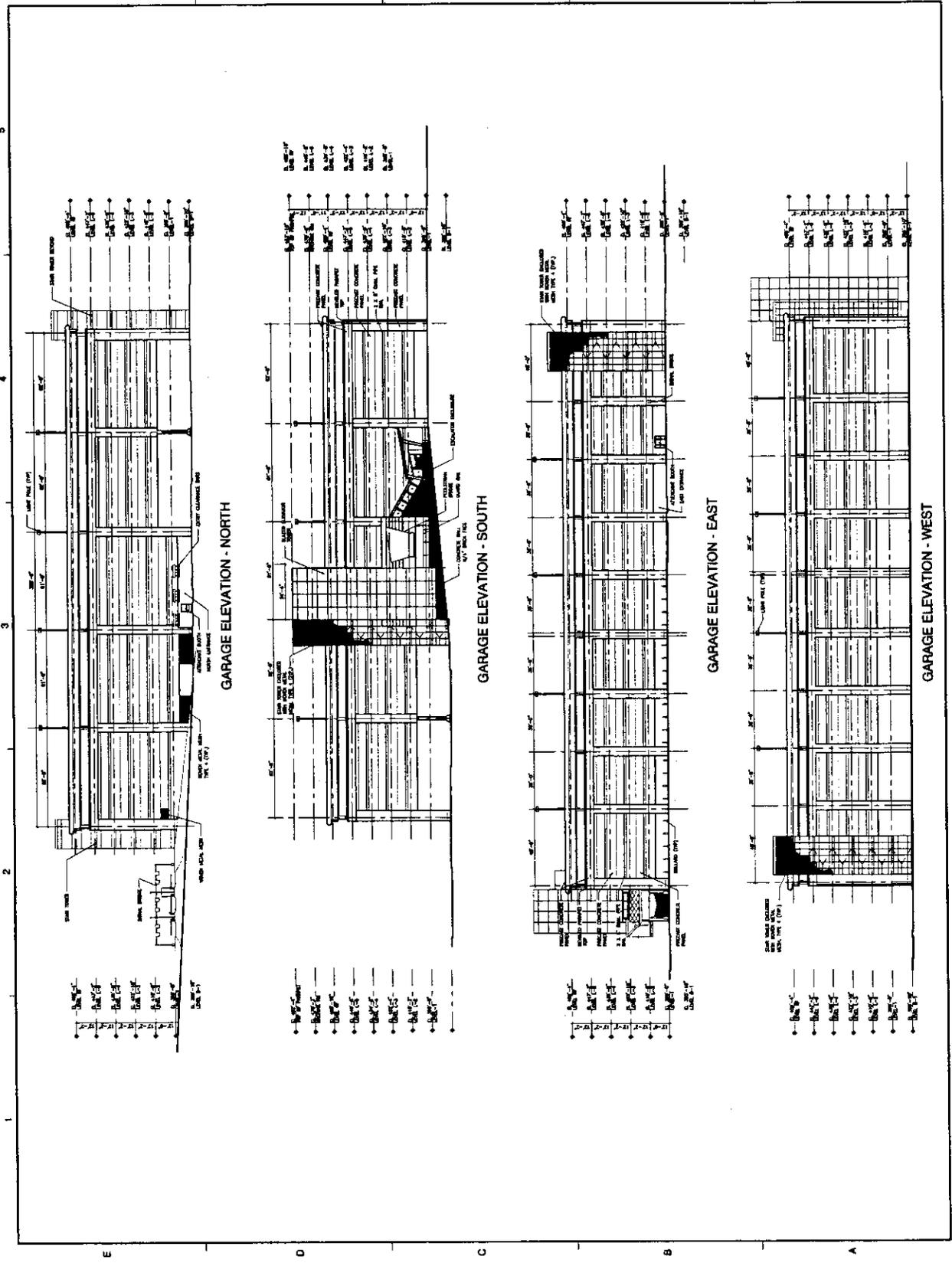


NO.	DATE	BY	DESCRIPTION
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2	11/11/19	JAC	ISSUED FOR PERMIT
3	11/11/19	JAC	ISSUED FOR PERMIT

DESIGNED BY: APE
 APPROVED BY: LAM
 CHECKED BY: LAM
 DATE: 10/17/2019

TITLE: Wehle Avenue Station
 Dulles Corridor Metrolink Project
 Garage Elevations

PROJECT NO: M-100688



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

DESCRIPTION OF THE APPLICATION

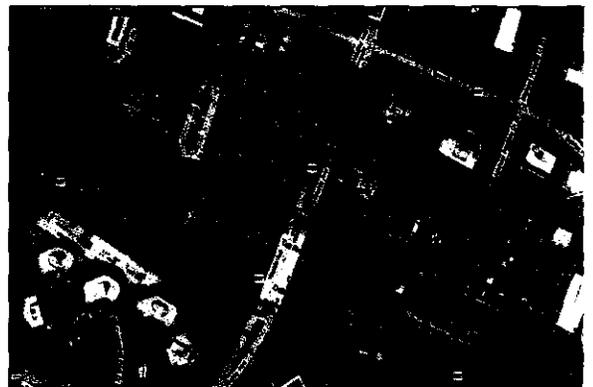
The applicant, Metropolitan Washington Airports Authority and the Virginia Department of Rail and Public Transportation, seeks a Category 4 Special Exception for an electrically-powered regional rail transit facility and a Category 6 Special Exception for an increase in building height to construct the proposed Wiehle Avenue Metro Station and an associated parking structure. The proposed parking structure would have a height of 85 feet where 75 feet is the maximum allowed per the Zoning Ordinance. The proposed electrically powered regional rail facility will be the final station on Phase I of the proposed extension of the Metrorail system past the Dulles International Airport to a terminus in Loudoun County. As detailed above, the project has been broken into phases and the proposed Wiehle Avenue Metrorail Station, hereinafter referred to as Wiehle Avenue, is the final and westernmost station in Phase I, which proposes to extend Metrorail from to a point just east of the existing station at West Falls Church through Tysons Corner to the proposed Wiehle Avenue station.

The hours of the station will follow Washington Metropolitan Area Transit Authority (WMATA) schedules, currently operating from 5:00 am to midnight on weekdays and 7:00 am to 3:00 am on weekends. The Dulles Corridor Metrorail extension ridership is projected to be 59,000 by 2013, including 8,200 daily boardings at this station. There will be one employee assigned full time to the station per shift, with additional employees as needed for maintenance, security and operations assistance.

Copies of the proposed development conditions, applicant's affidavit, and applicant's statement of justification are contained in Appendices 1-3 of this report.

LOCATION AND CHARACTER

The Wiehle Avenue station will have components in both the northwest and southwest quadrants of the Wiehle Avenue interchange with the Dulles International Airport Access Highway (DIAAH). The land areas to be developed with this station total 10.29 acres. The station and the pedestrian bridges crossing the DIAAH are not a part of this application as SE approval is not required for those parts of the stations as they are located within the DIAAH right-of-way. Section 2-517 notes that, electrically-powered regional rail transit facilities not located in the right-of-way of the Dulles International Airport Access Highway, the combined Dulles International Airport Access Highway and Dulles Toll Road or an interstate highway shall be subject to Part 4 of Article 9.



However, the entrance pavilions on each side of the DIAAH, proposed parking structure, surface parking lots and the bus bays are part of this application. Therefore, the SE Plat depicts the entrance pavilions to the north and south of the DIAAH and the layout of the parking lots and structures on the north side of the DIAAH.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Office	I-4	Mixed Use
South	Office	I-3	Office
East	Office	I-3, I-4	Mixed Use/Office
West	Office	I-3, I-4	Mixed Use/Office

BACKGROUND

Site History:

As mentioned above, this Special Exception concerns two areas: parcels to the north and south of the DIAAH. The northern area, on Tax Map Parcel 17-4 ((1)) 17A is currently developed as a Park and Ride commuter parking lot. On the southern side, much of Tax Map Parcels 17-4 ((12)) 11D4 and 11D5 are developed as the Commerce Executive Office Park. That site has had several approvals relating to the establishment of a drive through financial institution, eating establishments and increased Floor Area Ratio (FAR). A copy of the clerk’s letter and approved development conditions are attached at Appendix 4.

COMPREHENSIVE PLAN PROVISIONS (Please see attached 2232 report)

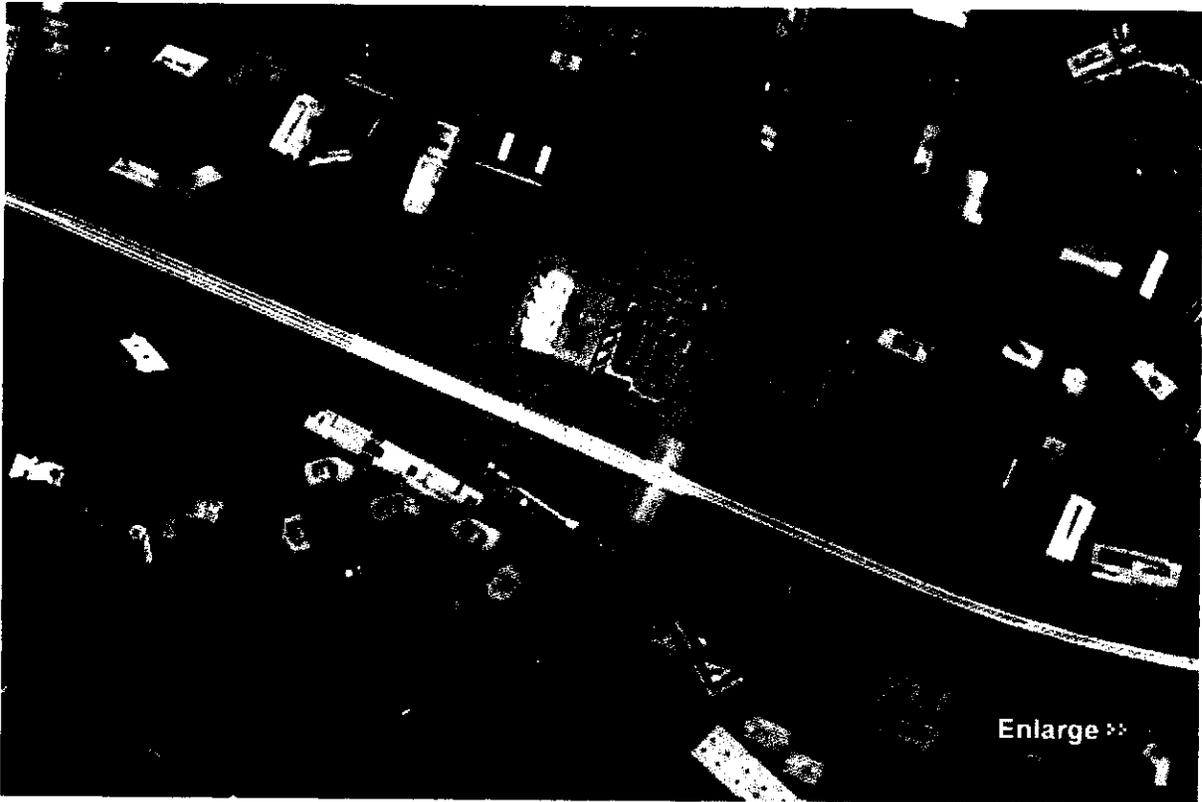
Plan Area: III
Planning Sector: Upper Potomac
Plan Map: Reston-Herndon Suburban Center and Transit Station Area (G-4, H-2)

Plan Text:
 Fairfax County Comprehensive Plan, Area III, 2007 Edition; Reston-Herndon Suburban Center and Transit Station Areas, as amended through June 30, 2008, SUBURBAN CENTER AREAWIDE RECOMMENDATIONS, page 23:

“Accessibility . . .

- *Pedestrian/bicycle access – . . . Pedestrian connections to the station platforms at Reston Parkway and Wiehle Avenue should be provided from all four quadrants of the intersections of those two roads and the DIAAH.”*

Fairfax County Comprehensive Plan, Area III, 2007 Edition; Reston-Herndon Suburban Center and Transit Station Areas, as amended through June 30, 2008, LAND UNIT RECOMMENDATIONS, **Land Unit G**, pages 55 – 56:

Site Layout:

The platform and customer kiosks are to be located within the existing right of way for the DIAAH, with elevated pedestrian bridges traversing both the east and westbound sides of this major road. The applicant proposes an entrance pavilion with bus bays to the south of the DIAAH. To the north of the DIAAH and Dulles Toll Road (DTR), the applicant proposes to reconfigure the existing Wiehle Avenue/Reston East Park and Ride lot to include the entrance pavilion which connects to the elevated pedestrian bridge, a 85 foot high parking structure, redesigned surface parking and bus bay areas.



Parking and Access:

The parking areas will be accessed through a service drive from Wiehle Avenue and an entrance from Isaac Newton Square extended at the western end of the site. The areas to the north and to the south of the DIAAH will have sidewalks to allow pedestrian access. The applicant is also proposing surface and structured parking to accommodate 2,048 vehicles in a multi-level parking structure and 212 park and ride surface spaces. The parking structure is shown adjacent to the northern entrance pavilion and is proposed to be 85 feet high. The architecture of the parking structure will follow typical WMATA architectural style and will be consistent with the basic beige or similar color schemes in Reston. In addition, there will be 12 bus bays on the northside and 4 bus bays on the southside. Up to 150 bicycle racks will be located in the northside facilities.

Stormwater Management

According to the applicant, on the north side of the DIAAH, stormwater runoff is collected in the parking lot and garage and routed through localized rain gardens and underground filter devices prior to being released into an existing pond (Pond 913). On the south side, stormwater runoff is collected in the entrance pavilion area in curb inlets along the bus loading zone and routed into a closed drainage system, eventually releasing to the existing regional pond.

Landscaping

Existing vegetation is not of significant quality and the applicant does not propose to preserve it. However, the applicant is proposing landscaping around the perimeter of the surface parking and east side of the parking structure. Native shade trees and ground covers will be provided at the site perimeter and at the ends of traffic aisles where possible.

Land Use Analysis (Please see attached 2232 report)

The application presents no land use issues. The staff report for the 2232 applications notes that all of the stations are in conformance with the Comprehensive Plan. Staff notes specifically that the Comprehensive Plan indicates that any Wiehle Avenue station would include a parking component to serve regional commuters since this will be the temporary terminus station. The height of the parking structure, at 10 feet above the maximum allowed height of 75 feet per the Zoning Ordinance, will not adversely impact the neighboring developments, as discussed further below in discussion of the Zoning Ordinance provisions.

Transportation Analysis (Appendix 5)

There are no transportation issues associated with this application. Staff has requested, and the applicant has agreed to coordinate location and type of bike lockers placed at this station with the Fairfax County Department of Transportation. In addition, please see the comments about the reconstruction of Route 7 in Part 1 of this report.

Environmental Analysis (Appendix 6)Landscaping

Staff has proposed a series of development conditions relating to the development of a detailed landscape plan at a later date. The conditions specify that the landscape plans shall conform to the Public Facilities Manual and the Zoning Ordinance and that the project will consult with UFMD during development and implementation of the plan. Staff notes that these conditions allow the project to proceed and develop innovative solutions to landscaping issues, such as minimum planting areas.

Public Facilities Analysis (Please see attached 2232 report)***Issue: Stormwater Management*** (Appendix 7)

As this project drains into a tributary of Colvin Run, a stream in poor condition overall, staff has encouraged the applicant to reduce stormwater flows off of the project site over existing conditions to the greatest extent possible.

Resolution:

Per the Memorandum of Agreement (MOU), the state Department of Conservation and Recreation (DCR) has been given the task of reviewing and approving all stormwater management plans associated with the Metrorail extension. The applicant has been working with DCR and the County on this issue throughout the recent planning process. The project has noted that the runoff is collected in parking lot on the north side and routed through localized rain gardens and underground filters devices prior to its release into a regional pond. Similarly, the small area on the south side of the DIAAH is also routed into a closed drainage systems discharging into the existing regional pond. Given the fact that this project has undertaken some innovative techniques—such as the use of rain gardens—and the fact that the impervious surface is not increased in any significant way on this site, staff feels that the Department of Conservation and Recreation (DCR) review will be sufficient to provide effective stormwater management controls for this station.

Sanitary Sewer Analysis, Fairfax County Water Authority and Fire and Rescue Analysis

Analysis of the impacts of this proposal on the public facilities of Fairfax County can be found in the attached 2232 staff report.

ZONING ORDINANCE PROVISIONS (Appendix 8)

Electrically-powered regional rail transit facilities are exempted, by the language of the Zoning Ordinance, from several of the minimum requirements which apply to most development. Specifically, Section 9-405 notes that, *Electrically-powered regional rail transit facilities shall not have to comply with the minimum lot size requirements of the district in which located.*

Section 9-404 of the Zoning Ordinance notes that, *except for Electrically-powered regional rail transit facilities, as further qualified in Sect. 405 below, all buildings and structures shall comply with the bulk regulations of the zoning district in which located.* Section 9-405 qualifies that parking structures associated with these rail transit facilities are required to meet bulk standards.

Therefore, as described in this table, only the parking structure is subject to the bulk regulations of the Zoning District. However, staff points out that the applicant is requesting an increase in building height associated with this proposed parking structure.

Bulk Standards (I-3, I-4)		
Standard	Required	Provided
Lot Size	Not Applicable	
Lot Width	Not Applicable	
Building Height (Parking Structure) (I-4)	75 ft.	85 feet (SE Request)
Front Yard of Wiehle Ave (Parking Structure) (I-4)	Controlled by a 45° angle of bulk plane, but not less than 40 feet	374 feet
Front Yard with DIAAH (Parking Structure)*	Controlled by a 45° angle of bulk plane, but not less than 40 feet	51 feet
Side Yard (Parking Structure) (I-4)	No requirement	Not Applicable
Rear Yard (Parking Structure) (I-4)	No requirement	84 feet
FAR	.40	.11
Open Space	15%	24%
Parking Parking Spaces	Not Applicable	2,260 parking spaces 46 Kiss and Ride spaces
Loading Spaces	No requirement	

*As an accessory structure, parking structure does not fall within Zoning Ordinance provision Section 2-414 which requires principal commercial buildings to be at least 75 feet away from right of way for DIAAH.

Section 13-301 of the Zoning Ordinance requires transitional screening and/or barriers for rail stations adjacent to all residential uses, child care/church/school uses, and community uses. While the existing development around these stations is primarily retail and office, staff is aware that as the areas within ½ mile of this transit station redevelop under the site specific Rail-related recommendations and Transit Oriented Development guidelines of the Comprehensive Plan, uses may be proposed that would have triggered the transitional screening and/or barrier requirements in the Zoning Ordinance. However, staff has determined that the current landscaping plans, with the proposed development conditions that envision the provision of supplemental landscaping in coordination with UFMD, are well designed to soften the architecture of the structures and therefore negates the need for requiring transitional screening and/or

barrier requirements as they would serve to frustrate efforts to integrate the station into any newly proposed pedestrian friendly nearby transit oriented development. Therefore, staff recommends a modification of all transitional screening and barrier requirements for this Metrorail Station in favor of that depicted on the SE Plat as may be supplemented by the proposed development conditions.

The applicant further requests a modification of the required Major Paved Trail (8-foot wide asphalt) along the western side of Wiehle Avenue, adjacent to this site. A sidewalk exists today along that frontage and will remain under this application. The proposed location and design of the Wiehle Avenue Station, combined with future intersection improvements for Wiehle Avenue at both Sunset Hills Road and Sunrise Valley Drive, will provide safe pedestrian access from all four quadrants across those roads to the station, as recommended by the Plan. Therefore, staff has concluded that the design of the station and the fact that the existing sidewalk is to remain is sufficient to encourage pedestrian activity and recommends that the Board approve a modification of the trail requirement in favor of what is shown on the SE Plat.

General Special Exception Standards

General Standards (Sect. 9-006)

Paragraph 1 requires that the proposed use be in harmony with the Comprehensive Plan. As noted in the 2232 report that is attached, this application is substantially in accord and in harmony with provisions of the adopted Comprehensive Plan.

Paragraph 2 requires that the proposed use be in harmony with the purpose and intent of the applicable zoning district regulations. The I-3 District and I-4 Districts were established to provide areas for scientific research, development and training, offices, manufacture and assembly of products, and related supply activities, with slightly more intensity envisioned in the I-4 District than in the I-3 District. The electrically powered regional rail facility is in harmony with the purpose as it provides multi-modal transportation choices to these employees of the surrounding industries and offices. As such, staff believes this standard is satisfied.

Paragraph 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with applicable zoning district regulations and the adopted Comprehensive Plan. 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. As detailed above, the Zoning Ordinance notes the special nature of this use by exempting much of it from specific guidelines relating to lot size and bulk requirements. The bulk regulations do apply to the parking structure, but even with a maximum height increase to 85 feet, the structure is in harmony with the Comprehensive Plan and meets the conditions related to increased height. Staff further notes that the parking structure,

which will occupy the biggest footprint onsite, will be removed from the frontage of Wiehle Avenue and will be buffered by this distance as well as by parking lot landscaping. Staff has further proposed a development condition specifying that the colors and materials used on the structure will be consistent with other development in Reston, and will be of beige tones. Staff finds that the station will not adversely affect the use or development of neighboring properties as transit (and a station in this area) is envisioned in the Comprehensive Plan for Reston and Herndon. In addition, this station will not displace any existing structures and will, in fact, provide improved access to many of the retail and commercial uses within the $\frac{1}{4}$ to $\frac{1}{2}$ mile radius of the entrances. As such, staff believes that this standard is satisfied.

Paragraph 4 states that 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 pedestrian and vehicular traffic associated with this station will not create a hazard or conflict with the anticipated traffic in the neighborhood. The station will be accessed by private vehicle or bus from three access points, which will provide better access to the station. Staff has found this access to be acceptable for this use. Pedestrians will have enhanced access, with crosswalks and sidewalks designed to access the entrance pavilions. The proposed location and design of the Wiehle Avenue Station, combined with future intersection improvements for Wiehle Avenue at both Sunset Hills Road and Sunrise Valley Drive, will provide safe pedestrian access across those roads to the station from all four quadrants around the station, as recommended by the Plan. As such, staff believes that this standard is satisfied.

Paragraph 5 states that in addition to the standards which may be set forth in this Article for a particular category or use, the Board may require landscaping and screening in accordance with the provisions of Article 13. The applicant is providing landscaping on this site to satisfy landscaping requirements of the Zoning Ordinance. In addition, proposed development conditions require coordination with UFM during the development and installation of the landscaping plan. As such, with implementation of the proposed development conditions and the landscaping already proposed, staff believes that this standard is satisfied.

Paragraph 6 states that open space should be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. The Zoning Ordinance requires 15% open space in these Zoning Districts, and the applicant is proposing more than 15% open space (24%). Therefore, staff believes that this standard is satisfied.

Paragraph 7 states that adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Staff finds that there are adequate utilities for the needs of this station as the site can be served by public water and the Metrorail system will adequately provide electricity to run the trains and operate the stations. Staff notes that the stormwater management and drainage will be reviewed by the DCR per the Memorandum of Agreement. Even so, staff finds that the site will not increase the impervious nature of the area in any significant way, and that this use will not affect the drainage of the area. As noted above, the runoff is proposed to be collected in parking lot on the north side and routed through localized rain gardens and underground

filters devices prior to its release into a regional pond. Similarly, the small area on the south side of the DIAAH is also proposed to be routed into a closed drainage systems discharging into the existing regional pond. The use has no parking or loading requirements per the Zoning Ordinance and therefore staff finds that this standard has been satisfied.

Paragraph 8 states that signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance. The applicant proposes typical Metro signage, as depicted on the SE Plat and staff notes that the signs are consistent with most Metrorail stations. Therefore, staff notes this standard and finds that this standard has been satisfied.

Standards for all Category 4 Uses

In addition to the general standards set forth in Sect. 9-006 above, all Category 4 special exception uses shall satisfy specific standards as listed below.

Paragraph 1 states that, except for electrically-powered regional rail transit facilities, as further qualified in Sect. 9-405 below, all buildings and structures shall comply with the bulk regulations of the zoning district in which located. Sect. 9-405 indicates that parking structures associated with electrically-powered regional rail facilities shall comply with the bulk regulations of the zoning district in which located. The applicant has requested an increase in building height to permit a 85-foot tall parking structure in this area, where 75 feet is the maximum height allowed in the I-4 District. Staff supports this request for the increase and notes that otherwise no part of this proposal is required to comply with bulk regulations. Staff thus finds that this standard is satisfied.

Paragraph 2 states that any rooftop surface or touchdown pad which will be utilized as an elevated helistop shall be designed and erected in a manner sufficient to withstand the anticipated additional stress. There are no rooftop surfaces or touchdown pads associated with the Metrorail station. Therefore this standard is satisfied.

Paragraph 3 states that, except in the I-6 District, all maintenance, repair and mechanical work, except that of an emergency nature, shall be performed in enclosed buildings. The applicant does not plan to conduct ordinary maintenance, repair or mechanical work on the trains at this station. Therefore, staff finds that this standard is satisfied

Paragraph 4 states that all facilities shall be so located and so designed that the operation thereof will not seriously affect adjacent residential areas, particularly with respect to noise levels. Parapet walls along the tracks will reduce wheel noise of the rail cars, and all construction work is subject to County noise regulations. A noise impact study conducted as part of the Final Environmental Impact Statement (FEIS) which concluded that noise will not exceed Federal Transit Administration (FTA), WMATA, or Fairfax County criteria during operation of Metrorail. Therefore, no noise impacts requiring mitigation were identified, consistent with Plan guidelines. Therefore, staff finds that this standard is satisfied.

Paragraph 5, 6 7 concern uses associated with aircraft and are thus not applicable to this application.

Paragraph 8 states that before establishment, all uses, including modifications or alterations to existing uses, except regional non-rail transit facilities and electrically-powered regional rail transit facilities operated by WMATA, shall be subject to the provisions of Article 17, Site Plans. Regional non-rail transit facilities and electrically-powered regional rail transit facilities operated by WMATA shall be established in conformance with the provisions of the agreement between WMATA and the County. Staff has included the Memorandum of Agreement and Record of Decision governing the Metrorail extension project and thus staff finds this standard satisfied.

Additional Standards for Electrically-Powered Regional Rail Transit Facilities

Paragraph 1 states that electrically-powered regional rail transit facilities shall not have to comply with the minimum lot size requirements of the district in which located. Staff simply notes that this provision allows the lot size to be the minimum required in order to site the station and finds the standard satisfied.

Paragraph 2 notes that notwithstanding Par. 1 of Sect. 9-404 above, parking structures associated with electrically-powered regional rail transit facilities shall comply with the bulk regulations of the zoning district in which located. The applicant has requested an increase in building height to permit an 85 foot tall parking structure in this area, where 75 feet is the maximum height allowed. Staff supports this request for the increase in height and notes that the proposed parking structure otherwise satisfies the bulk regulations of the Zoning Ordinance. Staff thus finds that this standard is satisfied.

Provisions for Approving an Increase in Building Heights (Sect. 9-607)

Additional Standard 1 states that an increase in height may be approved only where such will be in harmony with the policies embodied in the adopted Comprehensive Plan. The Comprehensive Plan recommends a maximum height of 140 feet for the rail-oriented residential mixed use option within Land Sub-Unit G-4 of the Reston-Herndon Suburban Center and Transit Station Areas. While the applicant is not currently proposing such a residential mixed use option, staff believes that an increase in height as proposed, to a maximum of 85 feet, is in harmony with the recommendations of the Comprehensive Plan and that this additional standard has been satisfied.

Additional Standard 2 states that an increase in height may be approved only in those locations where the resultant height will not be detrimental to the character and development of adjacent lands. The parking structure will be located well away from the front of the site, closer to the station entrance pavilion and the right of way for the DIAAH and DTR and will be buffered from the front by the proposed parking lot and parking lot landscaping. There is no residential development currently within the vicinity, as this Park and Ride lot is currently surrounded by commercial uses. In addition, the height of 85 feet

will not be detrimental to the character of adjacent buildings as buildings adjacent to the DIAAH in this area are of similar height. Therefore, this additional standard has been satisfied.

Additional Standard 3 states that an increase in height may be approved in only those instances where the remaining regulations for the zoning district can be satisfied. Aside from the 75 foot maximum building height of the I-4 District, all zoning ordinance provisions have been met. Therefore, this additional standard has been met.

Additional Standard 4 pertains to properties located within the Sully Historic Overlay District or those properties located within 500 feet of the Sully Historic Overlay District perimeter boundary. The provisions of this additional standard are not applicable.
Summary of Zoning Ordinance Provisions

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the plat and the proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff finds this application for an electrically powered regional rail transit facility in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance Provisions.

Recommendation

Staff recommends that the Planning Commission find that the facility proposed under 2232-MD08-014 does satisfy the criteria of location, character and extent as specified in Sect. 15.2-2232 of the Code of Virginia, and is substantially in accord with the provisions of the Comprehensive Plan.

Staff recommends that the Board of Supervisors approve SE 2008-HM-038 subject to the proposed development conditions in Appendix 1.

Staff recommends approval of a waiver of the transitional screening and barrier requirements in favor of that shown on the SE Plat.

Staff recommends approval of a modification of the trail requirement along Wiehle Avenue in favor of that shown on the SE Plat.

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.

The approval of this special exception 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.

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

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Clerk's Letter for SE 94-H-049
5. Transportation Analysis
6. Environmental Analysis
7. Urban Forestry Analysis
8. Park Authority Analysis
9. Historic Preservation Analysis
10. Fairfax County Water Analysis
11. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SE 2008-HM-038

January 14, 2009

If it is the intent of the Board of Supervisors to approve SE 2008-HM-038 located at (Tax Map 17-4 ((1)) 17, 17-4 ((12)) 11D4 part, and 17-4((12)) 11D5 Part, for an electrically powered regional transit facility and an increase in building height pursuant to Sections 9-401 and 9-601 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. A copy of the development conditions approved by the Board of Supervisors shall be included in all relevant plans, as determined by the Department of General Services (DGS), for this station.
4. Certification from DGS shall be provided to the Department of Planning and Zoning that the project conforms to these special exception conditions prior to the issuance of a Non-Residential Use Permit (Non-RUP). Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. Noise attenuation measures as specified in the Amended Record of Decision (ROD) dated November 17, 2006 shall be provided unless approved by the Fairfax County Department of Planning and Zoning.
6. Vibration attenuation measures as specified in the amended ROD dated November 17, 2006 shall be provided unless approved by the Fairfax County Department of Planning and Zoning.
7. Stormwater management plans shall be reviewed and approved by the Department of Conservation and Recreation (DCR).
8. Signs shall be regulated by Washington Metropolitan Area Transit Authority (WMATA) standards.
9. Advertising within the station shall be regulated by WMATA standards.
10. The parking structure shall employ design standards necessary to maintain the Reston identity that may include, but not to be limited to, selection of color and material palette consistent with typical Reston color and material use.
11. Lighting shall be in conformance with the Outdoor Lighting Standards contained in the Zoning Ordinance.

12. Erosion and Sediment control plans shall be implemented as determined by DCR.
13. In order to maximize the survivability of vegetation onsite and to encourage innovative landscaping techniques, development of the landscape plan, including the selection of plantings to be used, shall be coordinated with Urban Forest Management Division of Fairfax County Department of Public Works and Environmental Services (UFMD), and UFMD shall be contacted for input during its development. Upon its completion of a landscape plan, a copy of the landscape plan shall be submitted to the Department of General Services (DGS) and UFMD for comment. Comments from UFMD received by DGS, or their designee, within 10 working days shall be considered for implementation.
14. The project shall satisfy minimum planting area requirements for all proposed planting onsite unless modified and may include the use of soil cells, or other innovative techniques as recommended by UFMD. Planting details illustrating innovative techniques shall be included with landscape plans provided to UFMD for review.
15. Additional pedestrian connections to the station such as pedestrian bridges and walkways may be established subject to the submission of a detailed design proposal to the Department of Planning and Zoning for staff evaluation and approval.

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

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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, sixty (60) months after the date of approval unless the use has been established or construction has commenced on the elevated and/or at grade guideway as applicable. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

SPECIAL EXCEPTION AFFIDAVIT

DATE: DEC 19 2008
 (enter date affidavit is notarized)

I, Jonathan P. Rak, Esquire, 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

1030648

in Application No.(s): SE 2008-HM-038
 (enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
The Virginia Department of Rail and Public Transportation Representative: Charles M. Badger	1593 Spring Hill Road, Suite 600 Vienna, VA 22182	Applicant with Metropolitan Washington Airports Authority (MWAA) on behalf of Washington Metropolitan Area Transit Authority (WMATA)
Metropolitan Washington Airports Authority (MWAA) Agents: Charles S. Carnaggio Marcia S. McAllister James L. Van Zee	1593 Spring Hill Road, Suite 300 Vienna, VA 22182	Applicant with Virginia Department of Rail and Public Transportation on behalf of Washington Metropolitan Area Transit Authority (WMATA)
Washington Metropolitan Area Transit Authority (WMATA) Agents: Gary (nmi) Malaski John D. Thomas Neil E. Nott	600 - 5th Street, N.W. Washington, D.C. 20001	Applicant

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

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

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

Special Exception Attachment to Par. 1(a)

DEC 19 2008

DATE: _____
(enter date affidavit is notarized)

1030648

for Application No. (s): _____
(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)
Fairfax County Board of Supervisors, a body corporate and politic Agent: Anthony H. Griffin	12000 Government Center Parkway Fairfax, VA 22035	Title Owner of Tax Map No. 17-4((1)) 17A
Commonwealth of Virginia, a body corporate and politic Agent: Peter E. Vigliotti	14685 Avion Parkway Chantilly, VA 20151	Title Owner of Tax Map No. 17-4 entrance and pedestrian bridges
Dulles Transit Partners, LLC Agents: Frank G. Turpin Ernest S. Lee George B. Morschauser	1595 Spring Hill Road, Suite 600 Vienna, VA 22182	Engineer/Agent for Applicant
Dewberry & Davis LLC Agent: Lawrence A. McDermott	8401 Arlington Boulevard Fairfax, VA 22031	Engineer/Agent for Applicant
McGuire Woods LLP Agents: Carson Lee Fifer, Jr. Joanna C. Frizzell David R. Gill Jonathan P. Rak Gregory A. Riegler Mark M. Viani Kenneth W. Wire Lisa M. Chiblow Lori R. Greenlief Sheri L. Hoy	1750 Tysons Boulevard, Suite 1800 McLean, VA 22102	Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent
CESC Commerce Executive Park L.L.C. Agents: Mitchell J. Bonnano Mitchell N. Schear	c/o Vornado Realty Trust 210 Route 4 Paramus, NJ 07652	Title Owner of Tax Map No. 17-4 ((12)) 11D4, part, 11D5, part
Sittler Development Associates, LLC Agent: J. David Sittler	1856 Old Reston Avenue Reston, VA 20190	Agent for Title Owner of Tax Map No. 17-4 ((12)) 11D4, part, 11D5, part

(check if applicable)

[]

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: DEC 19 2008
(enter date affidavit is notarized)

1030646

for Application No. (s): SE 2008-AM-038
(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)

The Virginia Department of Rail and Public Transportation
1595 Spring Hill Road, Suite 600
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

The Virginia Department of Rail and Public Transportation is a governmental authority, not a coporation

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

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

Special Exception Attachment to Par. 1(b)

DATE: DEC 19 2008
(enter date affidavit is notarized)

1030640

for Application No. (s): SE 2008-HM-038
(enter County-assigned application number (s))

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

Metropolitan Washington Airports Authority (MWAA)
1593 Spring Hill Road, Suite 300
Vienna, VA 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)

The Metropolitan Washington Airports Authority, a body corporate and politic created by interstate compact between the Commonwealth of Virginia and the District of Columbia under Chapter 598 of the 1985	Acts of Virginia Assembly, as amended, codified at Va. Code §5.1-152 et seq. (2001), and by the District of Columbia Regional Airports Authority Act of 1985, as amended, codified at D.C. Code ann.	§§9-901 et seq. (2001). There are no shareholders.
--	--	--

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

Washington Metropolitan Area Transit Authority (WMATA)
1593 Spring Hill Road
Vienna, VA 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)

Washington Metropolitan Area Transit Authority (WMATA) is a governmental entity, not a corporation

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

Special Exception Attachment to Par. 1(b)

DATE: DEC 19 2008
(enter date affidavit is notarized)

1030646

for Application No. (s): _____
(enter County-assigned application number (s))

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

Dulles Transit Partners, LLC
1595 Spring Hill Road, Suite 600
Vienna, VA 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)

Bechtel Infrastructure Corporation,
a Nevada corporation
Washington Group International, Inc., an
Ohio corporation

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

Bechtel Infrastructure Corporation, a Nevada corporation
5275 Westview Drive
Frederick, MD 21703

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)

Bechtel Infrastructure Corporation is an
indirect wholly owned subsidiary of
Bechtel Group, Inc.

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

Special Exception Attachment to Par. 1(b)

DATE: DEC 19 2008
(enter date affidavit is notarized)

1030648

for Application No. (s): _____
(enter County-assigned application number (s))

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

Washington Group International, Inc., an Ohio corporation
720 Park Boulevard
Boise, ID 83712

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)

Washington Holdings Inc., a Delaware corporation

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

Washington Holdings, Inc., a Delaware corporation
720 Park Boulevard
Boise, ID 83712

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)

URS Holdings, Inc., a Delaware corporation

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

Special Exception Attachment to Par. 1(b)

DATE: DEC 19 2008
(enter date affidavit is notarized)

1030646

for Application No. (s): _____
(enter County-assigned application number (s))

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

URS Holdings, Inc., a Delaware corporation
600 Montgomery Street
26th Floor
San Francisco, CA 94111

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)

URS Corporation, a Delaware corporation

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

URS Corporation, a Delaware corporation
600 Montgomery Street, 26th Floor
San Francisco, CA 94111

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

Special Exception Attachment to Par. 1(b)

DATE: DEC 19 2008
(enter date affidavit is notarized)

1030646

for Application No. (s): _____
(enter County-assigned application number (s))

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

Bechtel Group, Inc.
50 Beale Street
San Francisco, CA 94105-1895

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)

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

Dewberry & Davis LLC
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)

The Dewberry Companies LC
James L. Beight
Dennis M. Couture

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

Special Exception Attachment to Par. 1(b)

DATE: DEC 19 2008
(enter date affidavit is notarized)

1030646

for Application No. (s): _____
(enter County-assigned application number (s))

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)

Sidney O. Dewberry
Barry K. Dewberry
Karen S. Grand Pre
Michael S. Dewberry
Thomas L. Dewberry

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

Commonwealth of Virginia, a body corporate and politic
14685 Avion Parkway
Chantilly, VA 20151

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)

The Commonwealth of Virginia is a
governmental authority, not a corporation

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

Special Exception Attachment to Par. 1(b)

DATE: DEC 19 2008
(enter date affidavit is notarized)

1020646

for Application No. (s): _____
(enter County-assigned application number (s))

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

CESC Commerce Executive Park L.L.C.
c/o Vornado Realty Trust
210 Route 4
Paramus, NJ 07652

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)

Vornado Shenandoah Holdings L.L.C.,
Managing Member/Member

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

Vornado Shenandoah Holdings L.L.C.
c/o Vornado Realty Trust
210 Route 4
Paramus, NJ 07652

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)

Vornado Realty L.P., Managing Member

Two Penn Plaza REIT, Member (owns less
than 10% of CESC Commerce Executive
Park L.L.C.)

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

Special Exception Attachment to Par. 1(b)

DATE: DEC 19 2008
(enter date affidavit is notarized)

1030640

for Application No. (s): _____
(enter County-assigned application number (s))

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

Vornado Realty Trust
210 Route 4
Paramus, NJ 07652

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)

A Maryland real estate investment trust
which is publicly traded trust having over
500 beneficiaries, none of whom own 10%
or more of the trust nor CESC Commerce
Executive Park L.L.C.

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

Sittler Development Associates, LLC
1856 Old Reston Avenue
Reston, VA 20190

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)

J. David Sittler

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: DEC 19 2008
(enter date affidavit is notarized)

1030646

for Application No. (s):
(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)
McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

(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)

Equity Partners of McGuireWoods LLP

- List of names: Alphonso, Gordon R.; Anderson, Arthur E., II; Anderson, Corby C.; Andre-Dumont, Hubert; Bagley, Terrence M.; Barger, Brian D.; Baril, Mary Dalton; Barnum, John W.; Barr, John S.; Beane, John C.; Becker, Scott L.; Becket, Thomas L.; Beil, Marshall H.; Belcher, Dennis I.; Bell, Craig D.; Bilik, R. Eric; Boland, J. William; Brenner, Irving M.; Brooks, Edwin E.; Brown, Thomas C., Jr.; Buchan, Jonathan E.; Busch, Stephen D.; Cabaniss, Thomas E.; Cacheris, Kimberly Q.; Cairns, Scott S.; Capwell, Jeffrey R.; Carter, Joseph C., III; Cason, Alan C.; Chaffin, Rebecca S.; Cobb, John H.

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

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

Special Exception Attachment to Par. 1(c)

DATE: DEC 19 2008
(enter date affidavit is notarized)

1030646

for Application No. (s): _____
(enter County-assigned application number (s))

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

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

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

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

- | | | |
|-------------------------------|--------------------------|----------------------------|
| Cogbill, John V., III | Freedlander, Mark E. | Jeffcoat, Brenton D. |
| Cordell, Stephen L. | Freye, Gloria L. | Johnston, Barbara Christie |
| Covington, Peter J. | Fuhr, Joy C. | Kanazawa, Sidney (nmi) |
| Cramer, Robert W. | Germaise, Susan L. | Katsantonis, Joanne (nmi) |
| Cromwell, Richard J. | Getchell, E. Duncan, Jr. | Keenan, Mark L. |
| Culbertson, Craig R. | Gibson, Donald J., Jr. | Kennedy, Wade M. |
| Culbreth, James H., Jr. | Glassman, Margaret M. | King, Donald E. |
| Cullen, Richard (nmi) | Glickson, Scott L. | King, Sally Doubet |
| Cutchins, Clifford A., IV | Gold, Stephen (nmi) | Kittrell, Steven D. |
| de Cannart d'Hamale, Emmanuel | Goldstein, Philip (nmi) | Kratz, Timothy H. |
| De Ridder, Patrick A. | Goodall, Larry M. | Krueger, Kurt J. |
| Dickerman, Dorothea W. | Gordon, Alan B. | Kutrow, Bradley R. |
| Dillon, Lee Ann | Grandis, Leslie A. | La Fratta, Mark J. |
| DiMattia, Michael J. | Grant, Richard S. | Lias-Booker, Ava E. |
| Dimitri, James C. | Greenberg, Richard T. | Lieberman, Richard E. |
| Dorman, Keith A. | Grieb, John T. | Little, Nancy R. |
| Douglass, W. Birch, III | Harmon, Jonathan P. | Long, William M. |
| Downing, Scott P. | Harmon, T. Craig | Manning, Amy B. |
| Dyke, James Webster, Jr. | Harmon, Yvette (nmi) | Marianes, William B. |
| Edwards, Elizabeth F. | Hartsell, David L. | Marks, Robert G. |
| Evans, David E. | Hayden, Patrick L. | Marshall, Gary S. |
| Ey, Douglas W., Jr. | Hayes, Dion W. | Marshall, Harrison L., Jr. |
| Feller, Howard (nmi) | Heberton, George H. | Marsico, Leonard J. |
| Fennebresque, John C. | Horne, Patrick T. | Martin, Cecil E., III |
| Fifer, Carson Lee, Jr. | Isaf, Fred T. | Martin, George Keith |
| Foley, Douglas M. | Iselin, Benjamin B. | Martinez, Peter W. |
| Fox, Charles D. IV | Jackson, J. Brian | Mason, Richard J. |
| France, Bonnie M. | Jarashow, Richard L. | Mathews, Eugene E. III |

(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 Attachment to Par. 1(c)

DATE: DEC 19 2008
(enter date affidavit is notarized)

1020646

for Application No. (s): _____
(enter County-assigned application number (s))

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

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

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

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

Mayberry, William C.
McArver, R. Dennis
McCallum, Steven C.
McDonald, John G.
McElligott, James P.
McElroy, Robert G.
McFarland, Robert W.
McGoogan, E. Graham, Jr.
McIntyre, Charles Wm.
McLean, James D.
McRill, Emery B.
Menges, Charles L.
Menson, Richard L.
Michels, John J., Jr.
Middlebrooks, James G.
Milton, Christine R.
Muckenfuss, Robert A.
Murphy, Sean F.
Nesbit, Christopher S.
Newman, William A.
Nunn, Daniel B., Jr.
Oakey, David N.
O'Grady, Clive R. G.
O'Grady, John B.
O'Hare, James P.
Oostdyk, Scott C.
Padgett, John D.
Pankey, David H.

Parker, Brian K.
Pilkington, Kathy L.
Plotkin, Robert S.
Potts, William F., Jr.
Pryor, Robert H.
Pusateri, David P.
Rak, Jonathan P.
Rappaport, Richard J.
Reid, Joseph K., III
Ricciardi, James P.
Richardson, David L.
Riegle, Gregory A.
Rifken, Lawrence E.
Riley, James B., Jr.
Riopelle, Brian C.
Roberts, Manley W.
Robinson, Stephen W.
Rogers, Marvin L.
Rohman, Thomas P.
Rosen, Gregg M.
Russell, Deborah M.
Rust, Dana L.
Samuels, Lawrence R.
Satterwhite, Rodney A.
Scheurer, Philip C.
Schewel, Michael J.
Schill, Gilbert E., Jr.
Schmidt, Gordon W.

Sellers, Jane Whitt
Shelley, Patrick M.
Simmons, L. D., II
Simmons, Robert W.
Sipprelle, Keith A.
Skinner, Halcyon E.
Slone, Daniel K.
Smith, Stuart (nmi)
Spahn, Thomas E.
Spitz, Joel H.
Stallings, Thomas J.
Steen, Bruce M.
Stein, Marta A.
Stone, Jacquelyn E.
Summers, W. Dennis
Suzumoto, Mark K.
Swan, David I.
Swartz, Charles R.
Tarry, Samuel L., Jr.
Thornhill, James A.
Tirone, Joseph G.
Van der Mersch, Xavier G.
Van Etten, David B.
Vaughn, Scott P.
Vick, Howard C., Jr.
Viola, Richard W.
Wade, H. Landis, Jr.
Walker, Howard W.

(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 Attachment to Par. 1(c)

DATE: DEC 19 2008
(enter date affidavit is notarized)

1030646

for Application No. (s): _____
(enter County-assigned application number (s))

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

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

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

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

- Walker, John Tracy, IV
- Walsh, James H.
- Watts, Stephen H., II
- Wells, David M.
- Werlin, Leslie M.
- Westwood, Scott E.
- White, Harry R., III
- Whittemore, Anne Marie
- Williams, Steven R.
- Williamson, Mark D.
- Wilson, Ernest G.
- Wilson, James M.
- Wood, R. Craig
- Young, Kevin J.
- Younger, W. Carter
- Zirkle, Warren E.

(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 Attachment to Par. 1(c)

DATE: DEC 19 2008
(enter date affidavit is notarized)

1030646

for Application No. (s): _____
(enter County-assigned application number (s))

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

Vornado Realty L.P.
c/o Vornado Realty Trust
210 Route 4
Paramus, NJ 07652

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

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

Vornado Realty Trust, General Partner

(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: DEC 19 2008
(enter date affidavit is notarized)

1030646

for Application No. (s): _____
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: DEC 19 2008
(enter date affidavit is notarized)

1030646

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.)

Supervisor Catherine Hudgins is a Principal Director for the Washington Metropolitan Area Transit Authority (WMATA).
Supervisor Jeffrey McKay is an Alternate Director for the Washington Metropolitan Area Transit Authority (WMATA).

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

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

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

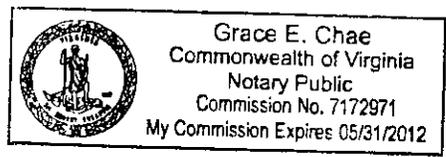
WITNESS the following signature:

(check one) Applicant Applicant's Authorized Agent
Jonathan P. Rak, Esquire
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 19th day of December 2008, in the State/Comm. of Virginia, County/City of Fairfax.

Grace E. Chae
Notary Public

My commission expires: 5/31/2012



Special Exception Attachment to Par. 3

DATE: DEC 19 2008
(enter date affidavit is notarized)

1030640

for Application No. (s): _____
(enter County-assigned application number (s))

David R. Gill (McGuireWoods LLP) donated \$100 to Supervisor Jeff McKay.

Gregory A. Riegler (McGuireWoods LLP) donated in excess of \$100 to Supervisor Jeff McKay.

James W. Dyke, Jr. (McGuireWoods LLP) donated in excess of \$100 to Gerry Connolly for Congress.

Gregory A. Riegler (McGuireWoods LLP) donated in excess of \$100 to Gerry Connolly for Congress.

McGuireWoods Federal PAC donated in excess of \$100 to Gerry Connolly for Congress.

Sittler Development Associates, LLC donated in excess of \$100 to Gerry Connolly for Congress.

Within the twelve-month period prior to the public hearing on this application, the law firm of McGuireWoods LLP, listed in Par. 1(a) of the affidavit as the applicant's attorney/agent, hosted a fundraising event for the election of Gerry Connolly to the United States Congress, the cost of which exceeded \$100.00.

(check if applicable)

There are more disclosures to the listed for Par. 3, and Par. 3 is continued further on a "Special Exception Attachment to Par. 3" form.

**Dulles Corridor Metrorail Project
Special Exception Application
Wiehle Avenue Station**

STATEMENT OF USE

November 17, 2008

Description of Special Exception (SE) Request

The Wiehle Avenue Station is an at-grade facility and will serve as an interim terminus station until the full LPA (Locally Preferred Alternative) is completed to Loudoun County in Phase 2 of the project. The station track platform and mezzanine, pedestrian bridges and station service rooms will be located within the right of way of the Dulles International Airport Access Highway (DIAAH) and thus, pursuant to Sect. 2-517 of the Zoning Ordinance, are permitted uses and do not require special exception approval. However, the northern and southern entrance pavilions, and the proposed parking lots, garage and bus bays on the north side do require special exception approval. This application has been filed by the Metropolitan Washington Airports Authority (MWAA) in coordination with the Virginia Department of Rail and Public Transportation (DRPT) on behalf of Washington Metropolitan Area Transit Authority (WMATA), who will eventually operate this extension of the existing rail system.

The property on which the northern entrance pavilion, parking lots, parking garage, and bus bays will be located is owned by the Fairfax County Board of Supervisors. It is anticipated that Fairfax County will retain title to this property and allow maintenance and operation of the facilities by WMATA after acceptance of the facilities into the Adopted Regional System for Metrorail in the Metropolitan Washington area. Portions of two properties to be used for the south entrance pavilion are privately owned and adjacent to an office park. It is anticipated that ownership of private property needed for the south entrance pavilion will be acquired by the project in the name of the Commonwealth of Virginia. The total SE area shown on Sheet 2 of the special exception plat comprises 10.29 acres and is zoned I-3 and I-4.

According to the definition of electrically-powered regional rail transit facility, any structures, such as the entrance pavilion or parking facilities, associated with the electrically-powered regional rail transit facility that are located within 200 feet of the station are considered to part of the transit facility. An electrically-powered regional rail transit facility not located in the right-of-way of the Dulles International Airport Access Highway, the combined Dulles International Airport Access Highway and Dulles Toll Road or an interstate highway is a Category 4 Special Exception Use per Section 2-517 of the Zoning Ordinance.

The proposed parking garage included in this application will be 85 feet in height, measured at average grade. Therefore, a request to permit an increase in building height pursuant to Sect. 9-607 of the Zoning Ordinance is also included with this application.

Description of Special Exception (SE) Plat

The Wiehle Avenue Station will consist of the following components as shown on Sheet 2 of the special exception plat:

- Station and associated track platform, all located in the median of the DIAAH. As previously stated, the station itself is a permitted use and thus, not part of this request. Its description is offered here for informational purposes. The passenger station will occupy a footprint of approximately 50,660 square feet. The station's track platform is at grade at this location with a canopy partially covering the track platform. The mezzanine level where the pedestrian bridges connect will be the second level. Station levels are connected with escalators, elevators and stairways. At both ends of the station there are paved dispersal areas within the median of the DIAAH to accommodate emergency evacuation of the station.
- Elevated Pedestrian Bridges across the DIAAH. The two pedestrian bridges, one from each side of the DIAAH connecting pavilion entrances to the station mezzanine level will be located within the right-of-way of the DIAAH and therefore, are not part of this application. The pedestrian bridge will be 16 feet wide between handrails and enclosed with woven wire mesh panels. Both the north and south entrance pavilions will contain escalators and elevators to reach the pedestrian bridges.
- Entrance Pavilions. Access to the station will be provided from the north side and the south side of the DIAAH through entrance pavilions. Entrance pavilions will connect with street-level walkways and contain benches, planting areas, bike lockers and bike racks. The north entrance pavilion will be constructed as an integral part of the proposed parking garage. Each entrance pavilion will have covered stairs, escalators and elevators to reach the pedestrian bridges across the DIAAH.
- Bus Bays. At the south entrance pavilion, there will be five bus bays parallel to the ramp off of eastbound Dulles Toll Road, and buses have a dedicated lane all the way to Wiehle Avenue. Buses exiting these bays will be required to turn right at the intersection of the dedicated lane with Wiehle Avenue. At the north entrance pavilion there will be twelve bus bays and space for three layover buses adjacent to the parking garage.
- Parking Structure/Kiss and Ride Lot. A multi-level parking structure to accommodate 2,048 vehicles is proposed on the north site of the DIAAH. There will be an additional 212 park & ride and 46 kiss & ride spaces provided near the parking garage. Bike lockers, shuttle bus parking and motorcycle spaces will be included with these lots. Access to the parking lots and the parking structure will be from Wiehle Avenue.

Special Exception Application
Wiehle Avenue Station
STATEMENT OF USE
November 17, 2008

- County Request for Joint Development Proposal. The County issued a request for proposals for mixed use transit oriented facilities utilizing the 9 acre County-owned property on which the north entrance pavilion, parking structure and parking lots are shown within this application. Required elements in the request for proposals included 2,300 commuter parking spaces, 46 kiss & ride spaces, 10 to 12 bus bays, and the north entrance pavilion for access to the pedestrian bridge across the DIAAH. According to the County, proposals were received on February 13, 2008 and are now under consideration. In the event that development pursuant to these proposals does not occur, these facilities will be constructed as part of the Metrorail project.

Pertinent Data

The following information is provided as required by Fairfax County Zoning Ordinance, Sect. 9-011, Submission Requirements, Paragraph 7:

- A. Type of Operation: Electrically-powered regional rail transit facility
- B. Hours of Operation: In accordance with Metro schedules, currently 5:00am to midnight on weekdays, 7:00am to 3:00am on weekends. It is anticipated that access to the parking structure and lots will be possible 24 hours a day.
- C. Daily Patronage: The Dulles Corridor Metrorail extensions ridership is projected to be 59,000 by 2013, including 8,200 daily boardings at the Wiehle Avenue Station.
- D. Proposed number of employees: One employee (the station agent) assigned full time per shift, with additional employees present at various times to perform maintenance tasks, provide security and conduct operations assistance.
- E. Estimate of traffic impact: The mitigation of traffic impacts at the Wiehle Avenue Station was studied as part of the FEIS. Specific recommendations for road improvements were included in the Amended ROD. As previously stated, some of those improvements may be accomplished when the Joint Development Proposal is implemented for the County's property. In the event this development does not occur, however, the improvements will be constructed as part of the Metrorail project. The Wiehle Avenue/Reston Parkway Station Access Management Plan, a study produced by Vanasse Hangen Brustlin, Inc. together with the Reston Metrorail Access Group and other area citizens, was completed in

Special Exception Application
Wiehle Avenue Station
STATEMENT OF USE
November 17, 2008

April of 2008. The recommendations for road improvements contained in that study mimic those required in the Amended ROD.

- F. Vicinity of area to be served: Reston, Tysons Corner and the metropolitan area east of I-495
- G. Description of building and façade: The pavilions and the parking garage finish will be comprised of textured pre-cast concrete panels consistent with WMATA's criteria for character and quality appropriate for public transit facilities. The selection of finishes and other features continues to be refined to achieve improvement in cost effectiveness and current details are included on reference drawings attached to this application.
- H. Listing of Hazardous or Toxic Substances on site: The proposed use of the properties as a WMATA metro station will not generate hazardous waste, although there are a number of industrial products that are used in the operation and maintenance of a station. These products include (but are not limited to) paints and associated paint solvents, lead-acid batteries, and oils and lubricants. WMATA manages these products and associated waste in accordance with state and federal laws.
- I. Conformity of Proposed Use: The proposed changes conform to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions.

Discussion of Zoning Ordinance Compliance

Sect. 2-517, Electrically-Powered Regional Rail Transit Facilities:

As previously stated, according to Sect. 2-517, portions of the electrically-powered regional rail transit facility which are within the right-of-way of the DIAAH are a permitted use. The portions which are located outside of the ROW are the subject of this special exception request.

Sect. 9-403 Additional Submission Requirements:

- 1. Review and approval through the National Environmental Policy Act (NEPA) process was required for the entire expansion of the Metrorail system. The Federal Transit Administration, the lead federal agency in the review, issued a Record of Decision in March 2005 documenting that the expansion was successfully reviewed and approved through requirements of the NEPA process. An amended Record of Decision (amended ROD) was issued in November 2006

Special Exception Application
Wiehle Avenue Station
STATEMENT OF USE
November 17, 2008

that addressed refinements made during preliminary engineering. A copy of the amended ROD is included as an Attachment to this Statement of Use.

2. See Number 1 above.
3. As part of the NEPA process and the required public hearings, Draft and Final Environmental Impact Statements (DEIS, FEIS) were prepared. Noise abatement was addressed as a technical report appended to the FEIS. The Noise and Vibration Technical Report dated November 2004 is attached to the Statement of Use to comply with this submission requirement.
4. Not applicable

Sect. 9-404, Standards for All Category 4 Uses:

1. Not applicable
2. Not applicable
3. Not applicable.
4. The proposed location for the Wiehle Avenue Station is not adjacent to any existing residential development. It is surrounded by office uses, zoned industrial. There is an option in the Comprehensive Plan for mixed use development to include residential uses surrounding the station, but any proposal that would utilize this option must go through the legislative process and be assessed on its own merit for compliance with mitigation measures regarding adverse visual or noise impacts from the rail system.
5. Not applicable
6. Not applicable
7. Not applicable
8. As stated, conformance with Article 17, Site Plans shall be not required.

Sect. 9-405, Additional Standards for Electrically-Powered Regional Rail Transit Facilities

1. We acknowledge that this facility does not have to comply with any minimum lot size requirements.

Special Exception Application
Wiehle Avenue Station
STATEMENT OF USE
November 17, 2008

2. The parking structure proposed with this special exception application will meet the bulk regulations of the I-4 District.

Sect. 9-607, Provisions for Approving an Increase in Building Heights

1. The requested increase in building height for the parking garage associated with the rail station is in harmony with the policies embodied in the Comprehensive Plan. Language with the Reston-Herndon Suburban Center and Transit Station area discusses the appropriateness of increases in height and intensity for areas such as this which are in close proximity to the rail station.
2. The requested increase in building height will not be detrimental to the character and development of adjacent lands. The increase of 10 feet over that allowed in the zoning district is carried for the most part in a parapet along the Toll Road side of the parking garage. The surrounding properties are similarly planned for high intensity uses with options for increased floor area ratio and height.
3. All other regulations of the zoning district will be satisfied.
4. N/A

Sect. 9-006, General Standards

1. The proposed use at this location is in harmony with the adopted Comprehensive Plan. A rail station symbol is indicated along the DIAAH on the Comprehensive Plan map. Language within Reston-Herndon Suburban Center and Transit Station Area section of Area II of the Comprehensive plan acknowledges the benefits this rail alignment and the approval of the Commonwealth Transportation Board of this alignment. The land unit sections of the Comprehensive plan which surround the property contain rail options which allow for increased density and height considerations based on the location of the station. A 2232 application is also necessary for this use.
2. The proposed changes are in harmony with the general purpose and intent of the applicable zoning district regulations. Located on public right-of-way, the rail transit use is in harmony with the intended purpose of the right-of-way.
3. The proposed changes will not adversely affect neighboring properties and 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 improvements are located so as not to create adverse impacts on neighboring

Special Exception Application
Wiehle Avenue Station
STATEMENT OF USE
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properties. The proposed location is near to uses (office) which will benefit from the presence of Metrorail.

4. The pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. Improvements to the station area are proposed as outlined in this statement in order to mitigate traffic impacts. As previously discussed, an access study is currently in progress to identify other improvements which may be necessary based anticipated development in the area.
5. There are no specific transitional screening or barrier requirements required by Article 13 of the Zoning Ordinance. Extensive landscaping is shown on the special exception plat.
6. Approximately 24 percent open space is provided on the site.
7. The decision to include or exclude parking at Metrorail stations was considered based on site constraints, local land use plans, as well as consultations with local government.
8. Standard Metro signage is proposed and is shown on Sheet 3 of the SE Plat submitted with this application.

ATTACHMENTS

1. Amended Record of Decision issued by the US Department of Transportation, Federal Transit Administration, November 17, 2006
2. Dulles Corridor Rapid Transit Project, Noise and Vibration Technical Report, November 2004.



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 Fax: 703-324-3926

V I R G I N I A

APPENDIX 4

April 4, 1995

Robert F. Flinn, Esquire
Flinn and Beagan
8330 Boone Boulevard - Suite 400
Vienna, Virginia 22182

RE: Special Exception
Number SE 94-H-049

Dear Mr. Flinn

At a regular meeting of the Board of Supervisors held on March 27, 1995, the Board approved Special Exception Number SE 94-H-049 in the name of Six Commerce Park Corporation and Sunset Hills Corporation, located at Tax Map 17-4 ((12)) 11A, 11B, 11D3, 11D4, 11D5, 11D7, 11D8 and 11D9, to permit an increase in floor area ratio pursuant to Section 9-618 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans as determined by the Department of Environmental Management (DEM). Any plan submitted pursuant to this special exception shall be in conformance with the approved Special Exception Plat, entitled, "Special Exception Executive VI", prepared by Walter L. Phillips, dated August 8, 1994 and revised through September 9, 1994.
4. As determined by DEM, the new office building (Executive VI) and parking structure shall be made of building materials, architectural style and colors which are compatible with the existing buildings located within the office park.

SE 94-H-049
April 4, 1995

2.

5. The type, placement and amount of landscaping materials which have been provided in the built portions of the office park shall be continued into the area of the new structures as determined by the Urban Forester.
6. Changes to the uses and structures in the office park from that reflected on the Special Exception Plat, which do not require approval of a special exception or increase the floor area ratio, shall be permitted without approval of an amendment to the Special Exception.

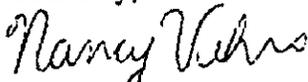
This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established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

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

Clarification was made, for the record, that Special Exception Application SE 94-H-049 specifically deals with a single parcel within land Unit F as opposed to an item that impacts all of land unit F.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time they should be directed to the Zoning Evaluation Division of the Office of Comprehensive Planning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs

Clerk to the Board of Supervisors

NV/ns

SE 94-H-049
April 4, 1995

3.

cc: John M. Yeatman, Director, Real Estate Dvs., Assessments
Melinda M. Artman, Deputy Zoning Administrator
Frank Jones, Assistant Chief, PPRB, OCP
Audrey Clark, Chief, Inspection Svcs., BPRB, DEM
Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP
Robert Moore, Trnsprt'n. Planning Dvs., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acq. & Planning Dvs., Park Authority



County of Fairfax, Virginia

MEMORANDUM

DATE: December 18, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief *MAD gr*
Site Analysis Section, DOT *AKR*

FILE: 3-5 (SE 2008-HM-038)

SUBJECT: SE 2008-HM-038; Metropolitan Washington Airports Authority
Land Identification Maps: 17-4 ((1)) 17A; 17-4 ((12)) 11D4, 11D5

This department has reviewed the subject Special Exception request. We have no objection to its approval.

AKR/MAD



27

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

DAVID S. EKERN, P.E.
COMMISSIONER

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

July 11, 2008

Mr. David Jillson

Facilities Planning Branch
Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5505

Re: 2232-H08-14 MWAA
Tax Map # 17-4((01)) & ((12)) Various Parcels Tysons Wiehle Metro Station
Fairfax County

Dear Mr. Jillson:

I have reviewed the above submittal dated July 3, 2008, and received on July 8, 2008. This proposal is in conformance with the Fairfax County Comprehensive Plan and the proposed Metrorail Extension to Dulles Airport. I have no comments on this application.

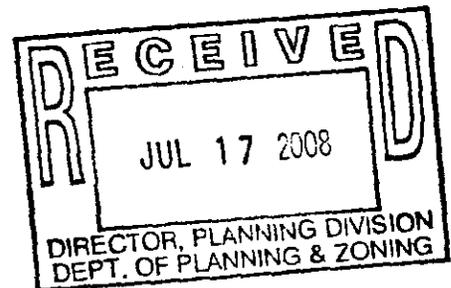
If you have any questions, please call me at (703)383-2424.

Sincerely,

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodeheaver

fairfaxrezoning2232-H08-14r1MWAA_TysonsWiehleMetroSta7-11-08DJ





County of Fairfax, Virginia

MEMORANDUM

DATE: December 23, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

David B. Marshall, Chief
Facilities Planning Branch, DPZ

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

SUBJECT: ENVIRONMENTAL ANALYSIS: SE 2008-HM-038 and 2232-H08-14
Metropolitan Washington Airports Authority – Wiehle Avenue Metrorail
Station

Jennifer Bonnette of the Environment and Development Review Branch has reviewed this application for facilities associated with the proposed Wiehle Avenue Metrorail Station to be located near the intersection of the Dulles Access and Toll Road and Wiehle Avenue. The Special Exception application includes the north and south pavilions, parking lots, garage and bus bays associated with the metrorail station. No significant environmental issues have been identified as a result of this evaluation.

PGN: JRB

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/





FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM



TO: Regina M. Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

David Jillson, Planner III
Public Facilities Planning Branch, Planning Division
Department of Planning and Zoning

FROM: Sandy Stallman, Manager
Park Planning Branch

DATE: July 10, 2008

SUBJECT: SE 2008-0066, 2232-P08-14 - Wiehle Avenue Station
Tax Map Number: 17-4 ((91)) 17A

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated June 23, 2008, for the above referenced SE and 2232 applications. The Development Plan shows a planned future Metro station and associated park-and-ride lot in the Hunter Mill Supervisory District.

COMPREHENSIVE PLAN CITATIONS

1. **Resource Protection** (The Policy Plan, Parks and Recreation Objectives 2 & 5, pp. 5-7)

“Objective 2: Protect appropriate land areas in a natural state to ensure preservation of significant and sensitive natural resources.”

“Policy g: Protect parklands from encroachments and minimize adverse human impacts to natural areas.”

“Policy j: Minimize adverse impacts of development on water resources and stream valleys.”

“Policy k: Minimize the effects of storm water outfalls on parkland.”

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

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

ANALYSIS AND RECOMMENDATIONS

Natural Resources Impact:

The project drains to a tributary of Colvin Run which flows through Lake Fairfax Park owned and operated by the Park Authority. The stream is in poor condition overall and was given the rating of Level II – Restoration in the Fairfax County 2001 Stream Protection Strategy. Lake Fairfax has experienced a large amount of siltation from in-stream erosion caused by intensive upstream development which lacks stormwater detention.

Note 12 on Sheet 4 of the development plans states that the applicant will be seeking a stormwater waiver since stormwater is planned and taken care of “system wide.” As stated above, the regional stormwater approach is effective in some ways, but has caused extreme degradation in the receiving streams above Lake Fairfax. Therefore, the Park Authority recommends that the applicant be required to reduce storm water flows off of the project site over existing conditions to the greatest extent possible.

The applicant should use Low Impact Design for the project wherever possible. This should include consideration of the use of cisterns and other methods to capture stormwater to increase the time of concentration (peak shave) and in order to reuse this captured stormwater to irrigate planters and beds at the Metro station. Also, plants native to Fairfax County should be used in landscaping. If non-native plants are used they should not be invasive plants. A list of invasive plant species for the state of Virginia can be found at the Virginia Department of Conservation & Recreation Division of Natural Heritage (DNH) website at <http://www.dcr.virginia.gov/dnh/invinfo.htm>. For a list of native plant species, see the section on the DNH website titled *Native Plants for Conservation, Restoration, and Landscaping* at http://www.dcr.virginia.gov/natural_heritage/nativeplants.shtml.

FCPA Reviewer: Andrea Dorlester
DPZ Coordinator: Suzanne Lin, David Jillson

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

Regina M. Coyle, David Jillson
SE 2008-0066, 2232-P08-14 - Wiehle Avenue Station
July 10, 2008
Page 3

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2008-0066 rpt.doc



County of Fairfax, Virginia

MEMORANDUM

APPENDIX 8

DATE: 17 July 2008

TO: David Jillson, Senior Planner

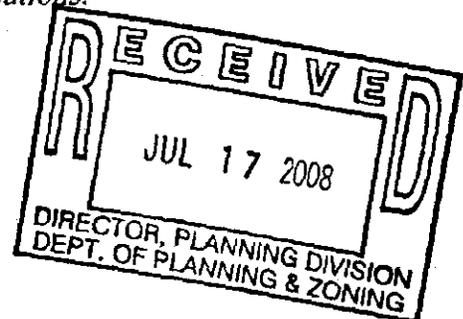
FROM: Linda Cornish Blank, Historic Preservation Planner *ACB*

SUBJECT: 2232--H08-13 Construct Regional Rail Transit Facility Wheile Ave.; Tax map 17- 4 ((1)) and ((12)); VDOT R-O-W 17-4.

Finding: The subject parcels and VDOT R-O-Ws are not included within the boundaries of a Fairfax County Historic Overlay District, are not listed on the Fairfax County Inventory of Historic Sites or the National Register of Historic Places or documented in the historic structures survey file. There are no properties in the immediate vicinity of the parcels and areas which are the subject of this application that are within the boundaries of a Fairfax County Historic Overlay District, listed on the Fairfax County Inventory of Historic Sites or the National Register of Historic Places or documented in the historic structures survey file that would be negatively impacted by the construction of the rail transit facilities

Recommendation:

1. The applicant supply information as an amendment to the 2232 applications that compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, as may be necessary was completed.
2. The Cultural Resource and Protection Section of the Fairfax County Park Authority should provide comment on these applications.



Fairfax Water

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

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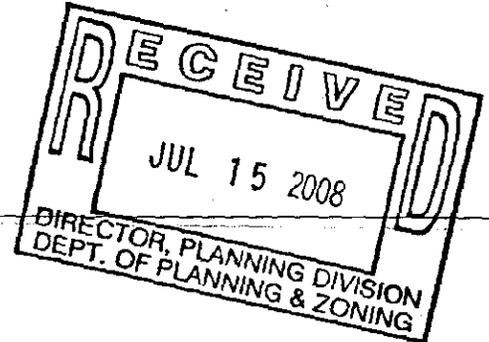
APPENDIX 9

PLANNING & ENGINEERING
DIVISION

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

July 15, 2008

Mr. David S. Jillson, Senior Planner
Fairfax County Department of Planning and Zoning
Facilities Planning Branch, Planning Division, Suite 730
12055 Government Center Parkway
Fairfax, Virginia 22035-5505



Re: Wiehle Avenue Station (2232-H08-14)
Fairfax Water Review Comments

Dear Mr. Jillson:

We have completed our review of the referenced 2232 Application for construction of the Wiehle Avenue Metro Station with associated parking garage, parking lots and passenger drop-off areas and offer the following:

- Fairfax Water is capable of providing service to the proposed station located on the Dulles Access Road at Wiehle Avenue in Reston. Existing distribution mains adjacent to the site are adequate to serve the Wiehle Avenue Metrorail station. Please refer to the attached sketch for the location of existing water mains.
- Additional off-site water main extensions and highway crossings may be necessary to satisfy quantity and water quality requirements.
- The on-site minimum required facilities will be determined during the site plan review process.
- The proposed Metro station site itself will not be in conflict with any existing Fairfax Water facilities.
- The proposed South Entrance Pavilion and Bus Bays associated with this station will be in conflict with Fairfax Water's existing facilities just south of Dulles Access Toll Road. These facilities must be relocated, and placed into service, under the advance utility relocations phase(s) of the Dulles Corridor Metrorail Project, as indicated on Fairfax Water Project No. 2367, Division 1 (Phase 1), prior to construction of the Metro station.
- A review of the recent 60% DIAAH plans (see sheet N06-U-003 attachment), provided by Dulles Transit Partners (DTP) to Fairfax Water's Design Department, indicated the installation of a proposed 6" water main from Fairfax Water's relocated 8" water main on the south side of Dulles Access Toll Road (referenced in the 2nd bullet above), to the proposed Metro station on the north side of the Toll Road. The proposed 6" water main was not part of Fairfax Water's advance relocations under Project No. 2367, Division 1 (Phase 1 or 2). Therefore, these proposed improvements will require a formal submission through Fairfax County's site plan review process, which need to be distributed to Fairfax Water for a follow-up review.

5th
DCH
7/16/08

- There are potential conflicts between the proposed North Entrance parking facilities for the Metro station and Fairfax Water's existing on-site 8" and 12" water mains (see Tax Map 17-4 attachment). Therefore, a formal submission will be required through Fairfax County's site plan review process, to address relocation and/or abandonment of these existing facilities, which need to be distributed to Fairfax Water for a follow-up review.
- Other existing utility infrastructure located in the vicinity of the site may need to be relocated to accommodate the proposed construction.
- Fairfax Water may incorporate additional desired facilities into the station construction project as circumstances warrant.
- Water utility construction must be coordinated with all other related phases of the Dulles Corridor Metrorail extension project.

These comments are provided per your request dated July 2, 2008. Should you require additional information on this review, please contact me at (703) 289-6302.

Sincerely,



Traci Goldberg, P.E.
Manager, Planning

Attachment as Noted

cc: Jamie Bain Hedges, P.E., Director, Planning & Engineering, Fairfax Water
Kathy Smedley, P.E., Manager, Design & Construction, Fairfax Water
William R. Kirkpatrick, Chief Planning Engineer, Fairfax Water
David Marshall, Fairfax County Department of Planning & Zoning

