

PDG, Daly Drive, LLC
Special Exception for Eating Establishments, Fast Food
Restaurants and Quick Service Food Stores
44-1((1))13B2
Written Statement
April 26, 2016

PDG Daly Drive, LLC, (the “Applicant”), requests Special Exception (SE) approval of three SE uses in the I-5 District: Eating Establishments, Fast Food Restaurants and Quick Service Food Stores on property identified as tax map number 44-1((1))13B2 (the “Property”). The property is located within the Brookfield Corporate Business Park in the Sully District.

Background

The property contains approximately 6.577 acres and is zoned I-5. It is developed with three one story, campus style office buildings surrounded by surface parking. A fourth matching one story office building is located to the south. It was originally part of the property, but has been subdivided as a separate parcel and is not owned by the Applicant. The property across Willard Road to the north is zoned C-6 and is developed with restaurant and fast food uses and a gas station. The properties to the south, east and west are zoned I-3 and I-5 and are developed with office/warehouse and bank uses in the Brookfield Corporate Park.

The Brookfield Corporate Park consists of approximately 77 acres of office and warehouse uses, not including several acres of office condominium land. Warehousing and office uses also extend farther to the east along Walney Road. PDG Daly Drive, LLC has been a tenant in one of the buildings on the property for 3 years and has watched the declining interest in the park on the part of new office tenants. Likewise, over the last couple years, several office tenants have vacated the property. In July 2014, PDG, Daly Drive, LLC purchased three of the four buildings with the goal of rejuvenating and revitalizing the property. This on-going effort includes embellishing the exterior façade, enhancing the outside amenity areas with new landscaping and site lighting. This request to add some additional uses is an additional effort to amenitize the office park. Given the trend for mixed use office buildings, incorporating these SE uses into the park is important in order to attract corporate office users to the mostly vacant office space. This area of the County has seen the approval of legislative actions to transform existing campus-style office parks into mixed use environments such as The Preserve at Westfields and, most recently, Wegmans, both within the Westfield Business Park. Corporate users are demanding “onsite” retail, eating establishments and other amenities to serve their employees.

Request

In order to lease to the type of uses that would be attractive to future office users, the Applicant has chosen to place the uses in Building 1 as shown on the special exception plat. The types of SE uses proposed are eating establishments, fast food restaurants, and quick service food stores. The actual number of each type of use is not yet known as there are no pending leases, but the SE plat and the chart below show a logical and desired mix. It is noted that this mix may change over time in the park but in order for a use to receive a non-residential use permit, adequate parking must be provided.

Other accessory uses may also be established by-right per Article 10 of the Zoning Ordinance to further revitalize the park. It is anticipated that 5 or 6 uses could be located along the

north side of Building 1, potentially wrapping around the edge to the sides. Per our discussion with the Zoning Administration Division, the gross floor area attributable to the SE uses will not impact the amount of accessory service uses that would be permitted on the property as the SE uses would be considered principal uses themselves.

Harmony with the Comprehensive Plan

The property is located in Land Unit E-3 of the Dulles Suburban Center. The Plan map shows the property on the south side of Willard Road, as well as that on the north side, as planned for mixed used development (office, hotel, residential and/or retail). While this application does not propose redevelopment within those Plan guidelines, the ultimate vision of the Applicant is to potentially redevelop per those recommendations. In the “interim”, the goal of the addition of these uses is to revitalize the aging office park. The proposed uses align with the Comprehensive Plan recommendations for mixed use as well as with the area specific recommendation for up to 20% ancillary retail use on the first floor of the building(s).

Conformance with the Zoning Ordinance

The following information is provided pursuant to Section 9-011 of the Fairfax County Zoning Ordinance for the three types of SE uses proposed, Fast Food Restaurant, Eating Establishment and Quick Service Food Store. There is an area, approximately 8,000 square feet in size, where these uses can be located on the property, as shown on the SE plat. Per the discussion above, the chart below and on the next page assumes a mix of 3 eating establishments, 2 fast food restaurants and one quick service food store.

Type of operation	Hours of operation	Estimated number of patrons, clients, etc.	Number of employees	Estimate of traffic impact	Vicinity to be served	Description of façade or architecture of new buildings	A listing of hazardous or toxic substances	Statement that use conform to all ordinance, regulations, standards
Fast Food	7am to 11pm	46	16	9 additional peak hour trips	Brookfield Corporate Park and immediate area	No change to building façade other than signage and addition of awnings as shown	None	The use conforms to all applicable requirements.

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Eating Establishment	7am to 11pm	98	24	16 additional peak hour trips	Brookfield Corporate Park and immediate area	No change to building façade other than signage and addition of awnings as shown	None	The use conforms to all applicable requirements.
Quick Service Food Store	7am to 11pm	12	2	5 additional peak hour trips	Brookfield Corporate Park and immediate area	No change to building façade other than signage and addition of awnings as shown	None	The use conforms to all applicable requirements.

Sect. 9-006, General Standards for a Special Exception

1. The proposed use is in harmony with the adopted Comprehensive Plan. See discussion above.
2. The use is in harmony with the general purpose and intent of the applicable zoning district regulations. All bulk regulations are satisfied. The proposed uses are permitted special exception uses in the I-5 District.
3. The proposal to establishment special exception uses in the location shown on the plan is compatible with the type of uses that are located directly across Willard Road. Additionally, the building façade enhancements proposed concurrently with the establishment will be aesthetically pleasing to the surrounding area.
4. The ITE trip generation rate indicates that the conversion of 8,000 square feet of office space to the SE uses proposed would have a minimal effect on area traffic. When accounting for pass-by trips drawn from Willard Road, the change in use would result in only a minor increase of 20 to 30 peak hour trips which is a negligible impact at the adjacent intersection. Further, a portion of patrons are expected to be drawn from adjacent properties within and adjacent to the business park that can walk to the site rather than drive to other off-site locations, further reducing traffic impacts.
5. Acknowledged.
6. There are no physical changes proposed to the property that would alter the existing amount of open space provided on the approved site plan.
7. The amount of parking provided exceeds the parking required by 62 spaces. As previously stated, the Applicant requests the flexibility to lease a different mix of uses than that shown on the SE plat, provided a parking tabulation is provided to zoning at the time of the

application for a non-residential use permit for the use. Adequate stormwater and drainage management is provided.

8. Signs shall be regulated by Article 12. Note that the Applicant is concurrently processing a request for a reallocation of sign area, an administrative process with Zoning Administration. This process does not allow additional sign area beyond that allowed by Article 12, but it allows sign area to be redistributed among uses on a property. Signage for the SE uses shall be as shown on the SE plat.

Sect. 9-504, Standards for All Category 5 Uses

1. The uses and lot complies with the lot size and bulk regulations of the I-5 Zoning District.
2. The uses will comply with any applicable performance standards. A photometric plan is not required for any of the proposed uses.
3. The uses shall comply with Article 17, if applicable.

Sect. 9-505, Additional Standards for Fast Food Restaurants and Quick Service Food Stores

- 1(A). The fast food restaurants and quick service food store uses will be located within the first floor of an existing building and therefore is inherently compatible with the building in which they are located.
- 1(B). The uses will be internal to the property. Vehicular and pedestrian circulation will occur on existing sidewalks and roads which are already coordinated with adjacent properties.
- 1(C). The uses will be located such that there will be no turning movement conflicts. Existing parking spaces will be utilized and there will be no stacking spaces necessary.
- 1(D). There are no adjacent residential uses.
- 1(E). Not applicable.
2. Not applicable
3. Not applicable.
4. Not applicable.
- 5(A). The proposed location of the uses is integral to the existing building which is over 30,000 square feet in size.
- 5(B). Not applicable.
- 5(C). Not applicable.
- 5(D). The uses will be located within an existing building which has a building permit.

5(E). Not applicable.

6. Not applicable.

7. Not applicable.

V. CONCLUSION

The proposed development is consistent with current Comprehensive Plan recommendations for the Property and shall comply with all ordinances, regulations and adopted standards of Fairfax County. Allowing these SE uses will serve to revitalize this business park because these types of services will attract additional office users to its vacant tenant space. For all of the aforementioned reasons, the Applicant respectfully requests the Staff and the Planning Commission to endorse, and the Board of Supervisors to approve this Special Exception request.