

PROFFERS
Woodland Park East
PCA 2003-HM-046-03
PCA 2000-HM-044-02
February 27, 2017

RECEIVED
Department of Planning & Zoning
FEB 27 2017
Zoning Evaluation Division

TABLE OF CONTENTS

PROPOSED DEVELOPMENT	1
1. Conceptual Development Plan Amendment.....	1
2. Proffered CDPA Elements.....	1
3. Minor Modifications.....	1
4. Proposed Development.....	1
5. Fire Marshal Evaluation.....	3
ARCHITECTURAL DESIGN AND BUILDING PRACTICES.....	3
6. Architectural Design.....	3
7. Build-to-Lines.....	3
8. Rooftop Telecommunications Equipment.....	3
9. Universal Design.....	4
10. Residential Building Certifications.....	4
11. Office Building Certifications.....	7
12. Use of Garages and Driveways.....	9
13. Noise Study.....	10
LANDSCAPING AND TREE PRESERVATION.....	10
14. Conceptual Landscape Plan.....	10
15. Streetscapes.....	10
16. Tree Preservation.....	14
TRANSPORTATION IMPROVEMENTS.....	16
17. Monroe Street.....	16
18. East-West Drive.....	17
19. Corporate Park Drive.....	18
20. Sunrise Valley Drive.....	18
21. Ferdinand Porsche Drive/Woodland Pointe Drive.....	18
22. B-C Street.....	19
23. C-D Street.....	19
24. Eastpark Drive.....	19
25. Private Streets.....	19
26. Reston Transportation Fund Contribution.....	19
27. Construction Traffic Management.....	20
28. Future Parking Reductions.....	20

BICYCLE AND BUS FACILITIES, AND PEDESTRIAN IMPROVEMENTS.....	20
29. Bicycle Circulation.....	20
30. Bicycle Parking.....	21
31. Bus Stop/Shelter.....	22
32. Marked Crosswalks.....	22
TRANSPORTATION DEMAND MANAGEMENT.....	22
33. Dulles Area Transportation Association (DATA).....	22
34. Transportation Demand Management.....	22
AFFORDABLE/WORKFORCE HOUSING.....	28
35. Affordable Dwelling Units.....	28
36. Workforce Dwelling Units.....	28
37. Non-Residential Contribution for Workforce Housing.....	28
PARKS AND RECREATIONAL FACILITIES.....	28
38. Publicly Accessible Parks.....	28
39. Amenities and Facilities for Residents.....	29
40. Athletic Field Contribution.....	30
PUBLIC FACILITIES.....	30
41. Public School Contribution.....	30
42. Fire Department Contribution.....	30
STORMWATER MANAGEMENT.....	31
43. Stormwater Management.....	31
MISCELLANEOUS.....	31
44. Metrorail Tax District Buyout for Residential Single Family Attached and Two-Over Two Multi-Family Uses.....	31
45. Metrorail Tax District Buyout for Other Multi-Family Residential Uses.....	32
46. Zoning Administrator Consideration.....	32
47. Adjustment in Contribution Amounts.....	32
48. Advanced Density Credit.....	32
49. Severability.....	32
50. Successors and Assigns.....	33
51. Counterparts.....	33

PROFFERS

Woodland Park East

PCA 2003-HM-046-03

PCA 2000-HM-044-02

February 27, 2017

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the applicants, the property owner and their successors and/or assigns (hereinafter referred to as the "Applicant"), hereby proffer that the development of the parcels under consideration and shown on the 2016 Fairfax County tax maps as 16-4 ((1)) 43, 45, and 46 (collectively, the "Property") shall be in accordance with the following conditions if, and only if, proffered condition amendment applications 2003-HM-046-03 and 2000-HM-044-02 (the "Applications") are granted. Upon approval of the Applications, these Proffers shall replace and supersede all previous proffers and development conditions approved on the Property.

PROPOSED DEVELOPMENT

1. Conceptual Development Plan Amendment. The Property shall be developed in substantial conformance with the certain elements of Woodland Park East Conceptual/Final Development Plan Amendment ("CDPA/FDPA") dated September 9, 2015 and revised through November 7, 2016, and prepared by William H. Gordon Associates, Inc. The CDPA depicts five blocks, identified as A through E, as well as a Central Park.
2. Proffered CDPA Elements. It shall be understood that the proffered elements of the CDPA are limited to the grid of streets, the general location of the points of access, general location of the buildings, the mix of residential uses, maximum density, maximum building heights, the general quality and character of the streetscape, and the amount and general location and quality of urban park land (the "Proffered Elements"). The Applicant has the option to request a Final Development Plan Amendment ("FDPA") for elements other than the Proffered Elements in accordance with the provisions set forth in Section 16-402 of the Fairfax County Zoning Ordinance (the "Ordinance").
3. Minor Modifications. Minor modifications to the Proffered Elements may be permitted when necessitated by final engineering or that may become necessary as part of FDPA approval or final site design or engineering, pursuant to Section 16-403(4) of the Ordinance.
4. Proposed Development. Development on the Property shall be limited to a maximum of 1,599,515 square feet of gross floor area. The following Principal and Secondary Use may be permitted within the buildings shown on the CDPA/FDPA:
 - A. Accessory uses and accessory service uses.