

PROPOSED DEVELOPMENT CONDITIONS

July 1, 2004

FDP 2003-MV-033

The Planning Commission approved Final Development Plan FDP 2003-MV-033 to allow an arts center on property located at Sub-Parcel G of Tax Maps 106-4 ((1)) 54, by requiring conformance with the following development conditions:

1. The plant material between the proposed eating establishments and Lorton Road shall be increased to the amount required to provide Transitional Screening Yard 2 distributed through the area between the eating establishments and Lorton Road, while avoiding the water line easement.
2. The northern façade of each of the two artists' residences (Buildings N-1 and N-2) (the façade that faces toward Lorton Road) shall be no higher than forty-five (45) feet as measured from the grade along that façade to the mid-point of the roof, if a peaked roof is proposed, or to the top of the roof, if a flat roof is proposed.
3. Bike racks, benches, picnic areas and a place to obtain water shall be provided within the Arts Center in one or more locations along the Laurel Hill Greenway trail subject to the approval of the Fairfax County Park Authority.
4. A sidewalk shall be provided at the westernmost entrance along Lorton Road. The sidewalk shall extend from the trail along Lorton Road to connect to the internal pedestrian network.
5. The median strips located along Lorton Road shall be constructed as determined by the Virginia Department of Transportation.
6. The left turn lanes from Ox Road (Rt. 123) to Lorton Road (Rt. 642) shall be lengthened upon demand of either the County or the Virginia Department of Transportation when it is determined that longer turn lanes are warranted by the amount of traffic turning left onto Lorton Road.
7. Prior to the first "Special Event" as defined in the proffers for RZ 2004-MV-033, the applicant shall submit a traffic management plan to the County for review and approval; said plan to include measures to be taken during special event to maintain traffic flows on Ox Road (Rt. 123) and Lorton Road (Rt. 642) and through the intersection of these two roads; measures by which alternate parking locations will be publicized as part of the event publicity and during the event, and the manner in which vehicles will be directed to the off-site parking and the method and frequency of transportation between the off-site parking areas and the Arts Center.