County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

October 18, 2005

Robert Bosco
VIKA Incorporated
8180 Greensboro Drive, Suite 200
McLean, VA 22102

Re: Interpretation for PCA 1999-HM-011, FDPA 1999-HM-011-1-2, Van Metre at Woodland Park
Tax Map 16-3 ((1)) 25D1, 25D2, 25D3; 16-4 ((1)) 32B: Building footprint, and parking modifications, elimination of a swimming pool, addition of courtyards, and relocation of dumpster

Dear Mr. Bosco:

This is in response to your letter of August 23, 2005, and a subsequent letter dated September 15, 2005, requesting an interpretation of the Conceptual Development Plan Amendment (CDPA) and proffers accepted by the Board of Supervisors in conjunction with the approval of PCA 1999-HM-011, and the Final Development Plan Amendment (FDPA) and the development conditions approved by the Planning Commission pursuant to FDPA 1999-HM-011-1-2. As I understand it, there are several questions that will be addressed individually below. These determinations are based on your letters and the revised plan entitled, "Landscape Plan Revisions, Van Metre at Woodland Park," prepared by VIKA Incorporated and dated September 14, 2005. Copies of the letters and a reduction of the plan are attached for reference.

As I understand it, your first question is whether moving 112 parking spaces under the two buildings in Land Bay C-2 would be in substantial conformance with the proffers, CDPA/FDPA, and development conditions. You indicate that in order to improve the site design, parking is proposed to be provided under Buildings 1 and 2. This will allow the elimination of an equivalent number of surface parking spaces and the provision of three landscaped courtyards in front of the two buildings. Impervious surface on the site would be reduced from 36,123 square feet to 27,372 square feet. No increase in the approved building height (50 feet) is proposed. It is my determination that relocation of parking spaces under the Buildings 1 and 2 would be in substantial conformance with the proffers, CDPA/FDPA, and development conditions.

As I understand it, your second question is whether modifications to the footprints of Buildings 1 and 2 would be in substantial conformance with the proffers, CDPA/FDPA and development conditions. You are proposing to move Building 2 northward by approximately 20 feet. The footprint of Building 1 is proposed to expand northward by approximately 35 feet and southwestward by approximately 40 feet as shown on your plan. The building footprints would continue to maintain building setbacks as approved on all sides except on the south side of Building 2 where the setback would be increased from 40 feet to 66 feet. You have stated that the number of units remain as approved. You are proposing to reduce the area of Building 2 by 1,251 square feet and increase the area of Building 1 by 5,675 square feet to facilitate the design of the underground parking. It is my determination that modifications of the building footprints would be in substantial conformance with the proffers, CDPA/FDPA, and development conditions.

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/

As I understand it, your third question is whether creation of three landscaped courtyards in front of the buildings, elimination of the swimming pool and clubhouse and relocation of the trash dumpster would be in substantial conformance with the proffers, CDPA/FDPA and development conditions. You have stated that creation of three landscaped courtyards provide an amenity for the buildings in lieu of originally proposed surface parking spaces. Three swimming pools are shown on the CDPA/FDPA; two have been built. Construction of the third swimming pool was optional per Proffer 4 which in part states, "The applicant reserves the right to construct a third swimming pool with clubhouse on the western portion of the Application Property as shown on the CDPA/FDPA. In the event the Applicant elects not to construct these facilities, the area of the swimming pool and clubhouse shall be maintained as landscaped open space, or the Applicant may elect to seek a FDPA for alternate use of the area, without requiring a proffered condition amendment." You are proposing to provide landscaped open space in lieu of the swimming pool and the club house. You are also proposing to relocate the trash dumpster inside the building. You have stated that the proposed changes would provide an overall gain of 4 percent landscaped open space. It is my determination that the proposed landscaped courtyards, elimination of the swimming pool and club house and relocation of the trash dumpster inside the buildings are in substantial conformance with the proffers, CDPA/FDPA and development conditions.

These determinations have been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this matter, please feel free to contact Kul Sandhu at (703) 324-1290.

Sincerely,

Barbara A. Byron, Director
Zoning Evaluation Division

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cc: Catherine Hudgins, Supervisor, Hunter Mill District
Frank A. de La Fe, Planning Commissioner, Hunter Mill District
Leslie B. Johnson, Deputy Zoning Administrator for Zoning Permits Review Branch, DPZ
Michelle Brickner, Assistant Director, Land Development Services, DPWES
Michael P. Knapp, Director, Urban Forest Management, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, DPZ
File: PCA 1999-HM-011, FDPA 1999-HM-011-1-2; PI 0508 142, Imaging, Reading File

September 15, 2005

RECEIVED
Department of Planning & Zoning
SEP 16 2005
Zoning Evaluation Division

Mr. Kul Sandhu, Planner
Department of Planning and Zoning
Zoning Evaluation Division
Harrity Building – Eight Floor, Suite 801
12055 Government Center Parkway
Fairfax, VA 22035

RE: Woodland Park
Land Bay C-2
PCA/FDPA 1999-HM-110-1-2
Additional Information Requested to Support
Determination Letter of August 23, 2005
VIKA #59172

Dear Mr. Sandhu:

Per our telephone discussion, the following revised information has bee provided as requested.

To support the determination request #2 of the August 23, 2005 letter, building #1 has been redesigned to provide a building setback of ±80 feet from Sunrise Valley Drive (as was originally illustrated on the CDPA/FDPA for Woodland Park). This was accomplished by redesigning the northwest corner of building #1 into the 80-foot building setback. Please note that all building setbacks are being measured from the same property line depicted on the approved CDPA/FDPA for Woodland Park and not from the current property (changed due to right-of-way dedication for Sunrise Valley Drive) as was the case with the previous detail provided.

This change in measurement which reflects how the building setbacks were established on the CDPA/FDPA for Woodland Park brings the setback for the northwest corner of building #2 into compliance with the original CDPA/FDPA by providing an 85-foot building setback. I believe it was my understanding, based upon our phone conversations, that this method of illustrating building setbacks based upon those illustrated on the CDPA/FDPA, was an acceptable practice. It was agreed that this maintained the proffered building setbacks illustrated on the approved CDPA/FDPA for Woodland Park.

Landscaping Plan

The original approved CDPA/FDPA set of plans for Woodland Park contained a Landscape Plan (see sheet 5 of 10) at 100 scale with a note that provided the following: "This plan is for illustrative purposes only and is intended to represent the general landscape treatment design. Final placement and species of landscape materials will be established with final layout and engineering design." To that end and understanding, the "Illustrative Plan" has been updated to reflect moving some of the trees and shrubs to accommodate the site building and parking lot changes proposed. The exact same number of "large shade trees", "evergreen trees", "flowering ornamental trees" and "evergreen/flowering shrubs" have been provided. Within Section or Land Bay C-2 the original plan illustrated the following:

A. Large shade trees: 20
B. Evergreen trees: 32
C. Flowering ornamental trees: 18
D. Evergreen/flowering shrubs: 108
E. Existing shrubs (southwest shrubs: 74*

* Note: Darkened existing shrubs along the southeast property line denotes relocating or replacing shrubs due to location of sidewalk and/or existing fence line. 39 total moved or replaced.

The revised illustrative landscape sheet provides equal or greater landscaping detail based upon the proposed relocation or replacement of existing shrubs along the southeast property line which provides for a fuller buffer between the Great Oaks Subdivision and this site.

Hopefully, you will find that this additional information provides the detail you requested and the proposed revision to building # 1 now complies with the CDPA/FDPA property line building setback requirements. The property owner feels the proposed changes enhances the site design and the visual impact of the site from Sunrise Valley Drive by providing courtyards in front of and between buildings #1 and 2, reducing the "sea" of surface parking by providing parking below each building and by eliminating the trash dumpster pad site between buildings #1 and 2, as was previously approved.

Should you have any additional questions or require additional data to assist you in making your determination, please contact me at (703) 761-2793 at your earliest convenience.

Sincerely,
VIKA, Inc.

Robert Bosco

Robert Bosco
Senior Planner

RB/jr

X:\Data\1000-5999\59172\Letter\Sandhu (9-15-05).doc

VIKA

August 23, 2005

Ms. Barbara A. Byron, Director
Zoning Evaluation Division, DPZ
County of Fairfax, Virginia
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035-5509

RECEIVED
Department of Planning & Zoning
AUG 24 2005
Zoning Evaluation Division

RE: Van Metre at Woodland Park
Interpretation Request
PCA 1999-HM-011 and CDPA/FDPA
Hunter Mill District
Fairfax County, Virginia
VIKA #59175

Dear Ms. Byron:

I am writing on behalf of Van Metre Companies, L.P. (the "Owner") of the property identified on Fairfax County Tax Map 16-3 ((1)) 25 DZ (the "Property"). The property is located in southeast quadrant of the intersection of Sunrise Valley Drive (Route 5320) and Fox Mill Road (Route 665). The property is zoned PDH-30, subject to the Conceptual Development Plan Amendment/Final Development Plan Amendment ("CDPA/FDPA"), dated February 14, 2003, and revised through September 12, 2003, approved with the ("Proffers") Proffer Condition Amendment (PCA) 1999-HM-011 and dated October 23, 2003.

The owner has recently decided to improve the site design by reducing the amount of impervious surface parking. This will be accomplished by placing parking below grade under each building. Additional site design improvements include a revision to the building footprints and parking area to add landscaped courtyards in front of and between each building. Relocating the trash dumpster pad from between the two buildings to an area of the north side of building #2. This will allow the owner to enlarge the courtyard between buildings #1 and #2. It is noted, as the proffers allow, that the owner will not be constructing the third pool with a clubhouse north of building #2, however, an area of open space equivalent to or greater than the pool and clubhouse area is being preserved on the north side of building #2.

This letter and the enclosed attachments serve to request your administrative confirmation that the aforementioned minor modifications, which will be discussed in greater detail below, are in substantial conformance with the approved CDPA/FDPA and Proffers of PCA 1999-HM-011, Van Metre at Woodland Park, and therefore would be permitted without requiring an FDPA or PCA. For your ease of review, a number of the exhibits are enclosed so that you may view the proposed changes as they relate to the FDPA. In addition, a scaled mylar in the original 100-scale of the FDPA and a more detailed 50-scale mylar, have been provided so you may overlay the proposed changes on the approved FDPA. Pursuant to proffer condition #3 of PCA 1999-HM-

011, the proposed minor changes do not increase the total number of units; decrease the amount of open space; tree preservation; peripheral building set-backs; or substantially change the location of common open space areas.

1. ***Reduction and redesign of surface parking areas***

The impervious parking lot paved area associated with the FDPA for the property is 36,123 SF. The proposed plan decreases the parking lot impervious surface area to 27,372 SF. The total reduction of impervious parking surface created by placing 112 parking spaces under building #1 and building #2 is 8,751 SF or 24%. The owner feel this change represents a significant reduction in the amount of impervious paved parking area and significantly reduces the visual impact of a large surface parking area on the adjoining residential properties.

2. ***Revised Building Footprints***

The building footprints illustrated on the approved FDPA consist of 28,879 SF for building #2 and 10,501 SF for building #1. Both buildings are setback forty (40) feet from the adjacent residential property lines and abut the parking area without the benefit of much intervening open space. The revised plan continues to honor the forty (40) foot building setbacks from the adjoining residential property lines and increases building #2 setback from the property line south of the building from 40-feet to 66-feet. As required by Proffer #3, and as illustrated on sheet 2 of 10 of the FDPA, all minimum peripheral building setbacks have not been decreased by the proposed minor revisions. While the overall building footprint of building #2 has decreased from 28,879 SF to 27,628 SF, the overall building footprint of both buildings combined increased from 39,380 SF to 43,804 SF or 4,424 SF (a 10% increase). The owner reports that the building footprint increase to Building #1 was necessitated to facilitate the design of the underground parking area. While the area of impervious surface for the building increased by 10%, it should be noted that the total amount of impervious surface (parking area plus building area) decreased overall on the property by 7,326.67 SF or a 9% reduction with the proposed changes. Also in keeping with the requirements of Proffer #3, the slight increase in the building area of building #1 does not result in an increase in the number of units on the property.

3. *Adding 3 landscaped courtyards to the property*

The Owner feels that this design change is highly significant. Through the redesigning of the surface parking area (by providing parking garages under the buildings), by altering the building footprints and by relocating the trash dumpster from between building #1 and #2 (to the north side of building #2), three attractive, landscaped, common open space courtyards have been added to the design of the property. These changes eliminate the unsightly dumpster pad between building #1 and building #2, and provides a significant increase in the amount of open space landscaped area between the buildings and Sunrise Valley Drive.

4. *Relocation of the trash dumpster pad from in front of and between Buildings #1 and 2 to the rear northeast corner of building #1*

The owner has decided to improve the visual appearance of the property by moving the trash dumpster pad from the front of building #1 and #2 to the northeast corner of building #2 (behind the ingress/egress ramp for the underground parking garage). The owner feels this will significantly improve the visual impact of the property from Sunrise Valley Drive since the dumpster pad site will no longer be a predominate feature in front of buildings #1 and #2. As envisioned by the proposed change, this area will become a green open space landscaped courtyard for the enjoyment of the occupants and visitors to the property.

5. *Removal of the proposed third swimming pool with clubhouse*

The owner, in order to facilitate all of the aforementioned site improvements, has elected, as permitted by Proffer #4, not to construct a third swimming pool with clubhouse north of building #2. This area will be used instead for the ramp leading to the underground parking garage and for the relocated trash compactor. However, in keeping with the intent of Proffer #4, the area of the swimming pool and clubhouse has been maintained just to the north of their proposed location on the FDPA. Additionally, as previously noted, all of the proposed changes to the property will result in a net increase in open space of 7%.

Further, by not constructing the optional third swimming pool with a clubhouse, the dumpster pad will be removed and relocated from the extremely visable location in-front of buildings #1 and #2 to behind the proposed garage ramp on the north side of building #2. The owner feels that since the intent of Proffer #4 is being honored by maintaining open space greater than the area of

the swimming pool and clubhouse just slightly to the north of their location illustrated on the FDPA. All the proposed changes result in superior site design, which significantly increases the amount and quality of the landscaped open space area, decreases the visable impacts of the parking area on Sunrise Valley Road and adjoining properties, and removes the unsightly trash dumpster pad from its location shown on the FDPA.

Conclusion

The owner feels the proposed minor changes are in keeping with the intent of Proffers #3 and #4 of PCA 1999-HM-011, Van Metre Woodland Park, and that such changes should be permitted without necessitating or triggering the need for an FDPA application.

This opinion is based upon the owner's understanding that so long as such minor changes do not result in an increase in the total number of units allowed; or decrease open space, impact tree preservation areas, alter the peripheral building setbacks or substantially change the location of common open space areas, that such changes are permitted without the need of an FDPA application. The remaining proffer ADU's are being provided by the applicant in Section C-2 (6 units).

As previously discussed herein, the owner's proposed minor design changes do not increase the number of dwelling units (112 units were approved and 112 units are still proposed). The proposed changes increase open space by 7% or 7,327 SF. Therefore, there will not be a decrease open space approved on the FDPA with the minor changes. The proposed changes to the property will not impact any of the tree preservation areas illustrated on the FDPA landscape plan. The proposed changes will not change the approved FDPA peripheral building setbacks or further to encroach upon the adjoining residentially zoned and developed properties (see sheet 2 of 10 for approved perimeter setbacks). The proposed changes do not substantially change the location of the common open space areas. The removal of the third optional pool and clubhouse allows for access to the underground parking garage beneath building #2 and for the relocation of the dumpster pad. An area of open space equivalent to the area of the pool and clubhouse is maintained immediately north of this area, which is substantially the same location as the aforementioned pool and clubhouse location on the FDPA. Finally, the proposed minor design changes will allow the owner to create three (3) open space landscaped courtyards in front of the buildings, increase the overall open space by 7% and decrease the amount of impervious parking surface by 24%.

The owner would therefore respectfully request that you consider that these proposed changes are minor and in accordance with Proffers #2 and #3 of PCA 1999-HM-011, and are therefore permitted without the need to file a FDPA application.

Please feel free to contact me at (703) 442-7800 if you feel I may provide you with additional information. Thank you for your kind assistance.

Sincerely,
VIKA, Inc.

Robert Bosco
Senior Planner

RB/jr

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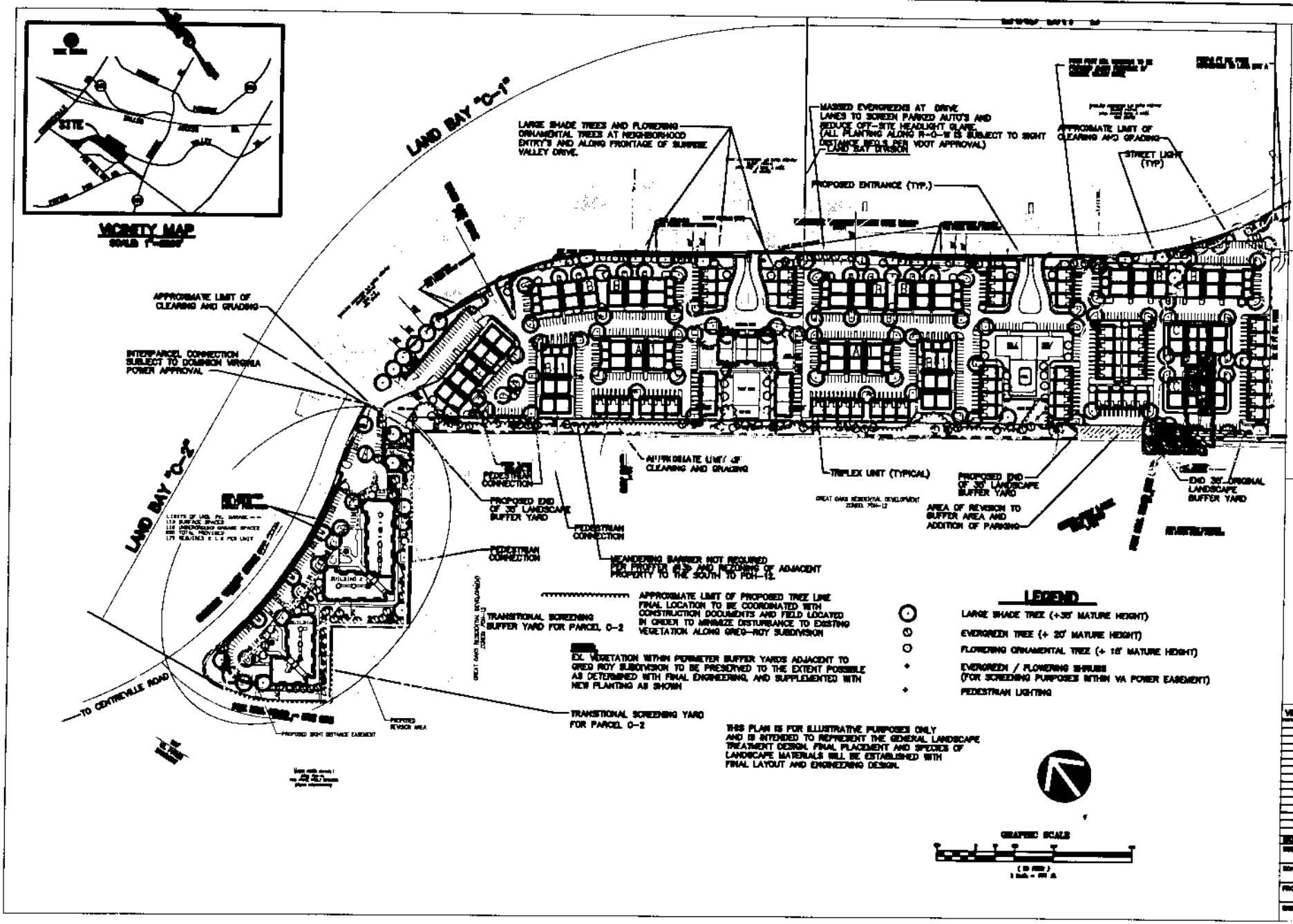
VIKA


VICINITY MAP
SITE
LAND BAY "C-1"
LAND BAY "C-2"
LARGE SHADE TREES AND FLOWERING ORNAMENTAL TREES AT NEIGHBORHOOD ENTRY'S AND ALONG FRONTAGE OF SUNRISE VALLEY DRIVE.
MASSED EVERGREENS AT DRIVE LANES TO SCREEN PARKED AUTO'S AND REDUCE OFF-SITE HEADLIGHT GLARE. (ALL PLANTING ALONG R-C-W IS SUBJECT TO SIGHT DISTANCE REQ'S PER VDOT APPROVAL)
LAND BAY DIVISION
PROPOSED ENTRANCE (TYP.)
APPROXIMATE LIMIT OF CLEARING AND GRADING
STREET LIGHT (TYP)
APPROXIMATE LIMIT OF CLEARING AND GRADING
INTERPARCEL CONNECTION SUBJECT TO DOMINION VIRGINIA POWER APPROVAL
PEDESTRIAN CONNECTION
PROPOSED END OF 30' LANDSCAPE BUFFER YARD
PEDESTRIAN CONNECTION
PEDESTRIAN CONNECTION
MEANDERING BARRIER NOT REQUIRED PER PROFFER 4.3 AND REZONING OF ADJACENT PROPERTY TO THE SOUTH TO PDH-12.
APPROXIMATE LIMIT OF CLEARING AND GRADING
TRIPLEX UNIT (TYPICAL)
GREAT OAKS RESIDENTIAL DEVELOPMENT ZONED PDH-12
PROPOSED END OF 30' LANDSCAPE BUFFER YARD
AREA OF REVISION TO BUFFER AREA AND ADDITION OF PARKING
END 30' ORIGINAL LANDSCAPE BUFFER YARD
TRANSITIONAL SCREENING BUFFER YARD FOR PARCEL C-2
APPROXIMATE LIMIT OF PROPOSED TREE LINE FINAL LOCATION TO BE COORDINATED WITH CONSTRUCTION DOCUMENTS AND FIELD LOCATED IN ORDER TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION ALONG GREG-ROY SUBDIVISION
EX. VEGETATION WITHIN PERIMETER BUFFER YARDS ADJACENT TO GREG ROY SUBDIVISION TO BE PRESERVED TO THE EXTENT POSSIBLE AS DETERMINED WITH FINAL ENGINEERING, AND SUPPLEMENTED WITH NEW PLANTING AS SHOWN
TRANSITIONAL SCREENING YARD FOR PARCEL C-2
TO CENTREVILLE ROAD
PROPOSED SIGHT DISTANCE EASEMENT
PROPOSED REVISION AREA
THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO REPRESENT THE GENERAL LANDSCAPE TREATMENT DESIGN. FINAL PLACEMENT AND SPECIES OF LANDSCAPE MATERIALS WILL BE ESTABLISHED WITH FINAL LAYOUT AND ENGINEERING DESIGN.
LEGEND
LARGE SHADE TREE (+35' MATURE HEIGHT)
EVERGREEN TREE (+ 20' MATURE HEIGHT)
FLOWERING ORNAMENTAL TREE (+ 15' MATURE HEIGHT)
EVERGREEN / FLOWERING SHRUBS (FOR SCREENING PURPOSES WITHIN VA POWER EASEMENT)
PEDESTRIAN LIGHTING
GRAPHIC SCALE
VAN METRE AT WOODLAND PARK
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
INTERPRETATION DRAWING
PCA/CDPA/FDPA
FDPA 1986-HM-011-2
VIKA REVISIONS
1 of 1