

## **RZ/FDP 2004-LE-021**

July 29, 2005

Pursuant to Section 15.2-2303 (A), Code of Virginia, 1950 as amended, the owners, and Landmark Property Development, LLC (hereinafter referred to as "Applicant") for themselves, their successors and assigns in RZ/FDP-2004-LE-021 filed for property identified as Tax Maps 101-2 ((5)) (2) Parcels 1,2, 5,6,7, 8A, 8B, 9,10,11,12,13,14,15, 16 & 101-2 ((1)) Parcels 22, 24 & 101-2 ((5)) (3) Parcels 1, 2A, 3A, 4, 5, 6, 7, 8, 9, 10, 11,12,13 and Rolling Hills Avenue to be vacated/abandoned (hereinafter referred to as the "Application Property"), proffer the following, provided that the Board of Supervisors approves a rezoning of the Application Property to the PDH-30 District.

### 1 Development Plan:

Development of the Application Property shall be in substantial conformance with the Conceptual / Final Development Plan ("CDP/FDP") prepared by Charles P. Johnson & Associates consisting of 14 sheets dated July 20, 2004, as revised through July 14, 2005.

### 2 Minor Modifications:

Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the FDP may be permitted as determined by the Zoning Administrator.

### 3 Density Credit:

The applicant reserves density credit as may be permitted by the provisions of Paragraph 4, of Section 2-308 of the Zoning Ordinance for all dedications herein and as may be reasonably required by Fairfax County Department of Transportation and of Virginia Department of Transportation whether such dedications occur prior to or at the time of site plan approval.

### 4 Provision of Sidewalks and Private Streets:

Sidewalks shall be provided in the locations as generally shown on the CDP/FDP. Both the future streets and sidewalks shall be constructed in conformance with the Public Facilities Manual [PFM] to design, depth of pavement and materials consistent with public street and sidewalk standards. The Applicant shall be responsible for the maintenance of all private streets and sidewalks. Purchasers shall be advised in writing prior to entering into a contract of sale that the HOA will be responsible for the maintenance of the private streets, parking areas and sidewalks. The HOA documents shall expressly state that the HOA shall be responsible for the maintenance of the private streets, parking areas and sidewalks serving that HOA's development area.

## 5 Energy Efficiency

All homes on the subject site shall meet the thermal guidelines of the CABO Model Energy Program for energy efficient homes, or its equivalent, as determined by DPWES, for either gas or electric energy systems.

## 6 Landscaping:

The applicant shall submit a landscaping plan in substantial conformance with the CDP/FDP (Sheet 10) as part of the first and all subsequent site plan submissions for review and approval by the Urban Forest Management DPWES. The applicant shall utilize native species in site landscaping wherever possible. The applicant shall install an irrigation system to maintain the landscaping.

## 7. Umbrella Owners' Association (UOA):

- a. Umbrella Owners Association. Prior to the issuance of the first Non-RUP or RUP for any phase of the development/construction of the Application Property, the Applicant shall establish an Umbrella Owners Association ("UOA") in accordance with Virginia Law. The UOA will include the owners of the residential units and non residential space, including each homeowners association (HOA), condominium owners association (COA) and the Office Building and Retail Space Association (RSA).
- b. Homeowner and Condominium Owners Associations. Prior to the issuance of the first RUP for any residential phase of the development/construction of the Application Property, the Applicant shall cause a homeowners association and/or a condominium owners association ("HOA/COA") to be formed for that phase in accordance with Virginia law.
- c. Office Building and Retail Space Association (RSA). The owner (s) of the office building and retail space shall form an association for the maintenance of the building and site (as delineated on the CDP/FDP). The voting rights of the Office Building and Retail Space Association within the UOA shall be appropriately determined in the documents
- e. UOA Maintenance Obligations. The Applicant and subsequent UOA shall have specific maintenance responsibilities that shall include, but not necessarily be limited to the following:
  - i. Maintenance, repair and replacement of private streets, parking areas, all sidewalks, plazas, open-space, storm water management facilities and devices, recreational facilities, access gates and facilities and other common areas within the Application Property including standard cleaning and lawn/landscaping

maintenance and removal of snow from streets and all sidewalks (including VDOT sidewalks) within the Application Property. The UOA shall incorporate into its lawn maintenance contracts a prohibition against mowing with gas-powered equipment on Code Red days. Repair of surfaces and furnishings

- ii. Manage and fund the on Site TDM program and associated responsibilities.
- iii. Replacement of dead, dying, or diseased trees and landscaping within the Application Property with the same size and similar species as originally approved on the landscape plan.
- iv. The respective UOA and HOA/COA/RSA documents shall specify the maintenance obligation as set forth herein. Purchasers shall be advised in writing prior to entering into a contract of sale, and in the UOA documents and the HOA/COA/RSA documents that the HOA/COA/RSA shall be responsible for the maintenance obligations as set forth herein. Maintenance obligations include but are not limited to all on site physical facilities commonly shared and available to all residents and tenants of the non-residential space such as roadways & curb and gutter, sidewalks, pervious parking surfaces SWM facilities, open space landscaping and landscape features, recreational facilities, commonly shared HOA/COA/RSA facilities within buildings including the business center, and fitness facility, retaining walls, fencing, gates, swimming pool and pool house.

Prior to entering into a contract of sale, prospective purchasers shall be notified, in writing by the Applicant, of said maintenance responsibilities. Said purchasers shall be required to acknowledge receipt of this information in writing.

- f) Private Street and Recreation Facilities Reserve Fund. Subject to review and approval by the County Attorney, the UOA documents shall provide for the establishment of a Reserve Fund to be used as funding for maintenance of the private streets, sidewalks and recreation facilities. At the time of the first Residential Use Permit, the applicant shall deposit forty thousand dollars (\$40,000) into the Reserve Fund for private streets and sidewalks and ten thousand dollars (\$10,000) into the Reserve Fund for recreation facilities.
- g) The Applicant shall place a covenant on each residential lot, which provides that garages shall be used for purposes that will not interfere with their intended purpose (e.g. parking of vehicles). This covenant shall be recorded among the land records of Fairfax County prior to the sale of any lots and shall run to the benefit of the UOA and to the Board of Supervisors. Prior to recordation, the covenant shall be approved by the Fairfax County Attorney's Office. The UOA and HOA/COA documents shall expressly state this use restriction.

#### 8. Recreation and Active and Passive Open Space:

All of the open space and activity areas shall be available, shared and maintained by all residents of the site (Mount Vernon Gateway).

- A. The sidewalk and trail system as shown on the CDP/FDP shall be constructed concurrent with the development of the same phase of development.
- B. Community area one will function primarily as an active recreation area multi purpose lawn and field. This area may contain a rain garden.
- C. Community area two adjacent to the main entrance boulevard shall be constructed and maintained as a dog walk with trash receptacles and waste clean up bags that will be maintained by the UOA. Bench seating will be provided within this area.
- D. The Plaza space for building D and E will contain seating (benches, lawn chairs and tables) and large containers/planters for both street scape size trees, ornamental grasses and flower beds as shown on the CDP/FDP.
- E. Community area 3 located at the east end of building E shall contain turf for lawn games. Seating areas in two clusters of three benches each will be located within the triangular areas adjacent to the circle on the East and West
- F. Community area 4 in an area of 8,500 Sq. Ft. shall contain the Swimming Pool and Pool House . It contains a playground which shall contain swings, slides and various climbing apparatus and a gazebo. The pool shall be covered during the winter months. A pool house of 3,500 Sq. Ft. with lockers and showers shall be provided as shown on the CDP/FDP.
- G. A separate indoor recreation facility shall be furnished with exercise machines and weights, a library/audio visual room and a community room for the UOA and other functions to be provided within the mid rise building A and/or the Pool House.
- H. An architectural element will be provided as depicted on sheet 14 of the CDP/FDP, which shows a large Greek pergola, and cast stone planters in front of the dam for the pond as depicted on the CDP/FDP. The area in front of the pond dam will include an entry feature with a cast stone material and will also include a cast stone monument plaque with Mt. Vernon Gateway sculpted on its face as depicted on the CDP/FDP.

#### 9. Recreational/Public Facilities:

The Applicant proffers that the expenditure for recreational facilities will be a minimum of \$955.00 per residential unit to be used for onsite recreation facilities (including the Gazebos, children play areas and playfields). In phase 1, Prior to construction of the 220<sup>th</sup> Residential Dwelling Unit the applicant will contribute \$1,000,000 to the Fairfax County Board of Supervisors for the acquisition and/or development of recreation facilities in the immediate area, either at the unused 10 acre school site on Buckman Rd. at tax map 101-3 ((21)) parcel B (Identified as Pinewood Lake Section 1) or at another facility identified by the Park Authority Staff and as approved by the Board of Supervisors.

#### 10 Affordable Dwelling Units:

The applicant shall provide for 19 Affordable dwelling units scattered throughout the Condominium Low Rise Buildings on site. In addition, prior to issuance of the first building permit, the Applicant shall contribute a sum equaling one-half (1/2) of one percent of the aggregate sales price of each new multifamily dwelling unit to be constructed within those buildings constructed of non combustible material to the Fairfax County Housing Trust Fund to assist Fairfax County's low and moderate income housing goals.

#### 11 Storm Water Management Facilities and BMP's:

- A. The Applicant shall provide a wet SWM/BMP pond subject to DPWES review and approval as generally shown on the CDP/FDP unless otherwise waived or modified by DPW&ES. The wet pond, if provided, will provide stormwater management and BMPs for the entire watershed draining to the facility (including offsite areas). An underground SWM facility may also be provided subject to Board of Supervisors approval as generally depicted on the CDP/FDP. A sand filter, rain gardens, Filterras or similar type devices may be utilized if needed in accordance with the requirements of the PFM and the Chesapeake Bay Preservation Ordinance unless modified or waived by DPWES. These facilities will be maintained by the UOA and notice of the maintenance responsibility will be contained in the UOA documents as referenced in proffer 7e.
- B. In the event DPWES does not approve the use of a wet pond, the Applicant shall construct a dry pond in the location generally shown for use as a wet pond on the CDP/FDP unless waived or modified by DPWES. The dry pond will include aquatic plantings and/or other water tolerant species subject to review and approval by DPWES Urban Forest Management and DPWES. In the event a dry pond is utilized, a sand filter, rain gardens, and/or Filterras or other similar devices may be employed in order to satisfy BMP requirements subject to review and approval by DPWES. In the event any of these devices are used, the UHO will assume maintenance responsibilities and said maintenance notice and responsibilities shall be incorporated in the UOA Maintenance Obligations referenced in proffer 7 e.
- C. Prior to bond release, the Applicant shall escrow the bond estimated amount subject to DPWES for a replacement reserve fund for the underground SWM facility as shown on the final Site Plan, as determined by DPWES.
- D. For the purposes of providing water quality and water quantity benefits, the Applicant shall use porous pavement or pavers or their equivalent on the

driveways for the stacked townhomes and their respective surface parking spaces for these units. Applicable SWM and/or BMP credits, if any, are subject to review and approval by DPWES. Any resurfacing of these areas will be performed with the same or equivalent materials and this requirement shall be included in the UOA/HOA documents. Pervious stone and/or grassed/planted medians will be installed between individual driveways.

- E. Prior to Site Plan approval, the Applicant shall contribute the sum of Fifty Thousand Dollars (\$ 50,000.00) to the Board of Supervisors for the Little Hunting Stream restoration project. This contribution is unrestricted as to where it is to be spent within the main branch of the Little Hunting Creek.
- F. To ensure a permanent pool of water in the Wet SWM pond if approved by DPWES), the applicant will install a groundwater well for water augmentation.

12. After School Programs—Recreation Department Managed:

Prior to site plan approval, the Applicant shall contribute to Fairfax County four hundred and five thousand dollars (\$405,000) for after school programs, library books, and or computers and scientific equipment. At the time of Site Plan approval the funds shall be given by the Applicant to the Board of Supervisors for the Department of Recreation to manage and use in the following manner:

- A. A One hundred & Five Thousand dollar (\$105,000) contribution shall be equally used (26,125 per school per year) for Mount Vernon Woods Elementary school and Woodlawn Elementary school for an after school Latch Key Program including late busses and with any remaining funds for the purchase of computers, and ancillary equipment, and books for the library.
- B. A Three hundred thousand dollar (\$300,000) contribution shall be equally used (\$150,000 each) for Sandburg Middle School and Whitman Middle School to establish an after school (Latch Key) program at a rate of \$50,000 per school, per program, per year.

13. Gated Community:

The residential portion of this community is planned to primarily function as a gated community although this feature may be changed by a the UOA. 24 hour access will be provided via 3 vehicle access points. The vehicular access from the commercial/office portion of the site and at the main entrance at Janna Lee Avenue and the central boulevard will be controlled by a gate that during the day will be open from 7:00 Am until 8:00 PM. From 8 PM until 7 AM the next day, the gate will be closed and available only to residents with a pass key or workers in the building with a code access which will be changed periodically. The hours of this gate may change upon a request by the

Office/Commercial users (RSA) to the UOA who govern access and gate hours, however the hours shall not decrease.

Pedestrian access will be provided by a number of pedestrian gates, with one each at the vehicle access locations and others in appropriate locations as shown on the CDP/FDP and which may be accessed 24 hours per day with a resident pass key.

#### 14. Streetscape and Surrounding Gated Facility:

The applicant shall construct a 6 foot high brick and wrought iron (or similar) fence around the site as generally depicted on the CDP/FDP.

The Applicant shall provide a streetscape along the site's Richmond Highway frontage in general conformance with the Richmond Highway Corridor Urban Design Guidelines as depicted on the CDP/FDP. These improvements shall include the provision of streetscape improvements (landscaping and 9 foot wide concrete county trail), along Parcels 101-2 ((5)) 3 and 4, subject to availability of sufficient Right of Way at Parcels 101-2 ((5)) 3 and 4 as well as providing the streetscape improvements (9 foot wide county trail and landscaping) along Parcel 101-2 ((1)) 23, subject to VDOT permission and approval as per the CDP/FDP. The applicant shall request permission to make these improvements from VDOT by letter sent by certified mail, return receipt requested. VDOT will be given sixty (60) days from receipt of the letter to grant said permission in writing. The Applicant shall make at least three attempts to secure permission from VDOT. Attempts to secure permission shall be demonstrated to the satisfaction to DPWES. All on-site and off-site landscaping shall be maintained by the applicant. An irrigation system shall be installed for the streetscape.

The Applicant will provide streetscape improvements on Janna Lee Avenue as shown on Sheet number 12 of the CDP/FDP from Buckman Road to Richmond Highway. However, the streetscape improvement at the Janna Lee Avenue and Richmond Highway intersection will be dependent on the availability of the right-of-way necessary at Parcels 101-2 ((5)) 3 and 4 pursuant to Proffer 25.

Street trees will be placed throughout the development as depicted on the CDP/FDP including in the front of the back to back townhomes and stacked townhomes. The street trees at the townhomes, which may not be creditable toward the tree cover requirements, will nonetheless be installed if permitted by the Urban Forestry Management and will be of a type in stature/height and root systems that are designed to thrive in smaller planter spaces. Alternatively, large shrubs may be planted in front of the townhouses.

#### 15. Signs:

No temporary signs (including "popsicle" style paper or cardboard) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off site by the Applicant or at the Applicant's direction to assist in the initial sale of homes on the

Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and sale of residential units on the property to adhere to this proffer.

16. Architectural Elevations:

The architecture shall generally conform with the illustrative architectural elevations as shown on the CDP/FDP sheets 15 through 18, as determined by DPWES.

**Stacked Townhouses:** The stacked townhome units shall be in substantial conformance with the elevations depicted on the CDP/FDP. These units shall be fenestrated such that the rear of the units facing into the development shall utilize the same materials as the fronts of the units facing out onto Buckman Rd, and they shall include a door for access to the rear of the units, which may be shared by two adjacent units. Exterior building materials will be a mix of brick, stone, wood, glass and concrete material siding. Some conventional simulated wood siding and similar materials may be used not to exceed 20% of any building unit. There shall be no decks which are typically attached to the rear of a building without being recessed into the building front or façade for any of the proposed units. Balconies generally recessed into the building façade and protrude no more than 5 feet from the façade of any building and as shown on the elevations are permitted. Balconies shall be constructed with hard scape material or metal railings and brick pier detailing. Garages and or garage doors are to be recessed into the structure's rear façade by a minimum of 2 feet so that the garage doors are not flush to the facade. Any HVAC shall be screened from view as per the elevations. These restriction shall be included in the HOA documents.

**Back to Back Townhouses:** The proposed back-to-back townhouse units shall be in substantial conformance with the elevations depicted on the CDP/FDP. Exterior building materials shall be a mix of brick, stone, wood, glass and, concrete siding material. Conventional simulated wood siding and similar materials may be used not to exceed 20% of any one unit. HVAC shall be screened from view with a wall of siding material or planting material. These restrictions shall be included in the HOA documents.

**Low Rise Multifamily:** The proposed multifamily units shall be in substantial conformance with the building design and elevations shown on the CDP/FDP. The Applicant may utilize a combination of the following materials on the exterior of the building: Brick, stone, concrete, wood, split face block, glass, metal (on balconies) and concrete material. Conventional simulated wood siding and similar material may be used not to exceed 20% of the building. The buildings shall not exceed 4 stories in height.

**Building C:** The proposed non-residential building (identified as building C on the CDP/FDP) shall be in substantial conformance to the building design and elevations shown on the CDP/FDP. The applicant may utilize a combination of the following exterior materials: Brick, stone, concrete, split face block, wood, glass, metal, and concrete material. Conventional siding material and similar material may be used but not to exceed 20% of the building.

## 17. Driveways:

Driveways where provided shall be a minimum of eighteen (18) feet in length from the property line to the garage door for the stacked townhouse units. No driveways shall be provided for the back to back townhouse units. Prospective purchasers shall be made aware of this restriction prior to entering into a purchase contract. These restrictions shall also be included in the HOA documents.

## 18. Frontage Improvements Utility Duct Banks:

- A) The applicant will construct a duct bank for off site utilities for the entire distance of Buckman Road from its intersection with Richmond Highway to its intersection with Janna Lee Ave. along the site frontage for the undergrounding of utilities.
- B) The applicant will construct a duct bank for off site utilities along the site frontage and along the west side of Richmond Highway from the intersection of Buckman Road for a distance of 260 feet south to the Richmond Highway utility cross over to the east side for the future undergrounding of utilities.
- C) All on site utilities shall be placed underground.

## 19. Signalization:

The applicant will provide a traffic signal at the Richmond Highway and Janna Lee intersection to include pedestrian crossing count down signals at both Janna Lee Ave. and Richmond Highway and modify the existing signal timing and signal at Richmond Highway and Mount Vernon Highway subject to warrant studies conducted by the applicant and review and approval by VDOT.

## 20. Buckman Rd. Intersection Reconstruction:

The Applicant will reconstruct the Buckman Road intersection with Richmond Highway to allow right-turns onto Buckman Road from southbound Richmond Highway and right-turns from Buckman Road to southbound Richmond Highway as generally shown on Sheet number 9 exhibit 3 of the CDP/FDP. A raised island will be installed to facilitate the turns subject to VDOT review and approval.

## 21. Buckman Road Frontage

The Applicant will make road frontage improvements and streetscape improvements as shown on Sheet numbers 4 to 8 of the CDP/FDP along Buckman Road from its intersection with Janna Lee Avenue to Richmond Highway subject to VDOT review and approval.

22. Janna Lee Avenue/Richmond Highway Intersection Improvements shall be performed as follows:
- a. Construction of a right-turn lane onto southbound Richmond Highway from Janna Lee Avenue; the existing service drive south of Janna Lee Avenue shall be closed at the intersection.
  - b. Construction of dual left-turn lanes onto northbound Richmond Highway from Janna Lee Avenue.
  - c. Installation of a right-turn lane onto Janna Lee from southbound Richmond Highway, including lane on Richmond Highway fronting Tax Map 101- 2 ((5) Parcels 3 and 4 as well as a through lane on Janna Lee Avenue across the frontage of Parcel 4.
  - d. Construction of a median at the intersection to provide for separation of opposing lanes.
  - e. The improvements described herein shall be constructed generally as shown on Sheet number 10 of the CDP/FCP subject to review and approval by VDOT and pursuant to Proffer 26.

23. Janna Lee Avenue Improvements

In addition to the intersection improvements, Janna Lee Avenue will be widened along its length from Buckman Road to Richmond Highway generally as shown on Sheet number 10 of the CDP/FDP, subject to VDOT review and approval.

24. Richmond Highway Improvements

The Applicant will construct improvements on Richmond Highway generally as shown on Sheet number 9 exhibits 2 & 3 of the CDP/FDP subject to review and approval by VDOT. The Richmond Highway frontage trail and landscape improvements will be constructed from the Buckman Road intersection south to the Janna Lee Avenue intersection along the west side of the road subject to the provisions of Proffer 25.

The Applicant will construct improvements to Richmond Highway south of Janna Lee Avenue to approximately the Shannons Green Way intersection generally as shown on Sheet number 9 exhibit 1 of the CDP/FDP subject to VDOT review and approval. These improvements will generally consist of median improvements for a left-turn lane at Janna Lee Avenue, restriping, and lane transitions within the existing right-of-way

25. Right-of-Way/Easement Condemnation

With respect to the various road improvements as described in Proffers 22, 23 and/or 24 and as generally shown on Sheet number 10 exhibit "proposed alignment" of the CDP/FDP, and signalization requirements as described in Proffer 19, the Applicant shall attempt to acquire the necessary right-of-way and/or easements as conditioned below:

- a. If the Applicant is unable to bring about the dedication by others of the necessary right-of-way or easements or to acquire the purchase of the right-of-way or easements at fair market value (as determine by an appraisal done by a Member of the Appraisal Institute), then the Applicant shall request the Board of Supervisors to condemn the necessary land and easements.
- b. It is understood that the Applicant's request to the Board of Supervisors for condemnation shall not be considered until it is forwarded, in writing, to the Division of Land Acquisition or other appropriate County Officials, accompanied by: (1) plans, plats, and profiles showing the necessary right-of-way or grading easements to be acquired, including all associated easements and details of the proposed improvements to be located on Parcels 101-2 ((5)) 3 and 4; (2) an independent appraisal of the value of the right-of-way property to be acquired and all damages to the residue to Parcels 101-2 ((5)) 3 and 4; (3) a sixty (60) year title search certificate to the right-of-way property to be acquired; and (4) a letter of credit in an amount equal to the appraised value of the property to be acquired and of all the damages to the residue which can be drawn upon the County.
- c. It is also understood that in the event the property owners of Parcels 101-2 ((5)) 3 and 4 are awarded more than the appraised value of the property and of the damages to the residue in the condemnation suit, the amount of the award in excess of the letter of credit amount shall be paid to the County by the Applicant within sixty (60) days of said award. In addition, the applicant agrees that all reasonable and documented sums expended by the County in acquiring the right-of-way and necessary easements shall be paid to the County by the Applicant within sixty (60) days of written demand.
- e. If the condemnation is not undertaken, Janna Lee Avenue will be shifted south as generally shown on Sheet number 10 exhibit "alternative alignment of the CDP/FDP subject to VDOT review and approval. Furthermore, the Richmond Highway improvements along the frontage of Parcels 101-2 ((5)) 3 and 4 will be limited to only those improvements which can be performed within the existing right-of-way and/or public street easement.
- f. It is understood that the Applicant will attempt to acquire the necessary easements for installation and maintenance of the traffic signals and ancillary equipment at he Janna Lee Avenue/Richmond Highway intersection pursuant to Proffer 19 as shown on sheet number 10 exhibits "Proposed Alignment" & Alternative Alignment". In the event the Applicant cannot obtain the necessary easements, condemnation may be requested as conditioned in this proffer.

## 26. Bus Shelters

The applicant will construct a bus shelter or Richmond Highway Express (REX) shelter (as deemed appropriate by DOT at time of Site Plan Review) on the southbound Richmond Highway lanes on the south side of Janna Lee at the location shown on Sheet number 9 exhibits 1 & 2 of the CDP/FDP subject to availability of the necessary ROW or if ROW as determined by the Fairfax County Department of Transportation (FCDOT) and VDOT is not available the Applicant shall escrow the necessary funds (determined by bond formula) at time of site plan approval. The applicant will also construct a bus shelter or REX shelter on northbound Richmond Highway at the new Janna Lee Richmond Highway signalized intersection, subject to VDOT review and approval and adequacy of ROW as determined by VDOT or if the ROW is not available the Applicant may escrow the equivalent funds for the bus shelter at time of site plan approval.

## 27. Transportation Demand Management

- A. The applicant will provide a business center either within the community facilities complex (building A or pool house) or in the commercial office building (Building C) which will include a copier (1) and fax access (1) and two computers with internet service. The facility shall have an area of at least 8 ft by 8 feet but may be within a larger shared space. It shall be made available and open to all residents. At a minimum, the hours of use will be 8:00 AM until 6:00 PM but the hours may be extended or altered by the UOA.
- B. The applicant will wire all of the multifamily buildings for in building antennae systems to support wireless systems for high speed internet access.
- C. A transportation management coordinator to implement the both residential and commercial based TDM program and advise residents and employees will be provided. All residents, tenants and employees shall be made aware of the availability and location of the TDM Coordinator at least once per year. The coordinator will be located in a centralized common space that is easily accessible to all residents, guests and employees of the community. The coordinator will be responsible for providing welcome package information (for all lease, rental and sales packages) to new residents and employees regarding Metrorail, metro bus, ride sharing, and other relevant transit services as well as marketing of transit information including a location for literature, and information in both the community news letter and community website if established. The on-site transportation demand management coordinator will implement on site ride matching and the community will be enrolled as a member of Commute Connections, and be part of the Metropolitan Ozone watch and during summer months when high ozone days are expected will inform the community of efforts to reduce the air pollutant through a comprehensive Ozone Action Days program.

- D. In order to ensure the effectiveness of the TDM program the residents will be surveyed on an annual basis by the on site coordinator in coordination with the Fairfax County Department of Transportation (FCDOT) and this survey will be used to establish yearly trip reduction targets. The survey results will be forwarded to FCDOT to ensure that the TDM strategies are effective in reducing trip generation associated with the site. If expected trip reduction is not taking place then an additional annual contribution to the on site TDM program of one hundred dollars per every 25% of missed target reduction up to four hundred dollars may be added to the TDM program.
- E. Preferential parking spaces will be assigned for hybrid vehicles, car pools, van pools and any hourly-rental cars.
- F. All residential units will be pre wired for a broadband, high capacity data/network Cable in addition to the standard telephone lines.
- G. The applicant will contribute four hundred thousand dollars (\$400,000) for the purchase, and maintenance of 2 vehicles (one 12 passenger van and one 9 passenger van to be housed within building A) the salary of a driver (s) and on site transportation demand program manager. This contribution is for the purpose managing the program and for driving residents to the nearest metro station on a regular five-day morning and evening schedule. The van (s) may be used for other community weekend functions as well. The driver may have other community and/or HOA responsibilities and this information shall be disclosed in all HOA/COA and UOA documents. The contribution (vehicle purchase and cash contribution to the HOA TDM fund) will be made at the time of the issuance of the first residential use permit for the mid rise condominium building.
- H. This contribution may, in lieu of the above (paragraph F) be used in conjunction with other new developments on Richmond Highway to develop a combined shared morning and evening express van service to Metro for residents of these developments subject to approval by the Board of Supervisors.

## 28. Age Restricted Dwellings

70 Dwelling units shall be restricted to those 55 years of age or older. The dwellings will be in one building and be located near to each other (same floor or building wing).

## 29. Noise Attenuation

To achieve maximum interior noise level of approximately 45 dba Ldn the Applicant will construct all residential units located within 150 feet of the centerline of Richmond Highway impacted by highway noise levels above 65 and 70 dBA (decibels A scale) Ldn (Level Day Night).

- (i) Exterior walls will have a (STC) rating of 39

(ii) Doors and windows will have a STC rating of 28

(iii) If glazing exceed 20% of the elevation facing Richmond Highway window STC will be 39.

(iv) Adequate measurements to seal and caulk between surfaces shall follow ASTM standards to minimize sound transmission.

30. Interparcel access:

The applicant will provide an ingress / egress easement to allow for interparcel access to the commercial portion of the site from parcels 101-2 ((5)) 3 & 4 as generally shown on the CDP/FDP. The users of this interparcel access from parcels 101-2 ((5)) 3 & 4 shall be subject to a fair share financial contribution for the cost of the resultant impacts of these trips upon maintenance by the UOA of the private street and travel way.

Interparcel access through the site to Janna Lee Ave. shall be allowed unrestricted from the hours of 7:00 AM through 8:00 PM by leaving the gate between Building C and the remainder of the community open.

31. VDOT parcel/Tax Map 101-2 ((1)) 23

With a VDOT construction permit, the applicant will construct the frontage improvements (roadway, trail and street scape) along Richmond Highway along this parcels frontage as depicted on the CDP/FDP. Furthermore, the applicant will attempt to acquire for fair market value the remaining portion of this parcel. If the applicant is not able to acquire the parcel the applicant will apply to VDOT for permission to plant the remainder of this parcel in grass, shrubs and trees subject to VDOT approval. The UOA will maintain this open space.

32. Phasing of Development:

The development both non residential and residential will be constructed in no more than two phases. Removal of the existing commercial area along Richmond Highway will be in the first phase. In addition, the frontage improvements on Richmond Highway shall be in the first phase. Finally, the construction of building C (Commercial Office) shall also occur in the first phase and shall be completed prior to the construction of the 220<sup>th</sup> residential dwelling unit.

33. Uses

Except for building C the subject site will be comprised of single-family attached and multifamily residences as shown on the CDP/FDP. Building C shall contain between 70,000 to 80,000 square feet of non-residential uses. There shall be a minimum of 60,000 square feet of office use and 10,000 square feet of retail/commercial use. At least

10,000 SF of retail/commercial uses shall be located on the ground floor of Building C. The following secondary uses shall be permitted:

- Accessory uses and accessory services uses;
- Bank teller machines, unmanned;
- Business service and supply service establishments;
- Colleges, universities;
- Commercial recreation uses;
- Eating establishments;
- Fast food restaurants (no drive through lanes);
- Financial institution (no drive through lanes);
- Garment cleaning establishment;
- Offices;
- Personal service establishment;
- Private club and public benefit associations;
- Private schools of special and general education (which do not require outdoor recreation areas) – such as ballet studio;
- Public uses;
- Quick service food store;
- Repair service establishments for minor appliances, bicycles, and computers;
- Retail sales establishments; and
- Theatres.

The street level of building C shall be designed to contain a minimum of 10,000 square feet of retail/commercial space as shown on the CDP/FDP. The retail/commercial uses shall be located on the ground floor of building C. In addition to the retail/commercial space, the street level of building C may contain an doctor and/or dentist office(s).

34. Geotechnical Study:

Prior to site plan approval, the applicant shall submit a geotechnical study for the review and approval of DPWES. All recommendations of the study and DPWES shall be implemented.

35. Retaining Walls:

- A. The locations of retaining walls are depicted on the CDP/FDP. Any additional retaining walls that are not part of a parking structure, that exceed 3 feet in height shall be permitted only after a proffer compliance determination by DPZ that the wall(s) are in substantial conformance with the CDP/FDP.
- B. An architectural surface treatment shall be used on the face of any retaining walls. The surface treatment shall be either predominantly or a combination of a mix of stone aggregate, special forming, or scoring, special mix of textures or polymer paint materials, bricks, screening materials, pre-cast concrete, architectural embellishments and/or other treatments that are compatible with and complement the building architecture and materials as approved by DPWES.

36. US Army Museum:

At the time of site plan approval, the Applicant will donate Fifty Thousand Dollars (\$50,000) to the US Army Historical Foundation for the purpose of developing the US Army Museum at Fort Belvoir. This gift is unrestricted as to use.

37. Lorton Arts Foundation:

At the time of site plan approval, the Applicant will donate Fifty Thousand Dollars (\$50,000) to the Lorton, VA Arts Foundation for the purpose of developing an arts center at Lorton. This gift is unrestricted as to use

38. Franconia Community Museum

At the time of site plan approval, the Applicant will donate Fifty Thousand dollars (\$50,000) to the Franconia, VA museum as an unrestricted gift for developing and equipping a museum on Franconia Rd.

39. Support of Students on Suspension Program

At time of Site Plan approval the Applicant will donate the sum of Thirty Thousand Dollars (\$30,000) to the South County Youth Network (Coalition for the Mt. Vernon and West Potomac School-Community Pyramids) to reestablish the Students on Suspension

Program (SOS) for the Lec & Mount Vernon District area (Cluster IV) to directly affect the immediate area of this application.

40. Right of Way Vacation

Notwithstanding the submission for processing of any applications, plan or plats in furtherance of the development of the Application Property, the Applicant acknowledges that no such application, plan, or plat shall be approved by Fairfax County until or unless the vacation of right-of-way proposed as part of the application property is approved by the Board of Supervisors and is final. In the event that such vacation is not approved by the Board of Supervisors, or in the event that the Board's approval is overturned by a Court of Competent Jurisdiction, any development of the Application Property under the PDH-30 District shall require a proffered Condition Amendment and the Applicant acknowledges that such Amendment may result in loss of density. The Applicant hereby waives any right to claim or assert a taking or any other Cause of Action that otherwise may have arisen out of a Board decision to deny in whole or in part the Right of Way Vacation.

41. Successors and Assigns:

These Proffers will bind and inure to the benefit of the Applicant and his successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.

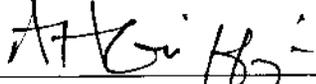
**CONTRACT ASSIGNEE &  
APPLICANT,  
Landmark Property Development, LLC**

By:   
**Scott M. Herrick**  
Its: Managing Member

**Contract Purchaser, Eastwood Properties, Inc.**

By:   
**Richard L. Labbe**  
Its: President

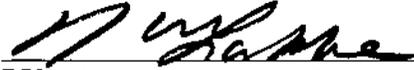
**THE BOARD OF SUPERVISORS OF  
FAIRFAX COUNTY, VIRGINIA**  
Title Owner of underlying portion of Rolling  
Hills Avenue to be vacated/abandoned

By:   
**Anthony Griffin, Agent/County Executive**

Owner 101-2-01-22

E. JOHN SCHRENZEL

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact



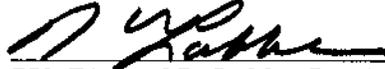
BY: Richard L. Labbe, President

*As Richard Labbe, President, Eastwood Properties Inc.  
Agent and Attorney-in-Fact for  
E. John Schrenzel*

Owner 101-2-01-24

HEIRS OF MARIE F. AYRES  
BETTY M. AYRES (aka Betty Ayres Embrey),  
Executor/Guardian/Trustee

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact



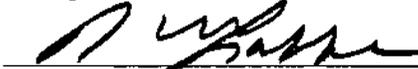
BY: Richard L. Labbe, President

*As Richard Labbe, President, Eastwood Properties Inc.  
Agent and Attorney-in-Fact for Heirs of Marie F. Ayres,  
Betty M. Ayres (aka Betty Ayres Embrey),  
Executor/Guardian/Trustee*

Owner 101-2-05-02-01 & 02

LEGACY PROPERTIES, LLC  
GEORGE E. STONE, Managing Member

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact



BY: Richard L. Labbe, President

*As Richard Labbe, President, Eastwood Properties Inc.  
Agent and Attorney-in-Fact for  
Legacy Properties, LLC, George E. Stone, Managing Member*

Owner 101-2-05-02-05

MOISES M. DELCID

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact

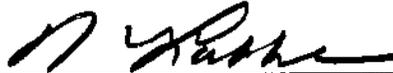


BY: Richard L. Labbe, President

*Richard L. Labbe, President, Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Moises M. Delcid*

MARIA A. MARQUEZ

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact



BY: Richard L. Labbe, President

*Richard L. Labbe, President, Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Maria A. Marquez*

Owner 101-2-05-02-07

ERIC D. SMAW

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact



BY: Richard L. Labbe, President

*Richard L. Labbe, President, Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Eric D. Smaw*

CHAMLONG MUNTRAT

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact



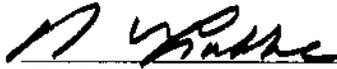
BY: Richard L. Labbe, President

*Richard L. Labbe, President, Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Chamlong Muntrat*

Owner 101-2-05-02-08A

JESSE W. STAFFORD, III

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact



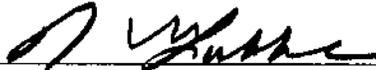
BY: Richard L. Labbe, President

*Richard L. Labbe, President, Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Jesse W. Stafford III*

Owner 101-2-05-02-08B

CHANG H. GRIFFITH

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact



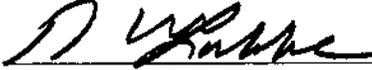
BY: Richard L. Labbe, President

*Richard L. Labbe, President, Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Chang H. Griffith*

Owner 101-2-05-02-09

ELLEN E. SCHUMACHER

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact



BY: Richard L. Labbe, President

*Richard L. Labbe, President, Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Ellen E. Schumacher*

Owner 101-2-05-02-10

MURIEL A. RUDICH

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact



BY: Richard L. Labbe, President

*Richard L. Labbe, President, Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Muriel A. Rudich*

STEPHEN M. RUDICH

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact



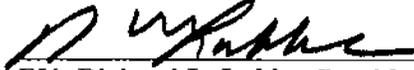
BY: Richard L. Labbe, President

*Richard L. Labbe, President, Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Stephen M. Rudich*

Owner 101-2-05-02-11

GARY L. BRYANT

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact



BY: Richard L. Labbe, President

*Richard L. Labbe, President, Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Gary L. Bryant*

SON C. BRYANT

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact



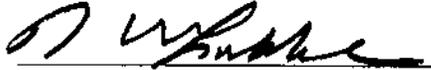
BY: Richard L. Labbe, President

*Richard L. Labbe, President, Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Son C. Bryant*

Owner 101-2-05-02-12

RUBY C. TAYLOR

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact



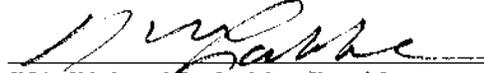
BY: Richard L. Labbe, President

*Richard L. Labbe, President, Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Ruby C. Taylor*

Owner 101-2-05-02-13

JOHN T. JONES

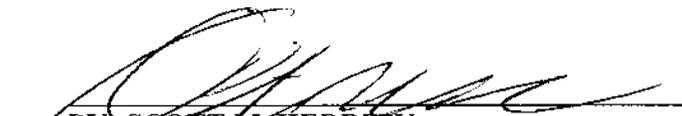
BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact

  
BY: Richard L. Labbe, President

*Richard L. Labbe, President, Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for John T. Jones*

Owner 101-2-05-02-14

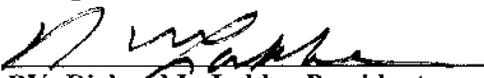
FAIRFAX DEVELOPMENT CORPORATION

  
BY: SCOTT M. HERRICK  
ITS: AGENT

Owner 101-2-05-02-15

AMERICAN LEGION POST 177, INC., DEPT. O  
MICHAEL E. WHEELER, PRESIDENT

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact

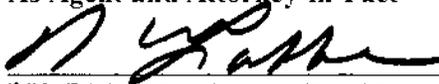
  
BY: Richard L. Labbe, President

*Richard L. Labbe, President Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for American Legion Post 177  
Dept. O, Michael E. Wheeler, President Inc.*

Owner 101-2-05-02-16

JOHN VU

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact

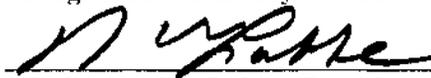


BY: Richard L. Labbe, President

*Richard L. Labbe, President, Eastwood  
Properties, Inc.  
As Agent and Attorney-in-Fact for John Vu*

HEIDI G. VU

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact

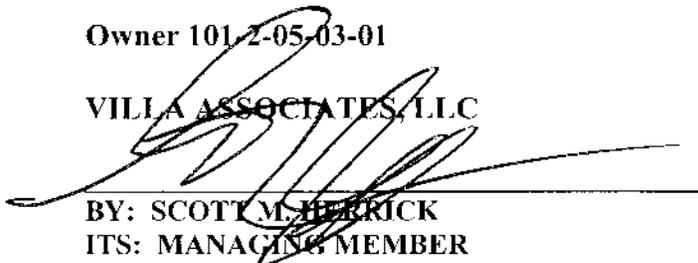


BY: Richard L. Labbe, President

*Richard L. Labbe, President, Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Heidi G. Vu*

Owner 101-2-05-03-01

VILLA ASSOCIATES, LLC



BY: SCOTT M. HERRICK  
ITS: MANAGING MEMBER

Owner 101-2-05-03-02A

SYLVESTER L. HACKWORTH

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact

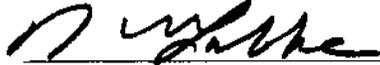


BY: Richard L. Labbe, President

*Richard L. Labbe, President Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Sylvester L. Hackworth*

SHIRLEY L. HACKWORTH

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact



BY: Richard L. Labbe, President

*Richard L. Labbe, President Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Shirley L. Hackworth*

Owner 101-2-05-03-03A

HUNG. H. KIM

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact

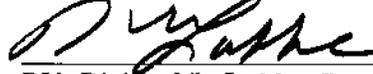


BY: Richard L. Labbe, President

*Richard L. Labbe, President Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Hung. H. Kim*

MYONG O. KIM

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact



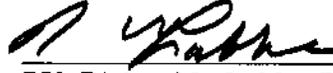
BY: Richard L. Labbe, President

*Richard L. Labbe, President Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Myong O. Kim*

Owner 101-2-05-03-04

THUAN THUC JONES

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact



BY: Richard L. Labbe, President

*Richard L. Labbe, President, Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Thuan Thuc Jones*

Owner 101-2-05-03-05

JOSE PEREIRA

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact



BY: Richard L. Labbe, President

*Richard L. Labbe, President Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Jose Pereira*

CANDELARIA CORNEJO

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact

*R. Labbe*

BY: Richard L. Labbe, President

*Richard L. Labbe, President Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Candelaria Cornejo*

Owner 101-2-05-03-06  
HARRY J. WEAVER

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact

*R. Labbe*

BY: Richard L. Labbe, President

*Richard L. Labbe, President, Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Harry J. Weaver*

MINNIE H. WEAVER

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact

*R. Labbe*

BY: Richard L. Labbe, President

*Richard L. Labbe, President, Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Minnie H. Weaver*

Owner 1101-2-05-03-07

ROBERT M. KING

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact

*Richard L. Labbe*

BY: Richard L. Labbe, President

*Richard L. Labbe, President, Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Robert M. King*

GLADYS E. KING

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact

*Richard L. Labbe*

BY: Richard L. Labbe, President

*Richard L. Labbe, President, Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Gladys E. King*

Owner 101-2-05-03-08

ERNEST A. THIELKE

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact

*Richard L. Labbe*

BY: Richard L. Labbe, President

*Richard L. Labbe, President, Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Ernest A. Thielke*

HIROKO O. THIELKE

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact



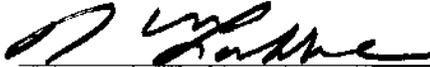
BY: Richard L. Labbe, President

*Richard L. Labbe, President Eastwood Properties, Inc.  
As Agent and Attorney in Fact for Hiroko O. Thielke*

Owner 101-2-05-03-09

GONZALO J. BAYA

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact



BY: Richard L. Labbe, President

*Richard L. Labbe, President, Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Gonzalo J. Baya*

ALMA B. CARO

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact



BY: Richard L. Labbe, President

*Richard L. Labbe, President, Eastwood Properties, Inc.  
As Agent and Attorney in Fact for Alma B. Caro*

GABRIELA BAYA

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact



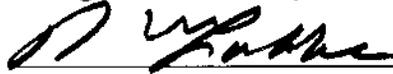
BY: Richard L. Labbe, President

*Richard L. Labbe, President, Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Gabriela Baya*

Owner 101-2-05-03-10

KATHLEEN J. McCOMB, TRUSTEE FOR THE  
ROBERT E. McCOMB AND KATHLEEN J.  
McCOMB TRUST,  
KATHLEEN J. McCOMB, BENEFICIARY

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact



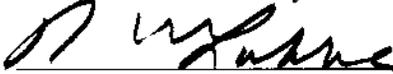
BY: Richard L. Labbe, President

*Richard L. Labbe, President, Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Kathleen McComb, Trustee  
for the Robert E. McComb and Kathleen J. McComb Trust,  
Kathleen J. McComb, Beneficiary*

Owner 101-2-05-03-11

STEVEN P. CRANE

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact



BY: Richard L. Labbe, President

*Richard L. Labbe, President Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Steven P. Crane*

LESA K. CRANE

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact



BY: Richard L. Labbe, President

*Richard L. Labbe, President Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Lesa K. Crane*

Owner 101-2-05-03-12

VILLA ASSOCIATES, LLC

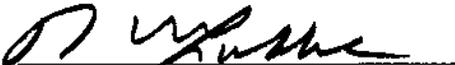


BY: SCOTT M. HERRICK  
ITS: AGENT

Owner 101-2-05-03-13

DANIEL J. GUNIA

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact

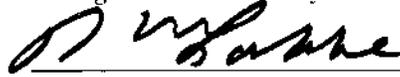


BY: Richard L. Labbe, President

*Richard L. Labbe, President Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Daniel J. Gunia*

KIMBERLY ANDERSON-GUNIA

BY: EASTWOOD PROPERTIES, INC.,  
As Agent and Attorney-in-Fact



BY: Richard L. Labbe, President

*Richard L. Labbe, President Eastwood Properties, Inc.  
As Agent and Attorney-in-Fact for Kimberly Anderson-Gunia*

OWNER 101-2 ((5)) (2) 6

Paul C. Hsu 

OWNER 101-2 ((5)) (2) 6

Pauline I. P. Hsu 