

PROFFERS

APPLE FEDERAL CREDIT UNION

RZ 1998-SU-018

September 3, 1998

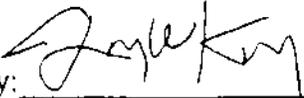
Pursuant to Section 15.2-2303(a), Code of Virginia, 1950, as amended, Apple Federal Credit Union, the Applicant in RZ 1998-SU-018, filed for property identified as Tax Map 56-2, Parcel 32 (hereinafter referred to as the "Application Property") proffer for themselves, their successors, and assigns the following, provided that the Board of Supervisors (hereinafter referred to as the "Board") approves a rezoning of the Application Property to the C-3 District.

1. Development Plan. Development of the Application Property shall be in substantial conformance with the Generalized Development Plan ("GDP"), prepared by Patton Harris Rust & Associates, PC dated January 1998 consisting of five (5) sheets and as revised through July 23, 1998.
2. Minor Modifications. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the GDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on Sheet 2 of the GDP without requiring approval of an amended GDP provided such changes are in substantial conformance with the GDP as determined by OCP and do not increase the approved FAR, decrease the amount of open space or alter the location of open space areas.
3. The maximum floor area ratio of the Application Property shall not exceed 0.70. The primary uses of the building shall be office and banking drive-through facilities.
4. Transportation Management Strategies. The use of mass transit, ride-sharing and other transportation strategies to reduce single occupant vehicular traffic generated by site development during peak periods shall be encouraged. Tenants shall be advised of this transportation strategy development condition. The following transportation management strategies shall be implemented by the developer and/or the occupants of the building:
 - voluntary car pool/van pool programs shall be established for employees occupying office space on the property, and the program shall be under the direction of a transportation director provided by the occupants of the building;
 - a program for matching car pool and van pool service shall be coordinated with various governmental agencies and other private employers in the area;

- convenient parking in preferred locations shall be designated for car pool/van pool use as determined at time of site plan approval; and
 - mass transit usage shall be encouraged and promoted by the transportation director, including the construction of bus stops/shelters (as required by mass transit service to the site) and/or pedestrian walkways linking access to the adjacent properties.
 - one bicycle rack shall be provided at a convenient location as shown on the GDP, said location to be determined at time of final site plan approval.
 - the Applicant shall contribute at the time of the site plan approval to Fairfax County for off-site roadway projects in conformance with the amount called for by application of the "Fairfax Center Area Formula" as adopted by the Board of Supervisors on November 22, 1982 and as subsequently revised.
5. Landscape Plan.
- Landscaping shall be provided on the application property in substantial conformance with that shown on the GDP.
 - All landscaping shall be properly maintained by the Applicant. Such maintenance to include all reasonable and necessary watering, fertilizing, spraying, pruning, and required replacement. Dead or damaged planting materials shall be replaced promptly.
 - Applicant shall provide two (2) picnic tables and benches at a location convenient to the occupants of the building, said location or locations to be determined at time of final site plan approval.
6. Architecture. All facades of the office building and parking structures shall be constructed of either masonry, stone or pre-cast concrete. The parking structures shall be designed to be compatible with the façade treatments of the office building. Planters shall be included along the exterior edges of the garage and plant material installed to soften the façade.
- The Applicant shall provide lockers and shower facilities within the office building, shown on the GDP, for the exclusive use of the office tenants.
7. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.
8. Counterparts. These proffers may be executed in one or more counterparts, each of one when so executed and delivered shall be deemed an original documents and all of which taken together shall constitute but one in the same instrument.

APPLICANT:

APPLE FEDERAL CREDIT UNION

By: 
Larry W. Kelly, President

OWNER

THE LAND FUND II LIMITED PARTNERSHIP

BY: MORTGAGE FUND L.L.C., its General Partner

BY: ASSETS RESOLUTION CORPORATION, its Managing Member

By: 
Charles J. Demmon, Executive Vice President