

PROPOSED DEVELOPMENT CONDITIONS

SEA 96-L-034-2

April 18, 2001

If it is the intent of the Board of Supervisors to approve SEA 96-L-034-2 located at Tax Map 90-1 ((1)) 63 pt. and 64, previously approved for elderly housing with nursing facilities pursuant to Sect. 3-304 of the Fairfax County Zoning Ordinance to permit building additions, parking additions and site modifications, it is recommended that the Board condition the approval by requiring conformance with the following development conditions, which supercede all previous conditions. Those conditions carried forward from the previous approval are marked with an asterisk.

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.*
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by DPWES. Any plan submitted pursuant to this special exception shall be in conformance with the approved Special Exception Amendment Plat **entitled Greenspring Village and prepared by Dewberry & Davis which is dated November 14, 2000 as revised through January 31, 2001 and these conditions.**
4. The ornamental fence shall be continuous along the full length of the right-of-way associated with the Franconia - Springfield Parkway, including the area identified as the future location of the Newman Street interchange. The existing chain link fence in the vicinity of the interchange may remain in place for an interim period until the adjacent construction road is abandoned at which time the chain link fence shall be replaced by the ornamental fence.*
5. The satellite dishes shall be screened from the Franconia - Springfield Parkway in accordance with the attached Proposed Landscape Plan labeled Exhibit A. dated April 16, 2001, which supersedes the version of Exhibit A dated January 7, 2001.
6. Landscaping and screening shall be added between the maintenance building attached to Parking Deck #1 and the Franconia - Springfield Parkway as illustrated in Exhibit B1. Evergreen shrubs and trees shall be added at the southern side of Parking Structure #4 in general accordance with the proposed landscaped screening shown on Exhibit B-2 dated April 16, 2001 to provide screening between the parking structure and the Franconia - Springfield Parkway. The screening shall be subject to the approval of the Urban Forestry Branch, DPWES.

7. Conservation easements shall be recorded on the areas identified on Exhibits C and D. The easements shall run to the benefit of Fairfax County Park Authority and be in a form approved by the County Attorney. *
8. In lieu of the previously shown tree save areas adjacent to the parking garage in Neighborhood 2 and near the chapel, additional tree save areas identified on Exhibits E and F shall be provided.*
9. No later than the issuance of the non-residential use permit for Greenspring Village's Community Building 2.0 and the first phase of the extended care center or December 31, 2000, whichever occurs first, Greenspring Village will initiate a program to encourage mass transit ridership for its employees. The program will be similar in commitment to WMATA's Metrocheck Program whereby bulk purchase savings on passes will be passed on to the employees. It may be extended to any of the mass transit providers that service the area of the referenced property.* This program shall remain in place for the life of this special exception and shall be expanded as additional sections of Greenspring Village are staffed.
10. The landscaped screening along the Franconia -- Springfield Parkway shall be planted at the earliest time possible. The screening may be planted in phases as the site work is completed as represented on the Proposed Landscape Phasing Plan dated April 16, 2001 and attached as Exhibit G. In no event shall the screening be in place later than the issuance of the Non-RUP for the respective building identified on Exhibit G.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception Amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

PROPOSED MIX OF SHADE
TREES
(LONDON PLANE TREE, PIN OAK,
SWEETGUM, GREEN ASH)

COMMUNITY
GARDENS

PROPOSED MIX OF LARGE
SHRUBS
(VIBURNUM, DOGWOOD,
ARONIA, FORSYTHIA)

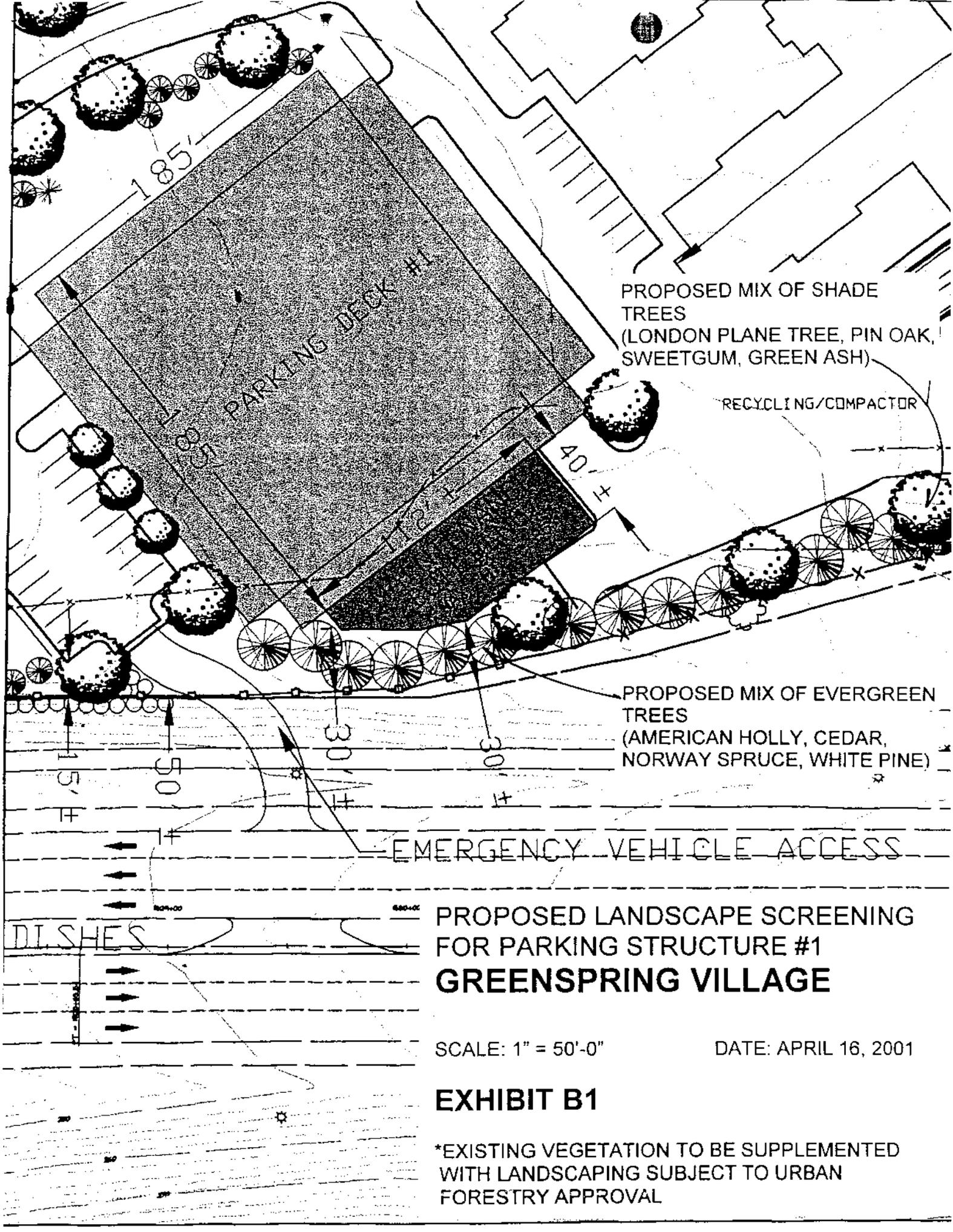
PROPOSED MIX OF EVERGREEN
TREES
(AMERICAN HOLLY, CEDAR,
NORWAY SPRUCE, WHITE PINE)

PROPOSED LANDSCAPE SCREENING FOR COMMUNITY GARDENS AND SATELLITE DISHES GREENSPRING VILLAGE

SCALE: 1" = 50'-0" DATE: APRIL 16, 2001

EXHIBIT A

*EXISTING VEGETATION TO BE SUPPLEMENTED
WITH LANDSCAPING SUBJECT TO URBAN
FORESTRY APPROVAL



PROPOSED MIX OF SHADE TREES
(LONDON PLANE TREE, PIN OAK, SWEETGUM, GREEN ASH)

RECYCLING/COMPACTOR

PROPOSED MIX OF EVERGREEN TREES
(AMERICAN HOLLY, CEDAR, NORWAY SPRUCE, WHITE PINE)

EMERGENCY VEHICLE ACCESS

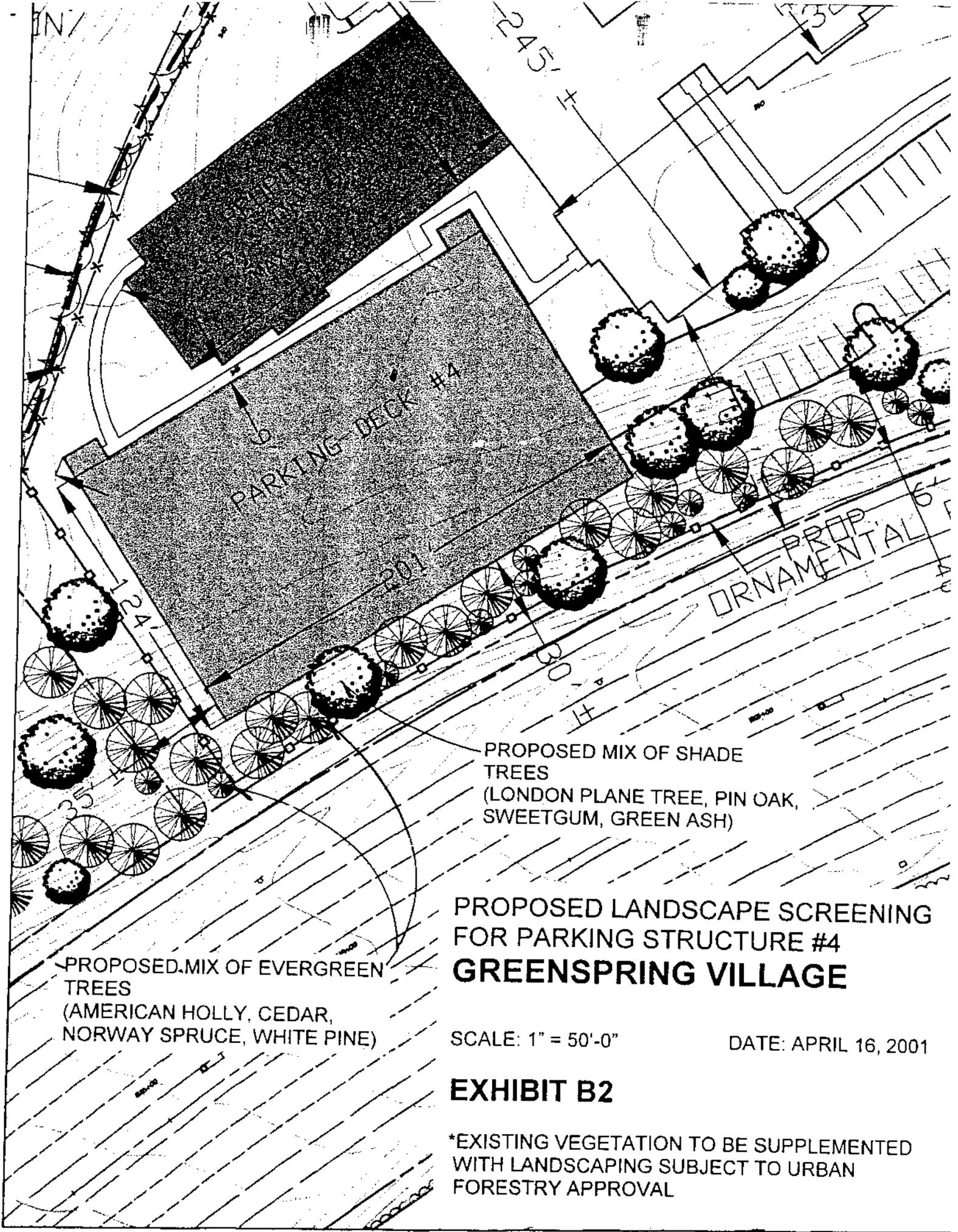
PROPOSED LANDSCAPE SCREENING FOR PARKING STRUCTURE #1
GREENSPRING VILLAGE

SCALE: 1" = 50'-0"

DATE: APRIL 16, 2001

EXHIBIT B1

*EXISTING VEGETATION TO BE SUPPLEMENTED WITH LANDSCAPING SUBJECT TO URBAN FORESTRY APPROVAL



PROPOSED MIX OF EVERGREEN TREES
(AMERICAN HOLLY, CEDAR,
NORWAY SPRUCE, WHITE PINE)

PROPOSED MIX OF SHADE TREES
(LONDON PLANE TREE, PIN OAK,
SWEETGUM, GREEN ASH)

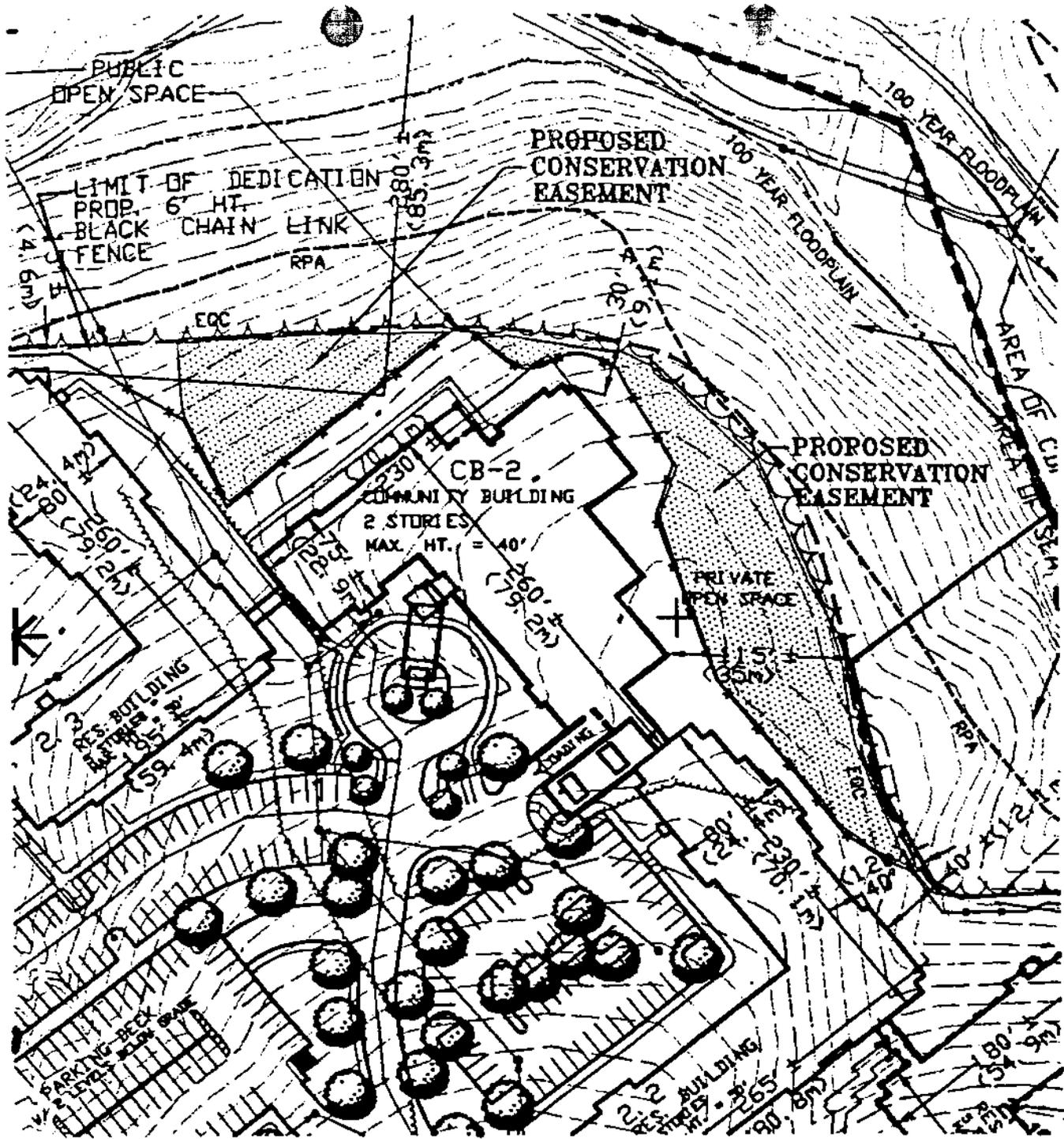
PROPOSED LANDSCAPE SCREENING
FOR PARKING STRUCTURE #4
GREENSPRING VILLAGE

SCALE: 1" = 50'-0"

DATE: APRIL 16, 2001

EXHIBIT B2

*EXISTING VEGETATION TO BE SUPPLEMENTED
WITH LANDSCAPING SUBJECT TO URBAN
FORESTRY APPROVAL



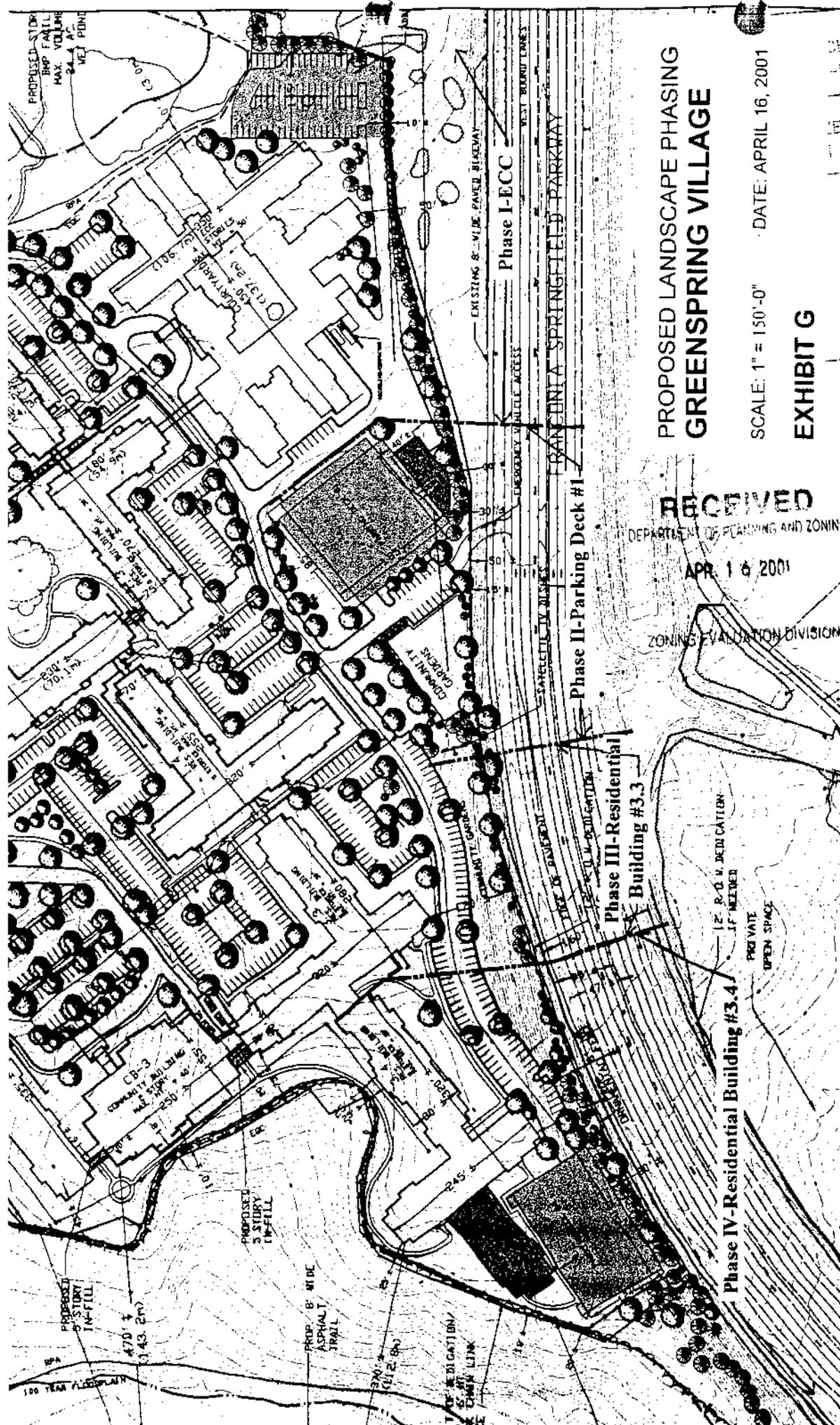
AREA OF POSSIBLE CONSERVATION EASEMENT

**GREENSPRING VILLAGE
SENIOR CAMPUS LIVING**

SCALE: 1" = 100'

DATE: JAN. 7, 1999

EXHIBIT C



PROPOSED LANDSCAPE PHASING
GREENSPRING VILLAGE

SCALE: 1" = 150'-0" DATE: APRIL 16, 2001

EXHIBIT G

RECEIVED
 DEPARTMENT OF PLANNING AND ZONING
 APR 16 2001
 ZONING EVALUATION DIVISION

Phase I-ECC

Phase II-Parking Deck #1

Phase III-Residential
 Building #3.3

Phase IV-Residential Building #3.4

12' R.O.M. DEDICATION
 IF NEEDED

PRIVATE
 OPEN SPACE

PROPOSED STORM
 BMP FACILITY
 MAX. VOLUME
 24,000 G.P.
 VEGETATION

EXISTING 8'-WIDE RAISED BIKEWAY

EMERGENCY VEHICLE ACCESS

WEST BOARD LANE

SPRINGFIELD PARKWAY

SPRINGFIELD PARKWAY

SPRINGFIELD PARKWAY

SPRINGFIELD PARKWAY

SPRINGFIELD PARKWAY

SPRINGFIELD PARKWAY

100 YEAR FLOODPLAIN

470' ±
 (143.2m)

PROP. 8' WIDE
 ASPHALT
 TRAIL

PROP. 20' GASTRONOMY
 COURT

PROP. 12' CHAIR LINK

PROPOSED
 5-STORY
 INFILL

PROPOSED
 5-STORY
 INFILL