

PROPOSED CONCEPTUAL DEVELOPMENT PLAN CONDITIONS

Providence District Supervisor

June 16, 2003

PCA 84-D-049-5

If it is the intent of the Board of Supervisors to approve the Conceptual Development Plan Amendment for PCA 84-D-049-5 for mixed use development on property located at Tax Maps 29-4 ((10)) B, 2A1, 2A2, 2C, 2D, 3A, 3B, 3C, 3D, 4A, 4B, 5A, 5B, 5C, and 6, Staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions:

1. In conjunction with the bus turnout lanes and bus shelters to be provided pursuant to proffer III.L., the applicant shall provide trash receptacles at the bus stops. As determined by the Director, Zoning Evaluation Division, modifications may be made to the streetscape to accommodate these facilities. The applicant shall be responsible for the maintenance of the bus shelters regarding trash and debris, including emptying the trash receptacles.
2. Any mid-block pedestrian crossings, including those in areas where pedestrian bridges are shown on the CDPA/FDPA, shall be subject to the approval of the Virginia Department of Transportation.
3. Prior to the approval of any building plans, those plans shall be forwarded to the Planning Commission for review and comment. Each submission of the building plans to DPWES shall include a description of the materials used in the existing buildings, Buildings C, D, and F, so that the Commission and staff have information to evaluate that the materials conform with Proffer Number VIII, paragraph B.
4. Prior to the approval of any building plan for a parking garage, those plans shall be forwarded to the Planning Commission for review and comment. Each submission of the building plan for a parking garage shall include descriptions and illustrations of screening, landscaping around the garage and planter boxes on the garages adjacent to Buildings C, D and E. Each submission of the building plan for a parking garage, if it is not associated with a building plan for a building, shall include a description and illustrations of the architecture of the building or buildings associated with that garage. The parking garages shall not include an exposed wall within a single vertical plane that is greater than eighty (80) feet in height. Facades higher than eighty feet shall be stepped back forty (40) feet from that vertical plane façade.
5. The sidewalks referenced in Proffer VIII.G shall be a minimum of eight (8) feet in width, not the six (6) feet referenced in such proffer, however where providing such eight (8) foot sidewalk would, as determined by the County Urban Forestry Division, negatively impact existing trees, such sidewalks shall be as near an eight (8) foot width as practical.