



APPLICATION ACCEPTED: February 3, 2006  
PLANNING COMMISSION: November 29, 2006  
BOARD OF SUPERVISORS: December 4, 2006 @ 4:30 p.m.

# County of Fairfax, Virginia

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November 17, 2006

## STAFF REPORT

APPLICATIONS RZ/FDP 2005-SU-007  
and PCA 75-2-016-03

### SULLY DISTRICT

**APPLICANT:** LPC Commercial Services, Inc.

**PRESENT ZONING:** I-5, Water Supply Protection (WSPOD) and Airport Noise Overlay Districts (ANIOD)

**REQUESTED ZONING:** PRM (Planned Residential Mixed-Use), WSPOD and ANIOD

**PARCEL(S):** 24-4 ((1)) 6B pt. and 6C

**ACREAGE:** 66.88 acres

**FAR:** 0.68

**DENSITY:** 17.33 du/ac

**OPEN SPACE:** 37%

**PLAN MAP:** Office

**PROPOSAL:** PCA 75-2-016-03 is proposed to amend RZ 75-2-016, previously approved for industrial development, to delete the 66.88 acres that are the subject of this rezoning application.

RZ/FDP 2005-SU-007 is proposed to rezone the subject property from the I-5 District to the

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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/](http://www.fairfaxcounty.gov/dpz/)

PRM District to permit a mixed-use development comprised of multi-family residential, office, and retail uses.

**STAFF RECOMMENDATIONS:**

Staff recommends approval of PCA 75-2-016-03.

Staff recommends approval of RZ 2005-SU-007, subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of FDP 2005-SU-007, subject to the Board's approval of RZ 2006-SU-007 and subject to the proposed FDP conditions found in Appendix 2 of this report.

Staff recommends approval of the modification of the loading space requirement to allow fewer spaces, as shown on the tabulations on Sheets 3 and 6 of the CDP/FDP.

Staff recommends approval of a modification of the transitional screening along Centreville Road, in favor of the landscape buffer treatment shown on the CDP/FDP.

Staff recommends approval of a waiver of the barrier requirements along the eastern property boundary, between the proposed multifamily residential uses and nonresidential uses and the off-site single-family detached houses, in favor of that shown on Sheets 19 and 20 of the CDP/FDP.

Staff recommends approval of a modification to permit private streets in excess of 600 linear feet.

Staff recommends approval of a waiver of the site plan requirement for construction of the six-lane widening of Centreville Road.

Staff recommends approval of a waiver of the interparcel access requirement to the EDS Campus to the west, at Tax Map 24-4 ((1)) 6B; and to the office uses on the Cox property to the north, on Tax Map parcels 24-4 ((1)) 6E and 6F.

Approval of this application should be contingent upon the applicant's payment of funds according to the Board of Supervisors' formula for the rezoning of commercial and industrially zoned land to residential use within the Route 28 Tax District, with such payment to be received prior to the effective date of the rezoning as set by the Board of Supervisors. Staff recommends that the Board of Supervisors set a date, up to sixty (60) days from the Board's decision on this application, as the "effective date of the rezoning." Failure by the applicant to

provide payment to the County of the full amount determined by the formula described herein prior to the effective date of this rezoning decision shall mean that the change in zoning requested by the applicant shall not become effective and that this rezoning decision shall be void in accordance with Virginia Code Section 15.2-4608 (C).

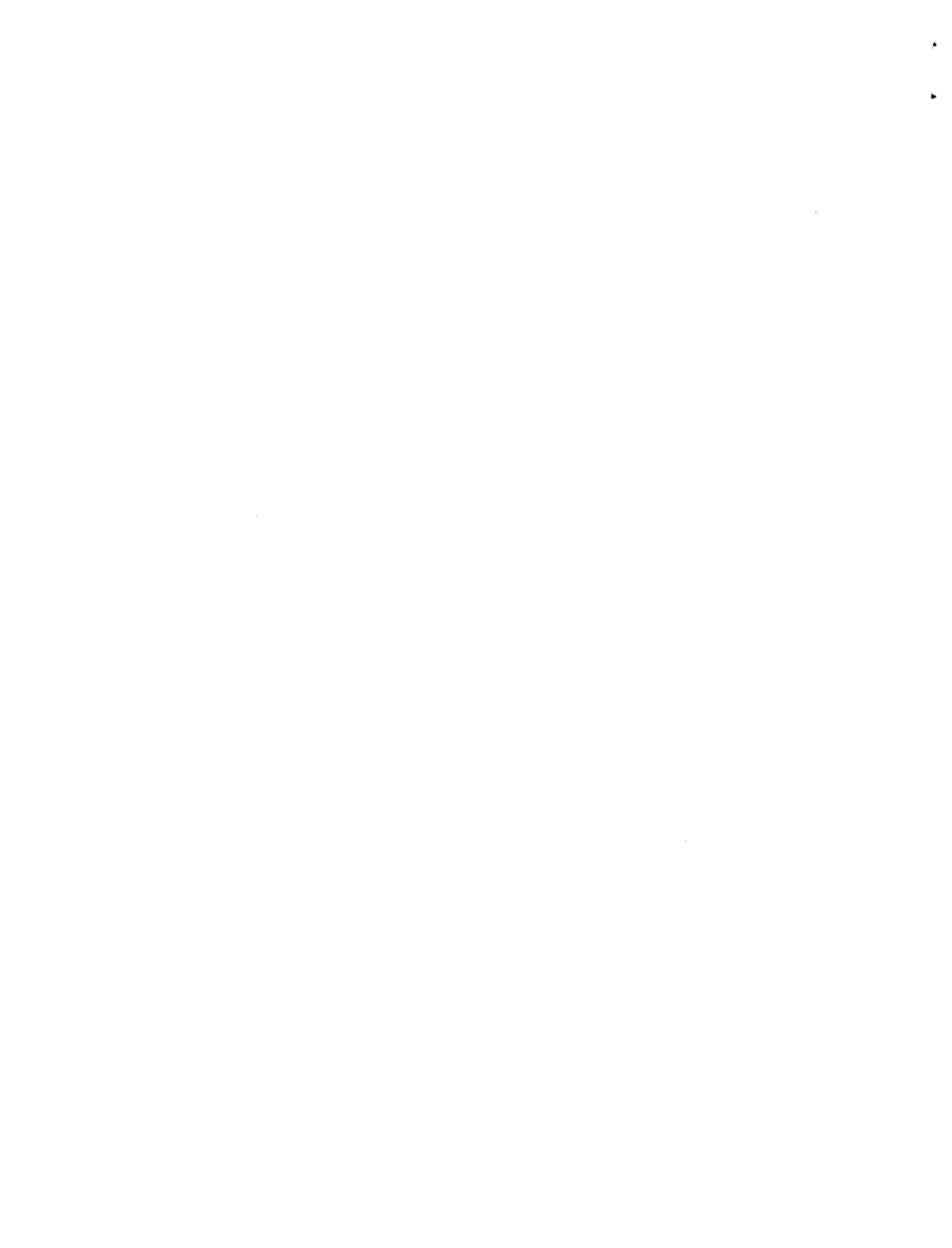
It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center)



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice.  
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).



**A GLOSSARY OF TERMS USED  
FREQUENTLY IN STAFF REPORTS CAN BE  
FOUND AT THE BACK OF THIS REPORT**

**DESCRIPTION OF THE APPLICATION**

**Proposal:**

The applicant, LPC Commercial Services, Inc., requests approval of a proffered condition amendment, PCA 75-2-016-03, to sever the area of the subject rezoning from its original rezoning (RZ 75-2-016) to allow it to be rezoned pursuant to RZ 2006-SU-007. The applicant requests approval to rezone the 66.88 acres from the I-5 District (Industrial) to the PRM District (Planned Residential Mixed-Use) to permit a mixed-use development including office, retail, and residential units with both surface and structured parking. Two development options are proposed, labeled as the "Primary Plan" and "Alternate Plan" on the CDP/FDP. These plans are very similar, except that the alternate plan provides for more office and commercial uses on the site and three additional parking structures. The application requests a maximum residential density of 17.33 du/ac and floor area ratio (FAR) of 0.69 with the alternate plan, which is the more intense of the two proposed options. Details of both of the primary and alternate development plans are as follows:

**Development Tabulations by Block for the Primary Plan**

Building	Use	Comm'cial GSF	MF Res GSF	Office GSF	# MF Units average s.f.	Height	Stories	Parking Req'd(1)	Parking Provided			Loading Spaces
									On- street	Deck	Total	
A	Retail	16,000				25'	1	64	232			2
B	Retail	5000				50'	2	20				
	Office			5000				13				
C	Retail	20,000				50'	2	80				
	Office			20,000				52				
<b>Total Block 1</b>		<b>41,000</b>		<b>25,000</b>				<b>229</b>	<b>232</b>		<b>232</b>	<b>2</b>
D1	Retail	15,600				50	2	63	123			
	Office			15,600				41				
D2	Retail	7500				50	1	30				
E (2)	Retail	3500				25	1	14				1
<b>Total Block 2</b>		<b>26,600</b>		<b>15,600</b>				<b>148</b>	<b>123</b>		<b>123</b>	<b>2</b>
F	Retail	16,750				62'	1	67	73			
F(3)	MF Res		230,000		200		4	320		403		
<b>Total Block 3 (5)</b>		<b>16,750</b>	<b>230,000</b>		<b>200</b>			<b>387</b>	<b>73</b>	<b>403</b>	<b>476</b>	<b>1</b>
G	Retail	14,000				62'	1	56	39			
G(3)	MF Res		167,900		146		4	234		403		
<b>Total Block 4</b>		<b>14,000</b>	<b>167,900</b>		<b>146</b>			<b>290</b>	<b>39</b>	<b>403</b>	<b>442</b>	<b>1</b>
H(3)	MF Res		238,050		240	62'	4	384	60	335		1
<b>Total Block 5</b>			<b>238,050</b>		<b>240</b>			<b>384</b>	<b>60</b>	<b>335</b>	<b>395</b>	<b>1</b>
I(3)	MF Res		244,950		240	62'	4	384	59	335		
J(3)	MF Res		42,550		55	62'	4	88		125		
K(3)	MF Res	[2500]				20'	1	0				
L(3)	MF Res		57,500		80	62'	4	128		125		1

<b>Total Block 6</b>			345,000		375			600	59	585	644	1
M(3)	MF Res		152,950		188	62'	4	301	20	300		1
<b>Total Block 7</b>			152,950		188			301	20	300	320	1
8	Office(4)		110,000			30'	2	286	406			3
9	Office(4)		94,000			30'	2	245	360			2
10	Office(4)		117,200			45'	3	305	504			2
<b>Total Block 8-10</b>			321,200					836	1270			7
<b>Grand Totals</b>		98,350	1,133,900	361,800	1149 (6)			3175	1876	2026	3902	16

<b>GFA % by land use</b>	6%	71%	23%
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**Total GFA (for all uses) = 1,594,050**

- (1) Parking based on single uses; applicant may use "shopping center" calculations at time of site plan.
- (2) May increase to 2-stories and another 3,500 square feet.
- (3) Average dwelling size of MF unit is 1150 square feet.
- (4) Parking based on 2.6 spaces/1000square feet.
- (5) If converted to retail use, could be reduced by 19,450 square feet.
- (6) Includes up to 57 ADUs.

**Development Tabulations by Block for the Alternate Plan**

Building	Use	Comm'cial GSF	MF Res GSF	Office GSF	# MF Units average s.f.	Height	Stories	Parking Req'd(1)	Parking Provided			Loading Spaces
									On- street	Deck	Total	
A	Retail	25,000				25'	1	100	210			2
B	Retail	5000				50'	2	20				
	Office			5000				13				
C	Retail	20,000				50'	2	80				
	Office			20,000				52				
<b>Total Block 1</b>		50,000		25,000				265	210		210	2
D1	Retail	15,600				50	2	63	123			
	Office			15,600				41				
D2	Retail	7500				50	2	30				
E (2)	Retail	3500				25	1	14				1
<b>Total Block 2</b>		26,600		15,600				148	123		123	2
F	Retail	16,750					1	67	73			
F(3)	MF Res		230,000		200	62'	4	320		403		1
<b>Total Block 3 (5)</b>		16,750	230,000		200			387	73	403	476	1
G	Retail	14,000					1	56	39			
G(3)	MF Res		167,900		146	62'	4	234		403		1
<b>Total Block 4</b>		14,000	167,900		146			290	39	403	442	1
H(3)	MF Res		238,050		240	62'	4	384	60	335		1
<b>Total Block 5</b>			238,050		240			384	60	335	395	1
I(3)	MF Res		244,950		245	62'	4	392	59	335		
J(3)	MF Res		42,550		60	62'	4	96		125		

K(3)	MF Res	[2500]			20'	1	0					
L(3)	MF Res		57,500		80	62'	4	128		125		1
<b>Total Block 6</b>			<b>345,000</b>		<b>385</b>			<b>616</b>	<b>59</b>	<b>585</b>	<b>644</b>	<b>1</b>
M(3)	MF Res		152,950		188	62'	4	301	20	300		1
<b>Total Block 7</b>			<b>152,950</b>		<b>188</b>			<b>301</b>	<b>20</b>	<b>300</b>	<b>320</b>	<b>1</b>
8	Office(4)		220,000		55'	4	572	145	735	880		3
9	Office(4)		180,000		55'	4	468	135	555	690		2
10	Office(4)		200,000		55'	4	520	275	555	830		2
<b>Total Block 8-10</b>			<b>600,000</b>				<b>1560</b>	<b>555</b>	<b>1845</b>	<b>2400</b>		<b>7</b>
<b>Grand Totals</b>		<b>107,350</b>	<b>1,133,900</b>	<b>640,600</b>	<b>1159 (6)</b>			<b>3951</b>	<b>1139</b>	<b>3871</b>	<b>5010</b>	<b>16</b>

<b>GFA % by land use</b>	<b>6%</b>	<b>60%</b>	<b>34%</b>
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**Total GFA (for all uses) = 1,594,050**

- (1) Parking based on single uses; applicant may use "shopping center" calculations at time of site plan.
- (2) May increase to 2-stories and another 3,200 square feet.
- (3) Average dwelling size of MF unit is 1150 square feet.
- (4) Parking based on 2.6 spaces/1000 square feet.
- (5) If converted to retail use, could be reduced by 19,450 square feet.
- (6) Includes up to 58 ADUs.

The applicant's draft proffers, Affidavit and Statement of Justification can be found in Appendices 1, 3, and 4 respectively. Staff's proposed FDP conditions can be found in Appendix 2.

This application must also comply with a number of Zoning Ordinance Provisions, including those found in Article 6, Planned Development Districts, and Article 16, Development Plans, excerpts of which are found in Appendix 18.

Approval of this application is also contingent upon the applicant's payment of funds according to the Board of Supervisors' formula for the rezoning of commercial and industrially zoned land to residential use within the Route 28 Tax District (see Appendix 16), with such payment to be received prior to the effective date of the rezoning as set by the Board of Supervisors. Failure by the applicant to provide payment to the County prior to the effective date of this rezoning decision will mean that the change in zoning requested by the applicant will not become effective and that this rezoning decision will be void in accordance with Virginia Code Section 15.2-4608 (C).

**Waivers and Modifications Requested:**

- Modification of the loading space requirement to allow fewer spaces, as shown on the tabulations on Sheets 3 and 6 of the CDP/FDP.
- Modification of the transitional screening along Centreville Road, in favor of the landscape buffer treatment shown on the CDP/FDP.

- Waiver of the barrier requirements along the eastern property boundary, between the proposed multifamily residential uses and nonresidential uses, and the off-site single-family detached houses in favor of that shown on Sheets 19 and 20 of the CDP/FDP.
- Modification to permit private streets in excess of 600 linear feet.
- Waiver of the site plan requirement for construction of the six-lane widening of Centreville Road.
- Waiver of the interparcel access requirement to the EDS Campus to the west, at tax map 24-4 ((1)) 6B; and to the office uses on the Cox property to the north, on tax map parcels 24-4 ((1)) 6E and 6F.

**LOCATION AND CHARACTER**

**Site Description:**

The 66.88-acre application property is located in the northwest quadrant of the intersection of Centreville Road (Route 28) and Wall Road. A large portion of the site is currently developed with ballfields used by the Centreville Youth Association (CYA), while the remainder of the site is either vacant and/or partially forested, primarily with pine.

**Surrounding Area Description:**

Direction	Use	Zoning	Plan
North	Office (Dulles International Centre; RZ C-417)	I-5, WS	Office
South	Office (Dulles Discovery North; RZ 2005-SU-026/ SE 2005-SU-023) & Mini-Warehouse	I-5, WS	Mixed Use
East	Single-Family Detached	R-3	Residential, 2-3 du/ac
West	Office (EDS; RZ 75-2-016)	I-5, WS, AN	Office

**BACKGROUND**

On December 13, 1976, RZ 75-2-016 was approved by the Board of Supervisors to permit the rezoning of 572.9 acres from the R-E and I-L Districts to the I-L, R-12.5 and RTC-5 Districts. Of this area, 152.9 acres on the west side of Centreville Road were rezoned to the I-L District (now I-5); 377.3 acres on the east side of Centreville Road were rezoned to the

R-12.5 District; and the remaining 42.7 acres were rezoned to the RTC-5 District, all subject to proffers.

On October 26, 1981, PCA 75-2-016 was approved by the Board of Supervisors to permit the relocation of an elementary school site. All previous proffers remained in effect.

On September 19, 1988, PCA 75-2-016-2 was approved by the Board of Supervisors for 198.2 acres zoned I-5, WS and AN, to permit the elimination of a proffered connection to Wall Road; to include additional acreage within the area governed by the proffers; and to commit the developer to specific road improvements. The proffers associated with this approval, which superseded all previous proffers, are included in Appendix 5. (No generalized development plan was proffered as part of this PCA.)

### **COMPREHENSIVE PLAN PROVISIONS (See Appendix 6)**

In order to permit the mixed-use development that is being requested with this rezoning application, Comprehensive Plan Amendment No. 04-III-6DS was adopted by the Board of Supervisors on May 15, 2006. The text is as follows:

**Plan Area:** III  
**Planning Sector:** Dulles Suburban Center; Land Unit D-3  
**Plan Map:** Office  
**Plan Text:**

In the Fairfax County Comprehensive Plan, 2003 Edition, Area III, Dulles Suburban Center, as amended through May 15, 2006; Land Unit D-3, page 76

### **LAND UNIT D-3**

#### **CHARACTER**

Land Unit D-3 consists of 260 acres and is bounded on the north by McLearen Road, on the west by Route 28, on the east by Centreville Road and on the south by Wall Road (Figure 18). This area is partially developed with campus-style office development, industrial/flex and institutional uses (a private secondary school).

#### **RECOMMENDATIONS**

##### Land Use

1. This land unit is planned and approved for high-quality, campus-style office uses in the range of .50 to 1.0 FAR to promote development that is compatible with similar existing and approved development in this area. Consistent with the higher intensity recommended, the area near the intersection of McLearen Road and

Route 28 should be considered as a future transit stop, given its central location and potential as a focal point along the Route 28 corridor. The higher intensity planned for Parcels 24-4 ((3)) 1-4 is contingent upon the provision of transit.

2. As an option, a training facility or hotel/conference center may be appropriate if integrated with existing office uses. These optional uses should be oriented away from Centreville Road.
3. As an option, mixed use up to .70 FAR may be considered within Land Unit D-3 to create a high quality mixed use node where office, retail, recreation and residential uses are provided. In addition to area wide guidance, this option should address the following site-specific conditions:
  - The development application should encompass the approximately 67-acre portion of the land unit south of EDS Drive, east of the EDS corporate complex, and bounded by Wall Road and Centreville Road.
  - The mixed use development should include the following mix of uses (the percentages are approximate):
    - Retail use, 5-10%.
    - Office use, 20-30%
    - Residential units, 50-70%

In addition, other uses, such as institutional, may also be appropriate.

- The trip generation of the mixed use development should meet the *Performance Criteria for Optional Uses* found in the Dulles Suburban Center Overview, and result in significantly fewer peak-hour trips than the office use planned at the baseline.
- Retail use should be integrated with other uses. Restaurants are encouraged to serve both residents and visitors to the area. A grocery store and drug store are also desirable uses.
- Residential use should provide a mix of unit types, including live/work units, for a total of approximately 900-1000 units. Live/work units are defined as the combination of a private residence with a professional office, retail or other non-residential use.
- An active recreation area with five athletic fields and provision of parking on or adjacent to the site or in a shared parking arrangement with adjacent uses. Facilities should be developed according to Fairfax County Park Authority standards in consultation with FCPA staff. This park should be dedicated to the Fairfax County Park Authority.
- A plaza in the village center should provide usable open space for public events and casual recreation use.
- Office use should be integrated into both the village center and elsewhere in the development.

- To ensure needed access and circulation for this development option, a public road connection between Wall Road and EDS Drive should be provided.
- Pedestrian links should provide a safe and pleasant walking environment.
- Parking should be mostly in structured garages. However, surface lots and on-street parking should be used to promote street activity and convenience to retail uses.
- Development along Centreville Road should be set back 50-100 feet, depending on the applicant's proposed land use, design and height of buildings, and the amount and quality of the landscaping provided.
- There may be a need for an additional high school in the western portion of the county served by Westfield, Chantilly and Centreville High Schools because of existing and projected overcrowding at this level. If a high school site has not been acquired by the time a rezoning application is under review, then the applicant must demonstrate that the school impacts of the residential development can be mitigated by other means that meet the approval of Fairfax County. Mitigation measures may include, but are not limited to:
  1. Provision of land for additional facilities, such as vocational training, academy programs and adult learning centers, examples of programs that are currently provided at existing schools which could be relocated to the site that is the subject of the rezoning application;
  2. Financial contributions that would facilitate the acceleration and/or construction of new facilities or the expansion of existing facilities;
  3. Financial contributions for, or donations of, equipment and other items that increase the utilization or efficiency of existing facilities;  
and
  4. Measures that facilitate the better utilization of existing school facilities from an operational standpoint or other solutions to increase utilization of under-capacity schools.

## ANALYSIS

### Conceptual/Final Development Plan (Copy at front of staff report)

Title of CDP/FDP: EDS/Lincoln Property Co.  
Prepared By: William H. Gordon & Associates, Inc.  
Original and Revision Dates: January 30, 2006, as revised through October 24, 2006

The combined CDP/FDP consists of 26 sheets.

**Sheet 1** is a cover sheet, including a soils map, aerial map, contact information for the project team, a vicinity map, and a sheet index.

**Sheet 2** contains general notes; overall density and FAR tabulations; diagrams of turn lane improvements on McLearn Road and Centreville Road, as well as on EDS Drive and McLearn Road; and parking, loading and bulk plane information.

**Sheet 3** shows the overall layout of the primary plan. It also includes affordable dwelling unit (ADU) calculations, a block map, a legend, and a chart detailing building tabulations (uses, square footage, parking spaces, etc.) by block, which has been duplicated on pages 1-3 of this report.

**Sheet 4** shows the proposed layout of the southern portion of the primary plan, described in greater detail below. General notes, a legend, and curve table have also been included.

**Sheet 5** shows the proposed layout of the northern portion of the primary plan, also described in greater detail below. As on Sheet 4, general notes, a legend, and curve table have been included. The sheet also contains an enlarged diagram of a median closure proposed on EDS Drive.

**Sheet 6** shows the applicant's alternate plan for the site. Except for the enlarged size of commercial Building A in the southeastern corner of the site and its associated parking, and the provision of structured parking for the office uses along the western boundary, the alternate plan is similar to that shown on Sheet 3. However, with this alternative, the applicant is proposing a reallocation of uses, including more office and commercial uses, as demonstrated by the calculations provided in the table detailing building tabulations by block (which has been reproduced on pages 2-3). Sheet 6 also includes ADU calculations, a block map, and a legend.

**Sheet 7** shows the proposed alternate layout of the southern portion of the development, which will be described in greater detail below. General notes, a legend, and curve table have also been included.

**Sheet 8** shows the alternate layout of the northern portion of the development, which will also be described in greater detail below.

**Sheets 9 and 10** show the overall landscape plan for the southern and northern portions of the site, respectively (details below). A landscape legend indicating tree type, species, and size at the time of planting has been included.

**Sheets 11 and 12** illustrate the site's recreation areas and the pedestrian circulation plan for the southern and the northern portions of the site, respectively. Legends and general notes have also been included on these pages.

**Sheet 13** depicts the proposed off-site recreation area. As shown, one 90-foot and two 60-foot sodded baseball diamonds are proposed to be constructed, as are two rectangular fields topped with synthetic turf. A legend identifies the location of bleachers, the approximate location of lighting, and the proposed locations for safety netting.

**Sheet 14** shows cross-sections of the private streets. Standards for two-lane streets with no parking are shown, as well as both one-way and two-way (two-lane) streets providing parallel parking.

**Sheet 15** depicts two private street standards: two-lane boulevards with parallel parking; and two- or three-lane boulevards proposed for the commercial/retail areas, with parking on one side (for the three-lane roadway) and on both sides (for the two-lane roadway).

**Sheets 16 and 17** illustrate the architectural design guidelines. Typical façade elements and façade diagrams are shown, as are building scale/massing diagrams and streetscapes. Guidelines for signage, roofs, awnings, balconies, windows, arcades, and heights are also shown.

**Sheet 18** contains enlarged depictions of the community amenity areas for Blocks 1 and 2 (the southeastern corner of the site, where the commercial and a mix of office uses are proposed); for Blocks 3 and 5 (the eastern boundary of the site, proposed for residential and some commercial); and for Block 6 (west of Block 5, proposed entirely for residential). A landscape legend and notes have also been included.

**Sheets 19 and 20** are the buffering plans for the southern and northern segments of Centreville Road, respectively. A landscape legend, including the phasing for the various plant species, and landscape notes have been included. Sheet 19 contains a cross-section of the proposed berming and landscaping treatment, including sight lines; while Sheet 20 contains elevations of the proposed four-foot decorative masonry wall.

**Sheet 21** depicts the proposed North-South Collector Road's pedestrian enhancements and streetscapes. A landscape legend has been included to show the location of various plantings. Photographs of typical street trees, median plantings, and flowering trees are shown, as well as typical crosswalks, bollards, guard rails and pocket parks.

**Sheet 22** shows the stormwater management details and both a stormwater management/best management practices narrative and an outfall narrative. As shown, stormwater management and best management practices for the site will be met by an existing off-site pond on the abutting EDS property to the west, adjacent to Sully Road. Additionally, six potential LID locations are shown on the CDP/FDP.

**Sheets 23 and 24** illustrate various viewshed perspectives. On Sheet 23, the views from Centreville Road towards Block 1, proposed for a mix of commercial and office, and down Main Street (mix of commercial/office and commercial/residential) are shown. Sheet 24 illustrates the views towards Blocks 3 and 5, a portion of the development proposed purely for residential uses. A view of the western side of North-South Collector Road, towards the western boundary of the property where office uses are proposed, is also shown.

**Sheet 25** is the widening and buffering plan for the eastern and western segments of Wall Road. The proposed berming and landscape treatment, as well as a landscape legend and landscape notes, have been included.

**Sheet 26** illustrates right turn lanes proposed for the North-South Collector Road, including proposed landscaping and a landscape legend.

### Overview

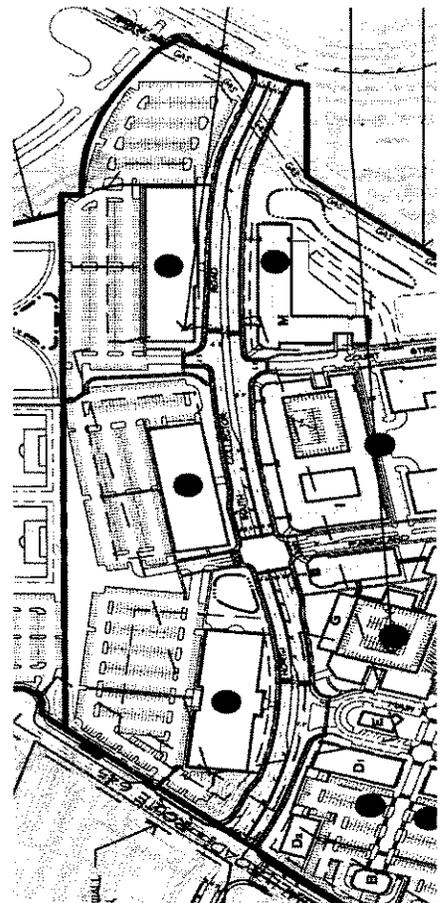
The site is proposed to be developed with a mix of uses which, for both the primary plan and alternate plan, can generally be divided into three sections. Most of the office uses are on the western side of the site, in three buildings oriented towards the North-South Collector Road. Commercial uses are generally located east of the North-South Collector Road, in the area north of Wall Road and west of Centreville Road. Residential uses are situated north of the commercial area, between Centreville Road and the North-South Collector Road.

The following section provides a detailed description of the proposal, in terms of access, design, architecture, open space and landscaping, among other aspects of the development.

### Roads & Access

As shown in the graphic to the right, the development proposes a spine road (called the "North-South Collector Road" on the CDP/FDP) to be constructed as a six-lane, divided facility linking Wall Road to the south and EDS Drive to the north. There are four access points to the site. As depicted on the CDP/FDP, access is afforded at two locations along Centreville Road, which borders the eastern side of the development. The project's main entrance from this roadway, leading to the commercial portion of the site, is at Centreville Road's intersection with the proposed Main Street, opposite the existing Kinross Circle. The second entrance, located at Parkland Drive, affords right-in/right-out access, and takes users to the predominantly residential portion of the development.

Access to the office uses (shown on the western edge of the roadway) is afforded via the North-South Collector Road, at its intersection with Parkland Drive (full access); and the offset Court Street intersection (right-in/right-out only). A full entrance at the southern end of the site is proposed at the Wall Road/North-South Collector Road



intersection; with another smaller right-in/right-out access point directly to the office uses provided further to the west along Wall Road. Pedestrian access to the park being developed west of the site (described later in this report but not part of this application) is afforded from two locations: a walkway through the office uses (between Blocks 9 and 10 on the CDP/FDP) and from Wall Road.

Uses

As depicted on the CDP/FDP, the development proposes a mix of office, residential, and commercial uses. The maximum intensity proposed would be 0.69 FAR, and achieved with the implementation of the alternate plan. The alternate plan, proposing 1159 dwelling units, would also achieve the maximum residential density of 17.33 dwelling units per acre. The primary plan provides for up to 6% commercial/retail, 23% office and 71% multifamily residential uses. The alternate plan also provides for up to 6% commercial/retail, 34% office, and 60% multifamily residential. A table summarizing the two plans is shown below:

	Primary Plan	Alternate Plan
<b>FAR</b>	0.59	0.69
<b>DU/acre</b>	17.18	17.33
<b>No. MF Units</b>	1149	1159
<b>Gross Floor Area:</b>		
<b>Commercial/Retail</b>	98,350	107,350
<b>MF Residential</b>	1,133,900	1,133,900
<b>Office</b>	361,800	640,600
<b>GFA %</b>		
<b>Commercial/Retail</b>	6%	6%
<b>MF Residential</b>	71%	60%
<b>Office</b>	23%	34%

Office Uses

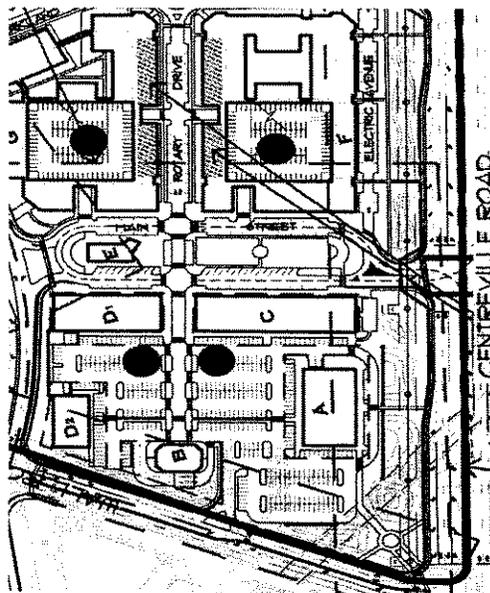
As previously noted, on both proposed plans, office uses would be primarily west of the North-South Collector Road, and on the second floors of the buildings flanking the southern side of the Main Street plaza.

Blocks 8-10, located on the western side of the North-South Collector Road, are proposed as stand-alone office buildings. According to the primary plan, Blocks 8 and 9 would each have a two-story building, 30 feet in height, providing 110,000 and 94,000 square feet of office space, respectively. Block 10 would be a three-story office structure, 45 feet in height, providing 117,200 square feet of office space. According to the alternate plan, all three of these buildings would be four stories, and 55 feet in height. Block 8 would provide 220,000 square feet of office space, with Blocks 9 and 10 offering 180,000 square feet and 200,000 square feet, respectively. In the primary plan, surface

parking for these uses is shown immediately adjacent to these buildings. On the alternate plan, a three and one-half story parking garage is provided behind each of them.

With both plans, Building B, located at the southern terminus of Rotary Drive, and Buildings C and D1, framing the southern boundary of Main Street, would provide an additional 5,000 square feet, 20,000 square feet and 15,600 square feet of second floor office space, respectively.

### Retail and Related Uses



Retail and other related non-residential uses, hereinafter referred to as "retail," are proposed for several buildings in an area generally framed by Centreville Road, Wall Road, the North-South Collector Road and Main Street (i.e., Blocks 1 and 2 on the CDP/FDP). As shown in the graphic to the left, Building A is located adjacent to Centreville Road, Building B adjacent to Wall Road, and Building D2 abuts the North-South Collector Road to the west. The remaining buildings are located along the Main Street plaza. On the primary plan, Buildings A, D2 and E are one-story structures affording 16,000 square feet, 7500 square feet, and 3500 square feet of

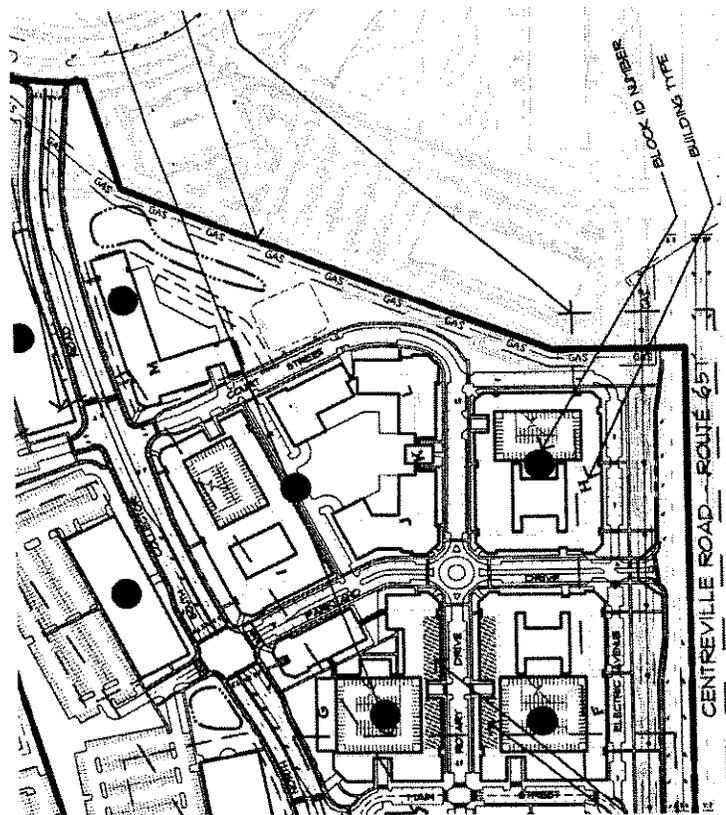
retail space, respectively. Buildings C and D1, situated along Main Street, will be two-stories each, offering 20,000 square feet and 15,600 square feet of ground floor retail, respectively. Building B will provide an additional 5000 square feet of retail on the ground floor. In the alternate plan, Building A will remain one-story, but offer 25,000 square feet of retail, while the square footages of the other buildings will remain the same.

In Buildings F and G (Blocks 3 and 4, respectively), both the primary plan and the alternate plan provide street-level space that is "convertible to retail" fronting along Rotary Drive. First floor retail is also proposed along the Main Street frontages these buildings. In both of these plans, the square footages proposed are 16,750 and 14,000 square feet, respectively. The proffers state that if the applicant is unsuccessful in leasing or selling more than 15,000 square feet of this convertible space for nonresidential uses over a 12-month period, then the units may be leased or sold for multifamily residential uses upon demonstrating to the Department of Planning and Zoning that the marketing efforts were undertaken but unsuccessful.

### Residential Uses

The average size of the units being proposed is approximately 1,150 square feet. As shown on the primary plan tabulations, the maximum number of dwelling units--adjusted based on the final design--may not exceed 1149 units, inclusive of ADUs. On the alternate plan, where more structured parking is provided, this total increases to 1159, inclusive of ADUs. The applicant has stated in the Statement of Justification that 50 of the residential units will be live/work units. A development condition to this effect has been included.

As shown in the graphic to the right, the residential units would be in seven buildings located north of the Main Street plaza, between Centreville Road and the North-South Collector Road (Blocks 3-7 on the CDP/FDP). All of the residential buildings are proposed to be four-story, mid-rise structures. As previously noted, Buildings F and G, abutting the Main Street plaza, would include retail on the ground floors along their Main Street and Rotary Drive frontages. However, the remainder of the square footage proposed for these buildings would be entirely residential.



Building F, located between Rotary Drive and Electric Avenue, proposes a total of 200 units, while Building G, between Rotary Drive and the North-South Collector Road, proposes 146 units. Each of these buildings provides 403 parking spaces in deck parking garages interior to the buildings, with access provided from entrances on both Rotary Drive and Main Street.

All of the remaining buildings are entirely residential. Building H (Block 5, between Rotary Drive and Electric Avenue) and Building I (Block 6, between Rotary Drive and the North-South Collector Road) contain 240 units each in the primary plan and 240 and 245 units, respectively, in the alternate plan. Parking for both of these buildings would be met in parking decks interior to the buildings and on-street. For Building H, 335 deck and 60 on-street spaces

would be provided. For Building I, the provided spaces total 335 and 59, respectively.

Buildings J and L (Block 6) would provide 55 and 80 units, respectively, on the primary plan; with Building J providing 60 units on the alternate plan. Parking for each of these buildings would be met in underground parking garages providing 125 spaces apiece. Building M (Block 7) would provide 188 units. There are 300 spaces provided in its underground garage and 20 on-street spaces.

### Parking & Garages

The CDP/FDP shows a requirement for 3,175 parking spaces for the primary plan and 3,951 for the alternate plan. A total of 3,902 and 5,010 parking spaces have been provided, respectively.

In the primary plan, parking for the office uses west of the North-South Connector Road has been provided in surface parking lots located immediately behind and/or adjacent to the buildings. On the alternate plan, some surface parking exists; however, most of the parking has been provided in three parking garages, each located immediately behind the building it would serve. All of the parking garages are shown to be three and one-half stories above grade. On both plans, the office uses located east of the North-South Collector Road would have surface parking only.

In both the primary and alternate plans, parking for the retail uses located in Buildings A, B, C, D1 and D2 (Blocks 1 and 2) would be met with surface parking lots adjacent to the buildings. Building E (Block 2) and the retail uses potentially located in Buildings F and G (Blocks 3 and 4) would have their parking requirements met through on-street parking spaces on Main Street and Rotary Drive, abutting the proposed retail uses, and in the neighboring parking lots.

As described in the preceding section, parking for the residential units in Buildings F, G, H and I will be provided primarily in parking decks located interior to the structures; or for Buildings J, L and M, in underground parking garages. In addition, Buildings H, I and M will also have limited on-street parking.

### Architecture

The proffers state that the architectural design of the buildings will be in substantial conformance with the general quality and character of the designs depicted in the illustrative perspectives shown on Sheets 23 and 24 of the CDP/FDP, and with the building façades, scale and massing shown on Sheets 16 and 17. While the retail element of the development is depicted on Sheet

23, the architectural character is not apparent. Nevertheless, the applicant has proffered to finish architecturally all four sides of the predominantly retail structures—Buildings A, B, C, D1, D2 and E—with similar materials, detailing and features.

A typical office building is shown on Sheet 24. The architecture of the building appears to be of a contemporary design and constructed of cast stone and glass, although the applicant has not committed to any particular style or materials.

The residential buildings shown on Sheet 24 are large, four-story structures, with a horizontal character. To reduce the bulk of these structures, the facades have been articulated with such architectural accents as balconies and dormer windows. Those structures adjacent to Main Street are shown to have raised first floor heights to permit higher ceilings for commercial uses and, therefore, are distinguished from the residential use floors. The rooflines of these buildings are broken with a variety of flat and hip roofs to minimize bulk and to provide visual interest.

Office and residential buildings along the North-South Collector Road will have their façades oriented towards that roadway, with the front façades of the residential structures consistent in terms of quality and character with the residential facades fronting Centerville Road. The applicant has not committed to any specific materials for these buildings. Finally, the proffers commit to shield rooftop mechanical equipment to limit the impact from the ground-level view of adjacent streets.

#### Recreation & Open Space

The CDP/FDP provides for a minimum of 37% landscaped open space. Developed open space areas include courtyards within Buildings F, G, H and I; a pool/courtyard between Buildings J and L; a private plaza adjacent to Building M; a public plaza encircled by Main Street; a passive recreation area in Block 8; and both passive and active recreation areas abutting the northern boundary of the property.

The courtyards (interior to Buildings F and H) and the pool area (between Buildings J and L) each include a formal lawn, a focal element and seating areas. Access to these areas is provided from inside the residential buildings only. Details for these amenities are provided on Sheet 18 of the CDP/FDP. No details are provided for the courtyards in Buildings G or I, or the plaza adjacent to Building M. Therefore, a development condition has been included requiring that these areas be consistent in quality and character to the courtyard depicted on Sheet 18.

Pedestrian plazas are proposed along Rotary Drive, from the Main Street intersection southward. The plan provides shade trees and special pavement, such as stamped concrete or pavers, along these plazas. Adjacent to the buildings in this portion of the site, plazas are shown to provide outdoor seating for potential restaurant uses. The primary plaza, located on Main Street, has been designed as the ceremonial entrance to the development, and is the centerpiece of the predominantly retail portion of the site. The vista from this entrance terminates with Building E, designed to be occupied by an eating establishment or similar use that will generate activity around the plaza area. In addition to creating visual interest, the plaza functions as a small promenade with seating areas at its eastern- and westernmost ends. The western half of the plaza is also lined with benches on its northern and southern sides. A planter is shown in the center of the plaza, with a focal point at the eastern terminus of the lawn. Details are shown on Sheets 11 and 21 of the CDP/FDP.

Notes on Sheet 18 of the CDP/FDP state that active recreation areas will feature courts (e.g. tennis, basketball and volleyball), and/or playgrounds; and that passive areas will include gardens, benches, focal elements (e.g. water features, specimen plantings or sculptures), and lawns. The proffers commit to two courts, one pool, and a clubhouse and/or fitness center.

#### *Public Park*

Although not part of this application, the applicant has provided 17 acres of parkland in an area abutting the western boundary of the property and has committed to the construction of five athletic fields on that site, per the Comprehensive Plan, to replace those fields currently being used by the Centreville Youth Association that will be lost on the subject property. This athletic complex will offer two 60-foot and one 90-foot sodded baseball diamonds; and two approximately 195 x 360-foot rectangular fields topped with synthetic turf for soccer, field hockey or lacrosse, all of which will be constructed to Park Authority specifications. The complex will also be equipped with limited irrigation, lighting, warm-up areas, fencing and parking, and will be dedicated to the Fairfax County Park Authority as a public park.

#### Landscaping

Due to the poor quality of the vegetation on this partially cleared site, only a small portion of the existing vegetation is proposed to be preserved. These areas are located to the north of Building M (Block 7) and in Block 8, and are indicated as "preservation areas" on the CDP/FDP. The applicant has shown an overall landscaping plan, applicable to both the primary and alternate plans, that includes a mix of evergreen and deciduous trees along the periphery of the development, in the pedestrian street spaces and in the interior courtyards. Landscaping is also proposed around each of the commercial buildings, with

proffers committing to landscaped plazas at the entrances to each of the office buildings located in Blocks 8-10. Although not shown on the CDP/FDP, the proffers also commit to irrigated parking lot landscaping in accordance with the PFM on the uppermost level of all parking garages (i.e. Buildings F, G, H, I, J, and L).

### Streetscape

As depicted on Sheets 19-20 of the CDP/FDP, berms and shade and evergreen trees are shown along the entire length of the property's Centerville Road frontage. Behind these berms, fronting Electric Avenue (which runs behind Buildings F and H), evergreen shrubs and four "pocket park/seating areas" are shown. Shade and ornamental trees are depicted in the medians on Parkland Drive, as well as along the perimeter of the Main Street plaza. The retail/non-residential portion of the site surrounding the Main Street plaza includes hardscape areas both around and linking the buildings. "Low-mounding" for screening, and various ornamental and deciduous plantings, are also proposed along Wall Road, as shown in greater detail on Sheet 25 of the CDP/FDP. As shown on Sheet 21 of the CDP/FDP, pedestrian enhancements consisting of pedestrian signage, special pavement treatments, oversized crosswalk striping, and median refuges, as well as extensive landscaping, appear along the North South Collector Road. The proffers state that if any of these enhancements within the right-of-way do not receive VDOT or County approval at the time of site plan, the applicant is not obligated to escrow money for them, and the proffer to provide for them will be null and void.

### Signage

The proffers commit to abide by Article 12 of the Zoning Ordinance and state that all free-standing signs shall be monument-style signs with a maximum height of 10 feet, unless modified by a Comprehensive Sign Plan; and located only where shown on the CDP/FDP. The CDP/FDP shows possible sign locations at the corner of Centerville Road and Wall Road; at the entrance to the development at the Wall Road/North-South Collector Road intersection; and at locations on either side of the North-South Collector Road at the EDS Drive intersection. A development condition has been included requiring that all signage match the buildings in terms of architectural style, color and materials and be erected in legally conforming locations, according to Article 12, irrespective of that shown on the FDP. Directional signage is proffered to be consistent throughout the development in both materials and design. The applicant has reserved the right to request approval of a Comprehensive Sign Plan to permit modifications to the Article 12 provisions without a need for a Proffered Condition Amendment or subsequent CDP or FDP Amendment.

### Pedestrian Connections

The CPD/FDP shows a pedestrian network of sidewalks along all street frontages. Connections into the residential buildings are shown in locations other than the front doors, in order to allow for efficient pedestrian access. The applicant has also committed to provide pedestrian access to the athletic fields for residents by a trail through Block 9 and also along the Wall Road frontage, from the North-South Collector Road westward.

### Stormwater Management

Stormwater management, including best management practices (BMPs), is proposed to be accommodated in an existing pond located off-site. The applicant has also proffered to install additional water quality LID devices that are not required, such as a Filterra, rain garden or infiltration trench, in one of the locations shown on the CDP/FDP for Blocks 8, 9, and 10.

## **Comprehensive Plan Analysis (Appendix 6)**

The applicant has proposed to develop the site under the Comprehensive Plan (“the Plan”) option that allows mixed use with office, retail, recreational, and residential uses up to .70 FAR, which requires that several conditions be met. These conditions, and the extent to which they have been met by the application, are discussed below:

### Maintain a Balance of Uses

As shown in #3 of the Land Use Recommendations on page 6 of this report, the Plan text recommends a percentage range of the total FAR for residential, retail and office uses. The CDP/FDP shows the office and retail uses to be within the range recommended in the Plan. The high end of the residential component, being proposed with the primary plan, is 71% of the total gross square feet; while the Plan recommends only 50–70% residential. However, the Plan does state these percentages are approximate, and that the purpose of this guidance is to maintain a balance of uses within a mixed-use node and to achieve a high-quality community. The alternate plan shows a development that is 60% residential, 34% office, and 6% retail. While the total amount of residential square feet is not modified in the alternate plan, the office and retail uses have been increased. Staff has concluded that both plans meet the intent of the Plan guidance relative to the balance of uses.

### Public Road Connection

The Plan language recommends a public road connection between Wall Road and EDS Drive to ensure needed access and circulation. A public roadway, the North-South Collector Road, has been provided for this purpose in accordance with the Plan recommendation.

### Integration of Uses

According to the Plan language, two of the conditions that should be met to achieve the optional mixed-use of up to 0.70 FAR relate to the integration of uses. The Plan states that both retail and office uses should be integrated with other uses on the site. As shown on the CDP/FDP (and in the graphic on page 10), the site will be bifurcated by a major road—the North-South Collector Road—which segregates most of the office uses on the western side of the site. In the primary plan, only about 10% of the office uses are located east of the roadway, on the eastern portion of the site. Retail uses on the southeastern portion of the site are integrated with approximately 35% of residential uses to the north. In the alternate plan, 94% of the office uses (or 600,000 square feet) are located west of the spine road and separated from the rest of the site, leaving only 6% of office uses integrated, although the integration of residential and retail uses proposed in this scenario does not change significantly from the primary plan. Strong pedestrian and vehicular linkages have been provided among the uses to support appropriate integration. Thus, integration of uses has been achieved under both development scenarios.

### Trip Generation

This site is composed of 66.88 acres that are zoned I-5. The trip generation of the proposed mixed-use development will result in fewer peak hour trips than the office use currently planned. The application also meets the Performance Criteria for Optional Uses found in the Dulles Suburban Center Overview.

### Retail Shopping

The Design Guidelines for the Dulles Suburban Center contain two recommendations specific to the layout of retail shopping areas: to design retail shopping development in physically unified complexes, not as scattered free-standing structures; and to design safe, separate pedestrian and vehicular circulation patterns for retail development in order to encourage shoppers to walk from store to store.

The retail buildings bordering the Main Street plaza area are physically unified by their proximity to each other and the commercial uses proposed along Rotary Drive, and, therefore, are conducive to pedestrian activity. However, two free-standing retail buildings in the southeastern corner of the site, B and D2, detract from the overall goal of pedestrian friendly design, as the large parking lots and distance between the buildings do not encourage shoppers to walk from store to store. Better integration of these two structures would be desirable.

### Residential Unit Mix

The Plan recommends that a mix of residential unit types be included in the mixed-use development for a total of approximately 900-1000 units, or 996 to 1170 units when adjusted for ADUs. The applicant proposes to include multifamily residential units and live-work units on the site. The provision of affordable dwelling units (ADUs) and workforce housing, as discussed later in this report, will help to provide a range of housing types in the development.

### Active Recreation

The Plan guidance states that a public active recreation area with five athletic fields and associated parking should be provided on or adjacent to the site. The Plan suggests that the fields be fully developed according to Park Authority standards before being dedicated to that Agency. As discussed more fully later in this report, the CDP/FDP shows five fields on approximately 17 acres abutting the western boundary of the site. Commitments to construct the fields to Park Authority field specifications and dedicate them to the Park Authority are included in the proffers. The proffers also state that an asphalt parking lot will be installed to accommodate users of the field, and that site utility work will be performed by the applicant. Additional active recreation amenities on the site for use by residents include two sport courts, a pool, and a clubhouse and/or fitness center.

### Parking

The adopted Plan text states that parking should be mostly in structured garages. The Design Guidelines for the Dulles Suburban Center also encourage parking to be located in structures or decks, and recommends that large parking lots be broken into smaller lots through the use of planting areas as dividers. The primary plan shows structured parking to be provided for the residential uses. Large surface parking lots are located west of the office buildings. The alternate development scenario, however, shows that parking for these offices will be provided in structured garages.

On both plans, the applicant also proposes to provide 38% more parking for the office uses and 6% more parking for residential uses than is required under the Zoning Ordinance. Mixed-use development is generally intended to reduce the number of cars traveling to a site rather than to increase it. Reducing the number of surface parking spaces on the site would not only have environmental benefits, but perhaps allow for more community amenities, including additional active recreation facilities or open space. Therefore, a development condition has been included to provide landscaped islands within the surface parking lots in Blocks 1,2, 8, 9 and 10. Additionally, the applicant has included a commitment to provide storage space for 6 bikes in each new building or garage.

### Setbacks

The Plan text gives a recommended setback range of 50-100 feet from Centreville Road, depending on the proposed land use, design and height of buildings and the amount and quality of the landscaping provided. The CDP/FDP shows building setbacks along Centreville Road varying between 100 and 120 feet, which is appropriate due to existing utility lines, and the internal travelway (Electric Avenue), which is set back approximately 70–80 feet. As mentioned, the area between the uses and Centreville Road contains berms and landscaping to provide a buffer along this roadway. A similar treatment is shown between Wall Road and the uses adjacent to it.

### Pedestrian Links

A pedestrian circulation plan has been provided in the submitted CDP/FDP. Sidewalks are planned throughout the development to link its various components along Centreville Road, Wall Road, and the North-South Collector Road. Pedestrian links to the proposed offsite athletic fields are also provided. In addition, the applicant has proffered to public access easements across all sidewalks and trails located outside of the right-of-way; and that the Community Association will maintain those sidewalks within the ROW that are constructed with specialty paving or those that VDOT will not agree to maintain.

### Usable Open Space

The Plan recommends providing a plaza in the village center for public events and casual recreation use. A plaza area is depicted on the CDP/FDP in the heart of the commercial area along Main Street, which serves as a “village center,” consistent with this Plan guidance.

Courtyard and plaza areas associated with the residential component are found in various locations in the development, as previously noted. Each is designated for either active or passive recreation, although there is no indication of a commitment for the uses or amenities to be supported in those areas, as the proffers only state that such active site amenities shall include two (2) sport courts, one or more pools, and a clubhouse and/or fitness center. These amenities should be sited in locations that are accessible to all members of the community, which the applicant has achieved.

### Schools

The Plan recommends that the school impact of residential development must be mitigated. This is discussed in detail in the Fairfax County Public Schools analysis provided later in this report.

### Signage

In addition to the criteria that apply to the Plan option, the Design Guidelines for the Dulles Suburban Center also apply. The Design Guidelines for the Dulles Suburban Center state the following:

“Create a signage style for a given development complex and carry it out consistently at major roads entering the complex and at building site entries. Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building-mounted signs and ground-mounted shopping center signs incorporated within a planting strip are encouraged. Freestanding and pole mounted business signs are prohibited.”

The CDP/FDP does not include a sign plan for the site but shows where signs, marked at the aforementioned entrances to the development, will potentially be located. Further, the proffers state that the project will comply with Article 12 of the Zoning Ordinance or a future Comprehensive Sign Plan. A development condition has been included to insure that these signs will be architecturally compatible with the buildings in terms of style, color and materials.

For the reasons discussed above, Staff believes the CDP/FDP is in conformance with the land use recommendations in the Comprehensive Plan. However, improvements could be made with a redesign and/or reorientation of the two free-standing buildings in the southeastern portion of the site in order to achieve better vehicular and pedestrian circulation.

### **Residential Development Criteria (Appendix 17)**

These applications include a proffered condition amendment (PCA) to delete 66.88 acres from the existing EDS site (rezoned under RZ 75-2-016 in 1976), and a request to rezone the severed acreage to the PRM District. The following analysis, therefore, applies only to the requested rezoning.

Fairfax County expects new residential development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing, and being responsive to the unique site specific considerations of the property. (For the complete Residential Development Criteria text, see Appendix 17.) Both the primary plan and alternate plan being proposed with the application must meet these criteria.

***Site Design (Development Criterion #1)***

This Criterion requires that development proposals address consolidation goals in the Plan, further the integration of adjacent parcels, and not preclude adjacent parcels from developing in accordance with the Plan. The applicant has achieved the consolidation of a minimum of 18 acres as required by the Plan, and is proposing development at an intensity of 0.69 FAR, which is consistent with Plan recommendations. No interparcel connections have been provided to the abutting properties to the north or west due to the incompatible nature of these uses with the residential portion of the proposed development. However, pedestrian accesses have been provided at two locations to the athletic fields to the west. There are no remaining parcels in the area left to be consolidated.

The development should provide for a logical design with appropriate relationships within the development. Access should be provided to transit facilities where available, and utilities should be identified to the extent possible.

The proposed layout has five residential buildings, three office buildings, and three commercial buildings that surround a five-building mixed-use center offering a combination of retail, office and residential uses. Each of the buildings has access to adequate parking, with the retail centered on the crossroads of Main Street and Rotary Drive. The residential buildings along Centreville Road and along the North-South Collector Road will be oriented to these roadways, and will have facades similar in quality and character to one another, as depicted on Sheet 24 of the CDP/FDP. All of the residential units will have access to outdoor recreational facilities as shown on Sheets 11 and 12; and the applicant has proffered that these facilities, at a minimum, will include two sport courts (e.g. tennis, volleyball, and basketball), a swimming pool, and a clubhouse and/or fitness center. Pedestrian access to the five athletic fields on the adjacent parcel to the west will also be provided. Adequate buffering has been provided to separate the residential uses along the northern boundary of the development from the existing office uses on the abutting industrial-zoned property. Compatibility with the residential neighborhoods to the east is improved by the rezoning of the subject property from the existing, more intense industrial use to the PRM District, and by the proposed landscape treatment for Centreville Road. Residents of the area will also have nearby access to commercial retail uses generally lacking in the immediate vicinity.

Open space should be useable, accessible, and integrated with the development, and appropriate landscaping should be provided. There is a requirement for 20% landscaped open space in the PRM District; the applicant has provided 37%. This landscaped open space is supplied by a mixture of private and public spaces. The private spaces include the courtyards within Buildings F, G, H and I; the pool/courtyard between Buildings J and L; and the plaza adjacent to Building M. The public spaces include the plaza encircled by Main Street; the passive recreation area in Block 8; and the passive and active recreation areas abutting the northern boundary of the property.

***Neighborhood Context (Development Criterion #2)***

While developments are not expected to be identical to their neighbors, this criterion states that they should fit into the fabric of the area, especially at the interface between two uses. This application directly abuts single-family detached development to the east, across Centreville Road. As noted, the proposed rezoning to allow mixed-use, including residential, would be more compatible with the adjacent residential uses than the currently approved industrial use. As noted on the CDP/FDP, building setbacks along Centreville Road will vary between 100 and 120 feet, per the Comprehensive Plan recommendation; and the setback areas will contain berms and landscaping to provide a buffer along Centreville Road. The residential uses will have a minimum setback of 105 feet (on the northern boundary), with the buffer area adequately landscaped to separate the units from the existing offices uses. The development has further been designed to orient the non-residential uses along the North-South Collector Road and/or Wall Road, which is compatible with the other industrial/office uses to the west and to the south. Finally, the architectural design guidelines and elevations included in the CDP/FDP appear to be consistent with the architecture of similar use buildings in the area.

***Environment (Development Criterion #3)***

This Criterion requires that development conserve natural environmental features to the extent possible, account for soil conditions, and protect current and future residents from noise and lighting impacts. Development should also minimize off-site impacts from stormwater runoff and adverse water quality impacts. Aside from jurisdictional wetlands, of which the highest-quality ones will be preserved with the proposed development, no significant environmental features exist on the property. The applicant intends to utilize an existing off-site SWM pond, located to the west of the development along Sully Road, to meet stormwater management and BMPs for the proposed development. A private maintenance agreement will be required, and any final determination regarding stormwater management facilities will be made by staff in the Department of Public Works and Environmental Services at the time of site plan review. The applicant has been encouraged to incorporate Low Impact Development (LID) measures into the proposed development to provide additional water quality benefits for the proposed development. Six possible LID areas appear on the CDP/FDP. The proffers make the commitment to provide LID measures in each of Blocks 8, 9 and 10; and possibly at the other proposed locations whether or not additional water quality measures are required. (See Appendix 7 for a full environmental analysis.) Staff believes that these measures would be appropriate to enhance water quality.

The subject property is located immediately east of Washington-Dulles International Airport and is just outside of the Airport Noise Impact Overlay District (ANIOD). The existing 60 dBA Ldn noise contour for ANIOD falls along the western side of the site in an area of existing and proposed office development. As noted in the Policy Plan, new residential development located in close proximity to the noise contours for the airport should be subject to a disclosure requirement from the developer to

prospective home buyers. In response, the applicant has provided a proffer to disclose the proximity of the residential development to Washington-Dulles International Airport and the Airport Noise Impact Overlay District and to state that the present noise contours are subject to change.

A portion of the property is located immediately adjacent to Centreville Road which, based on noise studies for other residential development in the area, is likely to be impacted by noise levels between 65 dBA Ldn and 75 dBA Ldn. To address this issue, the applicant has provided a proffer to submit a noise study for staff review and approval of the time of site plan review. The proffers also commit to utilize building materials to mitigate noise impact at the 65-70 dBA Ldn range as well as the 70-75 dBA Ldn range.

The applicant will be required to demonstrate that all proposed lighting on the site will meet or exceed the standards set forth in the Zoning Ordinance for outdoor lighting at the time of site plan review, with final determination made by Department of Public Works and Environmental Services staff. A development condition has also been included requiring the submission of a photometric study for the five athletic fields.

***Tree Preservation & Tree Cover Requirements (Development Criterion #4)***

This criterion states that all developments should take advantage of existing quality tree cover, as preserving existing trees is highly desirable to meet the Public Facilities Manual (PFM) requirements; and that, where feasible, utility crossings should be located so as not to interfere with proposed tree save areas. Only a small portion of the site, shown in Blocks 7 and 8 of the CDP/FDP, is proposed for tree save because of the nature of the development and the poor quality of the existing vegetation. The applicant has proffered to generally locate utility lines so as not to interfere with the landscaping concepts shown on the CDP/FDP. The landscaping has been designed to accommodate the potential extension of an underground Colonial Pipeline petroleum conduit extending along the northern property boundary, and the aerial Dominion Power/Verizon lines along Centreville Road on the eastern boundary of the property. Since these areas of landscaping have the potential to be impacted by such crossings, the applicant has proffered to substantially conform to the landscaping shown; and, if modifications must be made to accommodate utilities, to provide equivalent landscaping in an alternative location.

***Transportation (Development Criterion #5) (See Appendix 8)***

This criterion requires that development provide safe and adequate access to the surrounding road network, that transit and pedestrian travel be encouraged, and that the interconnection of streets be encouraged, among others. In conformance with the relevant criteria, the applicant has provided a development plan which accesses public streets and provides pedestrian connections along the external and interior streets. Proffers additionally commit to provide a TDM program, and the provision of two to three bus stops. The TDM program proposed by the proffers includes the designation

of a Transportation Coordinator who will work with VDOT to promote and enhance TDM programs, such as ride-sharing and car/vanpools. The TDMs also call for the provision of bicycle storage at each proposed building; and employee benefit options for transit fares, flex time and telework programs. An on-site business center offering wireless internet access, a fax machine, photocopier and other business essentials will also be made available to all residents. A planned road connection, the North-South Connector Road, linking EDS Drive to Wall Road is also being proposed. The following major transportation issues raised by the Department of Transportation have been resolved by revisions to the CDP/FDP and the proffers.

North-South Connector Road:

The applicant is proposing the construction of a new, four-lane divided public roadway between Wall Road and EDS Drive to meet Comprehensive Plan guidelines in this area. However, the applicant's proposed design did not meet VDOT construction standards, particularly due to the applicant's desire to construct the roadway with a 35-mile per hour design speed (to make it more pedestrian friendly) rather than 45 mph, as requested by VDOT, to handle greater traffic capacity. VDOT staff, County staff and the applicant extensively discussed the design of the roadway, and the applicant has modified the original design from a roadway with three closely-spaced intersections with no right turn lanes serving the development to one that now has a single full intersection with 150-foot right turn lanes. The remaining intersections are right-in/right-out with roadway tapers or increased radii to facilitate quicker exits. However, VDOT has indicated that approval of this enhanced design scheme still remains unlikely. Nevertheless, the applicant has decided to propose the design, but has also submitted an alternative roadway option more likely to receive VDOT approval in case the former is rejected by VDOT at the time of site plan approval. Staff supports this alternative option, shown on Sheet 26 of the CDP/FDP

Centreville Road/Wall Road Intersection:

In conjunction with the approval of another rezoning application, RZ 2005-SU-026, a commitment was made to fully fund, design and install a signal at the intersection of Centreville Road and Wall Road, when warranted. The applicant has proffered to provide easements and right-of-way dedication necessary at this location for the installation of that traffic signal by others. Further, if the signal has not already been constructed by approval of the site plan for Blocks 1, 2, 3, 4 and/or 8, the applicant has committed to install the signal himself, if warranted. In addition to this intersection, the applicant has proffered to construct a signal at the following intersections: Centreville Road/Kinross Circle South, North-South Collector Road/Wall Road, EDS Drive/North-South Collector Road, and North-South Collector Road/Parkland Drive.

***Public Facilities (Development Criterion #6)***

Criterion 6 states that the impacts on public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management) should be offset by

residential development. Impacts may be offset through the dedication of land, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. (Specific Public Facilities issues are discussed in detail in Appendices 9-15)

*Sanitary Sewer Analysis (Appendix 9)*

The property is located in the Cub Run Watershed and would be sewerred into the UOSA Treatment Plant. The sewer systems surrounding the application property have sufficient capacity to accommodate the proposal.

*Fairfax County Water Authority (Appendix 10)*

The subject property is located within the Fairfax Water service area. Adequate domestic water service is available from existing 12-inch and 8-inch mains located at the site. The site contains a Fairfax Water easement. Accordingly, the site plan must be reviewed and approved by Fairfax Water, who will also require recordation of an amendment to the easement agreement at the time of site plan. A development condition has been added requiring the applicant fulfill this requirement prior to site plan approval.

*Fire and Rescue (Appendix 11)*

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #415, Chantilly. The requested rezoning currently meets fire protection guidelines, as determined by the Fire and Rescue Department.

*Fairfax County Public Schools (Appendix 12)*

The proposed development would be served by Floris Elementary, Carson Middle and Westfield High Schools. The elementary and high schools are currently over capacity, with the elementary school expected to remain over capacity by the 2010-11 school year. The total number of students generated by this development is projected to be 73 elementary students, 13 middle school students and 32 high school students. This represents a total of 118 students, all of whom would be new students as the existing industrial zoning would not generate students.

As stated in the Plan text on page 7, there may be a need for an additional high school in the portion of the county served by Westfield, Chantilly and Centreville High Schools, because of existing and projected overcrowding at this level. The text states:

"If a high school site has not been acquired by the time a rezoning application is under review, then the applicant must demonstrate that the school impacts of the residential development can be mitigated by other means that meet the approval of Fairfax County. Mitigation measures may include, but are not limited to:

1. Provision of land for additional facilities, such as vocational training, academy programs and adult learning centers, examples of programs that are currently provided at existing schools which could be relocated to the site that is the subject of the rezoning application;
2. Financial contributions that would facilitate the acceleration and/or construction of new facilities or the expansion of existing facilities;
3. Financial contributions for, or donations of, equipment and other items that increase the utilization or efficiency of existing facilities; and
4. Measures that facilitate the better utilization of existing school facilities from an operational standpoint or other solutions to increase utilization of under-capacity schools.

A contribution of \$885,500 (or \$7,500/student) was requested. The applicant proffered the sum of only \$247,500, due to the nature of the park facility to be constructed.

*Environmental and Site Review Division, Stormwater Management, DPWES*  
(Appendix 13)

The applicant intends to use an existing pond on the adjacent EDS property to meet stormwater management and BMPs for the proposed development. A private maintenance agreement will be required prior to final grading plan approval. However, any final determination regarding stormwater management facilities will be made by staff in the Department of Public Works and Environmental Services at the time of site plan review.

*Fairfax County Park Authority* (Appendix 14)

The CDP/FDP shows on-site active recreational amenities, including an outdoor pool and two sport courts, with proffers committing to an internal clubhouse and/or fitness center. In the proffers, these facilities are credited against the contribution of \$955 per unit (excluding affordable dwelling units) required by the Zoning Ordinance.

The applicant will also dedicate to the Fairfax County Park Authority (FCPA) approximately 17 acres of off-site land and develop it with a five-field athletic complex, per the Comprehensive Plan, to replace those fields that will be lost on the subject property currently being used by the Centreville Youth Association. As previously stated, this athletic complex will offer two 60-foot and one 90-foot sodded baseball diamonds; and two approximately 195 x 360-foot rectangular fields topped with synthetic turf for soccer, field hockey or lacrosse, all of which will be constructed to Park Authority specifications. (The proffers associated with these athletic fields rely heavily on an 86-page attachment, entitled "Exhibit C"

and referred to as the "Field Specifications," which details specifications for every aspect of construction.) The complex will also be equipped with irrigation for the sodded fields, lighting conduits, warm-up areas, fencing, landscaping and 270 parking spaces, and will be dedicated to the Fairfax County Park Authority within 30 days following substantial completion of the facility, but no later than 14 months from the time that play is interrupted on the existing fields.

- **Maintenance Access**  
The Park Authority approved the current layout of the two 60-foot baseball diamonds contingent upon maintenance vehicle access (necessary for periodic bulk delivery of materials used to maintain a playable condition of the athletic fields) being provided by the applicant via the office parking lot to the east. This access will be combined with the pedestrian trail access shown on Sheet 13 of the CDP/FDP and described in the proffers.
- **Project Oversight and Substantial Completion**  
FCPA staff requested that they be allowed to provide oversight during the construction process to ensure that the Park is built according to the field specifications referenced in Exhibit C; and that "substantial completion" of the fields should be determined jointly by an independent certified landscape architect or professional engineer and a member of the Park Authority's Project Management staff. The applicant has satisfied these requests in the proffers.
- **Penalties**  
Staff has requested a penalty of no bond extension, and that no RUPs or Non RUPs be issued on Blocks 1, 2, 3, or 4, if, due to his own fault, the applicant does not meet the 14-month timeline specified in the proffers to complete the athletic fields. A proffer to this effect has been included.
- **Dedication**  
The Park Authority requested that dedication of the parkland occur not more than 30 days after substantial completion of the proffered improvements, and that any debris or waste on the parkland parcel be removed prior to the dedication. Additionally, the applicant should arrange a walk-through inspection with the Park Authority Land Acquisition Manager, the Area 5 Operations Manager, and a Resource Management Division representative to demonstrate successful completion of this requirement. The applicant has proffered to meet each of these requests.
- **Proffers**  
As outlined in the memo contained in Appendix 14, staff requested that the applicant make various modifications to the proffers; the applicant has accommodated these modifications.

***Affordable Housing (Development Criterion #7) (Appendix 15)***

Criterion 7 states that ensuring an adequate supply of housing for low- and moderate-income families, those with special accessibility requirements, and those with other special needs, is a goal of the County. Satisfaction of this criterion may be achieved by the construction of units, contribution of land, or by a contribution to the Housing Trust Fund.

The Zoning Ordinance defines Affordable Dwelling Units as units that are affordable to families making less than 70% of the area median household income (MHI). As noted, the Board of Supervisors has had a long-standing policy regarding the provision of affordable housing, to be satisfied via the provision of units under the ADU program, or the contribution of funds to the Housing Trust Fund for those buildings that are exempt from the ADU program. Recently, attention has also been drawn to the lack of moderate-income housing in the County, often known as "workforce housing." (Workforce housing units are defined as those that serve a population in the income range of 70% to 120% of the MHI. A popular explanation of workforce housing is units which are affordable for police, fire fighters and teachers.)

In accordance with both long-standing policy directives and those under development, staff has asked the applicant to address both the ADU requirement and the provision of workforce housing. ADUs should be provided as required by the Ordinance, with the provision of workforce housing units through a proffered commitment to provide units to be administered by the Department of Housing and Community Development under the ADU program, only with different, higher income limitations. The Comprehensive Plan includes a recommendation that at least 12% of the County's future housing stock should be affordable to County residents of low- to moderate-income. Additionally, it may be appropriate to allow workforce housing units to be developed that are somewhat smaller than the market rate units, such as a studio-type unit. In addition to lessening the financial burden on the developer, such units are typically not being provided in today's developments. For example, the provision of studio-type units would also address an observed housing need.

The applicant has proffered to meet ADU requirements for the residential buildings according to the Zoning Ordinance. At this time, final details are not available to calculate a definite unit yield for ADUs since the applicant has not committed to a definite number of dwelling units. However, calculations providing the potential number of units are shown on the CDP/FDP. Note 25 of the CDP/FDP states that actual ADU calculations will be based on the final mix of non-elevator-served and elevator-served multifamily dwellings, and a determination of buildings that are less than three stories and/or more than four stories in height. However, the proffers state that, irrespective of the notes on the CDP/FDP, the multiple family dwellings will be in buildings of at least four stories and such buildings or their associated parking structures will have an elevator. The applicant has also proffered to provide a workforce housing program with the following components:

- ADUs will be provided per the ordinance
- A total of 8% of the units in the total project will be either workforce units or ADUs.
- Workforce housing units (either rental and for sale) would be available to residents whose median household income is up to 70% (for a studio), 80% (for a one-bedroom), and 90% (for a two-bedroom).

***Heritage Resources (Development Criterion #8)***

Criterion 8 requires a development to address potential impacts on historical and/or archaeological resources through research, protection, preservation, or recordation. The application property has no historical or archaeological resources.

**Route 28 Tax District Lump Sum Payment (Appendix 16)**

The applicant must provide for payment of taxes that will be lost to the Route 28 Transportation Improvement Tax District due to the rezoning of the portion of the property destined for residential use, in the area generally north of the Main Street Plaza, east of the North-South Connector Road and west of Centreville Road. According to the Department of Tax Administration, the one-time payment was calculated at \$394,671.37 on June 30, 2006. The applicant has proffered to prepay taxes for this portion of the development in accordance with the formula and provisions adopted by the Board of Supervisors and within 60 days following the date on which the Applicant's requested rezoning and proffers are enacted. Failure to pay will void this rezoning per Virginia Code Section 15.2-4608(C).

**ZONING ORDINANCE PROVISIONS (Appendix 18)**

The PRM District was established to provide high-density, multiple-family residential developments (with a minimum density of 40 dwelling units per acre); or mixed-use developments consisting primarily of multiple-family residential development (with a minimum density of 20 dwelling units per acre) with secondary office and/or other commercial uses. PRM Districts should be located in those limited areas where such high-density residential or residential mixed-use development is in accordance with the adopted Comprehensive Plan, such as within areas delineated as Transit Station Areas, and Urban and Suburban Centers. The PRM District regulations are designed to promote high standards in design and layout; to encourage compatibility among uses within the development and integration with adjacent developments; and to otherwise implement the stated purpose and intent of the Zoning Ordinance.

The application property is located in the Dulles Suburban Center. The Comprehensive Plan language for the site specifically recommends high-density mixed-use as an option for this property if specific criteria are met.

#### Section 6-406- Use Limitations

The use limitations require that all developments in the PRM District:

- Meet the standards of 16-101 (General Standards) and 16-102 (Design Standards, discussed below);
- Provide a CDP and FDP in accordance with specific urban design requirements and streetscape plans;
- Have multifamily as the principal residential type;
- Be designed to be harmonious with neighboring properties;
- Use the standards of Article 9 to evaluate uses categorized as Special Exception uses;
- Have 50% of the total gross floor area devoted to multi-family residential use;
- Prohibit drive-through facilities;
- Provide parking in accordance with Article 11, including possible parking reductions based on hourly parking accumulation characteristics of the various uses and/or proximity to a mass transit station, with the intention that a substantial portion of the required parking be provided in parking structures;
- Provide signage in accordance with Article 12; and
- Comply with the performance standards of Article 14.

In both the alternate and primary plans, the proposed development is predominantly multifamily residential, with 60% and 71% of the floor area, respectively, proposed for multifamily uses. Parking is provided in excess of Article 11, and no drive-through facilities are being proposed. As noted, the proposal meets the design guidelines for this site found in the Comprehensive Plan text, including landscape buffers to adjacent residential, pedestrian access, and building heights. Furthermore, streetscape and urban courtyards are provided as open space amenities. In the proffers, the applicant has designated as permitted uses several uses that might normally require a special exception or special permit. Staff believes most of these uses are appropriate for the subject property. However, for those uses that staff had some concern regarding, the applicant proffered to require final development plan approval. Therefore, the proposed development meets the use limitations.

#### Section 6-407- Lot Size Requirements

Section 6-407 requires that all developments in the PRM District:

- Have a minimum district size of 2 acres; and
- Have a privacy yard a minimum of 200 square feet for each single family attached unit;

The application property consists of 66.88 acres. There are no single-family attached units proposed.

### Section 6-408 – Bulk Regulations

The bulk regulations require that in the PRM District:

- The building heights and yard requirements be controlled by the provisions of Article 16; and
- A maximum floor area ratio (FAR) of 3.0 be provided.

The building heights and yard requirements, as controlled by Article 16, would require the development to be generally in conformance with the R-30 and/or C-4 regulations (discussed below). The maximum proposed FAR is 0.69.

### Section 6-409 – Open Space

The open space regulations require that in the PRM District:

- Twenty percent of the gross area be landscaped open space; and
- Recreational amenities be provided in accordance with the Planned District regulations (minimum expenditure of \$955 per unit).

The CDP/FDP provides 37% landscaped open space. Proffers and the plan commit to various recreational amenities including courtyards, pools and internal facilities, such as a fitness center. Proffers commit that, credited against these amenities, any remaining balance of the total amount of \$955 per non-ADU residential unit not spent on the property would be contributed to the Park Authority.

## **Article 16, Sections 16-101 and 16-102**

### Sect. 16-101 General Standards

Par. 1 requires conformance with the Comprehensive Plan recommendations. The Comprehensive Plan states that, as an option, the area within Land Unit D-3 may be planned for mixed-use up to 0.70 FAR provided that certain criteria are met (see Appendix 5). The applicant proposes to develop the property with approximately 1000 multi-family units, office and other commercial/retail at an intensity of 0.69 FAR, which is consistent with the Plan's intensity recommendation, and which meets all of the additional conditions.

Par. 2 requires that the proposed design achieve the stated purposes of the PRM District more than would development under a conventional zoning district. The proposed design of each plan allows for a mix of uses in multi-use buildings and recreational courtyards, plazas and hardscapes, which requires a planned development to achieve. Parking is provided in structured decks, particularly with the alternate option, allowing for a more usable surface than would otherwise be created.

Par. 3 requires protection and preservation of scenic assets. There is no tree preservation proposed, and no areas were identified as exceptionally outstanding

since the site has previously been cleared and is composed primarily of secondary vegetation. As stated, wetlands on the site will be preserved.

Par. 4 requires a design that prevents injury to the use of existing development and does not deter development of undeveloped properties. The proposal is intended to provides an appropriate transition between the adjacent single-family residential properties to the east and the higher intensity industrial-zoned properties in the surrounding areas. Therefore, the proposal meets the standard for compatibility with existing and future development.

Par. 5 requires that adequate transportation and other public facilities are, or will be, available to serve the proposed use. As noted in the transportation analysis, all issues relating to transportation have been resolved. The applicant has provided for the necessary improvements to Centreville Road and the construction of the North-South Collector Road; provided sidewalks along all of the external streets, with appropriate connections to the buildings and internal spaces; and proffered a TDM program.

Par. 6 requires that coordinated linkages among internal facilities and services, as well as connections to major external facilities and services, be provided. The development plan depicts pedestrian sidewalks along the streets. Pedestrian interparcel access has also been provided to the athletic fields abutting the subject property's western boundary.

Sect. 16-102 Design Standards

Par. 1 states that at the peripheral lot lines, the bulk regulations and landscaping and screening for the proposed development should generally conform to the provisions of the most comparable conventional district. In this instance, the most comparable conventional districts are the R-30 and C-4 Districts, shown below.

Yard	Zoning District	
	R-30	C-4
Front Yard	25° ABP, min. 20' (28 feet)	25° ABP, min. 40' (26 feet)
Side Yard	25° ABP, min. 10' (28 feet)	none
Rear Yard	25° ABP, min. 25' (28 feet)	25° ABP, min. 25' (26 feet)

Except for the office buildings in Blocks 8, 9 and 10, with front yards set back only 15 feet from the North-South Collector Road to create a more urban feel along this roadway, all buildings exceed the setbacks for the R-30 and C-4 Districts:

In staff's evaluation, the design of the streetscape, landscaping and screening provide for an appropriate edge to the type of development envisioned by the Plan. Therefore, this standard has been satisfied.

Par. 2 states that the open space, parking, loading, sign and all other similar regulations shall have application in all planned developments. This application satisfies all of these applicable Zoning Ordinance provisions. The parking requirement is exceeded, as is the landscaped open space requirement.

Par. 3 states that streets and driveways shall be designed to generally conform to the provisions of the Ordinance. Other than the preferred North-South Collector Road being proposed, the internal streets associated with this development meet the PFM standards and sight line standards required by VDOT, as depicted on the CDP/FDP. (The North-South Collector Road depicted on Sheet 26 of the CDP/FDP, however, does meet the standards). The applicant has also proffered that private streets will be constructed to public street standards. The proffers disclose that owners will be required to maintain roadways not accepted by VDOT.

Par. 4 states that emphasis should be placed on the provision of recreational amenities and pedestrian access. The development plan includes proposed sidewalks along external and internal streets, as well as internal and external pedestrian plazas. The plan includes landscaped open space, which is provided in a combination of courtyards, plazas, and seating areas. Active recreation is provided for residents with the provision of two sport courts, a swimming pool and a commitment to an internal facility, such as a fitness center. The proffers indicate that any recreational funds required by the P-standards that are not used on-site will be contributed to the Park Authority. In addition, the applicant has provided an offsite, five-athletic field sports complex, including pedestrian access to the facility, to the Park Authority.

### **Waivers/Modifications**

- **Modification of the loading space requirement to allow fewer spaces, as shown on the tabulations on Sheets 3 and 6 of the CDP/FDP.** The Zoning Ordinance does not provide loading space calculations for mixed-use projects; however, when each proposed use is calculated individually, the Ordinance would require approximately 43 loading spaces with the primary plan and approximately 52 spaces with the alternate plan. Due to the compact nature of the proposed mixed-use buildings, and, therefore, the proximity of proposed loading spaces to one another, the applicant is requesting a reduction in the number of loading spaces to 16. Staff supports this waiver.
- **Modification of the transitional screening along Centreville Road, in favor of the landscape buffer treatment shown on the CDP/FDP.** As a result of the constraints imposed by utility easements running along the length of Centreville Road, staff believes that a modification of the 35-foot wide planting strip necessitated by the Transitional Screening 1 requirement (parallel to the multifamily units) and the Transitional Screening 2 requirement (adjacent to the commercial portion of the development) is justified. The applicant has developed a practical and aesthetic solution utilizing low-mounded berms, and various evergreen and deciduous trees and shrubs in a planting area at least 60 feet-wide,

as depicted on Sheets 19 and 20 and the CDP/FDP. Therefore, staff recommends approval of this waiver.

- **Waiver of the barrier requirements along the eastern property boundary, between the proposed multifamily residential uses and nonresidential uses and the off-site single-family detached houses, to that shown on Sheets 19 and 20 of the CDP/FDP.** Staff recommends approval of this waiver. In staff's opinion, a barrier along Centreville Road would be aesthetically undesirable. Therefore, rather than the D, E or F barrier required by the Zoning Ordinance, the applicant has proposed a four-foot masonry wall with columns and open metal posts, which is designed to match the architecture of the buildings. In staff's opinion, this treatment would provide a much more attractive landscape to passersby on this portion of Centreville Road.
- **Modification to permit private streets in excess of 600 linear feet.** Staff believes that this modification is appropriate due to the fact that the development is planned to be served by internal private streets, which have been designed to accommodate on-street parallel parking. In addition, private streets will be paved to public street standards. Therefore, sufficient circulation has been provided. According to the proffers, potential owners will be notified of their maintenance responsibilities in the community association documents.
- **Waiver of the site plan requirement for construction of the six-lane widening of Centreville Road.** The Comprehensive Plan recommends the dedication and construction of a total of six lanes along Centreville Road. However, because VDOT has its own plans for the widening of Centreville Road, the six lanes will likely already be completed or under construction by the time the applicant submits a site plan. Therefore, staff supports this waiver.
- **Waiver of the interparcel access requirement to the EDS Campus to the west, at tax map 24-4 ((1)) 6B; and to the office uses on the Cox property to the north, on tax map parcels 24-4 ((1)) 6E and 6F).** Because of the incompatibility of the industrial/office uses to the north and west with the residential nature of the portion of the proposed development abutting them, which is served by private streets, interparcel accesses would be undesirable. Therefore, staff supports this waiver.

## CONCLUSIONS AND RECOMMENDATIONS

### Staff Conclusions

Both of the applicant's primary and alternate plan proposals achieve the 67-acre minimum level of consolidation required for development at the proposed density, and provide a development in conformance with the use and intensity recommendations of

the Comprehensive Plan. A mix of integrated uses, including plazas and pedestrian links, has been achieved; and the applicant has provided 17 acres of parkland and has committed to the construction of an athletic complex on that site per the Comprehensive Plan, which will replace the fields that will be lost on the subject property, currently being used by the Centreville Youth Association. The new complex will be comprised of three sodded baseball diamonds and two rectangular fields topped with synthetic turf, constructed to Park Authority specifications and equipped with limited irrigation, lighting, warm-up areas, fencing and parking. Furthermore, a total of 8% of the proposed residential units in the project will be either workforce units or ADUs. Therefore, in staff's evaluation, the proposal meets the multiple conditions found in the Comprehensive Plan and the Zoning Ordinance requirements of the PRM District and will provide an attractive, mixed-use, urban-style development offering services for current and future residents and neighbors.

### **Staff Recommendations**

Staff recommends approval of PCA 75-2-016-03.

Staff recommends approval of RZ 2006-SU-007, subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of FDP 2006-SU-007, subject to the development conditions contained in Appendix 2 of this report, and the Board's approval of RZ 2006-SU-007 and the associated Conceptual Development Plan.

Furthermore, staff recommends approval of a:

- Modification of the loading space requirement to allow fewer spaces, as shown on the tabulations on Sheets 3 and 6 of the CDP/FDP.
- Modification of the transitional screening along Centreville Road, in favor of the landscape buffer treatment shown on the CDP/FDP.
- Waiver of the barrier requirements along the eastern property boundary, between the proposed multifamily residential uses and nonresidential uses, and the off-site single-family detached houses to that shown on Sheets 19 and 20 of the CDP/FDP.
- Modification to permit private streets in excess of 600 linear feet.
- Waiver of the site plan requirement for construction of the six-lane widening of Centreville Road.

- Staff recommends approval of a waiver of the interparcel access requirement to the EDS Campus to the west, at tax map 24-4 ((1)) 6B; and to the office uses on the Cox property to the north, on tax map parcels 24-4 ((1)) 6E and 6F.

Approval of this application should also be contingent upon the applicant's payment of funds according to the Board of Supervisors' formula for the rezoning of commercial and industrially zoned land to residential use within the Route 28 Tax District (see Appendix 16), with such payment to be received prior to the effective date of the rezoning as set by the Board of Supervisors. Failure by the applicant to provide payment to the County prior to the effective date of this rezoning decision will mean that the change in zoning requested by the applicant will not become effective and that this rezoning decision will be void in accordance with Virginia Code Section 15.2-4608 (C).

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

## APPENDICES

1. Draft Proffers
2. Development Conditions
3. Affidavit
4. Statement of Justification
5. Proffers PCA 75-2-016-02
6. Plan Citations and Land Use Analysis
7. Environmental Analysis
8. Transportation Analysis
9. Sanitary Sewer Analysis
10. Water Service Analysis
11. Fire and Rescue Analysis
12. Schools Analysis
13. Environmental and Site Review Division, Stormwater Management (DPWES)
14. Park Authority Analysis
15. Affordable Housing Memo
16. Route 28 Tax District Lump Sum Payment
17. Residential Development Criteria
18. Applicable Zoning Ordinance Provisions Checklist
19. Glossary of Terms

LPC Commercial Services, Inc.  
 RZ 2006-SU-007  
 Tax Map 24-4((1))-6B (portion) and 6C

### **PROFFER STATEMENT**

June 30, 2006  
 Revised July 24, 2006  
 Revised August 16, 2006  
 Revised September 14, 2006  
 Revised October 9, 2006  
 Revised October 24, 2006  
 Revised November 1, 2006  
 Revised November 2, 2006  
 Revised November 7, 2006  
 Revised November 14, 2006

Pursuant to Section 15.2-2303A of the Code of Virginia, 1950, as amended, and Section 18-204 of the Zoning Ordinance of the County of Fairfax (1978, as amended) ("Ordinance"), subject to the Board of Supervisors' approval of the requested Rezoning Application ("Rezoning") and Conceptual Development Plan ("CDP"), the applicant and owners, for themselves and their successors and assigns ("Applicant") hereby proffer the following conditions ("Proffers"). The Property that is the subject of these Proffers is identified on the Fairfax County Tax Maps as 24-4((1))-6B (portion) and 6C. Any future modifications to the Proffers and/or CDPA which affect only a specific parcel or parcels may be approved by the Board of Supervisors upon application for a proffered conditioned amendment and/or conceptual development plan amendment, as applicable, by the individual owner of a specific parcel or parcels without amending the entire proffer statement, and/or the entire CDP, provided such amendment does not affect the remainder of the Property as provided for pursuant to Paragraph 6 of Section 18-204 of the Zoning Ordinance. These Proffers, if accepted by the Board of Supervisors, supersede all prior proffers applicable to the Property, including the Proffers last amended by the Board of Supervisors on September 19, 1998 (PCA 75-2-016-2) (the "1998 Proffers"). Nothing contained herein shall affect the parcels subject to the 1988 Proffers that are not part of the Property and that are not part of these applications.

#### **I. CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN**

1. Substantial Conformance. Development of the Property shall be in substantial conformance with the Conceptual/Final Development Plan entitled "Conceptual Development Plan/Final Development Plan EDS/Lincoln Property" prepared by William H. Gordon Associates, Inc. dated September, 2005, last revised October 24, 2006 ("CDP/FDP"), except as otherwise provided herein. Sheets 4 and 5 and Sheets 7 and 8 of the CDP/FDP present alternative layouts and building programs for certain of the (i) commercial/retail development and (ii) office development. The Applicant may initially

develop such commercial/retail and office areas consistent with the building footprints and parking layouts shown on Sheets 4 and 5 and later add gross floor area and parking up to the maximums shown on Sheets 7 and 8, provided such additional gross floor area and parking are in substantial conformance with Sheets 7 and 8, all without an amendment to the CDP/FDP. The first floor space in Buildings F and G fronting along Rotary Drive may convert between office, retail and residential, regardless of how such space is initially used. Irrespective of the notes on the CDP/FDP, the multiple family dwellings shall be located in buildings of at least 4 stories (provided the first story of such buildings may have non residential uses as otherwise permitted) and such buildings or the associated parking structures shall have an elevator.

2. Elements of CDP. Notwithstanding the fact that the Conceptual Development Plan and Final Development Plan are presented on the same plan, the elements that are components of the Conceptual Development Plan are limited to the points of access, the general location of the buildings, uses, building heights, parking garages and open space areas, limits of clearing and grading, and setbacks from peripheral lot lines and only a future amendment to such elements shall require a subsequent CDPA or Proffered Condition Amendment.

3. Modifications.

A. Minor modifications to the CDP/FDP may be permitted pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, including the right to (i) alter building footprint sizes within the building envelopes set forth on the CDP/FDP, (ii) modify plazas and active/passive recreation areas provided the overall character and general location of such areas are generally as set forth on Sheets 11 and 12 of the CDP/FDP, and (iii) adjust pedestrian and vehicular circulation areas provided the overall character and general location of such areas are generally as shown on Sheets 11 and 12 of the CDP/FDP.

B. The Applicant reserves the right to adjust residential gross square footage between any building in Blocks 3, 4, 5, 6 and 7; adjust office gross square footage between any buildings Blocks 8, 9 and 10, and adjust retail square footage between any buildings in Blocks 1 and 2, provided that the total gross floor area for a particular use does not exceed the amounts set forth on Sheet 2 of the CDP/FDP, and as limited in C. below; the building heights as shown on the CDP/FDP are not exceeded; the minimum landscaped open space, level of amenities, and peripheral dimensions to lot lines are not reduced, as such elements are shown on Sheets 4 and 5 of the CDP/FDP or Sheets 7 and 8 of the CDP/FDP, as applicable, and provided such adjustments are otherwise in substantial conformance with the CDP/FDP.

C. Notwithstanding that the CDP/FDP depicts maximum gross floor area for each of the (i) residential, (ii) commercial/retail and (iii) office uses, the Applicant shall be permitted to transfer up to 10% of the gross floor area in any of the three (3) designated uses to any other use provided that no new buildings are created, maximum building heights are not exceeded and the cap on residential units is not exceeded, the

total percentage of residential gross floor area is no more than 71% of total gross floor area and such transfers are otherwise in substantial conformance with the CDP/FDP.

4. Maximum Density. The maximum floor area ratio ("FAR") permitted on the Property shall be 0.69 inclusive of Affordable Dwelling Units (ADUs). Based on this maximum FAR, the maximum gross floor area ("GFA") that may be constructed shall be 2,015,050 square feet for all of the Property. The Applicant reserves the right to construct a lesser amount of GFA provided that the buildings and Property remain in substantial conformance with that shown on the CDP/FDP as determined by the Zoning Administrator. The maximum number of dwelling units shall not exceed 1159 units, inclusive of ADUs and associated bonus units. The Applicant shall provide 5% of the units as ADUs.

5. Phasing. Build-out of the Property may proceed in phases as set forth in the Proffers. The FAR and/or number of dwelling units per acre constructed within a respective phase of the project may exceed the maximum density limitations set forth in Proffer 4 above so long as such maximum density limitations are not exceeded over the entirety of the Property that is the subject of the rezoning. Except as qualified herein, the creation of the landscaped open space areas and associated improvements may occur in phases, concurrent with the phasing of development/construction of the Property. As such, the total area of landscaped open space provided at any given phase of development shall not be required to be equivalent to the 37% overall landscaped open space required at project completion; provided that the total combined open space at the completion of all development shall satisfy the overall landscaped open space requirement as shown on the CDP/FDP. Proffer 37 shall establish the timeframe for the development of the replacement athletic fields shown on Sheet 13 of the CDP/FDP.

6. Non-Residential Phasing/Construction of Plaza/Convertible Retail Space.

A. Prior to the issuance of more than 514 RUPs, 30,750 square feet of non-residential development shall be constructed to include all exterior walls and roof structures. The Plaza between Blocks 1 and 3 shall be included on the Site Plan for the first building to be constructed in Blocks 1, 2, 3 or 4, and shall be substantially completed, i.e., open to the public and available for its intended purpose, prior to the issuance of the final RUP or Non RUP for the first building shown on such site plan. The ground floors of the buildings within Block 3 and Block 4 that fronts on the Plaza shall be used for non-residential uses only.

B. The Applicant shall design and construct the ground floors of the buildings along Rotary Drive in Blocks 3 and 4 as shown on Sheets 4 and 7 to accommodate non-residential uses including having a floor to floor height of thirteen feet and satisfying the building code requirements for buildings with residential and non residential uses. Consistent with the alternative layout provisions of Proffer I.A, this ground floor space along Rotary Drive may be either retail/commercial or residential and may be converted from one use to the other as market and other forces dictate (the "Convertible Space"). In the event that the Applicant is unsuccessful in leasing or selling

more than fifteen thousand square feet of the Convertible Space for non residential uses over a period of twelve (12) months (the "Marketing Period"), then the Applicant shall demonstrate its marketing efforts to the Department of Planning & Zoning, and thereafter, the Applicant may lease or sell such units for multi-family residential uses. The Marketing Period shall be deemed to have commenced at such time as (i) Applicant, and/or Applicant's broker, has commenced distributing marketing materials to the non residential market with respect to such space and (ii) has distributed a copy of such materials to the Zoning Administrator, but in no event shall such 12 month period expire earlier than six months following site plan submission for the first site plan for Blocks 3 and 4. The Applicant shall provide written notice in the community association documents, as well as to initial purchasers/tenants of such ground floor units of the provisions of this Proffer. This commitment to marketing such space shall not require that such space remain vacant beyond the Marketing Period.

7. Streetscape and Landscape Phasing.

A. The streetscape and associated landscaping shown on Sheet 21 of the CDP/FDP entitled "Pedestrian Enhancements and Streetscapes" shall be installed at the same time as the North South Collector Road (as defined in Proffer 10 hereof), except the Applicant need not install those elements such streetscape or landscaping to be installed more than ten (10) feet from the right-of-way line, as set forth on Sheet 21 of the CDP/FDP. The Applicant shall install the berms and shade and evergreen trees along the Property's full Centreville Road frontage, with the first site plan approval for a building within Blocks 1, 3 and 5 (depicted on Sheets 19 and 20 of the CDP/FDP as the Phase I Centreville Road Landscaping). The Phase 2 Centreville Road Landscaping, as depicted on Sheets 19 and 20 of the CDP/FDP, if not sooner installed, shall be installed prior to the first RUP for the final building in Blocks 1, 3 and 5.

B. The landscaping and pedestrian improvements associated with the private streets shown on Sheets 14 and 15 of the CDP/FDP shall be installed at generally the same time as the private street with which they are associated. Such Landscaping and pedestrian improvements shall be maintained by the property owner or successor COA as defined in Section XIII hereof.

C. The streetscape and landscaping along the North South Collector Road as shown on Sheet 21 of the CDP/FDP shall be installed as follows: The landscaping/streetscape depicted as Phase 1 Collector Road Landscaping on the CDP/FDP shall be installed at the same time as the adjacent road improvements and the landscaping/streetscape depicted as Phase 2 Collector Road Landscaping for the entire length of the North South Collector Road shall be installed with the last to occur of construction of Phases A or B of the North South Collector Road, as such Phases are shown on Exhibit B attached hereto.

8. Density Credit. Density credit shall be reserved for the Property as provided by Section 2-308 of the Zoning Ordinance for all dedications described herein and/or as

shown on the CDP/FDP or as may reasonably be required by Fairfax County, VDOT or others at the time of site plan approval.

## II. PERMITTED USES

### 9. Permitted Uses.

A. The principal and secondary uses which shall be permitted are the following: dwelling, multiple family; public uses; accessory uses and home occupations as permitted by Article 10 of the Zoning Ordinance, bank teller machines, unmanned; business service and supply service establishments; commercial and industrial uses of special impact (Category 5), limited to: fast food restaurants, quick-service food stores, vehicle sale, rental and ancillary service establishments (provided there shall be no site storage of vehicles other than to meet the estimated daily requirements of any rental establishment which shall not exceed ten (10) vehicles), limited by the provision of Sect. 9-518 of the Zoning Ordinance; commercial recreation uses (Group 5), limited to: billiard and pool halls, health clubs, indoor archery ranges, fencing and other similar indoor recreational uses, any other similar commercial recreation use; eating establishments; financial institutions; garment cleaning establishments (only if all dry cleaning processes are conducted off-site); institutional uses (Group 3), limited to: churches, chapels, temples, synagogues and other such places of worship; churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school, private school of special education; light public utility uses (Category 1); offices; quasi-public uses (Category 3), limited to: churches, chapels, temples, synagogues and other such places of worship, churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school, or private school of general or special education; colleges, universities; cultural centers, museums and similar facilities; independent living facilities; medical care facilities; private clubs and public benefit associations; private schools of special education; repair service establishments; and retail sales establishments.

B. The following uses shall not be permitted: (i) commercial swimming pools, tennis courts and similar courts, (ii) skating facilities, (iii) single family attached dwellings, (iv) parking, commercial off street, as a principle use, (iv) congregate living facilities, (v) theatres, (vi) transportation facilities and (vii) vehicle transportation service establishments. The following uses shall not be permitted unless an FDPA is obtained: hotels, child care centers and nursery schools, and private schools of general education.

C. The permitted principal and secondary uses shall not result in any additional buildings beyond those represented on the CDP/FDP. Further, the Applicant reserves the right to (i) establish Group 8 Temporary Uses, including construction and sales trailers, in Blocks 1, 2, 8, 9 and 10 of the CDP/FDP and (ii) to establish construction and sales trailers on any of the Blocks, all on an interim basis as may be approved by the Zoning Administrator or Board of Zoning Appeals, as applicable, all without the necessity of an amendment to the CDP/FDP or Proffers if such are in substantial

conformance with the CDP/FDP, are located within building envelopes and do not alter the limits of clearing and grading.

### III. TRANSPORTATION

10. Transportation. All transportation improvements to be made pursuant to this Section III shall be subject to Virginia Department of Transportation ("VDOT"), Fairfax County Department of Transportation and DPWES approval. Substantially complete in this Section III shall mean such road is base paved and open and available for use by the public, but not necessarily accepted by VDOT into the State secondary road system for maintenance. Upon demonstration by the Applicant that, despite diligent efforts by the Applicant, provisions of the road or signal improvements to be made under this Section III have been unreasonably delayed by others, the Zoning Administrator may agree to a later date for the completion of the improvement in question. Further, all escrows provided in this Section III shall be escalated on an annual basis based on increases in the Consumer Price Index from the date of approval of this Application in conformance with inflationary adjustment criteria outlined in Section 15.2-2303.3 of the Code of Virginia.
11. North South Collector.
  - A. Applicant shall, prior to the issuance of residential use permits ("RUPs") and/or non-residential use permits ("Non RUPs") for more than 800,000 total square feet of gross floor area (the "North South Collector Road Completion Date"), dedicate right-of-way for construction and substantially complete (i) the "North South Collector Road" connecting EDS Drive (Route 8105) to Wall Road (Route 648) as a four (4) lane, median divided, public right of way with a design speed of 40 MPH, unless VDOT approves a lesser design speed and (ii) improvements to EDS Drive at the intersection of EDS Drive and the North South Collector Road and (iii) certain improvements to Wall Road at the intersection of Wall Road and the North South Collector Road (exclusive of those referenced in Proffer 13). For purposes of this 800,000 square feet calculation each residential unit shall have the square footage shown on the approved site plans. The North South Collector Road and the associated improvements to EDS Drive and Wall Road are depicted on Sheets 7 and 8 of the CDP/FDP.
  - B. Notwithstanding the trigger in Proffer II.A. above, the Applicant shall (i) bond and construct the four (4) lane section of the North South Collector Road shown on the CDP/FDP as Phase B (including the associated EDS Drive improvements) with the first site plan for a building in Blocks 6, 7, 9 or 10 and (ii) bond and construct the four lane section of such road shown on the CDP/FDP as Phase A with the first site plan for a building in Blocks 2, 4 or 8, with substantial completion to occur prior to the issuance

of RUPs or Non RUPs, as applicable, for any building depicted on such site plan.

- C. The Applicant shall install along and adjacent to the North South Collector Road, pedestrian enhancement consisting of pedestrian signage, special pavement treatments, over sized crosswalk striping, median refuges and landscaping generally as shown on Sheet 21 of the CDP/FDP. Applicant agrees, that (i) the COA contemplated in Proffer 58 herein shall maintain such elements that VDOT will not accept for maintenance and will, if required, enter into a maintenance agreement with VDOT, or (ii) the Applicant will use materials acceptable to VDOT if VDOT is to maintain such elements. The COA documents shall disclose the existence of such maintenance obligation. The Applicant shall not be prevented or delayed in obtaining any other approvals or permits if VDOT or the County does not permit any or all of such pedestrian enhancements, nor shall the Applicant be required to escrow for such improvements provided the Applicant demonstrates that diligent efforts have been made to obtain VDOT and County approval for such enhancements. Such enhancements shall be shown on the initial site plan for the North South Collector Road or applicable portion thereof. At time of site plan approval for the North South Collector Road, or applicable portion thereof, if VDOT and/or the County have not consented to such pedestrian enhancements within the right of way, this proffer to provide such pedestrian enhancements shall be deemed null and void.
- D. In the event that VDOT does not approve the design of the North South Collector as proposed and reflected on sheets 7 and 8 of the CDP/FDP, then the applicant shall design and construct the North South Collector as shown on Sheet 26 of the CDP/FDP.

12. Centreville Road.

- A. To the extent not previously acquired by VDOT, the Applicant shall dedicate and convey (with construction by others) to the Fairfax County Board of Supervisors in fee simple (i) at the time of site plan approvals for the adjacent development that includes any portion of Blocks 1, 3 or 5 or (ii) when requested by VDOT or the County, whichever first occurs, the land areas adjacent to Centreville Road (Route 657) as shown on the CDP/FDP consisting of approximately 3.1 acres as shown on Sheets 5 and 7 of the CDP/FDP.
- B. The Applicant shall provide additional dedication area to the Board of Supervisors in fee simple and construct right turn deceleration lanes along Centreville Road as shown on the CDP/FDP to serve each of the site entrances. These deceleration lanes shall be constructed when the

associated private street to which they tie in is constructed i.e., intersections with Parkland Drive and Main Street.

- C. The Applicant shall, at the time of site plan approval for the site plan that includes Main Street, extend the northbound left turn lane on Centreville Road at Main Street.

13. Wall Road

Applicant shall, as part of the site plans for the adjacent improvements, i.e., Blocks 1 and/or 8, bond, construct and thereafter substantially complete those improvements to Wall Road as depicted on Sheet 7 of the CDP/FDP, with substantial completion to occur prior to the issuance of the first RUP or Non RUP for any building depicted on such Site Plan. However, upon demonstration by the Applicant that, despite diligent efforts by the Applicant, provision of the road improvements have been unreasonably delayed by others, the Zoning Administrator may agree to a later date for the completion of the improvements.

14. McLearen Road.

- A. Applicant shall, prior to issuance of RUPs or Non RUPs for more than 800,000 square feet of gross floor area, bond, construct and thereafter substantially complete those improvements to the McLearen Road/Centreville Road intersection and the McLearen Road/EDS West Drive intersection, both as depicted on Sheet 2 of the CDP/FDP.
- B. Notwithstanding the foregoing, Applicant shall not be required to design, bond or construct the McLearen Road/EDS West Drive improvements until the installation of a traffic signal at such intersection by others.

15. Traffic Signals.

- A. Centreville Road/Kinross Circle South.
  - i. Prior to approval of the first site plan for any building in Blocks 1 and 3, the Applicant will submit to VDOT plans for the modification of any signal at the Centreville Road/Kinross Circle South intersection to accommodate a fourth approach at this location (Main Street). Such signal will include pedestrian count down heads, and “chirping devices” to aid the visually impaired if approved by VDOT.
  - ii. The Applicant will complete the signal modifications, subject to VDOT approvals, prior to the first RUP or non RUP for the first site plan in Blocks 1 or 3 .

- iii. If the signal has not been previously installed by others, the Applicant shall design, equip and install such signal, including pedestrian count down heads and “chirping devices” at such time as VDOT determines them to be warranted based on the submitted warrant study referenced in this Proffer 15.A.iii above.

B. North South Collector Road/Wall Road.

- i. Prior to approval of the first site plan for the first building in Blocks 1,2, 3,4, and/or 8 the Applicant shall submit to VDOT a warrant study based on build out of the Property and nearby development.
- ii. The Applicant shall design, equip and install such signal, including pedestrian count down heads and “chirping devices” at such time as VDOT determines it to be warranted based on the submitted warrant study. The Applicant shall be entitled to use any monies escrowed, and/or posted by others for such signal if available.
- iii. If based on the warrant studies, VDOT determines the signal will not be warranted until a time subsequent to bond release for the final site plan for the Property, then the Applicant shall provide an escrow for the cost of such signal prior to such final bond release in lieu of construction in an amount as determined by DPWES, less any funds committed to by others for the same signal.

C. Wall Road/Centreville Road

- i. The Applicant on request of the County or at first site plan including the impacted property, whichever occurs first, shall provide right-of-way dedication and/or easements along the property’s Centreville Road and Wall Road frontages necessary for the installation of a traffic signal by others at this location.
- ii. If not already proffered for construction or constructed by others, prior to approval of the first site plan for any building in Blocks 1, 2, 3, 4 and/or 8, the Applicant shall submit to VDOT a warrant study based on build out of the Property and nearby development.
- iii. If deemed warranted, then the Applicant shall design, equip and install such signal, including pedestrian count down heads and “chirping devices” at such time as VDOT determines them to be warranted based on the submitted warrant study. The Applicant shall be entitled to use any monies escrowed, and/or posted by others for said signal or to be reimbursed for any contribution to be

made by others for such signal subsequent to the signal installation.

D. EDS Drive/North South Collector Roadway.

- i. Prior to approval of the first site plan for the first building in Blocks 6, 7, 9 and/or 10 the Applicant shall submit to VDOT a warrant study based on build out of the Property and nearby development.
- ii. The Applicant shall design, equip and install such signal, including pedestrian count down heads and “chirping devices” at such time as VDOT determines it to be warranted based on the submitted warrant study. The Applicant shall be entitled to use any monies escrowed, and/or posted by others for such signal if available.
- iii. If based on the warrant studies, VDOT determines the signal will not be warranted until a time subsequent to bond release for the final site plan for the Property, then the Applicant shall provide an escrow for the cost of such signal prior to such final bond release in lieu of construction in an amount as determined by DPWES, less any funds committed to by others for the same signal.

E. North South Collector Roadway/Parkland Drive.

- i. Prior to approval of the first site plan for any building in Blocks 1,2, 4, 6, 7, 8, 9 and/or 10 the Applicant shall submit to VDOT a warrant study for the intersection of the North South Collector and Parkland Drive based on full build out of the Property and those background developments referenced in the TIA for the subject intersection.
- ii. The applicant shall design, equip and install said signal, including pedestrian count down heads and “chirping devices” at such time as VDOT determines them to be warranted based on the submitted warrant study.

F. Signal Timing Modifications to Centreville Road.

Within 180 days after substantial completion of the North South Collector Roadway, the Applicant shall make signal timing modifications to the following signals subject to VDOT approval: Centreville Road and McLearen Road, Centreville Road and Kinross South and Centreville Road and Wall Road.

16. Right-of-Way Acquisition/Condemnation. For any of the improvements listed above for which off-site right of way and/or easements are required, if, six (6) months subsequent to the initial request by the Applicant to obtain the necessary right-of-way and easements, the Applicant is unable to bring about the dedication by others and the necessary right-of-way and easements, or to acquire by purchase the right-of-way or easements at fair market value, as determined by an MAI (Member of the Appraisal Institute) appraisal, the Applicant shall request the Board to condemn the necessary land and/or easements.

It is understood that the Applicant's request to the Board for condemnation will not be considered until the Applicant has demonstrated to the satisfaction of the County their failed attempts to acquire the right-of-way and easements and the Applicant has forwarded the request in writing to the Division of Land Acquisition or other appropriate County official, 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 transportation improvements to be located on said right-of-way property; (2) an independent appraisal of the value of the right-of-way property to be acquired and all damages to the residue of the affected property; (3) a sixty (60) year title search certificate of the right-of-way property to be acquired; and (4) an escrow in an amount equal to the appraised value of the property to be acquired and of all damages to the residue which can be drawn upon by the County. It is also understood that in the event the property owner of the property to be acquired it is awarded with more than the appraised value of the property and to the damages to the residue in a condemnation suit, the amount of the award in excess of the escrow amount shall be paid to the County by the Applicant within forty-five (45) days of said award. In addition, the Applicant agrees that all reasonable and documented third party 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.

In the event the County is successful in acquiring the off-site right-of-way, then the Applicant shall construct the improvement(s) for which right-of-way is available. It is expressly understood that in the event the County abandons efforts or does not acquire the aforesaid right-of-way and/or easements by means of its condemnation powers within thirty-six (36) months from the Applicant's written request to the Division of Land Acquisition, the Applicant is relieved of any responsibility under this proffer to construct any off-site portion of the aforesaid transportation improvements specifically affected by the unavailability of the easements or right-of-way (with all associated bonds released) and the Applicant shall escrow in an amount determined by DPWES, as appropriate, for any uncompleted portions of the transportation improvements, with such escrow to be refunded to the Applicant along with the escrow previously paid to the County for the right-of-way acquisition at the expiration of ten (10) years if the County has not acquired such right-of-way and constructed such improvements.

17. Transportation Demand Management. The Applicant shall implement and operate a transportation demand management ("TDM") program for the development within the Property consisting of three (3) major components as follows:

- A. The designation of an Employee/Resident Transportation Coordinator ("TC"). The Applicant shall appoint a TC from its management staff, or from the property owner's association for the Property prior to the issuance of the first RUPs or Non RUPs for the Property.
- B. The TC will be available to FCDOT staff to work cooperatively to promote opportunities to enhance participation in TDM programs.
- C. Commencing with the appointment of the TC, implementation of specific programs as follows:
  - (i) The Applicant, through the TC, shall promote ride sharing on an ongoing basis by displaying information on ride sharing in areas utilized by residents, tenants and their employees, such as residential common areas and building lobbies. The TC shall: (a) maintain a tenant database that can be used by the TC and/or FCDOT to distribute transit/rideshare information and promote transit use, (b) coordinate with FCDOT to ensure appropriate, up-to-date materials are distributed for promotion of transit and ridesharing, (c) continuously pursue participation in TDM programs by employers located within the development; and (d) provide an annual report to FCDOT summarizing the outreach efforts, including a listing of participants, and the initiatives participants are engaged in providing.
  - (ii) **Guaranteed Ride Home**. The Applicant shall encourage retail and office tenants and their employees to participate in the Washington Council of Government's "guaranteed ride home" program and to provide financial incentives to their employees to travel other than by single occupancy vehicles.
  - (iii) The Applicant shall, as part of the execution of each lease, advise each tenant that a private TDM program exists and a public TDM program exists and encourage them to participate and contact the TC or FCDOT for participation opportunities.
  - (iv) **Preferential Parking for Car and Vanpools**. In any office building, the Applicant shall reserve three parking spaces per building convenient to parking garage entrance and exit points for car and vanpools and such spaces will be clearly identified as so reserved.

- (v) Each new office or residential building with an associated parking garage shall provide secure, weather protected bicycle storage for 6 bicycles. Each new office building without an associated parking garage shall provide at least one bicycle locker. At least one bicycle rack or locker shall be provided in Block 1 to serve the retail development.
- (vi) Tenants/Employer occupants in the office buildings shall be encouraged to offer employee benefit options including pre-tax/payroll subsidies for transit and van pool fares, flex time and alternative work schedule programs, live-near work incentives and telework programs.
- (vii) Residential buildings shall be hardwired to provide high capacity, high bandwidth communications lines, or the equivalent wireless access. The Applicant shall further provide a common area in one of the residential buildings with business facilities, which may include, but not be limited to, wireless internet access, fax machine, photocopier and desktop computers private space for phone calls and access to a wash room. Such common area shall be accessible by all residents on the Property.

18. Bus Shelters. Prior to the issuance of more than 350 RUPs or Non-RUPs for more than 200,000 square feet whichever is first to occur, the Applicant shall construct bus shelters (but not bus pull outs) at two (2) to three (3) locations within the Property or on Centreville Road adjacent to the Property as mutually agreed upon by the Applicant and FCDOT, and if no such agreement on locations can be reached by the issuance of the 600<sup>th</sup> RUP, the Applicant shall donate \$20,000 per unconstructed bus stop to FCDOT for up to a maximum of two unconstructed bus shelters to be used for bus shelters in the vicinity of the Property, with such sum to escalate on an annual basis based on increases in the Consumer Price Index from the date of approval of this Application in conformance with inflationary criteria outlined in Section 15.2-2303.3 of the Code of Virginia. The COA shall be responsible for providing and emptying trash receptacles at such bus shelters on a routine basis.

19. Pedestrian Access to Park. The pedestrian access (and associated landscaping and hardscape) to the athletic fields as shown on Sheet 13 of the CDP/FDP shall be constructed prior to the issuance of the first RUP or Non RUP for any building in Blocks 6, 7, 9 or 10 as shown on the CDP/FDP. Additionally, the Applicant shall provide an access easement for Park Authority maintenance vehicles from the intersection of the North South Collector Road and Court Street across the drive aisles on Blocks 9 and 10 and thence across the pedestrian access shown on Sheet 13 to connect to the Park. The portion of the pedestrian access shown on Sheet 13 of the CDP/FDP between the westernmost drive aisle on Block 9 and the Park shall be 12' in width to accommodate maintenance vehicles provided 4' of such 12' access way may be constructed using grasscrete or similar pavers. At the time of construction of the Park, the Applicant shall

construct a pedestrian access with associated amenities along Wall Road from the North South Collector Road to the Park as shown on Sheets 4 and 7 of the CDP/FDP.

#### **IV. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES**

20. Existing Overall Storm Water Management Plan. Storm Water Management ("SWM") and Best Management Practices (BMPs) has been and, subject to any required approval of DPWES contemplated in Proffer IV.B. below, will continue to be provided as set forth in the Site Plan No. 5810-SP-05-1 approved by Fairfax County on June 22, 1987. The CDP/FDP does not depict any additional SWM or BMP facilities on the Property.

21. Additional Facilities. If deemed necessary by the Director of DPWES prior to site plan approval(s), an exception to the performance criteria shall be requested in accordance with the provisions set forth in Section 118-6-9 of the Chesapeake Bay Preservation Ordinance and/or the Public Facilities Manual for any increase, if any, in impervious surface over that contemplated by Site Plan No. 5810-SP-05-1. If the exception is not requested or, if requested, not approved, SWM or BMPs will be provided for any incremental increase in the total impervious area over that contemplated in Site Plan No. 5810-SP-05-1 in accordance with a plan approved by the Director of DPWES, and said plan may require minor modifications to the existing facilities or the construction of additional facilities (or underground vaults, provided such vaults will only be permitted in areas to be developed with non residential uses and shall be maintained by the owners of such non-residential property) in areas that are planned for land disturbance activities, all without the necessity of amending the CDP/FDP. Additionally, regardless if additional water quality measures are required, Applicant shall install at least one Low Impact Design (LID) device such as filterstrips, rain gardens or infiltration trenches in each of Blocks 8, 9, 10 and may install additional LID devices that are not required. The location of such potential additional measures is as set forth on Sheets 4, 5, 7 and 8 of the CDP/FDP.

#### **V. PARKING**

22. Minimum Parking Spaces. Applicant reserves the right to provide parking in excess of the minimum required per Ordinance so long as such parking is in substantial conformance with the CDP/FDP.

23. Non Required Parking Spaces. The parking spaces shown as Proposed on Sheets 3 and 4 of the CDP/FDP that are in excess of the number of spaces required by the Ordinance may be provided at the option of Applicant, but shall not be required.

#### **VI. DESIGN**

24. Design Concepts. The architectural guidelines for the Property with respect to building facades, building scale and massing, building site and streetscape and building signage and lighting are set forth in Sheets 14 and 15 of the CDP/FDP (the "Design

Concepts"). These Design Concepts and the perspectives set forth on Sheets 21, 22 and 23 of the CDP/FDP are intended to be illustrative of the general quality and character of the development. Modifications to these elements as shown on the CDP/FDP shall not require an amendment to the Proffers or CDP/FDP and are permitted provided the changes are in substantial conformance with these design concepts.

25. Additional Retail Design. Retail buildings A, B, C, D and E shall be architecturally finished (all four (4) sides) with similar materials, detailing and features. Additionally, such buildings shall be permitted to have outdoor seating areas to promote pedestrian activity in the areas depicted on Sheet 7 of the CDP/FDP.

26. Additional Office Design. The office buildings located in Blocks 8, 9 and 10 shall be designed to front on the North South Collector with landscaped entry plazas oriented toward the street. The parking (other than limited visitor parking) for such buildings shall be located to the rear of the buildings.

27. Additional Residential Design. The residential buildings along the North South Collector shall have their front facade oriented toward such road. Such front facades shall be of similar quality and character to the front facades along Centreville Road as the quality and character of such facades are depicted on Sheet 25 of the CDP/FDP.

28. Unifying Elements. All signs and street furniture, including garbage cans, benches and lamp posts, shall be consistent, both in terms of materials and design, throughout the development.

29. Signage. All signage provided on the Property shall comply with Article 12 of the Zoning Ordinance. Any permanent freestanding signs shall be monument type with a maximum height of 10 feet (except as otherwise provided in any Comprehensive Sign Plan that may be approved) and shall be generally located as shown on the CDP/FDP. Pole signs shall not be permitted on the Property. All directional and way finding signage shall be consistent, both in terms of materials and design, throughout the development. The Applicant reserves the right to obtain approval of a Comprehensive Sign Plan at any time that would permit modifications to the provisions of Article 12 without obtaining a PCA or CDPA/FDPA.

30. Lighting. All outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. Fixtures used to illuminate streets, parking areas and walkways shall not exceed twenty-two (22) feet in height, measured from the ground to the top of the light standard, shall be of low intensity design and shall utilize full cut-off fixtures which shall focus directly on the Property. All upper level parking deck lighting fixtures shall not exceed a height of seventeen (17) feet measured from the ground to the top of the light standard. Lighting on the top level of the residential parking garages shall not extend above the roof line of the residential buildings. Lighting within the parking decks shall be installed between the ceiling beams to reduce glare.

31. Screening. All rooftop mechanical equipment shall be screened so to limit the visibility of such equipment from the surrounding street level with such screening to be compatible with the façade of the building.

## VII. LANDSCAPING

32. Landscaping and Open Space. Site plans submitted for the respective phases of development shall include a landscape plan for that phase of development as generally shown on Sheets 9 and 10 of the CDP/FDP unless the timing of the installation of such landscaping is otherwise required by these Proffers. The Applicant shall maintain such landscaping. The species and initial planting site of such landscaping is set forth on Sheets 9, 10, 18, 19 and 21 of the CDP/FDP, subject to revision as may be approved by Urban Forest Management ("UFM").

33. Location of Utilities. Utility lines shall be generally located so as to not interfere with the landscaping concepts shown on the CDP/FDP. The landscaping set forth on the CDP/FDP has and shall be designed to accommodate the potential for an extension of the Colonial Pipeline facilities through the Property generally in the location shown on Sheet 5 of the CDP/FDP and the Dominion Power/Verizon facilities along Centreville Road generally in the location shown on Sheets 4 and 5 of the CDP/FDP. The Applicant reserves the right to make minor modifications to such landscaping to reasonably accommodate utility lines provided such relocated landscaping shall retain a generally equivalent number of plantings and continues to reflect the concepts illustrated on the CDP/FDP. For all other areas of the Property, in the event that during the process of site plan review any landscaping shown on the CDP/FDP cannot be installed in order to locate utility lines, as determined by DPWES, then an area of additional landscaping generally consistent with that displaced shall be substituted at an alternate location on the Property, subject to approval by Urban Forest Management.

34. Parking Deck Landscaping. The Applicant shall provide planting areas and landscaping on the top level of any parking garages shown on the CDP/FDP in accordance with requirements of the Public Facilities Manual (PFM). Such landscaping shall be of a similar type and quality to that depicted on Sheets 9 and 10 of the CDP/FDP, but at minimum shall include medium shade trees in adequately sized planters, as determined by UFM, with such landscaping to be irrigated.

35. Maintenance of Cleared, but Undeveloped Areas. Following the approval of the first site plan for residential development on the Property, any disturbed areas of the Property shall be seeded and maintained on a regular basis in accordance with the PFM standards.

## VIII. PRIVATE STREETS/PEDESTRIAN IMPROVEMENTS

36. Private Streets. All streets and travel ways on the Property other than the North South Collector shall be private and shall be maintained by the Community Association as contemplated in Proffer 57 and such maintenance obligation shall be disclosed in the

Community Association documents. All such private streets shall be subject to a public access easement, in a form acceptable to the County Attorney. The quality and character of such private streets are set forth on Sheets 14 and 15 of the CDP/FDP. Main Street, Rotary Drive and Parkland Drive will be constructed with materials and depths of pavement consistent with public street standards in accordance with the Fairfax County Public Facilities Manual ("PFM"), as determined by DPWES. Such sheets also depict the sidewalk widths and landscaping to be provided adjacent to such private streets. Modifications to such private street layouts shall be permitted provided the Zoning Administrator determines that any alternative layouts are consistent with the quality and character depicted on Sheets 12 and 13. Sidewalks adjacent to retail development shall include special paving, brick, brick accents or ribbons, or other similar elements, as shown on the CDP/FDP.

37. Pedestrian Improvements. The Applicant shall, concurrent with the development of adjacent areas, construct the pedestrian network consisting of an interconnected network of sidewalks and trails set forth on Sheets 11 and 12 of the CDP/FDP, except the connections to the Park, which are to be constructed when required by Proffer 19. Concurrent with site plan approval for each respective building the Applicant shall place all sidewalks and trails shown on the CDP/FDP on such a site plan in public access easements, in a form acceptable to the County Attorney. The Community Association shall maintain such sidewalks and/or trails located outside the public right-of-way. Additionally, the Community Association shall maintain such sidewalks and/or trails within the public right-of-way that are constructed with specialty paving as identified on the CDP/FDP or any sidewalks and/or trails within the public right-of-way that VDOT will not agree to maintain. The maintenance responsibilities for such sidewalks shall be disclosed in the Community Association documents.

## **IX. PUBLIC FACILITIES CONTRIBUTION**

### **38. Park.**

A. The Applicant shall dedicate in fee simple to the Fairfax County Park Authority (FCPA) approximately 17.0 acres of land as shown on Sheet 13 of the CDP/FDP, for the development of public parkland (the "Park"), provided the Applicant receives density credit for the land area so dedicated, as provided for in Section 2-308 of the rezoning ordinance. Such density credit shall be reserved to the I-5 zoned property not being rezoned by this application that comprises a portion of Tax Map Parcel 24-4 ((11)) 6B from which the Park land will be subdivided and is located to the north and west of the fields. The CDP/FDP illustrates the use of the proposed parkland as a five (5) field Athletic Field Complex.

B. In addition to dedication, the Applicant shall provide the following services and improvements:

i. Preparation of requisite site plans and obtain necessary construction and VDOT entrance permits;

- ii. Site utility work shall include:
  - a. relocation of existing sewer main and manhole out of field of play areas as shown on Sheet 13 of the CDP/FDP;
  - b. provision of electric power of sufficient capacity to light two rectangle fields and three diamond fields according to the specification attached hereto as Exhibit C (the "Field Specifications") and to supply necessary power for a future restroom and concession building, field irrigation, and parking lot lighting in accordance with the Field Specifications.
  - c. provision of wired conduit to light pole locations for field lighting at the two rectangle fields. Lights will be located as required to achieve the details in the Field Specifications..
  - d. provision of non-wired conduit stubbed at each diamond field to allow for future lighting of the three diamond fields. Conduit will be stubbed to permit lights to be located to achieve the photometrics detailed in the Field Specifications.
  - e. provision of an irrigation pump house according to the Field Specifications and water service connection including water meter at the location of the irrigation pump house as shown on Sheet 13 of the CDP/FDP and of sufficient capacity to irrigate all three diamond fields and service a future restroom and concession building and possible future hydration of the rectangle fields; and
  - f. stubbing water, sewer and electric service to the area designated on Sheet 13 of the CDP/FDP for restrooms and concessions;

iii. Site preparation work shall conform to Chapter 104 of The Code of Fairfax County, Virginia, and shall include:

- a. obtaining any necessary wetlands permits;
- b. clearing and grubbing of existing vegetation;
- c. stripping and stockpiling of topsoil;
- d. dust prevention;
- e. silt fencing;

- f. finished grading of five athletic fields in accordance with the Field Specifications.
  - g. grading of parking lot and secondary facility areas (playground, warm-up areas, restroom/concession area); and
  - h. installation of site drainage with storm water management to be provided at the pond located to the west on EDS property.
- iv. Construction of the following facilities on the Park:
- a. two (2) rectangle fields with minimum playing dimensions of 195' by 360' suitable for both adult and youth play and improved with a synthetic all-weather turf surface, including at least 5' of the overrun area and with field lighting in accordance with the Field Specifications, a synthetic turf sub grade profile and subsurface drainage system shall be used on the rectangle fields and shall be in accordance with the Field Specifications for synthetic turf fields; lighting shall be provided in accordance with the Field Specifications;
  - b. two (2) 60' diamond baseball fields with fences and backstops, containment netting, concrete bleacher pads to accommodate the bleachers shown on Sheet 13 of the CDP/FDP, sodded turf and irrigation all in accordance with the Field Specifications; Rootzone Mix shall be used at a minimum depth of 6" in the turf area and shall be in accordance with the Field Specifications.
  - c. one (1) 90' diamond baseball field with fences and backstops, containment netting, concrete bleacher pads to accommodate the bleachers shown on Sheet 13 of the CDP/FDP, sodded turf and irrigation all in accordance with the Field Specifications; Rootzone Mix shall be used at a minimum depth of 6" in the turf area and shall be in accordance with the Field Specifications.
  - d. sidewalks and access trails as depicted on Sheet 13 of the CDP/FDP, including off-site pedestrian access to the Park; all trails shall meet the standards set by the Americans with Disabilities Act Accessibility Guidelines;
  - e. a finished asphalt parking lot built to PFM standards containing 270 parking spaces, with lighting;
  - f. seeding of the area of the portion of the Park intended for recreational use but not improved with the athletic fields, according to Field Specifications for general grounds;

g. landscaping in the parking lot and at the peripheral areas of the Park to PFM and Zoning Ordinance standards.

v. The dedication of the Park to FCPA shall occur within thirty (30) days following substantial completion of the improvements listed above and acceptance of such improvements by the Park Authority for maintenance. For the rectangular fields, this shall occur, subject to delays outside of the Applicant's reasonable control, be not later than fourteen (14) months from the time that play is interrupted on the existing fields located in the area previously leased to the CYA (as such interruption is determined by CYA). With respect to the diamond fields, this shall occur one growing season beyond the 14 months to allow sod on the diamond fields to take root prior to those fields.

Applicant shall bond the public improvements necessary to construct the Park shown on Sheet 13 of the CDP/FDP and referenced herein. Should applicant not substantially complete the parks within the timeframes noted above, then no bond extension shall be granted by Fairfax County nor shall any RUPs or Non RUPs be issued on Blocks 1, 2, 3 and 4 until such completion. However, upon demonstration by the Applicant that, despite diligent efforts by the Applicant, provision of the fields have been unreasonably delayed by others or matters outside the Applicant's control as determined by the Zoning Administrator, the Zoning Administrator may agree to the issuance of 50% of RUPs or Non RUPs for such Blocks 1, 2, 3 and 4 and a later date for the completion of the fields when the remainder of the RUPs or Non RUPs may be issued. Additionally, prior to substantial completion of the fields, the Applicant shall not be entitled to RUPs and Non RUPs for more than 50% of the maximum permitted square footage in Blocks 1, 2, 3 and 4 in the aggregate. Substantial completion shall be defined as the date determined by a certified landscape architect or professional engineer that the improvements to be provided pursuant to this Proffer are available for their intended purpose and substantially complete (except for growing season permitted for sod for the diamond fields) in accordance with the site plans therefore and the Field Specifications. Failure to substantially complete the fields within the timeframes above shall not impact the issuance of RUPs or Non RUPs for Blocks 5, 6, 7, 9 and 10.

vi. Any debris or waste on the Park parcel shall be removed prior to dedication. Prior to dedication the Applicant shall arrange a walk-through inspection with the Park Authority Land Acquisition Manager, Area 5 Operations Manager, and Resource Management Division representative to demonstrate successful completion of this requirement.

vii. Applicant shall involve FCPA in the site design process and give FCPA twenty (20) working days to provide any comments on design

documents within twenty (20) working days of request. If no comments are received from FCPA within twenty (20) working days, then FCPA shall be deemed to have no comments. FCPA Project Management staff shall be provided access during the construction process if they desire to monitor that the Park is built according to the Field Specifications.

39. Schools Contribution

A. The Applicant shall contribute \$247,500 to DPWES for transfer to the Fairfax County School Board as its public school contribution for this rezoning application, with such sum to escalate from the date of rezoning approval to the date of payment by the increase in the Consumer Price Index for all urban consumers (CPI-U), 1982-1984 = 100 (not seasonably adjusted).

B. The contribution shall be paid in four (4) equal installments as a prerequisite to the issuance of a building permit for the 200<sup>th</sup>, 400<sup>th</sup>, 600<sup>th</sup> and 800<sup>th</sup> unit, respectively, for any residential building on the Property.

**X. COMMUNITY SITE AMENITIES AND RECREATIONAL FACILITIES CONTRIBUTION**

40. Community Site Amenities. The Applicant shall provide the community amenities and active and passive recreation areas and plaza areas generally as depicted on Sheets 11 and 12 of the CDP/FDP. The general quality and character of such areas are set forth on Sheet 18 of the CDP/FDP. The exact elements that comprise such amenities shall be determined at time of site plan for the buildings adjacent to such amenities and such amenities shall be constructed at the same time as the adjacent buildings. Additional site amenities may be provided at time of site plan provided they are of the quality and character of those set forth on Sheet 18 of the CDP/FDP. At a minimum such active site amenities shall include two (2) sport courts, one or more pools, and a clubhouse and/or fitness center.

41. Recreational Facilities Contribution. The Applicant shall contribute \$955 per Non ADU residential unit for the total number of Non ADU residential units to be constructed on the Property with such payment to be made in accordance with Section 16-404 of the Ordinance. Credited against said contribution shall be the cost of any recreational improvements located on the Property for residents or guests only, whether located inside or outside, such as swimming pools, health clubs and related facilities.

**XI. AFFORDABLE DWELLING UNITS/WORKFORCE HOUSING**

42. ADUs. The Applicant shall provide Affordable Dwelling Units within the residential buildings to be constructed on the Property consistent with the provisions of Section 2-800 of the Ordinance, unless modified by the ADU Advisory Board. Prior to site plan approval for any building required to provide ADUs, the Applicant shall provide calculations for the required number of ADUs in such building to DPZ for review and

approval. Nothing contained in these proffers shall be deemed to alter the administration of the ADUs or the number of ADUs required to be provided pursuant to Part 8 of Article 2.

43. Intent. Proffers 44 through 55 set forth the elements of a work-force housing program that is intended to provide housing units on the Property that will be affordable to future residents who have a median household income of 70% to 90% of the Washington D.C. metropolitan statistical area median household income ("MHI"), in order to preserve and expand the housing options available in the County, as set forth below.

44. Definitions: The following terms used in these Proffered Conditions shall be defined as follows, unless specifically modified:

*Market-Rate Units.* Dwelling units approved on the Property that are not subject to either the price/rental restrictions of Part 8 of Article 2 of the Zoning Ordinance or these proffered conditions.

*Work-Force Units.* Dwelling units approved on the Property subject to the price/rental restrictions of these proffered conditions, but not required pursuant to Part 8 of Article 2 of the Zoning Ordinance.

45. Work-Force Units. A total of three percent (3%) of the dwelling units built on the Property shall be Work-Force Units. The creation of Work-Force Units may occur in phases, concurrent with the phasing of development/construction of the Property and may be located entirely within any single residential building on the Property. As such, Work-Force Units provided at any given phase of development shall not be required to be equivalent to the three percent (3%); provided that the total number of Work-Force Units at the completion of all development shall satisfy the three percent (3%) overall requirement. Notwithstanding the above, if the percentage of ADUs provided on the Property exceeds five percent (5%) of the total number of dwelling units, then the Work Force Units required may be reduced on a unit by unit basis for each ADU in excess of 5% of the total number of units. Five percent (5%) of the total number of residential units shall be ADUs.

*Sale.* The Work-Force Units approved on such site plans, if offered as for-sale units, shall be provided to owner(s) whose MHI is up to seventy percent (70%) of MHI for a studio, eighty percent (80%) for a one bedroom and ninety percent (90%) for a two bedroom. ("Work-Force Sale Units")

*Rental.* The Work-Force Units approved on such site plans, if offered as rental units, shall be provided to renter(s) whose MHI is up to seventy percent (70%) of MHI for an efficiency, eighty percent (80%) for a one bedroom and ninety percent (90%) for a two bedroom. ("Work-Force Rental Units")

When the required Work-Force Units that are calculated in accordance with the above paragraphs result in a fractional unit less than 0.5, the number shall be rounded down to the next whole number and any fractional unit greater than or equal to 0.5 shall be rounded up to next whole number.

46. Designation on Approved Site Plan. The approved site plan for the respective residential buildings shall designate the number of Work-Force Units, ADUs, and Market-Rate Units by bedroom count. The Applicant shall determine the interior amenities, including the number of bedrooms, for each Work-Force Unit provided. Not more than one-third of the Work-Force Units shall be studios and not more than two-thirds of the Work-Force Units shall be studios and one bedroom units. The interior amenities, at a minimum, shall be equivalent to the interior amenities provided for ADUs. If the development of the residential buildings is phased or developed in sections, then the approved site plan for the respective residential buildings shall also contain tabulations of the total number of Work-Force Units, ADUs and Market-Rate Units by bedroom count on the Property.

47. Timing of Provision of the Work-Force Units. RUPs shall not be issued for more than eighty percent (80%) of all of the total dwellings units approved on the Property, until RUPs have been issued for the required Work-Force Units required pursuant to this Proffer. Furthermore, the development agreement and its security (bond, letter of credit etc.), shall not be released until all of the Work-Force Units approved on the respective site plan have been issued RUPs.

48. Subject to the Administrative Provisions of the ADU Ordinance. It is intended that the Work-Force Units shall be administered in a like-fashion as ADU Units pursuant to Part 8 of Article 2 of the Zoning Ordinance in effect at the time of the execution of these proffered conditions. The following specific provisions of the Zoning Ordinance shall apply to administration of the Work-Force Units: Sections 2-805, 2-807, 2-810, 2-811, 2-812, 2-813, 2-817, and 2-818, including the recordation of the appropriate restrictive covenants in the land records of Fairfax County, except where such provisions directly conflict with these Proffered Conditions. When these Proffered Conditions conflict with the administrative section(s) of the Zoning Ordinance, these Proffered Conditions shall control, including, but not limited to, the calculation of the sale/resale price and rental rates of Work-Force Units.

49. Administrative Contribution. Prior to the issuance of any RUP for a Work-Force Sale Unit, the Applicant shall contribute \$100 per Work-Force Unit shown on the approve site plan to FCRHA. Such funds shall be utilized by FCRHA for administration of the Work-Force Sale Units.

50. Alternative Administration. Notwithstanding Proffer 48 above, the Applicant reserves the right to negotiate with the appropriate Fairfax County agency, to enter into a separate binding written agreement solely as to the terms and conditions of the administration of the Work-Force Units after the approval of this rezoning. The requisite number and pricing/rents of Work-Force Units provided pursuant to these Proffered

Conditions shall not be altered in any manner by such an agreement. Such an agreement shall only consider administrative issues on terms mutually acceptable to both the Applicant and Fairfax County and may only occur after the approval of this rezoning and when the revisions have been deemed to be in substantial conformance with these Proffered Conditions. Fairfax County shall in no manner be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the Work-Force Units shall be administered in accordance with such an agreement, and Proffer 48 above may become null and void.

51. Intentionally Deleted.

52. Work-Force Sale Units - Initial Sales Price. The initial sales price for each Work-Force Sale Unit shall be determined in accordance with the following formulas and as approved by FCRHA:

- A. For Work-Force Sale Units  
100% of MHI times the following adjustment factors  
Two Bedroom = 90%  
One Bedroom = 80%  
Studio = 70%
- B. Multiply the result by thirty-eight percent (38%) and divide by twelve (12) to determine the monthly shelter payment. Then subtract the following:
  - i. Estimated monthly property tax. Such tax shall be based on the Fairfax County property tax rate in effect at the time of the sale, and to include any future or additional property taxes for such property, whether imposed by the County, Commonwealth or Federal Government;
  - ii. Estimated monthly homeowners insurance. Such insurance shall be based on the estimated insurance required by a lending institution to secure a loan on a similar dwelling unit;
  - iii. Estimated monthly community association fees. Such fees shall be based on the actual average association monthly fees assessed against the unit for the prior calendar year. Community association fees shall not be included for formula for the initial sale of any Work-Force Unit;
  - iv. Estimated monthly utilities. Such utilities shall be based on the actual average monthly utilities used by the unit for the prior calendar year. Utility fees shall not be included for formula for the initial sale of any Work-Force Unit;
- C. Convert the resulting estimated monthly payment, utilizing the interest-rate on a 30-year fixed-rate loan (assuming a loan of 90% of the Purchase Price) as published by Freddie Mac thirty (30) days prior to any closing and round the result to the

nearest whole number, to establish maximum sales price for the unit. The actual sales price may be less than the calculated maximum at the discretion of the Applicant. The Applicant or any subsequent seller shall provide a copy the sale price calculation to FCRHA prior to closing on the sale of any Work-Force Sale Unit. The initial MHI to determine such initial maximum sale price shall be based upon the date of the issuance of the first RUP for any Work-Force Sale Unit. At a minimum, the MHI and the maximum sale price, as calculated above, shall be adjusted once a year, starting on January 1 of the next calendar year, and annually thereafter. The Applicant reserves the right to make more frequent adjustments. A copy of such annual calculation or any permitted adjustments shall be provided to FCRHA. The MHI shall be the most recent published MHI as contained in the American Community Survey of the U.S. Census, or other applicable publication as determined by FCRHA in consultation with the Applicant.

53. Work-Force Rental Units - Rental Rates. The maximum monthly rental each Work-Force Unit may be offered at shall be determined as follows:

Work-Force Rental Units

100% of MHI times the following adjustment factors  
Two Bedroom = 90%  
One Bedroom = 80%  
Efficiency = 70%

Divide the result by twelve (12), then multiply by 25% and round to the nearest whole number to establish the maximum monthly rent for the unit.

The initial MHI to determine such initial maximum monthly rent shall be determined from the date of the issuance of the first RUP for any Work-Force Unit. The MHI and the maximum monthly rent, as calculated above, shall be adjusted once a year, starting on January 1 of the next calendar year, and annually thereafter. A copy of such annual calculation shall be provided to FCRHA. The MHI shall be the most recent published MHI as contained in the American Community Survey of the U.S. Census, or other applicable publication as determined by FCRHA in consultation with the Applicant. Following the expiration of twenty (20) years from the issuance of the first RUP for a building containing a workforce rental unit, Housing and Community Development may, in conjunction with the then owner of such unit, reset the rental formula to ensure that the rents are still affordable to individuals within the targeted income levels.

54. Compliance with Federal, State, and Other Local Laws/Severability. If it is found by a court of competent jurisdiction, that any portion of these Proffers related to providing Work-Force Units violate any Federal, State or other local law, then the offending portion of the proffer shall be deemed null and void and no longer in effect. All remaining conditions of these Proffered Conditions shall remain in full force and effect.

55. Condominium Conversion. If a residential building was initially built as a rental project, then is subsequently converted to a condominium project, any existing Work-

Force Units shall be maintained as Work-Force Units and shall be administered as Work-Force Sale Units. The restrictions on the Work-Force Sale Units shall be disclosed in the condominium declaration.

56. Disclosure. The requirements for administration and price of all for sale Work-Force Units shall be disclosed to all prospective purchasers and be recorded among the land records as a restrictive covenant. The form of such covenant shall be approved by the County Attorney.

## **XII. NOISE ATTENUATION MEASURES**

57. Prior to site plan submission for the first residential building fronting along Centreville Road, the Applicant shall provide to DPWES and DPZ an acoustical study ("Study") for review and approval in accordance with DPZ established guidelines for studies, to assess the impact of transportation noise from Centreville Road on the proposed development based on final residential building locations. The Study shall utilize standard measures to evaluate noise, and shall confirm existing mapped noise contour intervals and as a condition of site plan approval shall demonstrate that exterior wall construction techniques that are to be provided will ensure that a maximum interior noise level of approximately DNL 45 dBA shall be achieved for any dwelling unit and that the Study shows will be exposed to noise levels in excess of DNL 65 dBA. All units that require interior or exterior structural noise alteration shall be identified on the site plan.

## **XIII. COMMUNITY ASSOCIATION**

58. Prior to issuance of the first RUP or Non-RUP for the Property, the Applicant shall establish a "Community Association" in accordance with Virginia law. Such Community Association may consist of an umbrella owners association for the entire Property (or the existing Bristol Owners Association, which is the master association to which the Property is presently subject), as well as individual sub associations or condominium owners' associations ("COAs") formed for specific buildings or groups of buildings. At a minimum, each COA, all residential units (unless represented by and included in a COA) and the owners of each office and/or retail building shall be members of the Community Association. The Community Association shall be responsible for the obligations specifically identified in these proffers, including all maintenance, TDM, and notification obligations. The Community Association documents or any residential lease of the units shall disclose the Property's proximity to Dulles Airport and the potential for expansion of airport operations and resultant potential noise impact.

## **XIV. WETLANDS PERMIT.**

59. The Applicant shall contact with the US Army Corps of Engineers in writing prior to the final site plan approval to determine whether or not any action is required to ensure compliance with § 404 of the Clean Water Act. If any action is required, the applicant shall complete such action as may be required by Section 404 prior to grading the impacted area prior to site plan approval.

**XIV. ROUTE 28 TAX DISTRICT**

60. The Applicant shall provide prepayment of taxes that would be lost to the Route 28 Transportation Improvements Tax District by reason of the rezoning of a portion of the Property for residential uses in accordance with the formula and provisions as adopted by the Board of Supervisors for optional residential development within the Route 28 Tax District. The portion of the Property for which the Applicant shall prepay the Route 28 taxes shall be the land areas that include residential development, being generally those areas east of the North/South Connector Road and north of the Community Plaza. Applicant agrees to promptly subdivide such residential area so that it is a separate tax parcel. The prepayment of taxes shall be made within sixty (60) days following the date on which an ordinance approving the Applicant's requested rezoning and these associated proffers is enacted. The Applicant recognizes that failure to provide payment to the County in the full amount determined by the Board's formula within 60 days of the Board of Supervisors approval of the rezoning and final development plan shall mean that this rezoning and final development plan approval as requested by the Applicant shall not become effective and that this rezoning and final development plan decision shall be void in accordance with Virginia Code Section 15.2-4608(C).

**XV. COUNTERPARTS**

These Proffers may be executed in one or more counterparts, each of which when so executed shall be deemed an original and all of which when taken together shall constitute but one and the same instrument.

**OWNER:**

EDS INFORMATION SERVICES, INC.

By: \_\_\_\_\_

Its: \_\_\_\_\_

**APPLICANT:**

LPC COMMERCIAL SERVICES, INC

By: \_\_\_\_\_

Its: \_\_\_\_\_



## FINAL DEVELOPMENT PLAN CONDITIONS

APPENDIX 2

FDP 2006-SU-007

November 17, 2006

If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDP 2006-SU-007, on property located at Tax Map 24-4 ((1)) 6B pt. and 6C, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions.

1. The courtyards in Buildings G and I and the plaza adjacent to Building M shall be consistent in quality and character to those depicted for Buildings F, including a formal lawn, a focal element and seating areas, and H as shown on Sheet 18 of the CDP/FDP.
2. Additional landscaping from that shown on the FDP shall be provided in Blocks 8 and 9 to enhance the buffer separating their respective parking areas from the athletic fields.
3. To allow for greater environmental benefits and for more open space, landscaped islands shall be provided within the surface parking lots of Blocks 1, 2, 8, 9 and 10. A reduction in the number of parking spaces shall be permitted to achieve this; however, in no event shall the number of parking spaces be less than that required by the Zoning Ordinance.
4. All signage shall be architecturally compatible with the buildings in terms of style, color and materials. The location of all signs shall comply with the provisions of Article 12 of the Zoning Ordinance, irrespective of that shown on the FDP.
5. All lighting shall meet or exceed the standards set forth in the Zoning Ordinance for outdoor lighting at the time of site plan review, with final determination made by Department of Public Works and Environmental Services staff. The submission of a photometric study shall also be required for the athletic fields.
6. As the site contains a Fairfax Water easement, the site plan shall be reviewed and approved by Fairfax Water. As requested by Fairfax Water, the recordation of an amendment to the existing easement agreement shall also be required prior to site plan approval.
7. If approved by DPWES, stormwater management and Best Management Practices (BMPs) shall be accomplished through the expansion of the existing stormwater detention and BMP pond located at Tax Map 24-4 ((1)) Parcel 6B in accordance with the requirements of the Fairfax County Public Facilities Manual (PFM) unless waived or modified by DPWES. In order to restore a natural appearance to the existing stormwater management facility, a landscape plan shall be submitted as part of the first submission of the site plan. This landscaping plan shall show landscaping in all possible planting areas of the pond, in keeping with the planting policy of Fairfax County. This landscape plan shall also show a variety of tree species, of various sizes, to be planted throughout. No RUP's shall be issued until the facility is planted.

8. Fifty (50) of the residential units shall be live/work units.