



FAIRFAX COUNTY

APPLICATION FILED: July 7, 2003
PLANNING COMMISSION: March 18, 2004
BOARD OF SUPERVISORS: March 29, 2004 @ 3:30

V I R G I N I A

March 4, 2004

STAFF REPORT

APPLICATION RZ/FDP 2003-DR-031

DRANESVILLE DISTRICT

APPLICANT: Winchester Homes Inc.

PRESENT ZONING: R-1 (20.48 acres),
(Parcels 20, 21, 22, 22A, 22B, 23, 24A),
R-3 (0.67 acres, Parcel A only)

REQUEST: PDH-5

PARCELS: 40-2 ((1)) 20, 21, 22, 22A, 22B, 23, 24A
(Portion zoned R-1)
40-2 ((34)) A (Portion zoned R-3)

ACREAGE: 21.15 acres

PLAN MAP: Residential; 4-5 du/ac (majority of property)
Residential; 2-3 du/ac (Parcel A only)

DENSITY: 4.82 du/ac

OPEN SPACE: 42%

PROPOSAL: To rezone from the R-1 and R-3 Districts to the PDH-5 District to permit residential development, consisting of 30 single-family detached dwellings and 72 single-family attached (townhouse) dwellings, including 9 ADUs, for a total of 102 dwellings, and approval of the Conceptual and Final Development Plans.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2003-DR-031 and the Conceptual Development Plan, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2003-DR-031, subject to the approval of RZ 2003-DR-031 and the development conditions contained in Appendix 2.

Staff recommends a waiver of the 600-foot maximum length of private streets.

Staff recommends a modification of the transitional screening requirement and a waiver of the barrier requirement along the western property line in favor of that shown on the CDP/FDP.

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 recommendation 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.



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).

Rezoning Application
RZ 2003-DR-031

Applicant: WINCHESTER HOMES INC.
Filed: 07/07/2003
Area: 21.15 AC OF LAND; DISTRICT - DRANESVILLE
Proposed: RESIDENTIAL DEVELOPMENT
Located: EAST SIDE OF GREAT FALLS STREET
APPROXIMATELY 1,000 FEET NORTH OF
HAYCOCK ROAD
Zoning: FROM R- 1 TO PDH- 5, FROM R- 3 TO
PDH- 5
Overlay Dist:
Map Ref Num: 040-2- /01/ /0020 /01/ /0021 /01/ /0022
/01/ /0022A /01/ /0022B /01/ /0023 /0
1/ /0024A /34/ / A

Final Development Plan
FDP 2003-DR-031

Applicant: WINCHESTER HOMES INC.
Filed: 07/07/2003
Area: 21.15 AC OF LAND; DISTRICT - DRANESVILLE
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Zoning: PDH- 5
Overlay Dist:
Map Ref Num: 040-2- /01/ /0020 /01/ /0021 /01/ /0022
/01/ /0022A /01/ /0022B /01/ /0023 /0
1/ /0024A /34/ / A



Rezoning Application

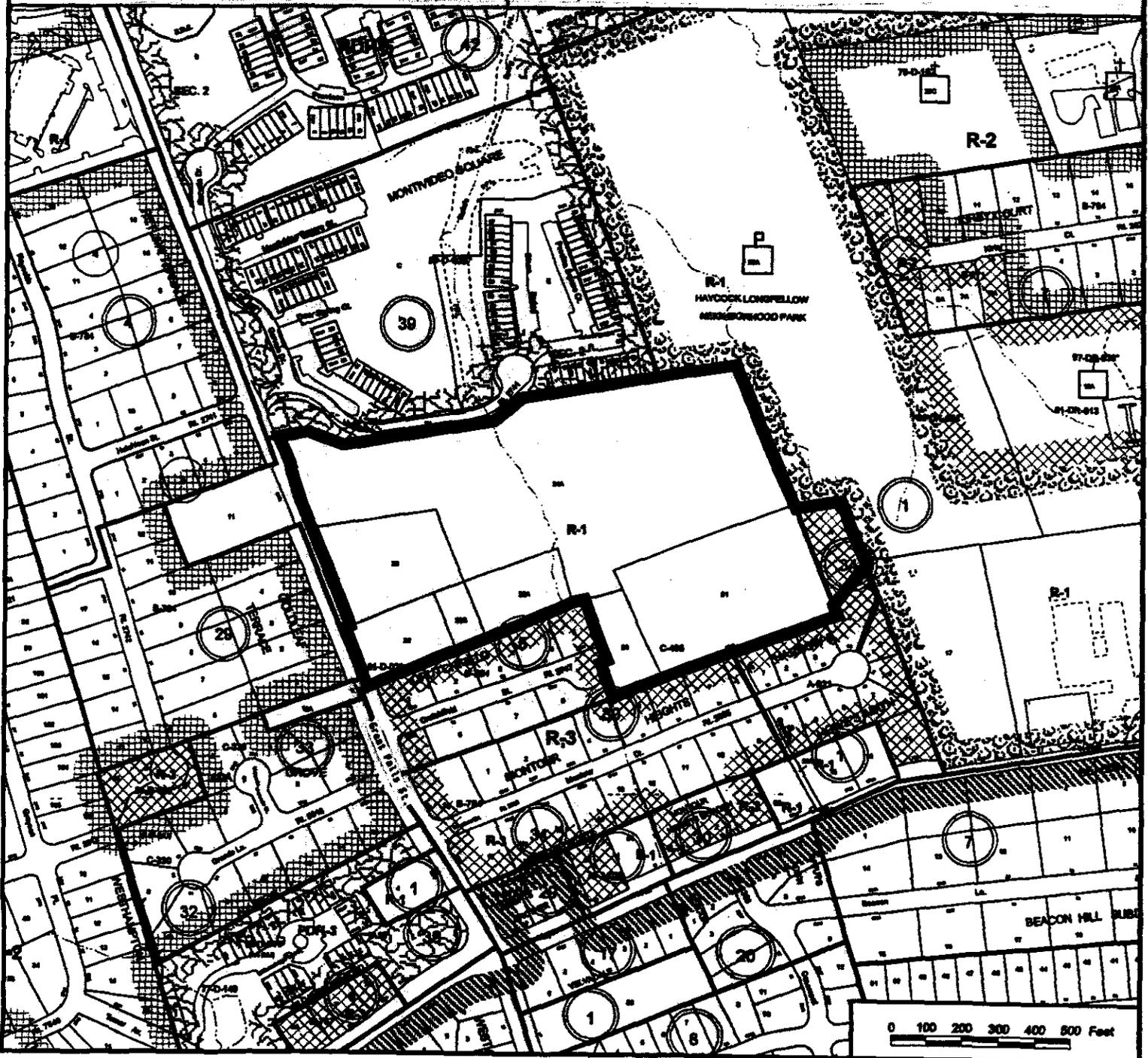
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/01/ /0022A /01/ /0022B /01/ /0023 /0
1/ /0024A /34/ / A



CONCEPTUAL DEVELOPMENT PLAN
 FINAL DEVELOPMENT PLAN
 (CDP/FDP)

STOCKWELL MANOR

Dranesville District
 Fairfax County, Virginia

JUNE, 2003
 NOVEMBER 13, 2003
 DECEMBER 15, 2003
 JANUARY 28, 2004
 FEBRUARY 19, 2004
 FEBRUARY 23, 2004
 MARCH 2, 2004

DRAWING LIST

SHEET #	TITLE
1	COVER SHEET
2	NOTES
3	CDP/FDP LAYOUT
4	REZONING PLAT
5	EXISTING VEGETATION MAP
6	LANDSCAPE PLAN
6A	CROSS-SECTION ELEVATIONS
7	HABITAT AREA VEGETATION SCHEDULE
8	LANDSCAPE PLAN DETAILS
9	MISCELLANEOUS DETAIL
10	ARCHITECTURAL ELEVATIONS

CIVIL ENGINEER:

UFA
 URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
 1710 LITTLE ROCK PARKWAY
 ANNAPOLIS, MARYLAND 20701 (703) 444-8800

PREPARED FOR:

WINCHESTER HOMES INC.
 6885 ROCKCROFT DRIVE
 SUITE 500
 BETHESDA, MARYLAND 20817
 (703) 500-0000

ATTORNEY:

HUNTON & WILLIAMS LLP
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 SUITE 1700
 SCUMM, VIRGINIA 22150
 (703) 711-7100

LAND PLANNER:

PARKER RODRIGUEZ
 151 N. WINDY STREET
 SUITE 200
 ALEXANDRIA, VA 22304
 (703) 544-9010

ENVIRONMENTAL
 CONSULTANT:

WETLAND STUDIES & SOLUTIONS
 1400-B SULLYVILLE CIRCLE
 CHARLOTTE, VA 28011
 (703) 691-3400



EXISTING VEGETATION MAP
 STOCKWELL MANOR
 FAIRFAX COUNTY
 DRAWING NO. 1000



URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS, LANDSCAPE ARCHITECTS - LAND SURVEYORS
 1700 W. GLENN ROAD, SUITE 200, FARMERSVILLE, VA 22434
 PHONE: (703) 426-1100 FAX: (703) 426-1101

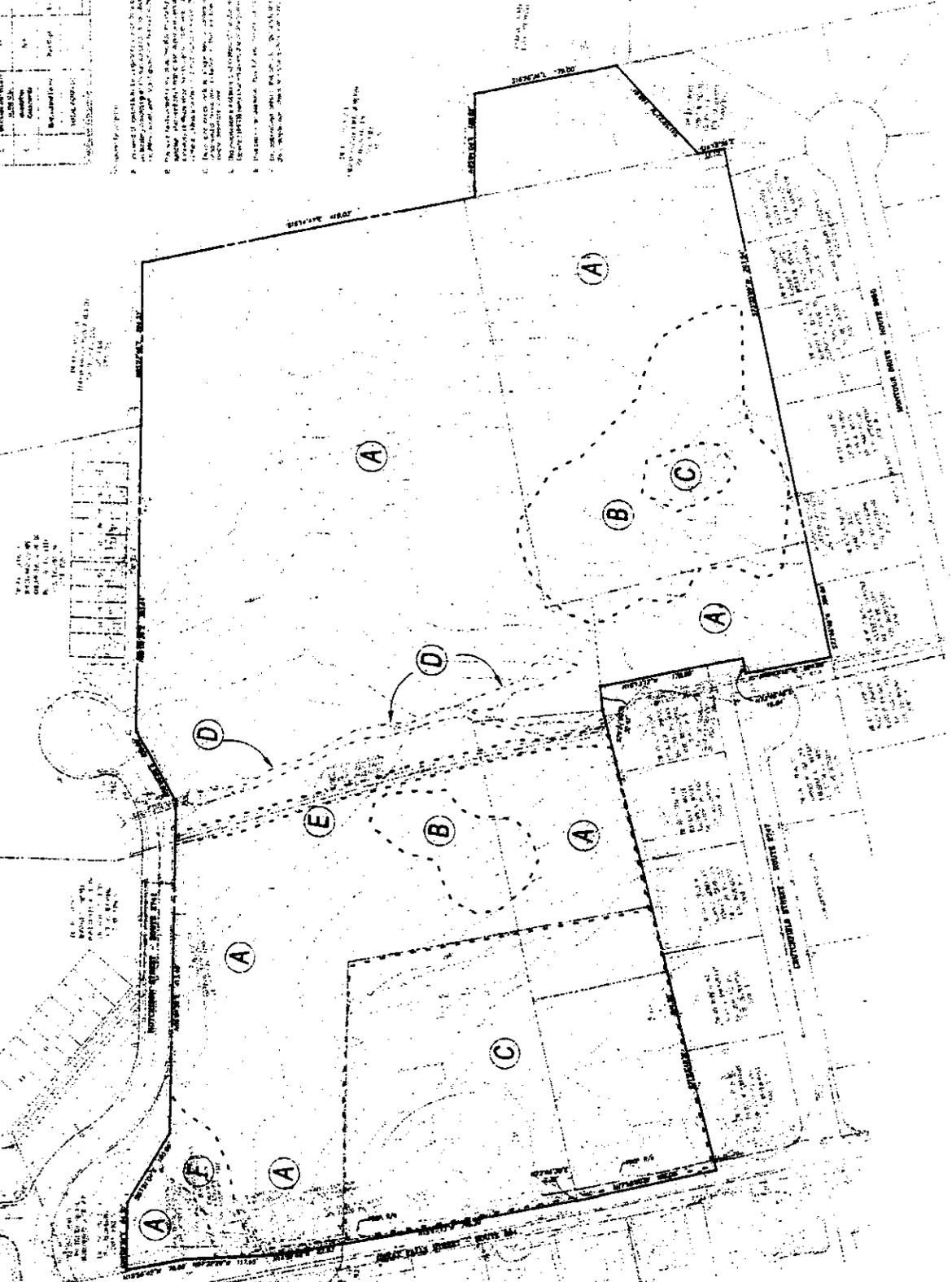
NO.	REVISION	DATE
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2	REVISED PER COMMENTS	10/10/00
3	REVISED PER COMMENTS	10/10/00
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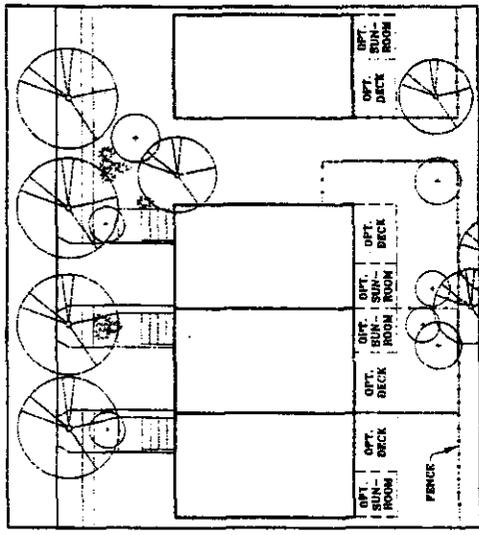
SYMBOL	DESCRIPTION	PLANT	HEIGHT	SPACING	NOTES
(A)	Large Tree	Red Oak	40-60'	100'	Preserve
(B)	Medium Tree	White Oak	20-30'	50'	Preserve
(C)	Small Tree	Flowering Dogwood	10-15'	25'	Preserve
(D)	Shrub	Hydrangea	6-8'	10'	Preserve
(E)	Grass	St. Augustine	2-4'	10'	Preserve
(F)	Groundcover	Philodendron	1-2'	10'	Preserve

1. This Existing Vegetation Map is intended to provide a record of the existing vegetation on the site and to provide a guide for the preservation of the same. It is not intended to provide a record of the existing vegetation on the site and to provide a guide for the preservation of the same. It is not intended to provide a record of the existing vegetation on the site and to provide a guide for the preservation of the same. It is not intended to provide a record of the existing vegetation on the site and to provide a guide for the preservation of the same.

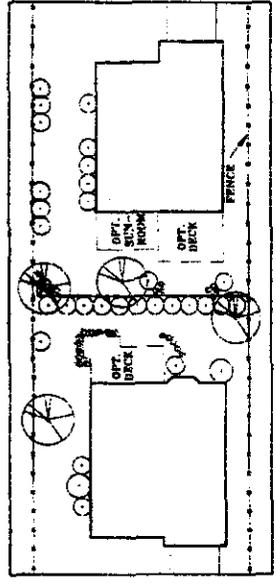


- NOTES:
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 - Plant symbols are provided by the U.S. Department of Agriculture, Forest Service, Washington, D.C. and the Virginia Department of Forestry, Charlottesville, VA.
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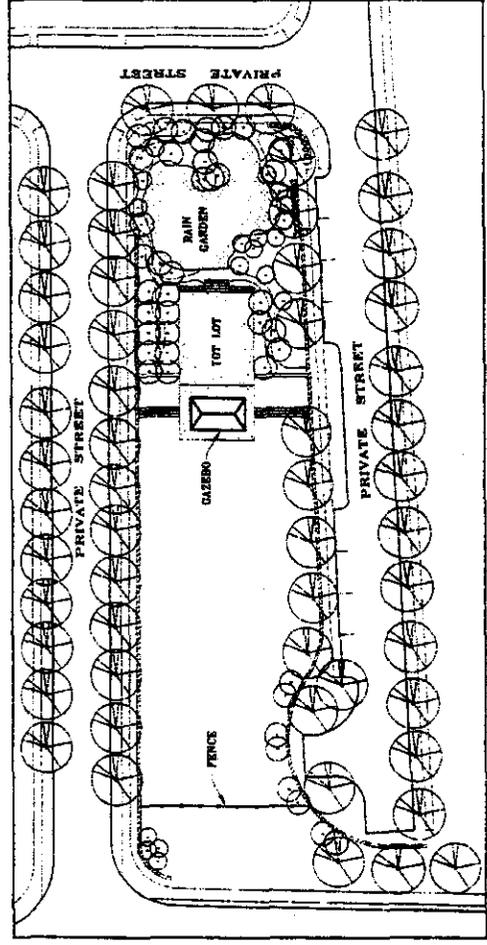




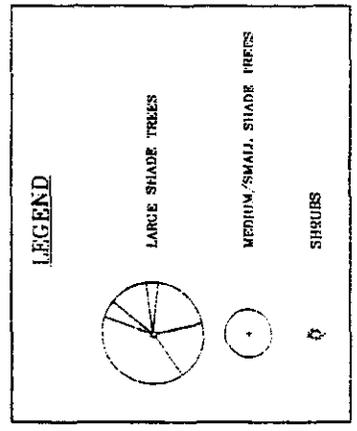
TYPICAL TOWNHOUSE LANDSCAPE LAYOUT
 (NOT TO SCALE)



SUNROOM AREA LANDSCAPE LAYOUT
 (NOT TO SCALE)



VILLAGE GREEN LANDSCAPE LAYOUT
 (NOT TO SCALE)



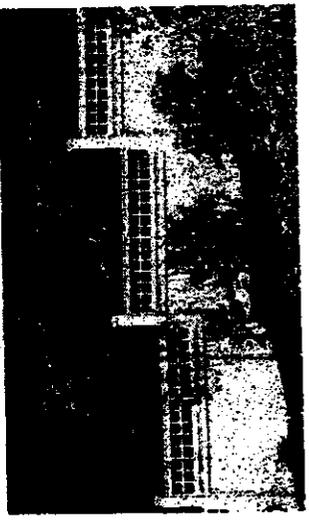
THIS SHEET FOR ILLUSTRATIVE PURPOSES,
 SUBJECT TO PROPER PARAGRAPH 21



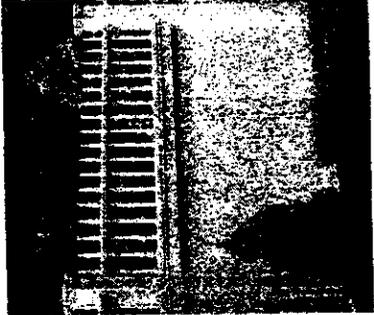
TYPICAL RETAINING WALL



FIELDSTONE WALL
DETAIL



WALPOLE UNIVERSAL BOARD FENCE
 WITH LATTICE TOPPER
 (OR APPROVED EQUAL)



WALPOLE UNIVERSAL BOARD FENCE
 WITH CAMBRIDGE SPINDLE TOPPER
 (OR APPROVED EQUAL)



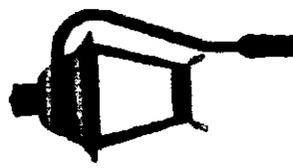
GAZEBO DETAIL



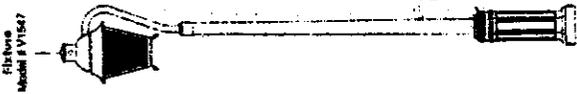
WALPOLE UNIVERSAL BOARD FENCE
 WITH YORKTOWN TOPPER
 (OR APPROVED EQUAL)



TOT LOT DETAIL



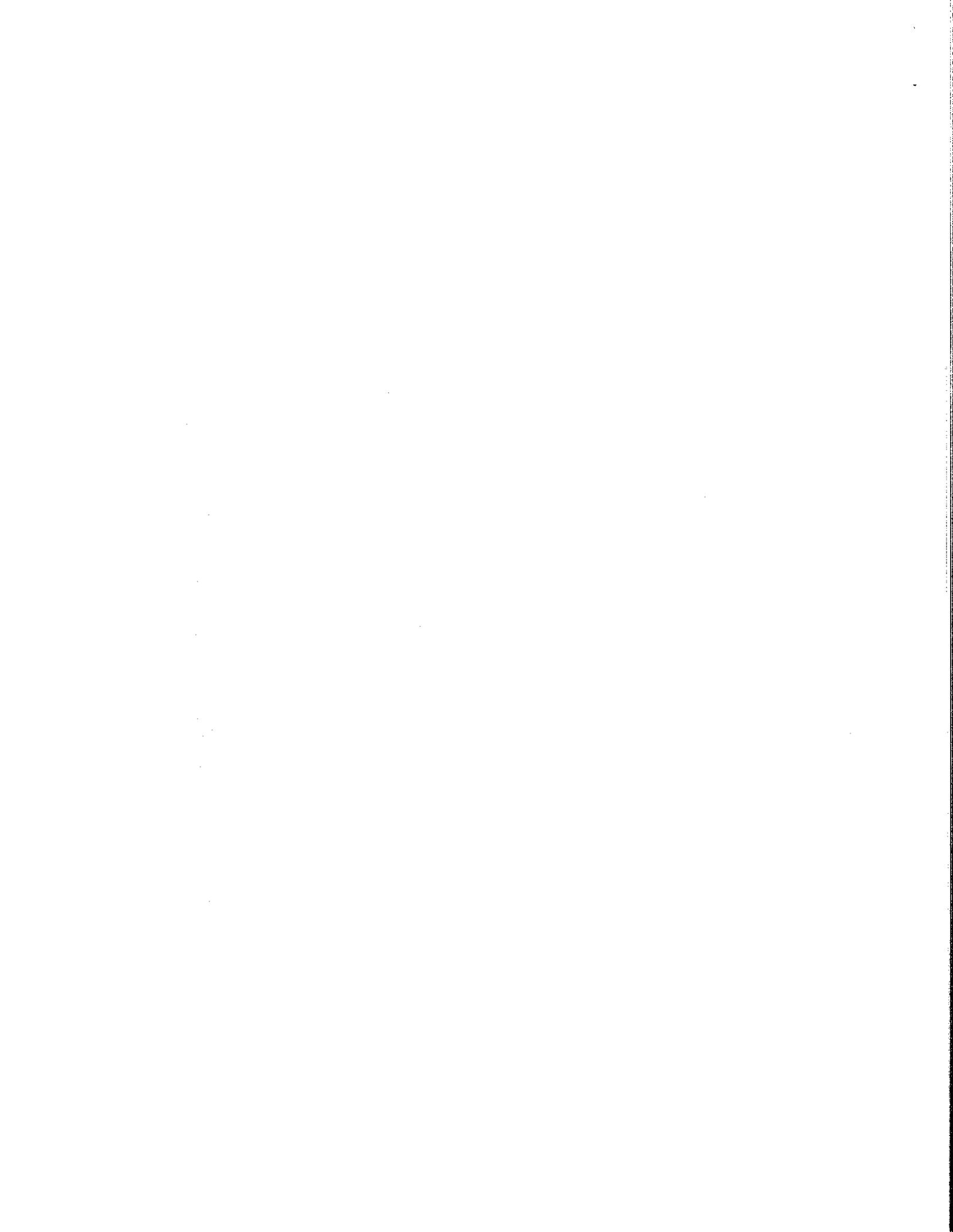
TYPICAL STREET LIGHT FIXTURE



"SOCIETY HILL 'FRANKLIN LAMP'
 MANUFACTURED BY HADCO
 (INDEPENDENCE 151) OR EQUAL

TYPICAL STREET LIGHT POLE

THIS SHEET FOR ILLUSTRATIVE PURPOSES,
 NUMBER OF SHEETS INDICATED ON



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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant, Winchester Homes, Inc., is requesting to rezone the subject property, consisting of 8 parcels totaling 21.15 acres, from the R-1 and R-3 Districts to the PDH-5 District, to permit residential development. Thirty (30) single-family detached homes and 72 single-family attached townhomes are proposed, including 9 affordable dwelling units (ADUs), for a total of 102 dwellings at a density of 4.82 du/ac. A total of 42% of the site will be provided as open space.

The applicant's draft proffers, staff proposed development conditions, and the applicant's affidavit and Statement of Justification are contained in Appendices 1-4; respectively.

Waivers/ Modifications Requested

- Waiver of the 600-foot maximum length of private streets.
- Modification of the transitional screening requirement and waiver of the barrier requirement to the west in favor of that shown on the CDP/FDP.

LOCATION AND CHARACTER

Site Description:

The subject property is located on the east side of Great Falls Street, approximately 1,375 feet south of Kirby Road and 1,000 feet north of Haycock Road. The property consists of 8 parcels totaling 21.15 acres. Three of the parcels are currently developed with 3 single-family detached dwellings, and the remaining parcels are vacant. The properties developed include 6718 Montour Drive (Parcel 21), 2119 Great Falls Street (Parcel 22), and 2117 Great Falls Street (Parcel 23), which are all zoned R-1. Dwellings on these properties were constructed in 1935, 1909, and 1925, respectively. All existing dwellings and structures would be removed with the proposed development. Parcel A is zoned R-3 and is an outlot parcel that was associated with the development of the single-family detached homes south of the property.

The property is heavily wooded, with a stream running north/south through approximately the center of the property. An area surrounding the stream is being designated as an Environmental Quality Corridor (EQC). Topography on the site is moderately varied, with elevations ranging from 330 feet to 390 feet, with the lowest elevations located centrally near the stream.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Single-Family Attached Residential (<i>McLean Greens, Montvideo Square</i>)	PDH-5	Residential; 4-5 du/ac
	Public Park (<i>Haycock Longfellow Neighborhood Park</i>)	R-1	Public Park
South	Single-Family Detached Residential (<i>Crutchfield, Montour Heights</i>)	R-3	Residential; 2-3 du/ac
East	Public Park (<i>Haycock Longfellow Neighborhood Park</i>)	R-1	Public Park
West	Single-family Detached Residential (<i>Goldleaf Terrace</i>)	R-2	Residential; 2-3 du/ac

BACKGROUND

Site History

There is no zoning history on the property. The three existing dwellings were constructed in 1935 (Parcel 21), 1909 (Parcel 22), and 1925 (Parcel 23). The remaining 5 parcels (including Parcel A, which was created as an Outlot with the Montour subdivision) are vacant and undeveloped.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area II
Planning District: McLean Planning District
Plan Map: Residential; 4-5 du/ac and Residential; 2-3 du/ac (Parcel A only)
Plan Text:

In the Fairfax County Comprehensive Plan; 2003 Edition; Area II McLean Planning District as amended through January 27, 2003; M-3 Kirby Community Planning Sector; Page 99, the Plan states:

"The Kirby sector is largely developed as stable residential neighborhoods. Infill development in this sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

1. To preserve the residential nature of this sector, infill in this sector should be primarily single-family detached housing. Exceptions should be made for inclusion of medium density townhouse developments or mixed housing development which may include townhouses on selected sites. These sites are generally in the vicinity of Kirby Road and Great Falls Street. Two major locations are suitable for new development:

...

- b. Another site is located south of the intersection, east of Great Falls Street and south of Montevideo Square. Mixed housing development at 4-5 dwelling units per acre is planned. To minimize impacts on the surrounding area, development should include: reverse frontage; a heavily treed buffer; single-family detached housing at the perimeter to interface with existing types; exclusion of tall buildings which are incompatible with the vistas of the surrounding community; and an efficient internal circulation system."

ANALYSIS

Conceptual and Final Development Plan (CDP/FDP) (Copy at front of staff report)

Title of CDP/FDP:	Conceptual Development Plan, Final Development Plan, Stockwell Manor
Prepared By:	Urban Engineering & Associates, Inc.
Original and Revision Dates:	June, 2003; as revised through March 2, 2004

The CDP/FDP consists of eleven (11) total sheets (labeled Sheet 1 of 10, etc.), as described below:

- **Sheet 1 of 10:** is the cover sheet; and includes a sheet index.
- **Sheet 2 of 10:** consists of notes and tabulations, and includes a vicinity map, soils map, typical details for each unit type, general and ADU tabulations, notes, and requested waivers and modifications.
- **Sheet 3 of 10:** illustrates the proposed development plan, and includes additional tabulations for density and parking.
- **Sheet 4 of 10:** is the metes and bounds plat, identifying the boundaries of the rezoning property.

- **Sheet 5 of 10:** is the existing vegetation map, and includes a vegetation type chart and legend.
- **Sheet 6 of 10:** illustrates the proposed landscape plan for the site, and includes a landscape legend and plant list.
- **Sheet 6A of 10:** illustrates three section diagrams (with a location key) from within the development, showing the relationship between existing and proposed units, proposed retaining walls, etc.
- **Sheet 7 of 10:** describes the proposed habitat enhancement areas and details proposed plant types and benefits.
- **Sheet 8 of 10:** illustrates three enlarged details from the landscape plan, including a typical lot landscape plan for the townhouse units, a detail of the proposed Village Green, and a typical lot landscape and sunroom configuration for the single-family detached units that are back-to-back.
- **Sheet 9 of 10:** includes several examples of proposed details within the development, including the tot lot, street light fixtures, gazebo, retaining wall materials, and fences.
- **Sheet 10 of 10:** illustrates the proposed front elevations for both the single-family attached (non-ADU) dwellings, as well as for the single-family detached units. Also provided is the side elevation of units of both types which would be facing Great Falls Street.

The applicant's proposal includes the following features:

- The proposed development would include a total of 102 dwelling units, for a density of 4.82 du/ac. Thirty of the proposed units would be single-family detached homes, which are located primarily in the southern portion of the property, adjacent to existing single-family detached units to the south, and adjacent to the existing and proposed public park parcels to the east.
- The remaining 72 dwelling units would be single-family attached dwellings (townhomes). Two different attached unit types are proposed. Nine of the dwellings would be affordable dwelling units, and would be twenty feet wide units with single-car garages. The majority of the attached units would be twenty-four feet wide, with 2-car garages. The attached dwelling units would be primarily located in the northern portion of the property, and the affordable dwelling units would be located in the northwestern corner of the property. The northern portion of the property is adjacent to existing single-family attached dwellings.
- The development would include a private street network, which consists of one entrance from Great Falls Street and one entrance from Hutchison Street. The proposed streets vary in width from 24 feet (which does not permit on-street parking), in the area of the detached dwellings in the southwest portion of the property as well as the affordable dwelling units in the northeast corner,

to 26 feet in front of the attached units along the remainder of the northern boundary, to 30 feet wide (which permits on-street parking on one side of the street) for the remainder of the internal streets.

- The single-family detached homes and the market rate attached townhomes would include 2-car garages with 18-foot long driveways, providing 4 off-street parking spaces each. The nine ADU units would include 1-car garages with 18-foot long driveways, providing 2 off-street parking spaces each.
- Additional visitor parking would be available only along the "Village Green" open space area, in three spaces adjacent to the ADU units, and on one side of the 30-foot wide streets. No parking would be permitted along the 24-foot or 26-foot wide private streets.
- Pedestrian circulation is provided via internal sidewalks on both sides of the private streets within the development. Additional pedestrian connections are provided to connect the proposed development to Crutchfield Street to the south, as well as a trail connection leading to the public park to the east, from the northern portion of the property, between Lots 49 and 68.
- Parcel A, located at the southeastern corner of the property, is proposed to be dedicated by the applicant to the Fairfax County Park Authority, to extend the boundary of the existing Haycock Longfellow Park.
- Additional open space is provided adjacent to Great Falls Street, both within the "Village Green" open space area, which includes a tot lot and gazebo, and an open area in the northwest corner of the property near its intersection with Hutchison Street, as well as in a narrow band around the periphery of the property.
- The Village Green is the only area provided for potential active recreation. An open play area will permit residents to play informal games or sports, as well as the tot lot for children to play on.
- Also included within the Village Green is a rain garden area, to supplement water quality on the property.
- Stormwater management is proposed through the use of a stormwater detention pond which would include a tree preservation area within it. This facility is illustrated on the plan, and is proposed to be located in the northern central portion of the property. This area will include preservation of some existing trees as well as supplemental water-tolerant vegetation, and generally coincides with the area designated as EQC. This pond will be discussed in greater detail in the environmental analysis section below.
- Tree preservation will occur partially within the stormwater management facility and in the area just south of it, as well as along the periphery of the property, along the northwestern corner and on the southeastern parcel to be dedicated to the Park Authority. In addition, several areas on the CDP/FDP have been designated as "habitat enhancement areas", which are described as areas where proposed plantings provide benefits to wildlife such as food, cover, or areas to raise young, and have listed proposed plant types and benefits included on Sheet 7 of the CDP/FDP.

- Landscape is proposed throughout the site as illustrated on Sheet 6 of the CDP/FDP and as further detailed on Sheet 8. The proposal includes street trees along both sides of the streets, and additional trees and plantings within some of the open space areas. Typical lot landscape for the townhouse units includes large to small shade trees and shrubs, as well as for the single-family detached units that are located back-to-back.
- Road improvements include dedication of right-of-way along Great Falls Street to accommodate left and right turn lanes into the entrance, as well as construction of those lanes.
- Retaining walls are proposed along the northeastern and southwestern property lines, as proposed units are at a lower elevation than existing adjacent units, and within the Village Green. Retaining walls are proffered to be constructed of fieldstone, as illustrated on Sheet 9 of the CDP/FDP and are shown at maximum heights of up to 10 feet for the northeastern wall, up to 13 feet for the southwestern wall, and up to 8 feet for the Village Green wall.

Land Use Issues

The applicant's proposal for mixed residential development at a density of 4.82 du/ac is within the combined Comprehensive Plan range of 4-5 du/ac for the majority of the parcels, totaling 20.48 acres, and 2-3 du/ac for the remaining 0.67 acres of Parcel A. The weighted average of these two ranges for the application property is 3.94-4.94 du/ac. The Comprehensive Plan text for this property also gives specific guidelines to minimize the impact of future development, which include the use of reverse frontage lots and heavily treed buffering, the placement of detached housing at the perimeter of the property where it is adjacent to existing detached housing, exclusion of tall buildings that would interfere with vistas, and provision of an efficient internal circulation system.

Although the proposed development does not incorporate reverse frontage lots along Great Falls Street, a setback varying in width from 37 feet to over 90 feet has been provided, achieving a similar effect. Further, rather than having the rear yards of units facing onto Great Falls Street, the development is designed with the side yards of the dwellings (both single-family detached and attached) oriented to Great Falls Street. The applicant has provided an illustration of the typical side elevation of these units on Sheet 10 of the CDP/FDP.

The placement of units within the development are such that single-family detached units are located along the southern periphery, adjacent to existing single-family detached homes, and townhouses are proposed along the northern periphery, which is adjacent to an existing townhouse community to the north. Additionally, an appropriate maximum building height of 35 feet for single-family detached dwellings and 40 feet for townhouses is proposed, and the elevation of the proposed lots at the peripheries (where retaining walls are illustrated) are lower than those of the existing dwellings, thereby reducing the perceived height in some areas, as illustrated on Sheet 6A. According to the applicant's statement of justification, the single-family detached units along the southern periphery are expected to include in-ground, non-walkout basements. Because

of the differential in lot sizes between the existing and proposed single-family detached dwellings, staff is concerned about the perceived mass and height of these units at the rear, and therefore is proposing a development condition which would require that the basements on those units be in-ground.

A buffer ranging in width from 25 feet adjacent to the Haycock Longfellow Neighborhood Park to 35 feet adjacent to the neighborhoods to the north and south is provided at the periphery of the development. Staff has requested that this buffer be increased, and that the limits of clearing and grading be reduced to incorporate more tree preservation within the buffer. However, the proposed buffer illustrated on the CDP/FDP which runs along the northern and southern property boundaries adjacent to the existing dwellings will include the equivalent of 25-foot wide transitional screening planted yards where the proposed dwellings will immediately abut existing dwellings (although transitional screening between like uses is not required), with plantings to supplement the existing vegetation to be chosen and planted under the guidance of the Urban Forester. The peripheral areas that are not located adjacent to existing units will include primarily preserved existing vegetation.

The proposed circulation pattern consists of two entrances and both u-shaped and figure eight shaped internal streets. The provision of two entrances for the development, including one which does not directly access Great Falls Street, will serve to facilitate more efficient circulation into and out of the proposed development. Additional discussion of this issue will be included below in the transportation section of the Residential Development Criteria.

Residential Development Criteria (See Appendix 14)

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 other 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. To that end, the Board of Supervisors adopted the following criteria contained in Appendix 9 of the Land Use Section in the Policy Plan to be used in evaluating zoning requests for new residential development.

Where the Plan recommends a possible increase in density above the existing zoning of the property, achievement of the requested density will be based, in substantial part, on whether development related issues are satisfactorily addressed as determined by application of these development criteria. Most, if not all, of the criteria will be applicable in every application; however, due to the differing nature of specific development proposals and their impacts, the development criteria need not be equally weighted. If there are extraordinary circumstances, a single criterion or several criteria may be overriding in evaluating the merits of a particular proposal. When there has been an identified need or problem, credit toward satisfying the criteria will be awarded based upon whether proposed commitments by the applicant will significantly advance

problem resolution. In applying the Residential Development Criteria to specific projects and in determining whether a criterion has been satisfied, factors such as the following may be considered: the size of the project; site specific issues that affect the applicant's ability to address in a meaningful way relevant development issues; whether the proposal is advancing the guidance found in the area plans or other planning and policy goals (e.g. revitalization). In all cases, the responsibility for demonstrating satisfaction of the criteria rests with the applicant.

Site Design

Criterion 1 of the Residential Development Criteria states that all rezoning applications should be characterized by high quality site design, and that rezoning proposals, regardless of the proposed density, should be evaluated based upon the following principles (although not all of the principles may be applicable for all developments.)

Consolidation: Developments should provide parcel consolidation in conformance with any site-specific text and applicable policy recommendations of the Comprehensive Plan. The nature and extent of any proposed parcel consolidation should further the integration of the development with adjacent parcels, and the proposed consolidation should not preclude nearby properties from developing as recommended by the Plan. The Comprehensive Plan does not specify a requirement for consolidation in this area, however, the proposed development achieves significant consolidation, and includes all remaining parcels on the east side of Great Falls Street between existing communities to the north and south.

Layout: The layout should: provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences); provide dwelling units that are oriented appropriately to adjacent streets and homes; include usable yard areas; provide logical and appropriate relationships among the proposed lots; provide convenient access to transit facilities; identify all existing and proposed utilities and stormwater management outfall areas; and encourage utility co-location where feasible.

The proposed layout of the development is such that generally lot configurations include rear yards facing rear yards where they are abutting existing properties, and front yards are oriented to the internal streets. Generally, there is some open space adjacent to the majority of proposed units. Although the internal road layout is constrained by the location of existing vegetation and the stream, the circulation is generally efficient internally with few dead end-turnarounds. The primary usable open space provided is adjacent to Great Falls Street, whereas the units farthest from that area are abutting or adjacent to the public park to the east of the development.

One grouping of single-family detached units, however, located in the southeastern area of the property, are oriented back-to-back of each other, and do not include open space between the rear yards of these lots. These dwellings are located 20 feet from the rear lot lines, with optional sunrooms and decks that could be located within 10 feet of the rear lot line. The sunroom bumpouts would be the full height of the dwelling, and could be as much as 50% of the width of the dwelling. Staff would strongly prefer that these units not include sunrooms, and remains concerned about the proximity of these units without the relief of open space between them. The applicant has committed to have the optional sunrooms and decks offset each other in this area, and to have landscape planted as illustrated on Sheet 8 of the CDP/FDP. Staff would also prefer that the sunrooms on Lots 93 and 95 be located to the outer edge of the dwelling away from Lot 94 which is between them.

Open Space: Developments should provide usable, accessible, and well-integrated open space. The primary portion of usable open space is located in the "Village Green" which would be located adjacent to Great Falls Street. This area includes an open grassy recreation space, as well as a gazebo and tot lot. Other areas of preserved natural vegetation are proposed including one at the northwest corner of the development, and adjacent to Great Falls Street. The units on the eastern side of the property that are farthest from these areas will be located adjacent to the public park, including Parcel A which would be dedicated to the Park Authority as part of this proposal. A trail connection is also proposed from the development into the park. The proposed development includes 42% open space, which exceeds the Zoning Ordinance requirement of 31% for developments with affordable dwelling units.

Landscaping: Developments should provide appropriate landscaping, in parking lots, in open space areas, along streets, in and around stormwater management facilities, and on individual lots. Proposed landscape illustrated on the landscape plan on Sheet 6 of the CDP/FDP and further detailed on Sheet 8 primarily consists of deciduous trees lining both sides of the streets, and the 35 foot wide buffers consisting of existing and supplemental vegetation along the northern and southern peripheral property lines. Additional plantings are shown throughout the site including the Village Green, and a typical single-family attached lot landscape plan is shown on Sheet 8 of the CDP/FDP. Areas of preserved vegetation are located outside of the limits of clearing and grading, and trees to be preserved within the stormwater management area will be supplemented with additional water tolerant species. The applicant has proffered that a landscape plan will be submitted at the time of site/subdivision plan, and will require Urban Forester review and approval.

Amenities: Developments should provide amenities such as benches, gazebos, recreational amenities, play areas, walls and fences, special paving treatments, street furniture, and lighting. Examples of proposed lighting fixtures, street furniture, and fencing is provided on Sheet 9 of the CDP/FDP. A gazebo and tot lot would be located within the "Village Green" which is an area of open space located at the Great Falls Street entrance to the development, as detailed on

Sheet 8 of the CDP/FDP. The applicant has proffered to use brick pavers as crosswalks for intersections throughout the development, and has illustrated the locations of these on the CDP/FDP. The applicant has also proffered to dedicate Parcel A to the Park Authority, which will increase the boundaries of the existing public park located to the east of the development.

Neighborhood Context:

Criterion 2 of the Residential Development Criteria states that all rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located, as evidenced by an evaluation of: transitions to abutting and adjacent uses; lot sizes, bulk/mass of the proposed dwelling units; setbacks; orientation of the proposed dwelling units to adjacent streets and homes; architectural elevations and materials; pedestrian, bicycle and vehicular connections; existing topography and vegetative cover and proposed limits of clearing and grading.

The proposed development is located between two existing residential developments: single-family attached townhouses to the north (McLean Greens and Montevideo Square), and single-family detached homes to the south (Crutchfield and Montour Heights). The proposed mix of housing types is such that like types of housing are typically located adjacent to one another. Townhouses are proposed throughout the northern portion of the property adjacent to the existing townhouses, and the rears of those dwellings face the rears of the existing townhouses. Likewise, single-family detached homes are proposed in the southern portion of the property, and the rears of these houses face the rear yards of the existing dwellings. However, the proposed lot sizes are smaller than those of the existing adjacent lots, and staff does have some concern about the bulk and mass of these units. The applicant has stated that the single-family detached units along the southern periphery would have in-ground basements rather than walk-out, and staff is proposing a development condition which would require this. The topography on the site is such that the new dwellings will be lower than those adjacent and would be located behind retaining walls, partially reducing the perceived height. In addition, a 35 foot wide buffer with existing and supplemental vegetation is proposed along the periphery to achieve a screening effect. Although transitional screening is not required between like uses, the proposed landscape will provide increased privacy between the existing and proposed dwellings. Lastly, staff is proposing a development condition which would prevent decks from being enclosed in the future on units with the optional sunrooms (because visually this would otherwise cause the whole house to appear to be located 10 feet closer to the property line).

The proposed architecture for the front of the dwellings is illustrated on Sheet 10 of the CDP/FDP, and includes proffered materials such as brick, stone, and composite hard board. Illustrations are also provided for architectural treatment of the sides of units (both single-family detached and attached) that will face Great Falls Street. The applicant has proffered that the front, sides, and rear of

the dwellings would include similar patterns of windows and architectural details as depicted on the front elevations.

Proposed maximum heights of the units are 40 feet for the townhouses, and 35 feet for the single-family detached dwellings. All single-family detached lots include minimum 8 foot side yards, so there is a minimum of 16 feet between dwelling units to either side. The detached lots include 20 foot rear yards, with a minimum of 10 feet from the attached sunroom (see discussion above). Market-rate townhouses would have a minimum of 10 feet from the sunroom to the rear lot line, and the ADU units would also have minimum 10 foot deep rear yards. All unit types would have minimum 18 foot long driveways in the front yard.

Environment:

Criterion 3 of the Residential Development Criteria states that all rezoning applications should respect the environment. Rezoning proposals, regardless of the proposed density, should be consistent with the policies and objectives of the environmental element of the Policy Plan, and will also be evaluated on the following principles, where applicable.

Preservation: Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas. The subject property includes a portion of Burke's Spring Branch stream that traverses the property centrally north-south. Preliminary mapping for revisions to the Chesapeake Bay Preservation Ordinance had indicated that this area would be added to the Resource Protection Area (RPA) which is designated downstream from the subject property, however, when field verified by staff from DPWES, it was determined that this area would not meet the protocol to be classified as a perennial stream. The stream channel itself is in a somewhat degraded state in this area and the primary source of water for this portion of the stream is upstream runoff from a developed area of 40-50 acres which is currently entirely undetained with some additional water originating from an existing seep which has been located on the property just north of Crutchfield Street. While the area is in a somewhat degraded state and the stream lacks all the characteristics to have it classified as a perennial stream under the protocol developed for the Chesapeake Bay Preservation Ordinance, this stream does warrant some level of protection under the EQC policy. The area coinciding with the approximate boundaries of the EQC is partially being preserved from development, however it includes one road crossing and a stormwater management facility, that includes a tree preservation area and supplemental plantings to be located within it. Staff does not generally support the location of stormwater management facilities within an EQC, however with the applicant's commitment to provide a facility which will provide some additional benefit to the region in reducing downstream flooding, as well as preservation of some vegetation within the pond, staff believes that this would be a reasonable compromise. In the alternative, the applicant may be required to construct two separate facilities if not located in this area, which may be less desirable aesthetically and less practical for

maintenance. Staff had also requested that the facility be supplemented by LID features, as discussed below.

Additional tree preservation and "wildlife enhancement" measures are also proposed in two areas of the property: in the northwestern portion of the property, and on both sides of the road crossing within the EQC, including along the periphery of the stormwater management pond. Wildlife enhancement is described in greater detail on Sheet 7, which includes listings of proposed native species of vegetation and the benefits they provide to wildlife.

Slopes and Soils: The design of developments should take existing topographic conditions and soil characteristics into consideration. The topography on the site is varied, and is lower than the existing developments at some portions of the periphery. Retaining walls are proposed in these areas and are illustrated on the plan, as well as in section diagrams on Sheet 6A. For the proposed retaining walls the applicant has proffered not to exceed the heights illustrated on the CDP/FDP, which include for the wall along the northwestern periphery a maximum height of 10 feet, along the southeastern periphery a maximum of 13 feet, and within the Village Green a maximum of 8 feet. Depending on the quality of materials provided for these retaining walls, staff might typically be concerned about walls of this height in close proximity to residential yards. However, the location of these walls will serve to help "equalize" the heights of existing and proposed dwellings, and attractive fieldstone is proffered as the building material, as shown on Sheet 9. The section diagrams on Sheet 6A provide a view of the relationship between the existing and proposed dwellings, vegetation, and retaining walls, both for the single-family detached and townhouse units at the periphery.

Water Quality/Drainage: Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and low-impact site design (LID) techniques. Staff had requested that the applicant provide LID measures such as infiltration trenches to supplement and perhaps reduce the limits of the proposed stormwater management facility. The applicant has proffered to one or more LID techniques including peripheral infiltration trenches, a possible raingarden in the Village Green Area, and/or possible substitution of "edge treatment" in certain areas in lieu of curb and gutter. Additionally, staff had facilitated the exploration of alternative stormwater measures for the property, including a redesign of the existing downstream stormwater management facility to the north of the subject property that may have reduced or eliminated the proposed pond. Upon further discussion and review by DPWES, however, staff does not believe that this or other options explored are more feasible or more practical than the proposed pond illustrated on the CDP/FDP, as discussed in the section on Preservation above.

The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Adequate drainage outfall has been illustrated with the stormwater management proposal on the CDP/FDP.

Noise: Developments should protect future and current residents and others from the adverse impacts of transportation generated noise. Noise was not identified as an issue with this application.

Lighting: Developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky. Typical lighting fixtures have been illustrated, and the applicant has proffered to provide outdoor lighting which is in accordance with Zoning Ordinance requirements, including for signage.

Energy: Developments should use site design techniques such as solar orientation and landscaping to achieve energy savings, and should be designed to encourage and facilitate walking and bicycling. The applicant has proffered to construct all homes to the standards of the CABO Model Energy Program.

Tree Preservation and Tree Cover Requirements:

Criterion 4 of the Residential Development Criteria states that all rezoning applications should be designed to take advantage of the existing quality tree cover. Proposed utilities, including stormwater management and outfall facilities and sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas.

Tree preservation is proposed, including around the periphery of the development (with planting of supplemental screening vegetation), in the northwest corner of the property adjacent to Great Falls Street and Hutchison Street, and centrally along the stream in portions of the stormwater management facility and surrounding area (which is also to be supplemented with additional water-tolerant vegetation). The applicant has also proffered to transplant trees located on Parcel 23, to open space areas within the proposed development such as the Village Green, under guidance of the Urban Forester. Staff requested that the applicant preserve some of the quality trees located within the Village Green area, but the applicant was unwilling to commit to this because of the location of informal active recreation and passive recreation facilities proposed within the Village Green. However, the applicant did add an additional tree preservation area immediately adjacent to that, which also includes some of the quality trees, in a small area by the Great Falls Street entrance. The applicant has proffered to submit a landscape and tree preservation plan to the Urban Forester for review and approval prior to site/subdivision plan approval. The applicant has also proffered that the limits of clearing and grading shall be strictly adhered to within the EQC (for the pond), and that the limits of clearing elsewhere on the site shall be adhered to with the possible exception of the location of water lines, which, if required, will be subject to approval by DPWES and DPZ.

Transportation:

Criterion 5 of the Residential Development Criteria states that all rezoning applications for residential development should implement measures to address

planned transportation improvements and should include measures to offset their impacts to the transportation network. Regardless of the proposed density, applications will be evaluated based upon the following principles (although not all of the principles may be applicable.)

Transportation Improvements: Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely accommodate traffic, and offset the impact of additional traffic through commitments to additional improvements beyond ordinance requirements. The applicant has proffered to dedicate right-of-way and construct a right-turn deceleration lane and left turn lane into the development at the Great Falls Street entrance. The applicant has further proffered, at the request of the adjacent development to the north, to conduct a Warrant Analysis for a signal at the intersection of Hutchison Street and Great Falls Street, and to construct a signal if warrants are met prior to final bond release. No additional transportation improvements were requested. Staff does have a concern about the provision of visitor parking for the townhouse units, especially in the vicinity of the ADU units- the majority of units in the development include two-car garages with driveways that would permit up to 4 cars to be parked, and some of the units are in the vicinity of the 30 foot wide streets that would allow for parking on one side of the street. However, the ADU units are the farthest from any of the 30 foot wide streets, and only have one car garage and driveway that would permit up to 2 cars to be parked (one in the garage and one in the driveway). The applicant has added three parking spaces for visitor parking adjacent to the ADU units, in a location that would minimize impacts to existing vegetation.

Transit/Transportation Management: Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by: provision of bus shelters; implementation of shuttle bus service; and participation in programs designed to reduce vehicular trips; as well as provision of trails and facilities that increase safety and mobility for non-motorized travel. Transit facilities are not proposed with this application; however trails are provided within the property as well as connecting to properties off-site.

Interconnection of the Street Network: Vehicular connections between neighborhoods should be provided, such as local streets within the development should be connected with adjacent local streets to improve neighborhood circulation; when appropriate, and existing stub streets should be connected to adjoining parcels. The applicant is proposing to provide two entrances into the development- the primary entrance is from Great Falls Street, and will include a right turn lane and left turn lane into the development. A second entrance is also provided from Hutchison Street, which will promote improved circulation patterns. The community has expressed strong concerns about the proposed connection to Hutchinson Street; however staff believes strongly that the provision of this second connection, which is not immediately off the minor arterial of Great Falls Street, is beneficial to the community as a whole, for improved circulation and safety.

Streets: Public streets are preferred. If private streets are proposed in single-family detached developments, the applicant shall demonstrate the benefits for such streets. Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process. The applicant has provided private streets throughout the development, of varying widths from 24 to 30 feet wide. Although parking will be permitted on one side of the streets which are 30 feet wide, staff would prefer that additional areas of visitor parking spaces be provided, particularly for the townhouse units. The applicant has proffered to disclose to prospective purchasers within the HOA documents that maintenance of these private streets will be the responsibility of the HOA.

Non-motorized Facilities: Non-motorized facilities should be provided, such as connections between adjoining neighborhoods; connection to natural and recreational areas; internal trail systems and those connecting off-site. Driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways. If construction of sidewalks/trails on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility. The proposed development includes the provision of 18 foot driveways, which permit a parked vehicle without overhanging the sidewalk. Pedestrian access is facilitated throughout the development via sidewalks on both sides of streets, as well as pedestrian connections to the adjacent public park and to Crutchfield Street. An additional pedestrian connection to Hutchison Street was previously provided at the request of staff; however the applicant has since removed this connection due to community preference. The applicant has also provided alternative (brick) paving treatment for crosswalks at intersections within the development.

Alternative Street Designs: Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modifications to the public street standards may be considered. Public streets are not proposed with this application.

Public Facilities:

Sanitary Sewer Analysis (Appendix 7)

The application property is located in the Pimmit Run (G1) Watershed. It would be sewered into the Blue Plains Treatment Plant. Based on current and committed flow, there is excess capacity available at this time. An existing 8 inch pipe located in an easement on the property is adequate for the proposed use at this time.

Fire and Rescue Analysis (Appendix 8)

The application property is served by the Fairfax County Fire and Rescue Department Station # 01, McLean. The subject property currently meets fire protection guidelines.

Water Authority Analysis (Appendix 9)

The application property is not located within the Fairfax County Water Authority Service Area, but it is served by the City of Falls Church.

Stormwater Planning Analysis (Appendix 10)

There are no downstream complaints on file, and no downstream deficiencies identified with this request. The applicant should attempt to match the pre-development runoff hydrographs by incorporating LID practices into the design of the site. As discussed above, the applicant has proposed to do one or more LID techniques including either a raingarden, peripheral infiltration trenches, or alternative edge treatments in lieu of curb and gutter within portions of the development, in addition to provision of the stormwater management pond.

Schools Analysis (Appendix 11)

For schools, a methodology approved by the Board of Supervisors, after input and recommendation by the School Board, is used as a guideline for determining the impact of additional students generated by the new development. The total number of students generated by the proposed development is 22 elementary, 6 intermediate, and 13 high school children, or 41 total. The net increase in children generated by this application is 32 total, therefore the range of suggested contribution to schools is \$240,000 to \$307,500.

Park Authority Analysis (Appendix 12)

The residents of this development will need access to outdoor recreational facilities such as playground/tot lots, basketball, tennis and volleyball courts and athletic fields. Based on the Zoning Ordinance requirements, the applicant is required to provide \$955 per non-ADU unit for recreational facilities to serve the development population. With 93 non-ADUs proposed, the Zoning Ordinance-required contribution is \$88,815. The funds offset only a portion of the impact to provide recreational facilities for the new residents generated by this development. In order to offset the additional impact caused by the proposed development, the applicant was also asked to provide an additional \$62,540 to the Park Authority for recreational facility development.

In addition to the proposed trail terminating at the park property, the FCPA requests that the applicant/developer construct a natural surface "connector" trail on Haycock Longfellow Park between the property boundary and the existing natural trail on the park. A stream crossing may also need to be provided.

The applicant should provide a sign along the trail at the property boundary identifying the area as park property and posting it as illegal to dump on the park site.

Criterion 6 of the Residential Development Criteria states that residential development impacts public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). All rezoning applications are expected to offset their public facility impact. Schools and parks have been identified as the public facilities needs associated with this application. The applicant has proffered to contribute \$3,307 per market rate dwelling unit, or a total of \$307,551 to public schools, which is at the top of the requested contribution range.

While the applicant has not proffered the additional contribution of \$62,540 requested by the Park Authority, the applicant is dedicating land (Parcel A, approximately 0.7 acres) to the Park Authority to extend the boundary of the Haycock Longfellow Neighborhood Park, as was also requested. The applicant is also constructing a trail into the park from the proposed development.

Affordable Housing:

Criterion 7 of the Residential Development Criteria 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. The applicant can elect to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance, or a contribution to the Housing Trust Fund or, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs. The applicant is providing the required number of ADUs.

Heritage Resources:

Criterion 8 of the Residential Development Criteria states that heritage resources are those sites or structures, including their landscape settings that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities. Such sites or structures have been 1) listed on, or determined eligible for listing on, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed on, or having a reasonable potential as determined by the County, for meeting the criteria for listing on, the Fairfax County Inventories of Historic or Archaeological Sites.

The Cultural Resource Management and Protection Section of the Fairfax County Park Authority recommended that a Phase I archaeological study be conducted on this property to determine the presence or absence of potentially significant archaeological remains. The Park Authority recommendations indicate that if potentially significant archaeological resources are discovered, that further archaeological investigation should be conducted. Thunderbird Archaeological Associates (TAA) conducted the Phase I study and did not identify any resources, however since that time, a springhouse was discovered on the property. The applicant has met with TAA and representatives from the Cultural Resource Management and Protection Section to discuss further archaeological study on the property. The applicant has proffered to a Phase II assessment of the area of the springhouse (located in the southern portion of the property) and the foundation of the Frase House, to include documentation, collection/cataloging of significant relics, and/or erection of a historical marker.

ZONING ORDINANCE PROVISIONS (Appendix 13)

Maximum Density/Bulk Regulations

The maximum density permitted in the PDH-5 District is 5 du/ac. The applicant's proposed development is 4.82 du/ac. The applicant is providing affordable dwelling units with this development. In the PDH-5 District there are no minimum lot size requirements or minimum yard requirements for single-family detached or attached dwellings, except that the application is subject to the standards set forth in Part 1 of Article 16, as described further below. The required open space is 31% with the provision of affordable dwelling units, and the applicant is proposing to provide 42%. In addition, for single-family attached dwelling units, a privacy yard of a minimum of 200 square feet is required, which has been provided for these units.

WAIVERS AND MODIFICATIONS

- Waiver of the 600-foot maximum length of private streets.

The applicant has provided private streets throughout the development which permit a reduction in impervious surface. The applicant has proffered to disclose the private streets maintenance requirement to prospective purchasers in the HOA documents, and staff believes the proposed community is of a sufficient size to accommodate maintenance costs and responsibilities. Therefore, staff supports the proposed modifications requested, however it would be desirable for the applicant to provide additional visitor parking.

- Modification of the transitional screening requirement and waiver of the barrier requirement to the west in favor of that shown on the CDP/FDP.

The western property line is adjacent to Great Falls Street, and is across from single-family detached dwellings. The southern portion of the development is also proposed for detached units; however the northern portion of the site consists of single-family attached units. Based on the location of the attached units set back approximately 90 feet from Great Falls Street and the presence of existing and proposed vegetation, staff believes that this request is appropriate.

OTHER ZONING ORDINANCE REQUIREMENTS

P-District Standards

The requested proposal must comply with, among others, the Zoning Ordinance provisions found in Section 16-101, General Standards, and Section 16-102, Design Standards.

Section 16-101- General Standards

General Standard 1 states that the planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

The proposed PDH-5 development with affordable dwelling units is at a density of 4.82 du/ac, which is within the combined Comprehensive Plan Range of 4-5 du/ac for the majority of the parcels, totaling 20.48 acres, and 2-3 du/ac for the remaining 0.67 acres of Parcel A. The weighted density range permitted for the property, therefore, is 3.87-4.92 du/ac. A total of nine (9) affordable dwelling units are being provided. The proposal has also satisfied the additional requirements in the Comprehensive Plan with respect to buffering, building height, location of detached residential units, and circulation. The applicant has also provided architectural elevations of the units which would face Great Falls Street (from the side). Therefore, the applicant has satisfied this standard.

General Standard 2 states that the design should result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district. Development under the PDH-5 zoning district permits a greater level of flexibility for development of a community for the purpose of allowing a larger open space/tree preservation area and less impervious surface for public streets than might be provided with a conventional zoning district. The applicant is providing 42% open space, which exceeds the required 31% for an ADU development, and which exceeds the requirement for a conventional R-5 development of 25%. The applicant is providing a mix of single-family detached and attached dwelling units, including nine affordable dwelling units. On-site amenities being provided include a tot lot, a gazebo within a grassy open space area, tree preservation (however more would be desirable), alternate paving for crosswalks, and access to the adjacent public park. Staff believes that this standard has been satisfied.

General Standard 3 states that the planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.

There is approximately 42% open space provided on-site. A vegetated buffer is proposed along the perimeter of the property as well as additional open space adjacent to the corner of Great Falls Street and Hutchison Street. Further, a band of vegetation running north-south in the vicinity of the stream will generally be preserved with the exception of one road crossing and a stormwater management facility with tree preservation area within. The "Village Green" is another opportunity for preservation and/or transplanting of quality existing trees, and the applicant has proffered to do this; however, the CDP/FDP details do not illustrate this. The applicant has also proffered to an invasive plant removal plan under the guidance of the Urban Forester. With implementation of the proposed proffers, staff believes this standard has been satisfied.

General Standard 4 states that the planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted Comprehensive Plan. This proposed residential development represents an appropriate transition between adjacent residential unit types, with single-family attached units being located adjacent to like units, and single family detached homes being located adjacent to existing detached homes. In addition, although transitional screening is not required between like uses, a 35 foot wide buffer of existing and supplemental vegetation is being provided in the areas where proposed dwellings on smaller lot abut existing dwellings on larger lots. Therefore, this standard has been satisfied. However, staff would still prefer that the units which are located back-to-back from one another not be permitted to have sunrooms, as the proximity of these units is 20 feet from the shared rear property line, and 10 feet from the proposed sunroom bumpouts. The sunrooms are to be the full height of the dwellings, which may be three stories at the rear within the development and limited to two stories with an in-ground basement for the detached units along the periphery.

General Standard 5 states that the planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available. As demonstrated in the public facilities analysis, adequate public facilities infrastructure is available to support the proposed development, and a contribution to public schools was provided. Therefore, this standard has been satisfied.

General Standard 6 states that the planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

The property includes two access points, one from Great Falls Street and another from Hutchison Street. Pedestrian linkages have been provided throughout the development as well as to adjacent communities and the public park. A trail is also being provided along the Great Falls Street frontage, which will connect Hutchison Street and Crutchfield Street. Therefore, this standard has been satisfied.

Section 16-102 Design Standards

Design Standard 1 states that in order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.

The most similar conventional zoning district to the PDH-5 District is the R-5 District. The bulk standards for single-family detached units in the R-5 District include setbacks of 20 feet for front yards, 8 feet for side yards, and 25 feet for rear yards. The front and side yards proposed for the detached units in this development are similar for the front yard (18 feet) and side yards (8 feet for detached units), however the rear yards are smaller at 10 feet from sunroom bump-outs. These sunrooms could be up to half of the width of the dwelling, and staff is concerned about the proximity of these where single-family detached units are located back-to-back, and where the backs of proposed dwellings are adjacent to the existing dwellings to the south. Staff would prefer that these units not have sunrooms, however, the applicant has proffered that the sunrooms on the back-to-back units would be offset, and has illustrated proposed typical landscape treatment for these lots.

The bulk standards for single-family attached units in the R-5 District include setbacks for the front yard of a 15° angle of bulk plane (ABP) but not less than 5 feet, for the side yard of a 15° ABP but not less than 10 feet, and for the rear yard a 30° ABP but not less than 20 feet. The proposed attached units in this development would have minimum front yards of 18 feet, side yards of 5 feet, and rear yards of 10 feet.

The units at the periphery of the development are proposed to be buffered by 35 foot wide landscaped screening areas. The maximum building height is 35 feet for single-family dwellings, and the townhouses and houses are proposed to be a maximum of 40 feet and 35 feet, respectively. The units at the periphery are located at a lower elevation than the adjacent communities, and will include retaining walls as illustrated on the CDP/FDP. In addition, a development condition is proposed which states that the single-family detached units at the southern periphery would have in-ground and not walk-out basement levels. Staff believes that this standard has generally been satisfied.

Design Standard 2 states that other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

The open space provided is 42%, which exceeds the minimum Zoning Ordinance requirement (with affordable dwelling units) of 31%. The applicant is providing parking primarily within unit garages and driveways, and additional street parking will be possible on those streets which are 30 feet wide. However, staff does have concerns about the lack of visitor parking in the vicinity of the single-family attached units, especially the ADUs, which have only one-car garages and more narrow streets.

Design Standard 3 states that streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities. Efficient vehicular circulation is proposed throughout the site with two points of access allowing for internal circulation among the neighborhoods, and pedestrian access is facilitated by sidewalks and trails throughout the development and connecting to adjacent properties. Therefore, this standard has been satisfied.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff believes that the proposal is in conformance with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the implementation of the proposed proffers. However, staff would prefer that additional parking be provided in the vicinity of the single-family attached dwellings, and would prefer that the single-family detached dwellings which are oriented back-to-back not include sun room extensions.

Recommendation

Staff recommends approval of RZ 2003-DR-031 and the Conceptual Development Plan, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2003-DR-031, subject to the approval of RZ 2003-DR-031 and the development conditions contained in Appendix 2.

Staff recommends a waiver of the 600-foot maximum length of private streets.

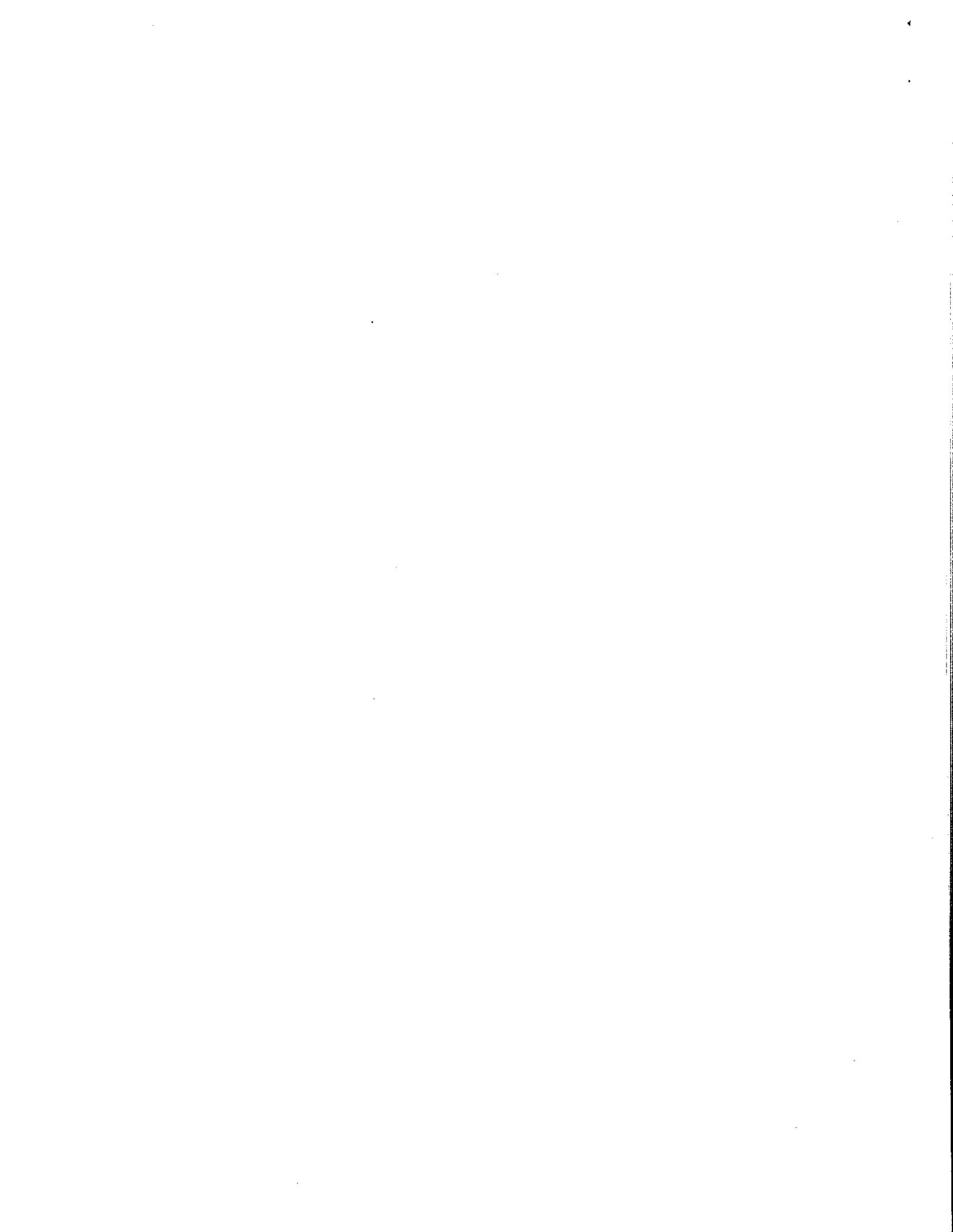
Staff recommends a modification of the transitional screening requirement and a waiver of the barrier requirement along the western property line in favor of that shown on the CDP/FDP.

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. Proposed Development Conditions
3. Affidavit
4. Statement of Justification
5. Environmental and Urban Forestry Analysis
6. Transportation Analysis
7. Sanitary Sewer Analysis
8. Fire and Rescue Analysis
9. Water Authority Analysis
10. Stormwater Planning Analysis, Utilities Planning & Design Division, DPWES
11. Fairfax County Public Schools Analysis
12. Park Authority Analysis
13. Zoning Ordinance Provisions
14. Residential Development Criteria
15. Glossary



PROPOSED DEVELOPMENT CONDITIONS

FDP 2003-DR-031

March 4, 2004

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2003-DR-031 for residential development located at Tax Map 40-2 ((1)) 20, 21, 22, 22A, 22B, 23, 24A and 40-2 ((34)) A, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Single-family detached dwellings located along the periphery of the property shall be two stories at the rear and shall not include a walkout basement.
2. Single-family detached dwellings with sunrooms shall not be permitted to include future enclosure of decks into screened-in porches or sunrooms. Disclosure of this restriction shall be recorded in the HOA documents and covenants governing the property and shall be disclosed in writing to prospective purchasers prior to entering into a contract of sale.
3. Architectural elevations of both single-family detached and attached dwelling units shall be forwarded to the Dranesville District Supervisor and Planning Commissioner for review and comment prior to site plan approval.



RZ 2003-DR-031
WINCHESTER HOMES INC.
PROFFER STATEMENT

November 13, 2003
December 15, 2003
January 28, 2004
February 19, 2004
February 23, 2004
March 2, 2004

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Fairfax County Board of Supervisors' (the "Board") approval of rezoning application RZ 2003-DR-031, as proposed, for rezoning from the R-1 and R-3 Districts to the PDH-5 District, the owners and Winchester Homes Inc. (the "Applicant"), for themselves and their successors and assigns, hereby proffer that development of Tax Map Parcels 40-2-((1))-20, 21, 22, 22A, 22B, 23 and 24A, and 40-2-((34))-A (collectively the "Property"), containing approximately 21.145 acres, shall be in accordance with the following proffered conditions:

1. Substantial Conformity. The Property shall be developed in substantial conformance with the Conceptual Development Plan and Final Development Plan ("CDP/FDP") consisting of eleven (11) sheets prepared by Urban Engineering & Associates, Inc., entitled Conceptual Development Plan/Final Development Plan (CDP/FDP), Stockwell Manor, dated June 2003, revised through March 2, 2004 and as further modified by these proffered conditions.
2. Final Development Plan Amendment. Notwithstanding that the CDP/FDP consists of eleven (11) sheets and said CDP is the subject of Paragraph 1 above, it shall be understood that (i) the CDP shall consist of the entire plan relative to the general layout, points of access to the existing road network, location and types of units, peripheral setbacks, the maximum number and type of units, limits of clearing and grading and the location and amount of open space on the Property; and (ii) the Applicant has the option to request Final Development Plan Amendment ("FDPA") approvals from the Planning Commission in accordance with Section 16-402 of the Zoning Ordinance with respect to the remaining elements.
3. Minor Modifications to Design. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the approved CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the CDP/FDP provided such changes are in substantial conformance with the CDP/FDP and proffers, and do not increase the total number of units, change the unit mix, or decrease the minimum amount of open space or peripheral setbacks shown to be provided on the Property.
4. Maximum Density. A maximum of 102 single family dwelling units shall be permitted on the Property inclusive of affordable dwelling units ("ADUs") and ADU bonus units. The Applicant shall provide ADUs that are single-family attached dwellings in accordance with Section 2-800 of the Zoning Ordinance (the "ADU Ordinance"). The number of ADUs to be provided may be reduced based on the adoption of future

amendments to the ADU Ordinance, or commensurate with any reduction in the number of market rate units on the Property. The Applicant reserves the right to develop fewer than the maximum number of units referenced in this paragraph without the need for a Proffered Condition Amendment ("PCA") application or CDPA/FDPA.

5. Affordable Dwelling Units. In accordance with Zoning Ordinance requirements, nine (9) ADUs shall be provided in this development and shall consist solely of single-family attached dwelling units. The number of ADUs may be reduced if the total number of units in the development is decreased. Each ADU shall be a minimum of 20 feet wide. The facades shall be of an architectural style and constructed with materials generally consistent in appearance with the market rate attached units in the development, as illustrated on Sheet 10 of the CDP/FDP.
6. Right-of-Way Dedication. The Applicant shall dedicate right-of-way along Great Falls Street as depicted on the CDP/FDP to accommodate left and right-hand turn lanes into the entrance of the development, subject to review and approval by VDOT and DPWES. All road right-of-way ("ROW") dedicated in conjunction with these proffers and/or as depicted on the CDP/FDP shall be conveyed to the Board in fee simple upon demand by Fairfax County (the "County") or at the time of recordation of the final record plat/site plan/subdivision plat for the contiguous development area, whichever occurs first, and shall be subject to the "Density Credit" proffer below regarding reservation of development intensity to the residue of the subject Property.
7. Transportation Improvements. Prior to the issuance of the first Residential Use Permit ("RUP") and subject to VDOT approval, the Applicant shall construct a right turn deceleration lane and a left turn lane at the site entrance along Great Falls Street as depicted on the CDP/FDP.
8. Private Streets. All private streets will be constructed with materials and depth of pavement consistent with public street standards in accordance with the Fairfax County Public Facilities Manual ("PFM"), as determined by DPWES. The homeowners' association ("HOA") shall be responsible for the maintenance of all private streets and the HOA documents shall expressly so state. The Applicant, or its representatives, shall disclose to prospective purchasers prior to, or at the time of contract, that the HOA is responsible for the maintenance of private streets within the development.
9. Traffic Signal. At the time of, or subsequent to, issuance of the seventy-fifth (75th) Residential Use Permit ("RUP"), the Applicant shall submit to VDOT for review and approval a traffic signal warrant study for the intersection of Hutchison Street and Great Falls Street. At the time of bond release for the final section of development, if VDOT has not made a determination that said signal is warranted or has deemed the warrants to have been met, then the Applicant shall post a bond in a reasonable amount, as determined by VDOT, for installation of the traffic signal at the intersection of Hutchison Street and Great Falls Street, subject to VDOT approval. If the warrants have not been met within three years subsequent to bond release of the final section, then any obligation under this proffer shall expire and the bond for the traffic signal shall be released. Once the traffic study has been submitted and the traffic signal bond posted, no requirement under this proffer shall delay or prevent the subdivision bond from being released.

10. Great Falls Street Trail. The existing Great Falls Street trail along the subject Property's frontage shall be replaced by the Applicant immediately upon completion of installation of curb, gutter and base paving associated with Great Falls Street improvements, subject to DPWES and VDOT approval. Said replacement trail shall consist of a six (6) foot-wide, "Type I" asphalt trail.
11. Pedestrian Connections. A six foot wide, "Type I" asphalt trail shall be constructed by the Applicant to provide a connection between the development and Haycock Longfellow Neighborhood Park. In order to minimize site disturbance, this trail shall be field located in consultation with the Fairfax County Park Authority and the County Urban Forestry Division prior to approval of the initial subdivision/site plan encompassing Lots # 49 through 68, as depicted on the CDP/FDP. Once the trail is located in the field, it shall be shown on the subdivision plan with the limits of clearing and grading reflecting only that required for access and construction. Tree protection fence consisting of the temporary fencing described in Paragraphs 12 and 15, below, shall be used to protect any trees in the area during construction. An eight (8) foot-wide public pedestrian access easement shall be provided in accordance with County requirements. Said trail connection shall be completed prior to issuance of the latter Residential Use Permit (RUP) for the two adjacent single family units.
12. Limits of Clearing and Grading. Except as to the EQC, which is governed by Proffer 13, below, the Applicant shall conform to the limits of clearing and grading shown on the CDP/FDP, subject to the installation of possible water lines, if necessary, as approved by DPWES and the Department of Planning and Zoning ("DPZ"). All limits of clearing and grading shall be protected by temporary, wire fencing that is a minimum of four (4) feet in height, in accordance with County Urban Forestry Division standards (see Paragraph 15 below). Any necessary disturbance beyond that shown on the CDP/FDP shall be coordinated with the Urban Forester and accomplished in the least disruptive manner reasonably possible given engineering, cost, and site design constraints, as determined by the Urban Forester. Any area protected by the limits of clearing and grading that must be disturbed due to the installation of trails, sidewalks and/or utilities shall be replanted with the application of straw, mulch, grass seed and/or a mix of native vegetation as determined by the Urban Forester, to return the area as nearly as reasonably possible to its condition prior to the disturbance, as determined by the Urban Forester.
13. Environmental Quality Corridor ("EQC"). The limits of clearing and grading around the area designated on the CDP/FDP as EQC shall strictly conform to the limits depicted on the CDP/FDP, subject to the installation of the necessary stormwater management facility as determined by DPWES. The EQC shall remain as undisturbed open space with the exception of (i) removal of diseased, dead or dying trees or other vegetation and selective maintenance to remove noxious or poisonous weeds; and (ii) the creation of the SWM/BMP facility shown on the CDP/FDP and the planting of water-tolerant vegetation, subject to DPWES and the Urban Forester's approval, as further described in Paragraph 22 below.
14. Habitat Enhancement Areas. In those areas designated on the CDP/FDP as "Habitat Enhancement Area," indigenous vegetation shall be planted in accordance with the "Typical Habitat Enhancement Planting Plan" presented on Sheet 7 of the CDP/FDP,

subject to the availability of species and to review and approval by the County Urban Forester.

15. Tree Preservation.

- A. The Applicant shall contract with a certified arborist to prepare a tree preservation plan to be submitted as part of the first and all subsequent subdivision/site plan submissions. The plan shall be reviewed and approved by the Urban Forestry Division. The certified arborist responsible for the preparation of the tree preservation plan shall be referred to as the "Project Arborist." Said tree preservation plan shall provide for preservation of specific quality trees or stands of trees within the tree save areas depicted on the CDP/FDP to the maximum extent reasonably feasible, subject to installation of necessary utilities, utility lines, and/or trails, and to the maximum extent reasonably feasible without precluding the development of a unit typical to this project on each of the lots shown on the CDP/FDP. The Urban Forester may require modifications of such plan to the extent these modifications do not alter the number of dwelling units shown on the CDP/FDP, reduce the size of the proposed units, significantly move their location on the lot, or require the installation of retaining walls greater than 2 feet in height and not to exceed 50 square feet of wall face as to each such retaining wall. The tree preservation plan shall consist of a tree survey which includes the locations, species, size crown spread, and condition rating percent of all trees twelve (12) inches or greater within the tree save areas depicted on the CDP/FDP. Additionally, included in the tree preservation plan shall be a condition analysis and rating for all trees 12 inches or greater within 10 feet of the inside of the limits of clearing and grading for all tree buffer areas shown to be preserved on the CDP/FDP. The condition analysis shall be prepared using methods outlined in the latest edition of "The Guide for Plant Appraisal." Specific tree preservation activities shall be incorporated into the tree preservation plan. Activities should include, but not be limited to, crown pruning, root pruning, mulching and fertilization.
- B. All trees and buffers shown to be preserved on the tree preservation plan shall be protected by fencing. Tree protection fencing shall be erected at the limits of clearing and grading. Materials and installation of tree protection fencing shall consist of four foot-high, 14-gauge welded wire, attached to six foot steel posts, driven 18 inches into the ground and placed no further than 10 feet apart. The tree protection fencing shall be installed prior to the performance of any clearing and grading activities on-site. All tree preservation activities, including the installation of tree protection fencing, shall be performed under the supervision of the Project Arborist. Prior to commencement of any clearing and grading activities on-site, the Project Arborist shall verify in writing that the tree protection fencing has been properly installed.
- C. Signage shall be securely attached to the protective fencing, identifying the tree preservation area and made clearly visible to all construction personnel. Signs shall measure a minimum of 10x12 inches and read: "TREE PRESERVATION AREA - KEEP OUT." Three days prior to the commencement of any clearing,

grading or demolition activities, the Urban Forestry Division shall be notified and given the opportunity to inspect the site to ensure that all tree protection fencing has been installed properly.

D. The demolition of existing features and structures shall be conducted in a manner that minimizes the impact on individual trees and groups of trees to be preserved as approved by the Urban Forestry Division. These methods shall be described in detail on the tree preservation plan.

E. The HOA documents shall require that no structures (other than utilities, utility lines, and/or trails as provided hereinabove) or fences shall be erected in the tree save area, and that trees in HOA open space areas and the tree save area will not be disturbed except for (i) the removal of diseased, dead, dying, or hazardous trees or parts thereof; and/or (ii) selective maintenance to remove noxious and poisonous weeds.

16. Retaining Walls. Retaining walls shall be constructed in the approximate locations depicted on the CDP/FDP adjacent to the existing residences in McLean Greens and on Crutchfield Street. Said walls shall be constructed using stone as depicted on Sheet 9 of the CDP/FDP and shall not exceed the maximum heights shown on the CDP/FDP. Additional retaining walls may be constructed elsewhere on the Property upon final engineering and as approved by DPWES.
17. Invasive Plant Removal Plan. An invasive plant removal plan for all areas shown to be preserved through open space, tree preservation, and limits of clearing and grading shall be submitted for review and approval by the Urban Forestry Division. The removal plan shall incorporate recommended government and industry methods and practices for removal of invasive/alien plants.
18. Tree Transplanting Plan. In addition to or as part of the Tree Preservation Plan, the Applicant shall make all reasonable efforts, as determined by the Urban Forester, to transplant healthy, specimen trees that are 10 inch diameter-at-breast-height (dbh) in size or less which are located on Parcel 23 and likely to survive transplantation to the "Village Green" area. The Applicant shall provide a Tree Transplanting Plan as part of the initial submission of the subdivision/site plan to be reviewed and approved by the Urban Forester. Said tree transplant plan shall be prepared by a Certified Arborist with experience in the preparation of tree transplanting and shall include, but shall not be limited to, the following components: identification of the existing trees to be transplanted; an assessment of the condition and survival potential of the trees; the proposed transplant locations; the timing of transplant in the development process; the proposed time of year of the transplanting; the transplant methods to be used, including tree spade size, if one is used; the relocation site preparation materials and methods; the initial care after transplanting, including mulching and watering specifications to be conducted; and long-term care measures including watering and the installation of tree protection fencing.
19. Buffers. As depicted on the CDP/FDP, a buffer, which is a minimum of 35 feet wide between the unit lot lines and the northern and southern (except at the eastern boundary

of TMP 40-2-((5))-5) peripheral boundaries of the site and a minimum of 25 feet wide along the eastern periphery of the site, shall be provided. Within said buffer, in those areas on the subject Property where residential units are adjacent to off-site residential units, plantings shall be installed to supplement existing vegetation within the first 25 feet of the buffer to achieve the equivalent of "Transitional Screening 1" plantings, as defined by the Zoning Ordinance and approved by the County Urban Forester. Said plantings shall consist of indigenous species, subject to availability and approval by the County Urban Forester. In those areas where existing townhouses are adjacent to proposed townhouses on the subject Property, supplemental planting shall be installed immediately after the completion of clearing, grading and construction of retaining walls.

20. Landscaping. Landscaping and site amenity features shall be consistent with the quality, quantity and the locations shown, respectively, on the "Landscape Plan" depicted on Sheet 6 and the "Miscellaneous Details" shown on Sheet 9 of the CDP/FDP. At the time of planting, the minimum caliper for deciduous trees shall be two (2) to two and one-half (2 1/2) inches and the minimum height for evergreen trees shall be seven (7) feet. Actual types and species of vegetation shall be determined pursuant to more detailed landscape plans submitted at the time of the first and all subsequent submissions of site plans/subdivision plans for each respective section, for review and approval by the Urban Forester. Such landscape plans shall provide tree coverage and species diversity consistent with the PFM criteria, as determined by the Urban Forester.
21. Individual Lot Landscaping. The Applicant shall provide landscape plantings on individual lots generally consistent with the character and extent depicted on the "Typical Lot Landscaping" on Sheet 8 of the CDP/FDP.
22. Stormwater Management. In accordance with County engineering requirements and subject to approval by the County DPWES, stormwater management/Best Management Practices ("BMPs") shall be provided on-site in a detention facility, including a tree save area within the SWM/BMP facility, as depicted on the CDP/FDP. Water-tolerant vegetation shall be planted within said stormwater management/BMP facility, as may be approved by DPWES. The Applicant shall grant an easement to Fairfax County, in a location approved by DPWES at the time of final site plan/subdivision plat approval, to provide access to the stormwater facility for maintenance by Fairfax County. Any changes to the SWM/BMP facility which would decrease the limits of clearing and grading to a degree that is interpreted by DPWES and/or DPZ to be greater than a minor modification per Paragraph 3 above shall require a PCA. At the time of recordation of the record plat, the Applicant shall convey the stormwater management facilities to the relevant HOA for stormwater management/BMP purposes. The HOA shall maintain all landscaping adjacent to such on-site stormwater management facility.
23. Low-Impact Development ("LID") Techniques. The Applicant shall incorporate one or more of the following LID techniques on the subject Property, subject to DPWES approval: (i) bio-retention facility (rain garden), in the general location shown on Sheet 3 of the CDP/FDP; (ii) infiltration/perimeter trenching; (iii) substitution of "edge of pavement" treatment for curb and gutter in certain areas.

24. Upstream Drainage Improvements. Subject to consent of the property owner and availability of an easement and right of access, the Applicant shall remove the existing concrete drainage ditch and replace it with a "rip-rap" ditch, or similar type of LID drainage improvement, on Tax Map Parcel 40-2 ((5))5, subject to DPWES approval. In the event consent of the property owner is not obtained, the Applicant shall demonstrate that reasonable efforts have been made to implement this proffer, as determined by DPWES.
25. Existing Sanitary Sewer Line. Consistent with the CDP/FDP the Applicant shall abandon in place the existing sanitary sewer line in accordance with County requirements.
26. Public Schools Contribution. At the time of issuance of the first building permit, Applicant shall contribute to Fairfax County \$3,307.00 per market rate dwelling unit shown on the approved final site/subdivision plan, for a combined total not to exceed \$307,551.00, for capital improvements to schools located within the pyramid serving the subject Property.
27. Recreational Facilities. The Applicant shall comply with Paragraph 2 of Section 6-110 and with Section 16-404 of the Zoning Ordinance as follows:
 - A. Contribution to Fairfax County of \$955.00 per market rate unit, not to exceed a total of \$88,815.00; credited against that contribution shall be the cost of the design and construction of on-site recreational improvements. In the event the total cost of the on-site recreation expenses is less than the proffered \$955.00 per market rate unit, the Applicant shall provide a cash contribution to the Park Authority for the remainder of the recreational facility contribution ("Park Contribution"), payable at the time of issuance of each building permit and to be used solely for development of park facilities in the vicinity of this development.
 - B. At the time of final subdivision/site plan approval for the abutting residential lots, dedication in fee simple of approximately 0.7 acre of land identified as Tax Map Parcel 40-2 ((34))A to the County Park Authority, solely for public park open space purposes, for use as an addition to "Haycock Longfellow Neighborhood Park." Prior to said dedication of Parcel A, the Applicant shall record a conservation easement running to the benefit of the McLean Land Conservancy.
 - C. Provision of a community "Village Green" as depicted in the conceptual illustrative presented on the Sheet 8 of the CDP/FDP. At a minimum, the "Village Green" shall include a recreation area, a community gazebo, and a tot lot constructed in accordance with PFM requirements. To the extent practicable, trees shall be transplanted to the Village Green and nearby areas.
28. Garages and Driveways. The Applicant shall place a covenant on each residential lot that prohibits the use of the garage for any purpose which would preclude motor vehicle storage. This covenant shall be recorded among the land records of Fairfax County prior to the sale of lots and shall run to the benefit of the HOA and to the Board. Prior to recordation, the covenant shall be approved by the Fairfax County Attorney's office. The HOA documents shall expressly state this use restriction. The driveway provided for

each market-rate unit shall be a minimum of eighteen (18) feet in length and sixteen (16) feet in width to permit the parking of vehicles without overhanging into the sidewalk. Driveways for each ADU shall be a minimum of eighteen (18) feet in length, but shall be wide enough to accommodate one vehicle only.

29. Open Space. A minimum of forty-two (42) percent of the site shall be retained in open space. At the time of recordation of the subdivision/site plans for each relevant section, the Applicant shall convey all open space parcels and all open space areas outside private lot lines to the relevant HOA for ownership and maintenance.
30. Lighting. All lighting shall be directed inward and downward to prevent lighting spilling onto adjacent properties. Public street lighting shall be provided by use of full cut off luminaire fixtures or similar fixtures as approved by Virginia Power. All lighting, including of signage, shall be provided in accordance with the requirements of Section 14-900 of the Zoning Ordinance.
31. Architectural Elevations. Building elevations for the proposed units shall be generally consistent in character, as to architectural style and quality, with the conceptual elevations depicted on Sheet 10 of the CDP/FDP, as determined by DPWES. The front, side and rear elevations of each respective unit shall provide patterns of windows and architectural detailing generally consistent with the character depicted on said conceptual elevations on said conceptual elevations. Side elevations of units visible from Great Falls Street shall be generally consistent in character, as to architectural style and quality, with the conceptual elevation for those units depicted on Sheet 10 of the CDP/FDP. The Applicant commits to provide siding materials consisting of brick, stone and/or composite hard board (e.g. "Hardy Plank").
32. Single Family Detached Side Yards. At a minimum, eight (8) foot-wide side yards, as defined by the Zoning Ordinance, shall be provided for the single-family detached dwelling units.
33. Sunroom Extensions. The Applicant shall be permitted to construct sunroom extensions as shown on the CDP/FDP provided that, within areas on the subject Property where single-family detached lots are situated back-to-back, sunroom extension locations shall be staggered so as not to be directly across from one another.
34. Energy Efficiency. All homes constructed on the Property shall meet the thermal standards of the CABO Model Energy Program for energy efficient homes, or its equivalent, as determined by DPWES, for either electric or gas energy systems.
35. Archaeological Studies. As may be required by the County Archaeologist based upon the findings of the "Phase I Archaeological Assessment" which was filed prior to rezoning approval, a "Phase II Archaeological Assessment" shall be performed at the Applicant's expense in the immediate vicinity of the potential springhouse approximately 150 feet northeast of the northeast edge of the Crutchfield cul de sac, and the Frase house foundation east of the same cul de sac, by a certified, professional archaeologist and/or professional architectural historian, and shall be submitted to FCPA and DPWES for review and approval prior to submission of the first site/subdivision plans for the

Property. In accordance with findings and recommendations of said "Phase II Assessment" and subject to County review and approval, the Applicant and his certified professional archaeologist/historian shall, prior to final approval of the initial subdivision/site plan, perform the following as may be required: (i) fully document findings of said study; (ii) collect and catalog archaeological data/ relics deemed significant; and/or (iii) prior to final bond release, erect an historical marker in close proximity to the significant area.

36. Illegal Signs. No temporary signs (including "popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on- or off-site by the Applicant or at the Applicant's direction to assist in the initial sale of homes on the Property. Furthermore, the Applicant shall direct its agents and employees involved in the marketing and sale of the residential units on the Property to adhere to this Proffer.
37. Construction Traffic. During site development and construction ("site development" shall be defined as the construction of subdivision improvements, such as the internal road network, clearing, grading and installation of utilities required pursuant to the approved site plan; "construction" shall be defined as construction of dwelling units), the Applicant shall require the following: (i) all site development and construction traffic enter the Property from Great Falls Street only and that no construction traffic be permitted to enter the site from Hutchison Street; (ii) all construction equipment and commercial vehicles be parked on the Property; and (iii) all construction materials be stored on the Property. Contractors shall not be permitted to park on Hutchison Street. These restrictions shall be posted in both English and Spanish on-site on the construction trailer.
38. Limitations on Timing of Construction Activity. All land clearing, grading, and actual construction activity shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. Saturday. Construction activity on Sundays shall be limited to interior work only and to the hours of 9:00 a.m. to 6:00 p.m. This proffer shall only apply to the original house construction and not to future additions by homeowners. These restrictions shall be posted in both English and Spanish on-site on the construction trailer.
39. Density Credit. All intensity of use attributable to land areas dedicated and conveyed to the Board or any other County agency pursuant to these proffers shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the Property.
40. Severability. Any of the sections or individual land bays may be the subject of a PCA, CDPA and/or FDPA without joinder and/or consent of the other sections or land bays, if such PCA, CDPA and/or FDPA does not have any material adverse effect on such other section or land bays. Previously approved proffered conditions or development conditions applicable to the section(s) or land bay(s) not the subject of such a PCA, CDPA, and/or FDPA shall otherwise remain in full force and effect.

41. Counterparts. To facilitate execution, this Proffer Statement may be executed in as many counterparts as may be required. It shall not be necessary that the signature on behalf of all the parties to the Proffer Statement appear on each counterpart of this Proffer Statement. All counterparts of this Proffer Statement shall collectively constitute a single instrument.
42. Successors and Assigns. Each reference to "Applicant" in this Proffer Statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest, assigns, and/or developer(s) of the Property or any portion of the Property.

[SIGNATURES ON FOLLOWING PAGES]

WINCHESTER HOMES INC. (a Delaware corporation),
Applicant and Contract Purchaser

BY: _____
James A. Anders, Jr., Vice President

THE FRASE LIMITED PARTNERSHIP, *Title Owner of
Parcels 40-2-((1))-20, 22A, 24A, and 40-2-((34))-A*

BY: ROBERT W. FRASE REVOCABLE TRUST

BY: _____
Mary J. Frase, Trustee

BY: _____
Richard S. Frase, Trustee

BY: _____
Katharine G. Frase, Trustee

BY: ELEANOR S. FRASE REVOCABLE TRUST

BY: _____
Mary J. Frase, Trustee

BY: _____
Richard S. Frase, Trustee

BY: _____
Katharine G. Frase, Trustee

[SIGNATURES CONTINUE]

MARY J. FRASE, Co-Trustee of the Robert W. Frase
Revocable Trust, *Co-Owner of Parcel 40-2-((1))-21*

RICHARD S. FRASE, Co-Trustee of the Robert W.
Frase Revocable Trust, *Co-Owner of Parcel 40-2-((1))-
21*

KATHARINE G. FRASE, Co-Trustee of the Robert W.
Frase Revocable Trust, *Co-Owner of Parcel 40-2-((1))-
21*

MARY J. FRASE, Co-Trustee of the Eleanor S. Frase
Revocable Trust, *Co-Owner of Parcel 40-2-((1))-21*

RICHARD S. FRASE, Co-Trustee of the Eleanor S.
Frase Revocable Trust, *Co-Owner of Parcel 40-2-((1))-
21*

KATHARINE G. FRASE, Co-Trustee of the Eleanor S.
Frase Revocable Trust, *Co-Owner of Parcel 40-2-((1))-
21*

[SIGNATURES CONTINUE]

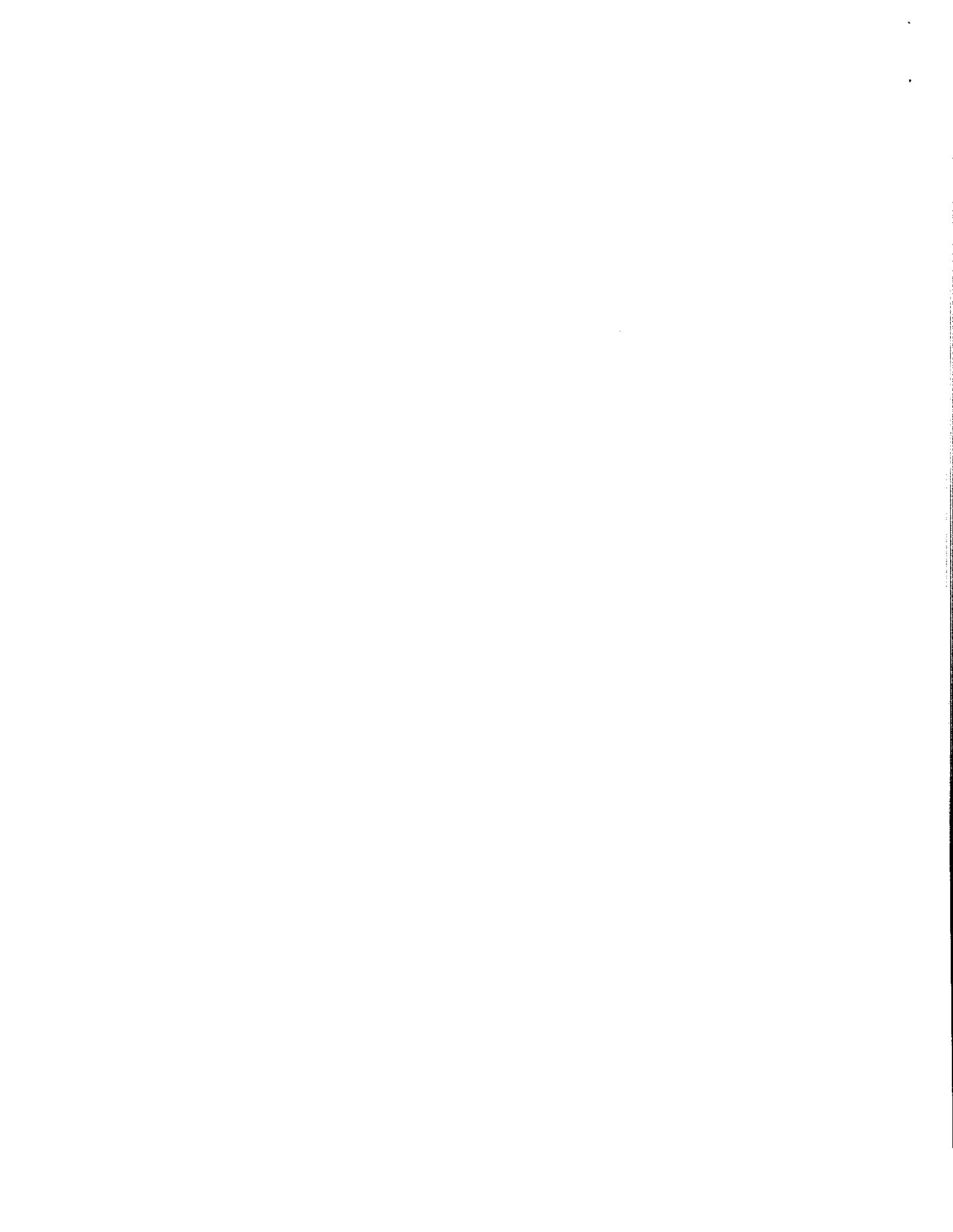
HAROLD H. SAUNDERS, *Title Owner of Parcel*
40-2-((1))-22

BY: _____
JAMES A. ANDERS, JR., his agent and
attorney-in-fact

HEIRS OF MARY V. DONOVAN, *Title Owner of*
Parcels 40-2-((1))-22B, 23

BY: _____
Anne V. Larson

BY: _____
Mary M. Mulhern



REZONING AFFIDAVIT

DATE: February 5, 2004
 (enter date affidavit is notarized)

I, James A. Anders, Jr., do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 802240

in Application No.(s): RZ 2003-DR-031
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application, and, if any of the foregoing is a **TRUSTEE***, each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Winchester Homes Inc. Agents: James A. Anders, Jr. Christopher D. Collins Peter T. Johnson Marc T. Chadwick Nathaniel C. Van Epp (<i>former</i>)	6905 Rockledge Drive Suite 800 Bethesda, MD 20817	Applicant/Contract Purchaser/ Agent for Title Owners
The Frase Limited Partnership ⁴ Agents: Mary J. Frase Richard S. Frase Katharine G. Frase	c/o Mary J. Frase P. O. Box 438 Falls Church, VA 22044-0438	Title Owner of Parcels 40-2-((1))-20, 22A, 24A; 40-2-((34))-A

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)

DATE: February 5, 2004
 (enter date affidavit is notarized)

802246

for Application No.(s): RZ 2003-DR-031
 (enter County-assigned application number(s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Mary J. Frase, Trustee Richard S. Frase, Trustee Katharine G. Frase, Trustee as substitute trustees upon the death of Robert W. Frase <i>(for the Robert W. Frase Revocable Trust; Beneficiaries: Eleanor S. Frase, Mary J. Frase, Richard S. Frase, Katharine G. Frase)</i>	c/o Mary J. Frase P. O. Box 438 Falls Church, VA 22044-0438	Title Owners of Parcel 40-2-((1))-21
Mary J. Frase, Trustee Richard S. Frase, Trustee Katharine G. Frase, Trustee as substitute trustees upon the death of Eleanor S. Frase <i>(for the Eleanor S. Frase Revocable Trust; Beneficiaries: Eleanor S. Frase, Mary J. Frase, Richard S. Frase, Katharine G. Frase)</i>	2101 Lorraine Avenue McLean, VA 22101	Title Owner of Parcel 40-2-((1))-22
James A. Anders, Jr.	6905 Rockledge Drive Suite 800 Bethesda, MD 20817	Agent and Attorney-in-Fact for Harold H. Saunders
Heirs of Mary V. Donovan <i>Heirs: Anne V. Larson Mary M. Mulhern</i>	2117 Great Falls Street Falls Church, VA 22043	Title Owner of Parcel 40-2-((1))-22B, 23
Hunton & Williams LLP ^s	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys for Applicant

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

Rezoning Attachment to Par. 1(a)DATE: February 5, 2004
(enter date affidavit is notarized)

802246

for Application No.(s): RZ 2003-DR-031
(enter County-assigned application number(s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Francis A. McDermott John C. McGranahan, Jr. Michael E. Kinney	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
Elaine O'Flaherty Cox	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Planner/Agent for Applicant
Jeannie A. Mathews	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Paralegal/Agent for Applicant
Lawson & Frank PC ⁶ Agent: William Barnes Lawson, Jr.	6045 Wilson Boulevard, Suite 100 Arlington, VA 22205-1546	Attorneys for Title Owners of Parcels 40-2-((1))-20, 21, 22A, 24A; 40-2-((34))-A
Urban Engineering & Assoc., Inc. ⁷ Agent: David T. McElhanev	7712 Little River Turnpike Annandale, VA 22003	Engineers for Applicant
Parker Rodriguez, Inc. ⁸ Agents: James E. Parker Trini M. Rodriguez Cindy Avrit	101 North Union Street Suite 320 Alexandria, VA 22314	Planners for Applicant
Wetland Studies and Solutions, Inc. ⁹ Agents: Michael S. Rolband Mark Headly Steven C. Rottenborn Jean M. Tufts	14088-M Sullyfield Circle Chantilly, VA 20151	Environmental Consultants for Applicant
Gorove/Slade Associates, Inc. ¹⁰ Agents: Christopher M. Tacinelli Chad A. Baird	1175 Herndon Parkway, Suite 600 Herndon, VA 20170	Traffic Consultants for Applicant

(check if applicable)

[]

There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: February 5, 2004
(enter date affidavit is notarized)

802246

for Application No.(s): RZ 2003-DR-031
(enter County-assigned application number(s))

1(b). The following constitutes a listing** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Winchester Homes Inc.

6905 Rockledge Drive, Suite 800

Bethesda, MD 20817

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

Weyerhaeuser Real Estate Company²

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer, etc.**)

Daniel S. Fulton, Chairman/Director
 Peter G. Byrnes, CEO/Director/Asst Sec
 Lawrence B. Burrows, President/Director
 Andrew P. Warren, Exec VP (former)
 James A. Anders, Jr., Vice President
 Thomas K. Bourke, Vice President
 Marc T. Chadwick, Vice President
 Christopher D. Collins, Vice President

Michael J. Conley, Vice President
 Peter T. Johnson, Vice President
 John P. Monacci, Vice President
 Stephen J. Nardella, Vice President
 Jeffrey W. Nitta, VP/Treasurer
 Diane O'Connell, VP/Cont/Asst Sec
 Alan E. Shapiro, Vice President
 Todd Schermerhorn, Vice President

John Wolf, Vice President
 Claire S. Grace, Secretary
 Rosalie A. Brett, Asst. Secretary
 Cheri A. Drain, Asst. Secretary
 Vicki A. Merrick, Asst. Secretary
 Larry W. Pollock, Asst. Sec. (former)
 Thomas M. Smith, Asst. Secretary

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment to Par. 1(b)" form.

** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. **In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: February 5, 2004
(enter date affidavit is notarized)

802246

for Application No.(s): RZ 2003-DR-031
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

²Weyerhaeuser Real Estate Company

P. O. Box 2999

Tacoma, WA 98477-2999

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Weyerhaeuser Company³

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

Richard F. Haskayne, Director
 Robert J. Herbold, Director
 Martha R. Ingram, Director
 John I. Kieckhefer, Director
 Arnold G. Langbo, Director
 Donald F. Mazankowski, Director
 Nicole W. Piasecki, Director
 Steven R. Rogel, Chairman/Director
 William D. Ruckelshaus, Director
 Richard H. Sinkfield, Director
 James N. Sullivan, Director
 Clayton K. Yeutter, Director
 Daniel S. Fulton, President
 Richard J. Taggart, VP-Finance
 William C. Stivers, VP-Finance (former)
 Myron J. Banwart, VP/Controller
 J. Richard McMichael, Vice President (former)
 Thomas B. Miller, Vice President (former)
 Jeffrey W. Nitta, VP/Treasurer
 Larry W. Pollock, VP/Asst. Secretary (former)
 Robert A. Dowdy, General Counsel
 L. Dale Sowell, Vice President
 Claire S. Grace, Secretary
 Gerald W. Bjerke, Asst. Secretary
 Nancy A. Burlison, Asst. Secretary

Linda J. Christensen, Asst. Secretary
 Darlene D. Krahmer, Asst. Secretary
 Vicki A. Merrick, Asst. Secretary
 Pamela M. Redmon, Asst. Secretary
 Thomas M. Smith, Asst. Secretary
 Norman J. Lund, Asst. Treasurer
 Linda L. Terrien, Asst. Treasurer

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: February 5, 2004
(enter date affidavit is notarized)

802246

for Application No.(s): RZ 2003-DR-031
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

³Weyerhaeuser Company

P. O. Box 2999

Tacoma, WA 98477-2999

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

Richard F. Haskayne, Director
 Robert J. Herbold, Director
 Martha R. Ingram, Director
 John I. Kieckhefer, Director
 Arnold G. Langbo, Director
 Donald F. Mazankowski, Director
 Nicole W. Piasecki, Director
 Steven R. Rogel, Chair/Pres/CEO/Director
 William D. Ruckelshaus, Director
 Richard H. Sinkfield, Director
 James N. Sullivan, Director
 Clayton Yeutter, Director
 William R. Corbin, Exec. Vice President
 Richard E. Hanson, Executive VP/COO
 William C. Stivers, Exec. VP (former)
 Richard J. Taggart, Exec. VP/CFO
 Marvin D. Cooper, Senior Vice President
 C. William Gaynor, Senior VP (former)
 Steven R. Hill, Senior Vice President (former)
 Mark L. Hogans, Senior Vice President
 James R. Keller, Senior Vice President
 Sandy D. McDade, Senior Vice President
 Susan M. Mersereau, Sr VP/Chief Info Officer
 Michael R. Onustock, Senior Vice President
 Edward P. Rogel, Senior Vice President
 Jack P. Taylor, Jr., Senior Vice President
 George H. Weyerhaeuser, Jr., Senior VP
 Creigh H. Agnew, Vice President
 Lee T. Alford, Vice President
 Richard B. Bankhead, Vice President (former)
 Patricia M. Bedient, Vice President
 Heidi E. Biggs, Vice President
 Douglas W. Blankenship, Vice President
 Carl Bohm, Vice President
 Robert W. Boyd, Jr., Vice President
 James M. Branson, Vice President
 Charles E. Carpenter, Vice President (former)

Theodford Collins, Vice President
 Rodney J. Dempster, Vice President
 Thomas H. Denig, Vice President
 Scott M. Dixon, VP/Controller
 Robert A. Dowdy, VP/General Counsel
 Gary W. Drobnak, Vice President
 Michael Edwards, Vice President
 Lynn E. Endicott, Vice President
 Peter Farnum, Vice President
 Arntfinn Giske, Vice President
 Debra H. Hansen, Vice President
 Reynold Hert, Vice President
 Steven J. Hillyard, VP/Chief Acct. Officer
 W. Densmore Hunter, Vice President
 Michael A. Jackson, Vice President
 Sara Schreiner Kendall, Vice President
 Paul J. Kiffe, Vice President (former)
 Douglas L. Leland, Vice President
 Montye C. Male, Vice President
 Scott R. Marshall, Vice President
 Kathryn F. McAuley, Vice President
 Daniel M. McCormick, Vice President
 Henry M. Montrey, Vice President
 James C. Myers, Vice President
 Craig D. Neeser, Vice President
 Jeffrey W. Nitta, VP/Treasurer
 Thomas A. Ped, Vice President (former)
 Catherine L. Phillips, Vice President
 Larry W. Pollock, VP/Dir Taxes/Asst Sec (fmr)
 Daniel G. Pyne, Vice President
 David K. Sharp, Vice President
 Peter W. Sherland, Vice President
 Michael P. Singer, Vice President
 Thomas M. Smith, Vice Pres/Dir. of Taxes
 Mark E. Stames, Vice President
 David T. Still, Vice President
 Robert W. Taylor, Vice President

Donald S. Waddell, VP/Controller
 James E. Watson, III, Vice President
 Gregory H. Yuckert, Vice President
 Claire S. Grace, Secretary
 Jim Balumas, Asst. Secretary
 Kathy E. Bernstein, Asst. Secretary
 Pamela Berry, Asst. Secretary
 Gerald W. Bjerke, Asst. Secretary
 Nancy A. Burleson, Asst. Secretary
 Janet W. Crawford, Asst. Secretary
 Deborah D. Donnie, Asst. Secretary
 Robert A. Dockstader, Asst. Secretary
 Betsie R. Doust, Asst. Secretary
 Sandra Freeman, Asst. Secretary
 Darrell G. Hawkins, Asst. Secretary
 Linda J. Holton, Asst. Secretary
 Coila M. Huggs, Asst. Secretary
 Barbara T. King, Asst. Secretary (former)
 Paul W. Leuzzi, Asst. Secretary
 Norman J. Lund, Asst. Sec/Asst. Treas.
 Ian M. Manclark, Asst. Secretary (former)
 Shirley Markham, Asst. Secretary (former)
 Vicki A. Merrick, Asst. Secretary
 Jerry Miller, Asst. Secretary
 Jerry R. Mounis, Asst. Secretary
 Lenard Mutz, Asst. Secretary
 R. L. Neilson, Asst. Secretary
 R. L. Peterson, Asst. Secretary
 Pamela M. Redmon, Asst. Secretary
 Marvin C. Smith, Asst. Secretary
 Leslie K. Webber, Asst. Secretary
 Gary A. Baxter, Asst. Treasurer
 Stephen H. Jack, Asst. Treasurer
 John A. Maurer, Asst. Treasurer
 Donald P. Nimmeman, Asst. Treasurer

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: February 5, 2004
(enter date affidavit is notarized)

802246

for Application No.(s): RZ 2003-DR-031
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

⁶Lawson & Frank, P.C.
6045 Wilson Boulevard, Suite 100
Arlington, VA 22205-1546

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

William Barnes Lawson, Jr.
Alan B. Frank

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

⁷Urban Engineering & Assoc., Inc.
7712 Little River Turnpike
Annandale, VA 22003

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Barry Smith
J. Edgar Sears
Brian Sears

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: February 5, 2004
(enter date affidavit is notarized)

802246

for Application No.(s): RZ 2003-DR-031
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

⁸Parker Rodriguez, Inc.
101 North Union Street, Suite 320
Alexandria, VA 22314

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

James E. Parker
Trini M. Rodriguez

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

⁹Wetland Studies and Solutions, Inc.
14088-M Sullyfield Circle
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Michael S. Rolband

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: February 5, 2004
(enter date affidavit is notarized)

802246

for Application No.(s): RZ 2003-DR-031
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

¹⁰Gorove/Slade Associates, Inc.
1175 Herndon Parkway, Suite 600
Herndon, VA 20170

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Frederick E. Gorove
Louis J. Slade

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: February 5, 2004
(enter date affidavit is notarized)

802246

for Application No.(s): RZ 2003-DR-031
(enter County-assigned application number(s))

1(c). The following constitutes a listing** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)

The Frase Limited Partnership
c/o Mary J. Frase
P.O. Box 438
Falls Church, VA 22044-0438

(check if applicable) [] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

GENERAL PARTNERS:

Robert W. Frase Revocable Trust
Trustees: Mary J. Frase, Richard S. Frase, Katharine G. Frase
Beneficiaries: Mary J. Frase, Richard S. Frase, Katharine G. Frase
Eleanor S. Frase Revocable Trust
Trustees: Mary J. Frase, Richard S. Frase, Katharine G. Frase
Beneficiaries: Mary J. Frase, Richard S. Frase, Katharine G. Frase

LIMITED PARTNERS:

Richard S. Frase
Brigitte Frase
Richard S. Frase, Trustee of the Peter E. Frase Trust, u/a/d August 30, 1984;
Beneficiary: Peter E. Frase
Richard S. Frase, Trustee of the Alexander T. Frase Trust, u/a/d August 30, 1984;
Beneficiary: Alexander T. Frase
Katharine G. Frase
Kevin P. McAuliffe
Katharine G. Frase, Custodian for Sean Francis McAuliffe, under the New York Uniform Transfers to Minors Act (21), with Kevin McAuliffe, successor Custodian
Katharine G. Frase, Custodian for Darren Thomas McAuliffe, under the New York Uniform Transfers to Minors Act (21), with Kevin McAuliffe, successor Custodian
Katharine G. Frase, Custodian for Liam Daley McAuliffe, under the New York Uniform Transfers to Minors Act (21), with Kevin McAuliffe, successor Custodian
Katharine G. Frase, Custodian for Aidan Patrick McAuliffe, under the New York Uniform Transfers to Minors Act (21), with Kevin McAuliffe, successor Custodian
Mary J. Frase
Mary J. Frase, Custodian for Mark Oliver Williams under the Virginia Uniform Transfers to Minors Act (21)

(check if applicable) [X] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(c)DATE: February 5, 2004
(enter date affidavit is notarized)

802246

for Application No.(s): RZ 2003-DR-031
(enter County-assigned application number(s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)⁵Hunton & Williams LLP1751 Pinnacle Drive, Suite 1700McLean, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

Benjamin C. Ackerly	Craig A. Bromby	Brian Dethrow
Robert A. Acosta-Lewis	A. Todd Brown	Patrick A. Doody
Richard L. Adams	Tyler P. Brown	Edward L. Douma
Stanislaus Aksman	F. William Brownell	Bradley R. Duncan
Jennifer A. Albert	Christopher G. Browning, Jr.	Kevin T. Duncan
Virginia S. Albrecht	Kevin J. Buckley	Richard N. Drake
Kenneth J. Alcott	Kristy A. Niehaus Bulleit	Mark S. Dray
Joseph B. Alexander, Jr.	Joseph B. Buonanno	L. Traywick Duffie
Fernando C. Alonso	Brian M. Buroker	Robert H. Edwards, Jr.
Neil D. Anderson	Ellis M. Butler (<i>former</i>)	W. Jeffery Edwards
Thomas E. Anderson	Matthew J. Calvert	Lori M. Elliott
W. Tinley Anderson, III	Christopher C. Campbell	L. Neal Ellis, Jr.
W. Christopher Arbery	Grady K. Carlson	Frank E. Emory, Jr.
Charles G. Ashton	David M. Carter	Juan C. Enjamio
John B. Ashton	Jean Gordon Carter	John D. Epps
L. S. Austin	Charles D. Case	Patricia K. Epps
Randall D. Avram (<i>former</i>)	Thomas J. Cawley	Lathan M. Ewers, Jr.
Gerald L. Baliles	Cynthia S. Cecil (<i>former</i>)	Kelly L. Faglioni
Ian Phillip Band	James N. Christman	Susan S. Failla
Jeffery R. Banish	R. Noel Clinard	James E. Farnham
A. Neal Barkus	W. S. Cockerham	Kevin L. Fast
Haywood A. Barnes	Herve' Cogels	James W. Featherstone, III
Jeffrey P. Bast	Myron D. Cohen	Norman W. Fichthorn
Philip M. Battles, III	Cassandra C. Collins	Andrea Bear Field
R. Mason Bayier, Jr.	Stacy M. Colvin	Robert M. Fillmore
John J. Beardsworth, Jr.	Joseph P. Congleton	Edward S. Finley, Jr.
Lucas Bergkamp	Cameron N. Cosby	Kevin J. Finto
Mark B. Bierbower	T. Thomas Cottingham, III	Howard V. Fisher
Jo Ann Biggs	Ted C. Craig	Robert G. Fitzgibbons (<i>former</i>)
Stephen R. Blacklocks	Cyane B. Crump	William M. Flynn
Jerry B. Blackstock	Jennifer Hinkebein Culotta	Lauren E. Freeman
Russel S. Bogue, III	Maria T. Currier	Ira L. Freilicher
William S. Boyd	William D. Dannelly	David R. Fricke
Lawrence J. Bracken, II	Samuel A. Danon	Edward J. Fuhr
James P. Bradley	Barry R. Davidson	Douglas M. Garrou
David F. Brandley, Jr.	Douglas W. Davis	Richard D. Gary
Arthur D. Brannan	Joe A. Davis	Manning Gasch, Jr.
Emerson V. Briggs	Stephen P. Demm	David F. Geneson

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)DATE: February 5, 2004
(enter date affidavit is notarized)

80224e

for Application No.(s): RZ 2003-DR-031
(enter County-assigned application number(s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Hunton & Williams LLP (continued)1751 Pinnacle Drive, Suite 1700McLean, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

Andrew A. Gerber	Matthew D. Jenkins	Timothy A. Mack
C. Christopher Giragosian	Harry M. Johnson, III	Benjamin V. Madison, III (<i>former</i>)
Timothy S. Goettel	Derek C. Johnston	C. King Mallory, III
Allen C. Goolsby	James A. Jones, III	M. Kelly Malone
L. Raul Grable	Dan J. Jordanger	Thomas J. Manley
Frederick Graefe	Leslie O. Juan	Fernando Margarit
Christopher R. Graham	Thomas R. Julin	Michael F. Marino, III
Douglas S. Granger	E. Peter Kane	Catherine M. Marriott
Mark E. Grantham	Thomas F. Kaufman	Enrique J. Martin
Patti L. Grant-Wilkinson	Peter Kavanagh	Jeffrey N. Martin
J. William Gray, Jr.	Joseph C. Kearfott	John S. Martin
Anne Gordon Greever	Daniel O. Kennedy	Walfrido J. Martinez
Robert J. Grey, Jr.	Angela A. Kennerly	J. Michael Martinez de Andino
John Owen Gwathmey	Douglas W. Kenyon	Christopher M. Mason
Virginia H. Hackney	Marie Kidwell	Michael P. Massad, Jr.
Robert J. Hahn	Sylvia K. Kochler	Scott H. Matheson
Ronald M. Hanson	Edward B. Koehler	Richard E. May
Richard L. Harden	John T. Konther	William H. McBride
Ray V. Hartwell, III	Dana S. Kull	Gerald P. McCartin
Robert W. Hawkins	Christopher Kuner	Jack E. McClard
Timothy G. Hayes	David Craig Landin	J. Burke McCormick
Mark S. Hedberg	Christine E. Larkin	Francis A. McDermott
Douglas J. Heffner	Andrew W. Lawrence	Alexander G. McGeoch
Matthew C. Henry	Wood W. Lay	John C. McGranahan, Jr.
Alberto M. Hernandez	Daniel M. LeBey	Matthew P. McGuire
Scott Hershman	David O. Ledbetter	John W. McReynolds
George H. Hettrick	Thomas F. Lillard	David I. Meyers
Louanna O. Heuhsen	Catherine D. Little	John Miles
Thomas Y. Hiner	Gregory G. Little	James Forrest Miller
Frank A. Hirsch, Jr	Michael J. Lockerby	John B. Miller, Jr.
Scott M. Hobby	David C. Lonergan	Thomas McN. Millhiser
Stuart K. Hoffman	Audrey C. Louison	John E. Moeller
Robert E. Hogfoss	Carlos E. Loumiet	Jack A. Molenkamp
John E. Holloway	David S. Lowman, Jr.	Charles R. Monroe, Jr.
John M. Holloway, III	John A. Lucas	Royce W. Montgomery
George C. Howell, III	Kelly D. Ludwick	T. Justin Moore, III
Donald P. Irwin	Harrison D. Maas	Thurston R. Moore
Judith H. Itkin	Robert C. MacDonald	William A. Moore

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: February 5, 2004
(enter date affidavit is notarized)

802246

for Application No.(s): RZ 2003-DR-031
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

⁵Hunton & Williams LLP (continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

Bruce W. Moorhead, Jr.
Elizabeth Ann Morgan
Robert J. Muething
Eric J. Murdock
Edmond P. Murphy
J. Andrew Murphy
Thomas P. Murphy
David A. Mustone
James P. Naughton
Michael Nedzbala
Jerry C. Newsome
Henry V. Nickel
Lonnie D. Nunley, III
E. A. Nye, Jr.
Michael P. Oates (former)
John D. O'Neill, Jr.
Anna G. Oestereicher
Brian V. Otero
Randall S. Parks
Peter S. Partee
William S. Patterson
Charles A. Perry (former)
John P. Pinkerton
David P. Poole
R. Dean Pope
Laurence H. Posorske
Thomas W. Pounds
Kurtis A. Powell
Lewis F. Powell, III
Virginia W. Powell
J. Waverly Pulley, III
Roberto R. Pupo
Robert T. Quackenboss
Arnold H. Quint
William M. Ragland, Jr.
Gordon F. Rainey, Jr.
John Jay Range
Stuart A. Raphael

Craig V. Rasile
Scott M. Ratchick
John M. Ratino
Robert S. Rausch
Baker R. Rector
William M. Richardson
Rick J. W. Riggers
James M. Rinaca
Jennings G. Ritter, II
Kathy E. B. Robb
Gregory B. Robertson
Scott L. Robertson
Kevin J. Rogan
Robert M. Rolfe
William L. S. Rowe
Marguerite R. Ruby
D. Alan Rudlin
Mary Nash Rusher
Vance E. Salter
Stephen M. Sayers
Arthur E. Schmalz
John R. Schneider
Pauline A. Schneider
Jeffrey P. Schroeder (former)
Robert M. Schulman
Melvin S. Schulze
Patricia M. Schwarzschild
Thomas J. Scott, Jr.
P. Watson Seaman
Douglass P. Selby
James W. Shea
Michael R. Shebelskie
Carolyn E. Shellman
James E. Shepherd
William P. Silverman
Jo Anne E. Sirgado
Laurence E. Skinner (former)
Thomas G. Slater, Jr.

B. Darrell Smelcer
Caryl Greenberg Smith
Turner T. Smith, Jr.
Steven P. Solow
Kristen H. Sorensen (former)
Lisa J. Sotto
Joseph C. Stanko, Jr.
Marty Steinberg
Gregory N. Stillman
Franklin H. Stone
C. Randolph Sullivan
Chanmanu Sumawong
Madeleine M. Tan
Andrew J. Tapscott
Robert M. Tata
Rodger L. Tate
David H. Taylor
Eric J. Taylor (former)
Michael L. Teague
John Charles Thomas
Gary E. Thompson
Paul M. Thompson
B. Cary Tolley, III
Randolph F. Totten
Guy T. Tripp, III
Travis E. Vanderpool
C. Porter Vaughan, III
C. L. Wagner, Jr.
Linda L. Walsh
William A. Walsh, Jr.
Robert J. Ward
Harry J. Warthen, III
Mark R. Wasem
Abigail C. Watts-FitzGerald
David B. Weisblat
Mark G. Weisshaar
Hill B. Wellford, Jr.
David E. Wells

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *P#h*
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: **RZ 2003-DR-031**
Stockwell Manor – Winchester Homes Inc.

DATE: 2 March 2004

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the generalized development plan dated January 28, 2004. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

In the Fairfax County Comprehensive Plan, Policy Plan, 2003 Edition, Environment section as amended through August 5, 2002, on pages 4 through 8, the Plan states:

“The core of Fairfax County’s Environmental Quality Corridor (EQC) system is its stream valleys. Streams provide habitat for aquatic species and are an integral component of stream valley habitat systems. Streams also serve to replenish water sources that may ultimately provide drinking water and are places of natural beauty, that provide recreational and aesthetic opportunities, contributing to the quality of life in Fairfax County. Much of the County’s parkland consists of stream valley parks, and much of the County’s existing and planned trail system is located near streams. Land use and development activities have the potential to degrade the ecological quality of streams through the direct transport of pathogens and pollutants, as well as through hydrologic changes that can alter the character of flow in streams, resulting in alterations to stream morphology (e.g., stream bank erosion). The protection and restoration of the ecological quality of streams is important to the conservation of ecological

resources in Fairfax County. Therefore, efforts to minimize adverse impacts of land use and development on the County's streams should be pursued. . . .

Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements. . . .

Policy d. Preserve the integrity and the scenic and recreational value of stream valley EQCs when locating and designing storm water detention and BMP facilities. In general, such facilities should not be provided within stream valley EQCs unless they are designed to provide regional benefit or unless the EQCs have been significantly degraded. When facilities within the EQC are appropriate, encourage the construction of facilities that minimize clearing and grading, such as embankment-only ponds, or facilities that are otherwise designed to maximize pollutant removal while protecting, enhancing, and/or restoring the ecological integrity of the EQC. . . .

Policy k. For new development and redevelopment, apply low-impact site design techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
- Where feasible, convey drainage from impervious areas into pervious areas.
- Encourage cluster development when designed to maximize protection of ecologically valuable land.
- Encourage the preservation of wooded areas and steep slopes adjacent to stream valley EQC areas.
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree

preservation thresholds that exceed the minimum Zoning Ordinance requirements.

- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes.
- Encourage the use of open ditch road sections and minimize subdivision street lengths, widths, use of curb and gutter sections, and overall impervious cover within cul-de-sacs, consistent with County and State requirements.
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements.
- Encourage shared parking between adjacent land uses where permitted.
- Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas.
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements.

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations.

Proposals that include the use or storage of hazardous materials should provide adequate containment facilities, monitoring, and spill prevention strategies to protect surface and groundwater resources consistent with State regulations.

Programs to improve water quality in the Potomac River/Estuary, and Chesapeake Bay will continue to have significant impacts on planning and development in Fairfax County. There is abundant evidence that water quality and the marine environment in the Bay are deteriorating, and that this deterioration is the result of land use activities throughout the watershed.

In order to protect the Chesapeake Bay and other waters of Virginia from degradation resulting from runoff pollution, the Commonwealth has enacted regulations requiring localities within Tidewater Virginia (including Fairfax County) to designate "Chesapeake Bay Preservation

Areas". Within which land uses are either restricted or water quality measures must be provided. Fairfax County has adopted a Chesapeake Bay Preservation Ordinance pursuant to these regulations.

The more restrictive type of Chesapeake Bay Preservation Area is known as the "Resource Protection Area (RPA)." With a few exceptions (e.g. water wells, recreation, infrastructure improvements, "water dependent" activities, and redevelopment), new development is prohibited in these areas. In Fairfax County, RPAs include the following features:

- tributary (perennial) streams;
- tidal wetlands;
- tidal shores;
- nontidal wetlands contiguous with and connected by surface flow to tributary streams or tidal wetlands;
- a buffer area not less than 100 feet in width around the above features; and
- as part of the buffer area, any land within a major floodplain.

The other, less sensitive category of land in the Preservation Areas is called the "Resource Management Area (RMA)." Development is permitted in RMAs as long as it meets water quality goals and performance criteria for these areas. These goals and criteria include stormwater management standards, maintenance requirements and reserve capacity for on-site sewage disposal facilities, erosion and sediment control requirements, demonstration of attainment of wetlands permits, and conservation plans for agricultural activities. In Fairfax County, RMAs include any area that is not designated as an RPA.

Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance."

In the Fairfax County Comprehensive Plan, Policy Plan, 2003 Edition, Environment section as amended through August 5, 2002, on pages 12 through 14, the Plan states:

"Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.

Policy a. For ecological resource conservation, identify, protect and restore an Environmental Quality Corridor system (EQC). . . . Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest.

- "Connectedness": This segment of open space could become a part of a corridor to facilitate the movement of wildlife.
- Aesthetics: This land could become part of a green belt separating land uses, providing passive recreational opportunities to people.
- Pollution Reduction Capabilities: Preservation of this land would result in significant reductions to nonpoint source water pollution, and/or, micro climate control, and/or reductions in noise.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements . . . :

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is fifty (50) feet plus four (4) additional feet for percent (%) of slope measured perpendicular to the stream bank. ...Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit habitat quality, connectedness, aesthetics, or pollution reduction as described above. In addition, some intrusions that serve a public purpose such as unavoidable public infrastructure easements and rights of way are appropriate. Such intrusions should be minimized and occur perpendicular to the corridor's alignment, if practical.

Preservation should be achieved through dedication to the Fairfax County Park Authority, if such dedication is in the public interest. Otherwise, EQC land should remain in private ownership in separate undeveloped lots with appropriate commitments for preservation."

In the Fairfax County Comprehensive Plan, Policy Plan, 2003 Edition, Environment section as amended through August 5, 2002, on pages 14 and 15, the Plan states:

"The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the County's tree cover. It is possible to design new development in a manner that preserves some of the existing vegetation in landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the County's tree cover.

Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights-of-way.”

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County’s remaining natural amenities.

Environmental Quality Corridor (EQC)

Issue:

The current development plan depicts a portion of Burke’s Spring Branch which crosses roughly through the center of the subject property. Preliminary mapping for revisions to the Chesapeake Bay Preservation Ordinance had indicated that this area would be added to the Resource Protection Area (RPA) which is designated downstream from the subject property. However, when the area was field-checked by staff from the Department of Public Works and Environmental Services (DPWES), it was determined that this area would not meet the protocol to be classified as a perennial stream. The stream channel itself is in a somewhat degraded state in this area and the primary source of water for this portion of the stream is upstream runoff from a developed area of 40-50 acres which currently is entirely undetained with some additional water originating from an existing seep which has been located on the property just north of Crutchfield Street.

While the area is in a somewhat degraded state and the stream lacks all the characteristics to be classified as a perennial stream under the protocol developed for the Chesapeake Bay Preservation Ordinance, staff feels that this stream does warrant some level of protection under the Plan’s Environmental Quality Corridor (EQC) policy. In accord with the EQC policy, preservation of the stream and buffer would result in significant reductions to nonpoint water pollution. While it is not normally acceptable to locate stormwater management (SWM) facilities within the EQC, staff feels that with commitments on the part of the applicants to utilize a facility which will result in the preservation of some existing trees within this area and provide water tolerant plantings in this area is a reasonable approach given the problems which could arise if the applicants were required to construct two separate facilities. It should also be noted that there are existing problems with downstream flooding in this area. Based on recent comments from the Urban Forestry Division (UFD) staff feels that the applicants should pursue

other alternatives to stormwater management for the subject property which will produce less of an impact and result in improved water quality and a realistic tree save plan.

Resolution:

It should be noted that the applicants have worked closely with DPZ staff, DPWES staff, staff from the County Executive's office and the citizens to try to resolve this particular issue. A wide variety of options were considered over the course of the review of this application. Ultimately two options were left which might meet the needs of all interested parties in this application. The option that is presented on the current development plans is one of those two options. The other option which was ultimately considered was a slightly larger dry pond in the same location with no tree preservation. This second option would have provided more detention for the 2-year storm event and slightly more detention for the 10-year storm event. The applicants have indicated that the citizens had preferred the option which results in some trees being preserved in this area. DPWES staff indicated that this appeared to be an acceptable option which would meet or exceed the Public Facilities Manual (PFM) standards for such facilities.

Staff clearly recognizes the need to improve water quality, provide for stream preservation and encourage the applicants to develop facilities which might help to alleviate the existing downstream flooding issues. Staff also recognizes that locating SWM facilities within the EQC is not typical. However, given that the existing channel is degraded, a large upstream area is entirely undetained, the area immediately downstream does not provide a true element of connectivity and flooding issues are present in this area, the proposed approach does appear to provide a reasonable level of compromise. Staff feels that with the tree preservation commitment by the applicants in this area and the anticipated water quality and water management issues the applicants have presented a design which provides a reasonable solution in this particular instance.

Water Quality

Issue:

Staff is concerned that no Low Impact Development (LID) elements are specifically included with the current proposal. Staff had specifically requested that some effort be made to incorporate LID techniques into this development. A number of LID options were presented to the applicants as a possible means of improving the overall water quality for the proposed development as well as the watershed as a whole.

Resolution:

The latest versions of the development plan and proffers present some elements of LID which will be incorporated into the final design for the proposed development. As such, staff feels that the applicants have adequately addressed this issue.

Tree Cover

Issue:

The latest development plan depicts an extensive tree save plan which notes tree save within the area of the stream channel and along the boundaries of the subject property. The applicants have also noted a commitment to provide water tolerant plantings within the EQC to supplement this area with more appropriate species. The latest comments from staff in the UFD of DPWES raised a number of concerns regarding tree save for the proposed development. Specifically it was noted that a proposal to create an embankment –only type SWM facility may not result in any significant tree save in that area as many of the trees are not water tolerant species. It was also noted that there appeared to be numerous other opportunities to save existing trees elsewhere on the subject property which have not been pursued.

Resolution:

The applicant's proposal to provide plantings within portions of the EQC should be closely coordinated with staff in the UFD of DPWES. Additionally the limits of clearing and grading should be closely monitored in order to ensure that no off-site trees are damaged or removed as a result of the proposed development. It appears that there are significant areas of concern regarding the proposed tree save areas for the subject property and the applicants should strongly consider other alternatives for tree save and the overall development of the subject property. A final determination on the most appropriate plant materials for the EQC should be made in coordination with staff in the UFD. The latest version of the development plan appears to more adequately address some of the UFD's concerns regarding tree save areas on other portions of the site.

PGN: JRB

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Cathy Belgin, Staff Coordinator
Zoning Evaluation Division, DPZ

DATE: December 19, 2003

FROM: Jessica G. Strother, Urban Forester
Urban Forestry Division, OSDS 

SUBJECT: Stockwell Manor, RZ/FDP 2003-DR-031

RE: Your request received on December 16, 2003

This review is based on the Conceptual/Final Development Plan (CDP/FDP) stamped as received by the Department of Planning and Zoning on December 15, 2003. Site visits were conducted in November and December of 2003.

Site Description: The Stockwell Manor property is an almost completely forested and landscaped 21 acre property located in the Pimmit Run Watershed. A wetland area and stream is located in the central portion of the site. Approximately two-thirds of the site in the eastern and central portion, contain a sub-climax and early successional upland and bottomland hardwood forest consisting of sweet gum, spicebush, sycamore, yellow poplar and red maple. The western portion of the site contains a landscaped-arboretum area mostly on Parcel 23 consisting of a number of medium to large specimen quality ornamental and native trees. The remaining parcels in the western portion of the property contain mostly early successional upland hardwood vegetation consisting of yellow poplar, red maple and elm.

1. **Comment:** The Existing Vegetation Map (EVM) is missing a variety of information. The most significant includes the unique landscaped-arboretum area on Parcel 23 along Great Falls Street. There was no description of these specimen trees or ornamentals in the condition description narrative. The vegetation and forest cover noted in the A portion of the narrative does not contain the sizes of the referenced large trees. Several large yellow poplars are located along the stream wetland area.

Recommendation: The portions of the property noted above should be re-evaluated and the EVM revised to include in the narrative the missing information.

2. **Comment:** With the exception of the open space dedicated for parkland and the associated buffer, the CDP/FDP does not propose to preserve substantive tree preservation areas that will not be impacted by construction activities. The "possible embankment/stormwater management facility" is not designed in such a way that will effectively preserve trees. The existing sanitary sewer line within the EQC-stormwater management facility will need to be

replaced with another type of pipe to meet code requirements, requiring the removal of some of the trees adjacent to the easement and within the EQC. An opportunity exists to preserve areas of specimen trees in the vicinity of the Village Green Open Space private street area.

Recommendation: The CDP/FDP should be revised to preserve portions of the open space area in the western portion of the project and to realistically preserve trees through a low-impact designed embankment-only facility for stormwater management. Information regarding the replacement of the sanitary sewer line within the EQC should be provided at this time. Tree preservation and related water quality efforts should be concentrated around the following:

- A tree survey and condition analysis conducted by a certified arborist should shall be prepared at this time for all ornamental and native trees over 8 inches in diameter for the arboretum-landscaped area in the vicinity of the circular drive, adjacent manor house and the area comprising the proposed Village Green Open Space area. This information should be forwarded to the Staff Coordinator and the Urban Forestry Division, when complete.
- When the tree survey and condition analysis is complete this information be incorporated into a tree preservation plan and the design of the amenities and private streets in the western portion of the site re-designed to preserve specimen trees.
- Design the embankment-only facility to accurately depict the area of disturbance considering the topography, show the actual embankment, show additional engineering design for the facility. Once this is complete, show realistically what trees will be preserved. **Note;** There are some healthy and quality hardwood trees forming a beneficial riparian area along the lower portion of the stream and wetland area that should be preserved.

The limits of clearing and grading should be revised to reflect the changes recommended above.

3. **Comment:** The proposed buffers of tree preservation areas along the northeastern and southwestern property lines are not as wide as the labeling and notes indicate. A thirty five foot buffer is proposed, but is actually 20 feet in width. Additionally, these do match the plan on sheet 6 of the CDP/FDP. The supplemental buffering of plant material cannot be easily accomplished with the proposed "possible" retaining walls.

Recommendation: Revise the labeling and notes to depict the width of the buffers, match accurately to all sheets and provide a detail showing the retaining walls and supplemental buffering plant material.

4. **Comment:** There are no proposed storm water, sanitary sewer or basic water service utility lines or easements shown on the CDP/FDP. It appears that these future utilities and easements will conflict with landscaping and tree preservation areas.

Recommendation: Show the locations of all anticipated utility lines and easements.

5. **Comment:** It appears that several small rain gardens could be incorporated into certain locations on this site, away from the stormwater management area.

Recommendation: Show the locations of several rain gardens, considering anticipated finished grades and drainage areas in order to address low- impact design considerations.

6. **Comment:** The landscape plan has some inconsistencies and is unclear regarding the following:

- Tree cover calculations have not been provided.
- The proposed street trees and open space trees are located on top of sidewalks, shown in some places that are not large enough for a shade tree, and in the rear and side yard of some lots, rather than in open space.
- A detailed plant schedule for the open space and street trees that includes specifications has not been provided.

Recommendation: Revise the landscape plan to clearly and accurately address these changes.

7. **Comment:** Transitional screening and a barrier is required along the frontage of Great Falls Street. Additionally, the required transitional screening yards have not been labeled where they are required.

Recommendation: Provide transitional screening and barriers where they are required, unless modified or waived by the Board of Supervisors. Include the labeling of these areas, even if they are modified.

(Draft Proffer 13 A, B, C)

8. **Comment:** When the site has been redesigned to include tree preservation, the Applicant should provide a commitment to tree preservation through the provision of a tree survey and tree preservation plan.

Recommendation: The following proffer language is suggested to address this issue:

A. "The Applicant shall contract a certified to prepare a tree preservation plan to be submitted as part of the first subdivision or site plan submission. The plan shall be reviewed and approved by the Urban Forestry Division. The certified arborist responsible for the preparation of the tree preservation plan shall be referred to as the Project Arborist. The tree preservation plan shall consist of a tree survey which includes the locations, species, size, crown spread, and condition rating percent of all trees 8 inches or greater in the 1 acre landscaped-arboretum area along Great Falls Street that encompasses the manor house, circular drive and associated garden area. Additionally, included in the tree preservation plan shall be a condition analysis and rating for all trees 12 inches or greater within 10 feet of the inside of the limits of clearing and grading for all tree buffer areas shown to be preserved on the CDP/FDP.

The condition analysis shall be prepared using methods outlined in the latest edition of The Guide for Plant Appraisal. Specific tree preservation activities shall be incorporated into the tree preservation plan. Activities should include, but not be limited to, crown pruning, root pruning, mulching, and fertilization."

B. "All trees and buffers shown to be preserved on the tree preservation plan shall be protected by fencing. Tree protection fencing shall be erected at the limits of clearing and grading. Materials and installation of tree protection fencing shall conform to the following standard:

- Four foot high, 14-gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart. The tree protection fencing shall be installed prior to the performance of any clearing and grading activities on site. All tree preservation activities including the installation of tree protection fencing shall be performed under the supervision of the Project Arborist. Prior to the commencement of any clearing and grading activities on the site the Project Arborist shall verify in writing that the tree protection fencing has been properly installed."

C. "The demolition of existing features and structures shall be conducted in a manner that minimizes the impact on individual trees and groups of trees to be preserved as approved by the urban Forestry Division. These methods shall be described in detail on the tree preservation plan."

Stockwell Manor
RZ/FDP 2003-DR-031
December 19, 2003
Page 4

cc: John Bell, Environmental Planner, Environmental and Development Review Branch, DPZ
Russ Smith, Engineer, Stormwater Planning Division, DPWES

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Cathy Belgin, Staff Coordinator
Zoning Evaluation Division, DPZ

DATE: January 5, 2004

FROM: Jessica G. Strother, Urban Forester II
Urban Forestry Division, OSDS

SUBJECT: Draft Proffer Recommendations for Stockwell Manor
RZ/FDP 2003-DR-031

RE: Your request received on December 16, 2003

This review is based on the draft proffers dated December 15, 2003. Comments on the Conceptual/Final Development Plan dated December 19, 2003 were forwarded to you earlier.

Draft Proffer 10

Either delete draft proffer 10 and 11, or use the suggested proffer as follows:

“ In order to preserve and protect the Environmental Quality Corridor and Resource Protection Areas, placement and positioning of all utilities shall be done in the least disruptive manner, and shall honor the limits of clearing and grading to the greatest extent possible. Where utilities must be placed within the EOC or RPA they shall be subject to review and approval by the Department of Public Works and Environmental Services and the Urban Forestry Division. A tree replacement plan for areas disturbed within the EOC and RPA from the location of utilities shall be submitted for review and approval by the Urban Forestry Division.”

Draft proffer 12

Revise use of statement: ~~County Urban Forester~~ to Urban Forestry Division.

Draft Proffer 13

With the exception of proposed 13C, either delete draft proffer 13 or use the suggested proffer as follows:

- A. “The Applicant shall contract a certified to prepare a tree preservation plan to be submitted as part of the first subdivision or site plan submission. The plan shall be reviewed and approved by the Urban Forestry Division. The certified arborist responsible for the preparation of the tree preservation plan shall be referred to as the Project Arborist. The tree preservation plan shall consist of a tree survey which includes the locations, species, size, crown spread, and condition rating percent of all trees 8 inches or greater in the 1 acre landscaped-arboretum area

along Great Falls Street that encompasses the manor house, circular drive and associated garden area. Additionally, included in the tree preservation plan shall be a condition analysis and rating for all trees 12 inches in diameter or greater within 10 feet of the inside of the limits of clearing and grading for all tree buffer areas shown to be preserved on the CDP/FDP.

The condition analysis shall be prepared using methods outlined in the latest edition of The Guide for Plant Appraisal. Specific tree preservation activities shall be incorporated into the tree preservation plan. Activities should include, but not be limited to, crown pruning, root pruning, mulching, and fertilization.”

B. “All trees and buffers shown to be preserved on the tree preservation plan shall be protected by fencing. Tree protection fencing shall be erected at the limits of clearing and grading. Materials and installation of tree protection fencing shall conform to the following standard:

- Four foot high, 14-gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart. The tree protection fencing shall be installed prior to the performance of any clearing and grading activities on site. All tree preservation activities including the installation of tree protection fencing shall be performed under the supervision of the Project Arborist. Prior to the commencement of any clearing and grading activities on the site the Project Arborist shall verify in writing that the tree protection fencing has been properly installed.”

C. “The demolition of existing features and structures shall be conducted in a manner that minimizes the impact on individual trees and groups of trees to be preserved as approved by the Urban Forestry Division. These methods shall be described in detail on the tree preservation plan.”

Draft Proffer 14

This proffer is recommended to be deleted or substantially revised, because of the comments made on the CDP/FDP with respect to inconsistencies in labeling the buffer width, use of retaining walls and in some areas plantings that will abut the rear lots lines and impede installation of swales and utility lines and easements.

Draft Proffer 15

It is recommended that the size of plant material not be proffered. Delete the following sentence: “ At the time of planting the minimum caliper for trees.....”

cc: John Bell, Environmental Planner, Environmental and Development Review Branch, DPZ

FAIRFAX COUNTY VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT

FILE: 3-4 (RZ 2003-DR-031)

SUBJECT: Transportation Impact, Addendum *AKK by CAA*

REFERENCE: RZ 2003-DR-031 Stockwell Manor
Traffic Zone: 1453
Land Identification Map: 40-2 ((1)) 20-22, 22A, 22B, 23, 24A;
40-2 ((34)) A

DATE: January 23, 2003

Transmitted herewith are additional comments from the Department of Transportation with respect to the referenced application. These comments are based on plans made available to this office dated June 3, 2003, and revised through January 28, 2004. Access is to Great Falls Street and to Hutchison Street. Sidewalks are shown on both sides of the internal streets.

The applicant delineates a connection to Hutchinson Street in addition to the access directly to Great Falls Street. Great Falls Street is a Type B minor arterial and, as such, carries a mixture of local and through traffic, linking collectors and sometimes local streets with principal arterials. Minor arterials are designed with greater emphasis on traffic movement than on providing access to abutting land. The second point of access to Hutchinson Street is a neighborhood or interparcel access and is considered vital for several reasons:

- The need for access of emergency/rescue services; without these connections there is increased response time for emergency equipment such as fire trucks and ambulances.
- Access for service vehicles for trash collection, deliveries, and utility maintenance.
- Enhancement of the operation of school buses.
- To provide traffic flow and circulation within and between neighborhoods for short local trips and prevent increased traffic congestion of arterial roadways;

lack of interparcel or neighborhood connections forces local trips onto arterials and is a significant factor in the increasing congestion of these roads in the county.

Fairfax County has several policies governing the connection of residential streets:

- The Public Facilities Manual, Section 7-0101.1 states: "Streets shall be provided to give access to adjoining property to the satisfaction of the Director. Also, streets shall be provided to connect with appropriate highways and with appropriate streets to adjoining developments."
- The Countywide Policy Plan Element of the Fairfax County Comprehensive Plan, Land Use, Appendix 9, Residential Development Criteria, 5. c. Interconnection of the Street Network states: "Vehicular connections between neighborhoods should be provided, as follows: Local streets within the development should be connected with adjacent local streets to improve neighborhood circulation."
- The Transportation Section of the Countywide Policy Plan Element in Objective 9, Policy c states, "Promote accessibility between residential developments to facilitate local circulation of traffic and potential neighborhood bus service."

This is one of the key issues of the Traffic & Transportation Team as is stated in the draft Infill and Residential Development Study, "The absence of local street connections results in the following negative impacts: increased response times for emergency equipment; increased possibility of blockage of access if the single access point is closed (e.g. inclement weather, an accident, etc.); increased costs and inefficiencies associated with the operation of school buses and service and delivery vehicles (e.g. mail delivery, refuse collection, etc.); increased use of arterial roads for short local trips within and between neighborhoods; increased traffic congestion on arterial roadways as these roads are forced to accommodate local trip-making and commuter traffic." Also, "In almost all major jurisdictions in the metropolitan area, the interconnection of residential streets is recommended in the jurisdiction's Plan, and implemented or enforced by the local code, ordinance, and/or public facilities manual."

The proposed development can be considered an infill development. One of the main goals and recommendations of this department for residential infill development is the interconnection of local streets in order to promote neighborhood unity and to allow trips to be made within the neighborhood without requiring circuitous trips utilizing nearby arterials. Such trips degrade the arterial reducing its efficiency and its capacity to accommodate through traffic. It is not perceived as potential cut-through traffic because

that refers to traffic that has both its origin and destination entirely outside the neighborhood area. It does not refer to traffic passing to or through an adjacent neighborhood. It should also be noted that Hutchinson Street from the proposed point of access to Great Falls Street has no houses fronting or driveways accessing it.

Based upon the above justifications, any future revisions to the development plan should carry forward two points of access as shown on the current submission. Also to be noted concerning this plan revision:

- There continues to be inadequate visitor parking; especially where the ADU's are located and where the townhouse driveways are close together on both sides of the street.
- The sidewalk previously shown on the south side of Hutchinson Street from the proposed spine street to the cul-de-sac is no longer shown and should be restored.

AKR/LAH/lah

cc: Michelle Brickner, Director, Office of Site Development Services, DPW&ES



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

PHILIP A. SHUCET
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

July 30, 2003

Ms. Barbara A. Byron
Director of Zoning Evaluation
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: RZ/FDP 2003-DR-031, Stockwell Manor
Tax Map No.: 040-2 /01/ /0020 /01/ /0021 /01/ 0022 /01 /0022A /01/

Dear Ms. Byron,

This office has reviewed the generalized development plan relative to rezoning application 2003-DR-031 and offers the following comments.

Access to the subdivision is proposed via two access points, Great Falls Street and Hutchinson Street. Private streets originating from public streets are considered commercial entrances and should conform VDOT's *Minimum Standards of Entrances to State Highways*. As shown on the plan, a right and left turn lane will be constructed at the entrance along Great Falls Street. The turn lanes should have lengths and tapers designed in accordance with the design speed.

The radii on the curb returns should be increased to 35'.

If you should require any additional information please contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Noreen H. Maloney', written over a printed name and title.

Noreen H. Maloney
Transportation Engineer

cc: Ms. A. Rodeheaver

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator DATE: July 25, 2003
 Zoning Evaluation Division, OCP

FROM: Gilbert Osei-Kwadwo (Tel: 324-5025) *gok*
 System Engineering & Monitoring Division
 Office of Waste Management, DPW

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ/FDP 2003-DR-031

Tax Map No. 040-2 /01/ /20, 21, 21, 22, 22A, 22B, 23, 24A

The following information is submitted in response to your request for a sanitary sewer analysis for the above referenced application:

- The application property is located in the PIMMIT RUN (G1) Watershed. It would be sewerred into the Blue Plains Treatment Plant.
- Based upon current and committed flow, excess capacity is available at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established in accordance with the context of the Blue Plains Agreement of 1984. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 8 inch pipe line located IN AN EASEMENT and ON the property is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

Sewer Network	Existing Use + Application		Existing Use + Application + Previous Rezonings		Existing Use + Application + Comp Plan	
	Adeq.	Inadeq.	Adeq.	Inadeq.	Adeq.	Inadeq.
Collector	<u>X</u>	<u>_____</u>	<u>X</u>	<u>_____</u>	<u>X</u>	<u>_____</u>
Submain	<u>X</u>	<u>_____</u>	<u>X</u>	<u>_____</u>	<u>X</u>	<u>_____</u>
Main/Trunk	<u>X</u>	<u>_____</u>	<u>X</u>	<u>_____</u>	<u>X</u>	<u>_____</u>
Interceptor						
Outfall						

- Other Pertinent information or comments:

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

July 17, 2003

TO: Barbara Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning

FROM: Michael Torres (246-3968)
Planning Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis for Rezoning Application RZ
2003-DR-031 and Final Development Plan FDP 2003-DR-031

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #01, McLean
2. After construction programmed for FY 20__, this property will be serviced by the fire station planned for the _____.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:

- a. currently meets fire protection guidelines.
- b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
- c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
- d. does not meet current fire protection guidelines without an additional facility. The application property is ____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

FAIRFAX COUNTY WATER AUTHORITY

8570 EXECUTIVE PARK AVENUE – P.O. BOX 1500

MERRIFIELD, VIRGINIA 22116-0815

PLANNING AND ENGINEERING DIVISION
C. DAVID BINNING, P.E., DIRECTORTELEPHONE
(703) 289-6325FACSIMILE
(703) 289-6382

July 29, 2003

Ms. Barbara A. Byron, Director
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway
Suite 801
Fairfax, Virginia 22035-5505

Re: RZ 03-DR-031
FDP 03-DR-031
Water Service Analysis

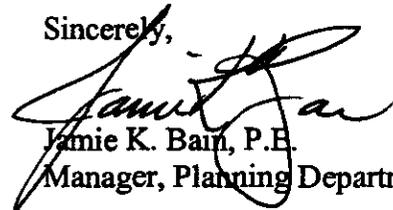
Dear Ms. Byron:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The application property is not located within the Fairfax County Water Authority service area.
2. Water service is not available from FCWA. The site is located in the City of Falls Church service area. See enclosed map. The Generalized Development Plan has been forwarded to Plan Control for distribution to the engineering firm.

If you have any questions regarding this information please contact me at (703) 289-6302.

Sincerely,



Jamie K. Bain, P.E.
Manager, Planning Department

Enclosures (as noted)

Rezoning Application

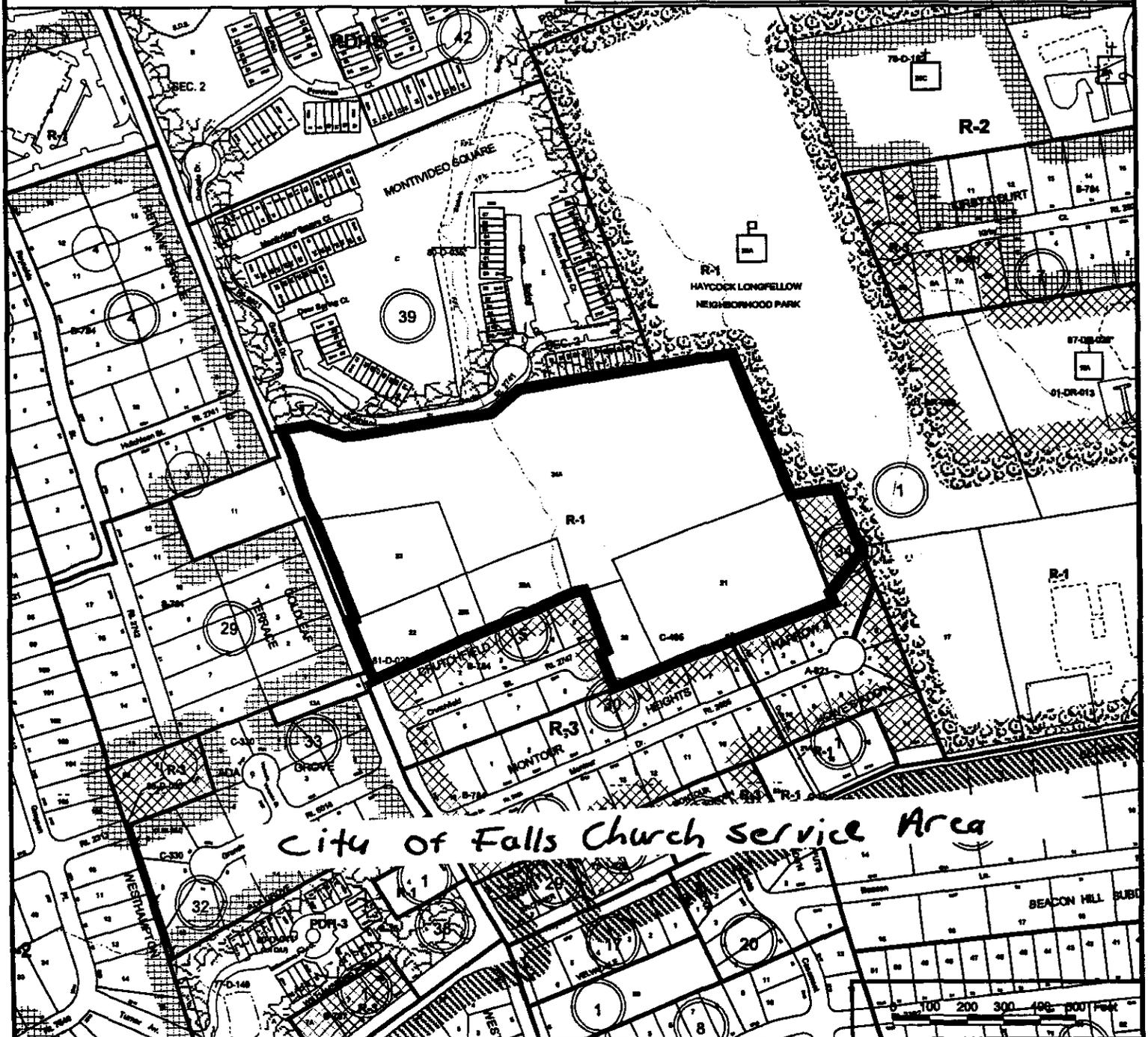
RZ 2003-DR-031

Applicant: WINCHESTER HOMES INC.
Filed: 07/07/2003
Area: 21.15 AC OF LAND; DISTRICT - DRANESVILLE
Proposed: RESIDENTIAL DEVELOPMENT
Located: EAST SIDE OF GREAT FALLS STREET
APPROXIMATELY 1,375 FEET SOUTH OF
KIRBY ROAD
Zoning: FROM R-1 TO PDH-5,
FROM R-3 TO PDH-5
Overlay Dist:
Map Ref Num: 040-2- /01/ /0020 /01/ /0021 /01/ /0022 /01/
/ /0022A /01/ /0022B /01/ /0023 /01/ /0024A /
34/ / A

Final Development Plan

FDP 2003-DR-031

Applicant: WINCHESTER HOMES INC.
Filed: 07/07/2003
Area: 21.15 AC OF LAND; DISTRICT - DRANESVILLE
Proposed: RESIDENTIAL DEVELOPMENT
Located: EAST SIDE OF GREAT FALLS STREET
APPROXIMATELY 1,375 FEET SOUTH OF
KIRBY ROAD
Zoning: PDH-5
Overlay Dist:
Map Ref Num: 040-2- /01/ /0020 /01/ /0021 /01/ /0022 /01/
/ /0022A /01/ /0022B /01/ /0023 /01/ /0024A /
34/ / A



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning

DATE: 9/30/2003

FROM: Carl Bouchard, Director 
Stormwater Planning Division
Department of Public Works & Environmental Services

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Winchester Homes Inc.

Application Number: RZ/FDP2003-DR-031

Information Provided: Application - Yes
Development Plan - Yes
Other - Statement of Justification

Date Received in SWPD: 7/16/2003

Date Due Back to DPZ: 8/4/2003

Site Information: Location - 040-2-01-00-0020, 21, 22, 22A, 22B, 23, 24A, 34 and A
Area of Site - 21.15 acres
Rezone from - R-1 to PDH-5
Watershed - Pimmit Run

Stormwater Planning Division (SWPD), Maintenance and Stormwater Management Division (MSMD), and Planning and Design Division (PDD) Information:

I. Drainage:

- MSMD/PDD Drainage Complaints: **There are no downstream complaints on file with PDD, relevant to this proposed development.**
- Master Drainage Plan, proposed projects, (SWPD): **No downstream deficiencies are identified in the Fairfax County Master Drainage Plan.**
- Ongoing County Drainage Projects (SWPD): **None.**
- Other Drainage Information (SWPD): **The SWPD is currently engaged in developing watershed management plans for all areas of the County. As part of this effort, a comprehensive stream physical/habitat assessment was conducted and the data will be available later this year. The results of this assessment may or may not indicate severe stream channel conditions warranting some immediate measures to alleviate existing and/or anticipated future degradation. Please consult with SWPD for additional information as needed.**

II. Trails (PDD):

Yes No Any funded Trail projects affected by this application?

If yes, describe:

Yes No Any Trail projects on the Countywide Trails priority list or other significant trail project issues associated with this property?

If yes, describe:

III. School Sidewalk Program (PDD):

Yes No Any sidewalk projects pending funding approval or on the School Sidewalk Program priority list for this property?

If yes, describe:

Yes No Any funded sidewalk projects affected by this application?

If yes, describe:

IV. Sanitary Sewer Extension and Improvement (E&I) Program (PDD):

Yes No Any existing residential properties adjacent to or draining through this property that are *without* sanitary sewer facilities?

If yes, describe:

Yes No Any ongoing E&I projects affected by this application?

If yes, describe:

V. Other Projects or Programs (PDD):

Yes No Any Board of Road Viewers (BORV) or Fairfax County Road Maintenance Improvement Projects (FCRMIP) affected by this application?

If yes, describe:

Yes No Any Commercial Revitalization Program (CRP) projects affected by this application?

If yes, describe:

Yes No Any Neighborhood Improvement Program (NIP) projects affected by this application?

If yes, describe:

Other Program Information (PDD): **None.**

Application Name/Number: Winchester Homes Inc. / RZ/FDP2003-DR-031

******* SWPD AND PDD, DPWES, RECOMMENDATIONS*******

Note: The SWPD and PDD recommendations are based on the SWPD and PDD involvement in the below listed programs and are not intended to constitute total County input for these general topics. It is understood that the current requirements pertaining to Federal, State and County regulations, including the County Code, Zoning Ordinance and the Public Facilities Manual will be fully complied with throughout the development process. The SWPD and PDD recommendations are to be considered additional measures over and above the minimum current regulations.

DRAINAGE RECOMMENDATIONS (SWPD): Applicant should attempt to match the pre-development runoff hydrographs for the site and achieve detention by incorporating "low impact development" practices into the design of the site: Reduce the amount of impervious area in the site; Reduce discharge velocities leaving the site; Increase time of concentration on the site; Increase infiltration into the ground on the site; Provide disconnectivity for runoff from impervious areas; and Use ditch road section per PFM TS-1 typical section.

STREAM PROTECTION STRATEGY (SPS) RECOMMENDATIONS, (SWPD): This site is in the "Watershed Restoration Level II" management category as determined by the Stream Protection Strategy baseline Report 2001. The primary goal of this category is to maintain areas to prevent further degradation and implement measures to improve water quality to comply with regulations and water quality standards. In this regard, this site should be developed with the use of innovative BMPs and a reduction in imperviousness and if appropriate, sections of on site streams that need stabilizing should be restored or stabilized.

TRAILS RECOMMENDATIONS (PDD): None.

SCHOOL SIDEWALK RECOMMENDATIONS (PDD): None.

SANITARY SEWER E&I RECOMMENDATIONS (PDD): None.

Yes NOT REQUIRED Extend sanitary sewer lines to the development boundaries on the _____ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works and Environmental Services during the normal plan review and approval process.

Other E&I Recommendations (PDD): None.

OTHER SWPD and PDD PROJECT/PROGRAM RECOMMENDATIONS: None.

SWPD and PDD Internal sign-off by:

Planning Support Branch (Ahmed Rayyan) ab

Utilities Design Branch (Walt Wozniak) mg

Transportation Design Branch (Larry Ichter) nc

Stormwater Management Branch (Fred Rose) FR

RS

CEB/RZ/FDP2003-DR-031

cc: Gordon Lawrence, Coordinator, Office of Safety, Fairfax County Public Schools (only if sidewalk recommendation made)

Date: 7/23/03

Case # RZ-03-DR-031

Map: 40-2
Acreage: 21.15

PU 3503

Rezoning
From : R-1 To: PDH-5TO: County Zoning Evaluation Branch (DPZ)
FROM: FCPS Facilities Planning (246-3609)
SUBJECT: Schools Impact Analysis, Rezoning Application

The following information is submitted in response to your request for a school impact analysis of the referenced rezoning application.

- I. Schools that serve this property, their current total memberships, net operating capacities, and five year projections are as follows:

School Name and Number	Grade Level	9/30/02 Capacity	9/30/02 Membership	2003-2004 Membership	Memb/Cap Difference 2003-2004	2007-2008 Membership	Memb/Cap Difference 2007-2008
Haycock 3033	K-6	613	610	635	-22	660	-47
Longfellow 3031	7-8	800	1022	1035	-235	1114	-314
McLean 3030	9-12	1725	1539	1587	138	1831	-106

- II. The requested rezoning could increase or reduce projected student membership as shown in the following analysis:

School Level (by Grade)	Unit Type	Proposed Zoning			Unit Type	Existing Zoning			Student Increase/Decrease	Total Students
		Units	Ratio	Students		Units	Ratio	Students		
K-6	SF	41	X.244	10	SF	21	X.244	5	10	
	RT	78	X.210	16						
7-8	SF	41	X.070	3	SF	21	X.070	1	3	
	RT	78	X.053	4						
9-12	SF	41	X.159	7	SF	21	X.159	3	7	
	RT	78	X.109	9						

Source: FY 2004-2008, Facilities Planning Services Office Enrollment Projections

Note: Five-year projections are those currently available and will be updated yearly. School attendance areas subject to yearly review.

Comments

Based on the approved proffer guidelines the 49 students generated by this rezoning would justify a \$367,500 proffer for schools. (49 students x \$ 7,500 per student)

The foregoing information does not take into account the potential impacts of other proposals pending that could affect the same schools.

**Residential Development Criteria: Public Utilities
School Contribution Calculation**

Case Number: RZ/FDP 2003-DR-031

Revision Date: 30-Jan-04

Student Yield Ratios*				
	Elementary	Middle	High	Total
Single Family Detached Units	0.244	0.07	0.159	0.473
Townhouse Units	0.21	0.053	0.109	0.372
Garden Apartment Units	0.137	0.03	0.06	0.227
Highrise Units	0.063	0.011	0.028	0.102

* based on 2001-2002 school year

Number of Units by Unit Type				
	Single Family Detached	Single Family Attached	Garden Apartments	Highrise Apartments
Existing Zoning:				
Proposed Zoning:	30	72		

Student Yield: Existing Zoning					
	SFD	SFA	GA	HA	Total
Elementary	5	0	0	0	5
Middle	1	0	0	0	1
High	3	0	0	0	3
					9

Student Yield: Proposed Zoning					
	SFD	SFA	GA	HA	Total
Elementary	7	15	0	0	22
Middle	2	4	0	0	6
High	5	8	0	0	13
					41

Student Increase/Decrease			
	Existing Zoning	Proposed Zoning	Increase/Decrease
Elementary	5	22	17
Middle	1	6	5
High	3	13	10
Total	9	41	32

Contribution Range (based on 2002 - \$7,500 per student)

For New Students: \$ 240,000
For Total Students: \$ 307,500



FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M



TO: Barbara A. Byron, Director
 Zoning Evaluation Division
 Department of Planning and Zoning

FROM:  Lynn S. Tadlock, Director
 Planning and Development Division

KIRK HOLLEY FOR

DATE: January 30, 2004

SUBJECT: **REVISED RZ/FDP 2003-DR-031**
 Stockwell Manor
 Tax Map Number: 40-2 ((1)) 20, 21, 22, 22A, 22B, 23, 24A & others

BACKGROUND

The Fairfax County Park Authority (FCPA) staff has reviewed the proposed development plan and proffers dated January 28, 2004, for the above referenced application. The application is for 102 dwelling units on approximately 21.2 acres. The proposal will add approximately 236 residents to the current population of the Dranesville District.

COMPREHENSIVE PLAN CITATIONS

1. **Park Services and New Development** (The Policy Plan, Parks and Recreation Objective 4, p. 180)

“Maximize both the required and voluntary dedication, development, and renovation of lands and facilities for parks and recreation to help ensure an equitable distribution of these resources commensurate with development throughout the County.”

Policy a: “Provide neighborhood park facilities on private open space in quantity and design consistent with County standards; or at the option of the County, contribute a pro-rata share to establish neighborhood park facilities in the vicinity...”

Policy b: “Mitigate the cumulative impacts of development that exacerbate or create deficiencies of Community Park facilities in the vicinity. The extent of facilities, land or contributions to be provided shall be in general

accordance with the proportional impact on identified facility needs as determined by adopted County standards. Implement this policy through application of the Criteria for Assignment of Appropriate Development Intensity.”

2. Parks and Recreational Facilities (Overview, McLean Planning District Overview, Area II Plan, p 15)

“Existing active recreation facilities should be upgraded and expanded, where possible, to meet projected needs. Major new development should provide additional recreation facilities commensurate with increased demand.”

3. Heritage Resources (The Policy Plan, Heritage Resources, p. 3)

Objective 1: Identify heritage resources representing all time periods and in all areas of the County.

Policy a: “Identify heritage resources well in advance of potential damage or destruction.”

Objective 2: Maintain a County Register of Historic Sites and a County Register of Archaeological Sites to recognize the value of significant heritage resources for preservation.

Policy a: “Evaluate heritage resources for listing on the County Registers of Historic or Archaeological Sites according to established state and national criteria.”

ANALYSIS AND RECOMMENDATIONS

Recreational Impact

The residents of this development will need access to outdoor recreational facilities. Typical recreational needs include playground/tot lots, basketball, tennis and volleyball courts and athletic fields. Based on the Zoning Ordinance Sections 6-110 and 16-404, the applicant shall provide \$955 per non-ADU (affordable dwelling unit) residential unit for outdoor recreational facilities to serve the development population. With 93 non-ADUs proposed, the Ordinance-required contribution is \$88,815.

The \$955 per unit funds required by Ordinance offset only a portion of the impact to provide recreational facilities for the new residents generated by this development. Typically, a large portion if not all of the Ordinance-required funds are used for recreational amenities onsite (such as a proposed pool or tot lot). As a result, the Park Authority is not compensated for the increased demands caused by residential development for other recreational facilities that the Park Authority must provide (such as picnic areas, ball fields, and basketball courts).

In order to offset the additional impact caused by the proposed development, the applicant should provide an additional \$62,540 to the Park Authority for recreational facility development at one or more of our sites located within the service area of this development.

Onsite recreational facilities (such as tot-lots) can be credited toward the Ordinance required funds. The remainder of the requested contribution (\$151,355 minus the cost of the onsite facilities) should be dedicated to the FCPA.

Land Dedication

Proposed proffer number 23 B states: "Dedication of approximately 0.7 acre of land identified as Tax Map Parcel 40-2 ((34)) A to the County Board of Supervisors for public park purposes solely for use an addition to "Haycock Longfellow Neighborhood Park." This proffer language should be changed. In accordance with the December 11, 2000 BOS resolution, "park, recreation or open space should be deeded directly to the Fairfax County Park Authority without first being deeded to the Board". The proffers should be revised to dedicate the land directly to the FCPA and a note indicating such should be added to the Development Plan. Prior to the dedication of the Parcel "A" to the FCPA, the parcel will need to be cleaned of any debris and waste. Please contact Gail Croke, 703-324-8754, regarding the site evaluation and dedication of the property. Once the recordation of the subdivision plat has occurred, please notify Kay Rutledge, Land Acquisition and Management Branch Manager of the FCPA, with the deed book and page number of the deed. Ms. Rutledge may be contacted at 703-324-8708.

Onsite Recreational Facilities

The Development Plan currently shows a small circular area proposed for active recreation with a gazebo and tot lot. The proposed Village Green should be developed as a flat grassy area with trees along the perimeter to allow for potential recreational use such as playing catch or picnicking.

Trail Connection to Haycock Longfellow Park

In addition to the proposed trail terminating at the park property, the FCPA requests that the applicant/developer construct a natural surface "connector" trail on Haycock Longfellow Park between the property boundary and the existing natural trail on the park. A stream crossing may also need to be provided. Please contact Jenny Pate, FCPA Trail Coordinator, at 703-324-8726, to coordinate and field locate the trail on FCPA property. The applicant should provide a sign along the trail at the property boundary identifying the area as park property and posting it as illegal to dump on the park site.

Heritage Resources

The Cultural Resource Management and Protection Section recommended that a Phase I archaeological study be conducted on this property to determine the presence or absence of potentially significant archaeological remains. Our recommendations indicated that if potentially significant archaeological resources were discovered, that further archaeological investigation be conducted. Thunderbird Archaeological Associates (TAA) conducted the Phase I study and did not identify any resources, however since that time, a springhouse was discovered on the property. Winchester Homes will be meeting with TAA and representatives from the Cultural Resource Management and Protection Section to discuss further archaeological study on the property.

cc: Kirk Holley, Manager, Planning and Land Management Branch
Michael Rierson, Manger, Resource Protection Group, FCPA
Kay Rutledge, Manager, Land Acquisition and Management Branch
Jenny Pate, Trail Coordinator
Gail Croke, Sr. Right-of-Way Agent
Chron Binder
File Copy

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS**16-101 General Standards**

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

September 9, 2002

BOARD OF SUPERVISORS' ADOPTED
PLAN TEXT

Replace Appendix 9 of the Land Use Element of the Policy Plan (Pages 47 through 49) with the following:

RESIDENTIAL DEVELOPMENT CRITERIA

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 other 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. To that end, the following criteria are to be used in evaluating zoning requests for new residential development. The resolution of issues identified during the evaluation of a specific development proposal is critical if the proposal is to receive favorable consideration.

Where the Plan recommends a possible increase in density above the existing zoning of the property, achievement of the requested density will be based, in substantial part, on whether development related issues are satisfactorily addressed as determined by application of these development criteria. Most, if not all, of the criteria will be applicable in every application; however, due to the differing nature of specific development proposals and their impacts, the development criteria need not be equally weighted. If there are extraordinary circumstances, a single criterion or several criteria may be overriding in evaluating the merits of a particular proposal. Use of these criteria as an evaluation tool is not intended to be limiting in regard to review of the application with respect to other guidance found in the Plan or other aspects that the applicant incorporates into the development proposal. Applicants are encouraged to submit the best possible development proposals. In applying the Residential Development Criteria to specific projects and in determining whether a criterion has been satisfied, factors such as the following may be considered:

- the size of the project
- site specific issues that affect the applicant's ability to address in a meaningful way relevant development issues
- whether the proposal is advancing the guidance found in the area plans or other planning and policy goals (e.g. revitalization).

When there has been an identified need or problem, credit toward satisfying the criteria will be awarded based upon whether proposed commitments by the applicant will significantly advance problem resolution. In all cases, the responsibility for demonstrating satisfaction of the criteria rests with the applicant.

1. Site Design:

All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the proposed density, will be evaluated based upon the following principles, although not all of the principles may be applicable for all developments.

- a) **Consolidation:** Developments should provide parcel consolidation in conformance with any site specific text and applicable policy recommendations of the Comprehensive Plan. Should the Plan text not specifically address consolidation, the nature and extent of any proposed parcel consolidation should further the integration of the development with adjacent parcels. In any event, the proposed consolidation should not preclude nearby properties from developing as recommended by the Plan.
- b) **Layout:** The layout should:
 - provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);
 - provide dwelling units that are oriented appropriately to adjacent streets and homes;
 - include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities;
 - provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units, and the use of pipestem lots;
 - provide convenient access to transit facilities;
 - Identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.
- c) **Open Space:** Developments should provide usable, accessible, and well-integrated open space. This principle is applicable to all projects where open space is required by the Zoning Ordinance and should be considered, where appropriate, in other circumstances.
- d) **Landscaping:** Developments should provide appropriate landscaping: for example, in parking lots, in open space areas, along streets, in and around stormwater management facilities, and on individual lots.
- e) **Amenities:** Developments should provide amenities such as benches, gazebos, recreational amenities, play areas for children, walls and fences, special paving treatments, street furniture, and lighting.

2. Neighborhood Context:

All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of:

- transitions to abutting and adjacent uses;
- lot sizes, particularly along the periphery;
- bulk/mass of the proposed dwelling units;
- setbacks (front, side and rear);
- orientation of the proposed dwelling units to adjacent streets and homes;
- architectural elevations and materials;
- pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses;
- existing topography and vegetative cover and proposed changes to them as a result of clearing and grading.

It is not expected that developments will be identical to their neighbors, but that the development fit into the fabric of the community. In evaluating this criterion, the individual circumstances of the property will be considered: such as, the nature of existing and planned development surrounding and/or adjacent to the property; whether the property provides a transition between different uses or densities; whether access to an infill development is through an existing neighborhood; or, whether the property is within an area that is planned for redevelopment.

3. Environment:

All rezoning applications for residential development should respect the environment. Rezoning proposals for residential development, regardless of the proposed density, should be consistent with the policies and objectives of the environmental element of the Policy Plan, and will also be evaluated on the following principles, where applicable.

- a) *Preservation:* Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas.
- b) *Slopes and Soils:* The design of developments should take existing topographic conditions and soil characteristics into consideration.
- c) *Water Quality:* Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and low-impact site design techniques.
- d) *Drainage:* The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where

drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite or offsite) should be shown on development plans.

- e) *Noise:* Developments should protect future and current residents and others from the adverse impacts of transportation generated noise.
- f) *Lighting:* Developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.
- g) *Energy:* Developments should use site design techniques such as solar orientation and landscaping to achieve energy savings, and should be designed to encourage and facilitate walking and bicycling.

4. Tree Preservation and Tree Cover Requirements:

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the County, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas.

5. Transportation:

All rezoning applications for residential development should implement measures to address planned transportation improvements. Applicants should offset their impacts to the transportation network. Accepted techniques should be utilized for analysis of the development's impact on the network. Residential development considered under these criteria will range widely in density and, therefore, will result in differing impacts to the transportation network. Some criteria will have universal applicability while others will apply only under specific circumstances. Regardless of the proposed density, applications will be evaluated based upon the following principles, although not all of the principles may be applicable.

- a) *Transportation Improvements:* Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely accommodate traffic, and offset the impact of additional traffic through commitments to the following:
 - Capacity enhancements to nearby arterial and collector streets;
 - Street design features that improve safety and mobility for non-motorized forms of transportation;
 - Signals and other traffic control measures;

- Development phasing to coincide with identified transportation improvements;
 - Right-of-way dedication;
 - Construction of other improvements beyond ordinance requirements;
 - Monetary contributions for improvements in the vicinity of the development.
- b) *Transit/Transportation Management:* Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by:
- Provision of bus shelters;
 - Implementation and/or participation in a shuttle bus service;
 - Participation in programs designed to reduce vehicular trips;
 - Incorporation of transit facilities within the development and integration of transit with adjacent areas;
 - Provision of trails and facilities that increase safety and mobility for non-motorized travel.
- c) *Interconnection of the Street Network:* Vehicular connections between neighborhoods should be provided, as follows:
- Local streets within the development should be connected with adjacent local streets to improve neighborhood circulation;
 - When appropriate, existing stub streets should be connected to adjoining parcels. If street connections are dedicated but not constructed with development, they should be identified with signage that indicates the street is to be extended;
 - Streets should be designed and constructed to accommodate safe and convenient usage by buses and non-motorized forms of transportation;
 - Traffic calming measures should be implemented where needed to discourage cut-through traffic, increase safety and reduce vehicular speed;
 - The number and length of long, single-ended roadways should be minimized;
 - Sufficient access for public safety vehicles should be ensured.
- d) *Streets:* Public streets are preferred. If private streets are proposed in single family detached developments, the applicant shall demonstrate the benefits for such streets. Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process.
- e) *Non-motorized Facilities:* Non-motorized facilities, such as those listed below, should be provided:
- Connections to transit facilities;
 - Connections between adjoining neighborhoods;
 - Connections to existing non-motorized facilities;
 - Connections to off-site retail/commercial uses, public/community facilities, and natural and recreational areas;

- An internal non-motorized facility network with pedestrian and natural amenities, particularly those included in the Comprehensive Plan;
 - Offsite non-motorized facilities, particularly those included in the Comprehensive Plan;
 - Driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways;
 - Construction of non-motorized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.
- f) *Alternative Street Designs*: Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modifications to the public street standards may be considered.

6. Public Facilities:

Residential development impacts public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). These impacts will be identified and evaluated during the development review process. For schools, a methodology approved by the Board of Supervisors, after input and recommendation by the School Board, will be used as a guideline for determining the impact of additional students generated by the new development.

Given the variety of public facility needs throughout the County, on a case-by-case basis, public facility needs will be evaluated so that local concerns may be addressed.

All rezoning applications for residential development are expected to offset their public facility impact and to first address public facility needs in the vicinity of the proposed development. Impact offset may be accomplished through the dedication of land suitable for the construction of an identified public facility need, 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. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.

Furthermore, phasing of development may be required to ensure mitigation of impacts.

7. Affordable Housing:

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. Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

- a) *Dedication of Units or Land*: If the applicant elects to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance: a

maximum density of 20% above the upper limit of the Plan range could be achieved if 12.5% of the total number of single family detached and attached units are provided pursuant to the Affordable Dwelling Unit Program; and, a maximum density of 10% or 20% above the upper limit of the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number of multifamily units are provided to the Affordable Dwelling Unit Program. As an alternative, land, adequate and ready to be developed for an equal number of units may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity as may be approved by the Board.

- b) *Housing Trust Fund Contributions:* Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs. This contribution shall be payable prior to the issuance of the first building permit. For for-sale projects, the percentage set forth above is based upon the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. For rental projects, the amount of the contribution is based upon the total development cost of the portion of the project subject to the contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined by the Department of Housing and Community Development, in consultation with the Applicant and the Department of Public Works and Environmental Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in a) above does not apply.

8. Heritage Resources:

Heritage resources are those sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities. Such sites or structures have been 1) listed on, or determined eligible for listing on, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed on, or having a reasonable potential as determined by the County, for meeting the criteria for listing on, the Fairfax County Inventories of Historic or Archaeological Sites.

In reviewing rezoning applications for properties on which known or potential heritage resources are located, some or all of the following shall apply:

- a) Protect heritage resources from deterioration or destruction until they can be documented, evaluated, and/or preserved;
- b) Conduct archaeological, architectural, and/or historical research to determine the presence, extent, and significance of heritage resources;

- c) Submit proposals for archaeological work to the County for review and approval and, unless otherwise agreed, conduct such work in accordance with state standards;
- d) Preserve and rehabilitate heritage resources for continued or adaptive use where feasible;
- e) Submit proposals to change the exterior appearance of, relocate, or demolish historic structures to the Fairfax County Architectural Review Board for review and approval;
- f) Document heritage resources to be demolished or relocated;
- g) Design new structures and site improvements, including clearing and grading, to enhance rather than harm heritage resources;
- h) Establish easements that will assure continued preservation of heritage resources with an appropriate entity such as the County's Open Space and Historic Preservation Easement Program; and
- i) Provide a Fairfax County Historical Marker or Virginia Historical Highway Marker on or near the site of a heritage resource, if recommended and approved by the Fairfax County History Commission.

ROLE OF DENSITY RANGES IN AREA PLANS

Density ranges for property planned for residential development, expressed generally in terms of dwelling units per acre, are recommended in the Area Plans and are shown on the Comprehensive Plan Map. Where the Plan text and map differ, the text governs. In defining the density range:

- the "base level" of the range is defined as the lowest density recommended in the Plan range, i.e., 5 dwelling units per acre in the 5-8 dwelling unit per acre range;
- the "high end" of the range is defined as the base level plus 60% of the density range in a particular Plan category, which in the residential density range of 5-8 dwelling units per acre would be considered as 6.8 dwelling units per acre and above; and,
- the upper limit is defined as the maximum density called for in any Plan range, which, in the 5-8 dwelling unit per acre range would be 8 dwelling units per acre.
- In instances where a range is not specified in the Plan, for example where the Plan calls for residential density up to 30 dwelling units per acre, the density cited in the Plan shall be construed to equate to the upper limit of the Plan range, and the base level shall be the upper limit of the next lower Plan range, in this instance, 20 dwelling units per acre.

NON-RESIDENTIAL DEVELOPMENT CRITERIA

While the Comprehensive Plan has no direct equivalent to the residential density range in areas planned for non-residential or mixed uses, each rezoning application for such uses will be evaluated using pertinent development criteria, as found in the **Residential Development Criteria**, as a basis for such evaluation.

For commercial, industrial and mixed-use projects, fulfillment of Criterion #7 is based upon the provision of a number of units in appropriate residential projects, or land, or a contribution to the Housing Trust Fund sufficient for a number of units, determined in accordance with a formula established by the Board of Supervisors in consultation with the Fairfax County Redevelopment and Housing Authority.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of-way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted in the zoning district if the site were developed as a conventional subdivision. See Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area; information such as topography, location and size of proposed structures, location of streets, trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PD	Planning Division
ADU	Affordable Dwelling Unit	PDC	Planned Development Commercial
ARB	Architectural Review Board	PDH	Planned Development Housing
BMP	Best Management Practices	PFM	Public Facilities Manual
BOS	Board of Supervisors	PRC	Planned Residential Community
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPWES	Department of Public Works and Environmental Services	TMA	Transportation Management Association
DPZ	Department of Planning and Zoning	TSA	Transit Station Area
DUI/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPWES
FAR	Floor Area Ratio	VC	Variance
FDP	Final Development Plan	VDOT	Virginia Dept. of Transportation
GDP	Generalized Development Plan	VPD	Vehicles Per Day
GFA	Gross Floor Area	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	ZAD	Zoning Administration Division, DPZ
Non-RUP	Non-Residential Use Permit	ZED	Zoning Evaluation Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZPRB	Zoning Permit Review Branch
PCA	Proffered Condition Amendment		

