



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISOR.
12000 Government Center Parkway, Suite 53
Fairfax, Virginia 22035-007

V I R G I N I A

Telephone: 703-324-315

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August 20, 1999

Robert A. Lawrence, Esquire
Hazel and Thomas, P.C.
3110 Fairview Park Drive - Suite 1400
Falls Church, Virginia 22042-4505

RE: Rezoning Application Number RZ 1998-LE-006
(Concurrent with SE 98-L-057)

Dear Mr. Lawrence:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 26, 1999, granting Rezoning Application Number RZ 1998-LE-006 in the name of Springfield East, LC, to rezone certain property in the Lee District from the I-4 and I-6 Districts to the PDH-40 (12.66 acres) and C-4 (2.66 acres) Districts, subject to the proffers dated July 23, 1999, on subject parcel 90-2 ((1)) 56, Pt. 58A and Pt. 59A, consisting of approximately 15.28 acres.

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan FDP 1998-LE-006 on July 22, 1999, for the PDH-40 portion, subject to the Board's approval of RZ 1998-LE-006.

The Board also:

- **Waived the transitional screening yard requirements between the hotel and the proposed residences.**
- **Waived the requirement that residential buildings be set back from a railroad right-of-way by 200 feet.**

Sincerely,

Patti M. Hicks

Deputy Clerk to the Board of Supervisors

RZ 1998-LE-006

August 20, 1999

- 2 -

PMH/ns

cc: Chairman Katherine K. Hanley
Supervisor-Lee District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Fred R. Beales, Supervisor Base Property, Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation
Ellen Gallagher, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPW&ES
DPW&ES - Bonds & Agreements
Frank Edwards, Department of Highways - VDOT
Land Acqu. & Planning Div., Park Authority
District Planning Commissioner
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES
Barbara J. Lippa, Exceutive Director, Planning Commission

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
AUG 31 1999
ZONING EVALUATION DIVISION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 26th day of July, 1999, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 1998-LE-006
(CONCURRENT WITH SE 98-L-057)

WHEREAS, Springfield East, LC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-4 and I-6 Districts to the PDH-40 and C-4 Districts, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

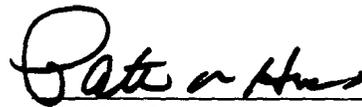
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Lee District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDH-40 and C-4 Districts, and said property is subject to the use regulations of said PDH-40 and C-4 Districts and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 26th day of July, 1999.



Patti M. Hicks

Deputy Clerk to the Board of Supervisors

March 3, 1998

DESCRIPTION OF
PART OF THE PROPERTY OF
GRAY CONCRETE PIPE CO., INC.
(PROPOSED PDH ZONE)
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Beginning at a point marking a corner of the United States of America; said point being N 42° 15' 37" E, 520.00 feet and N 47° 44' 23" W, 35.00 feet from the northwesterly corner of Springfield Industrial Park Partnership; thence with the United States of America the following courses: N 47° 44' 23" W, 695.00 feet; N 42° 15' 37" E, 100.00 feet; N 47° 44' 23" W, 412.50 feet; S 42° 15' 37" W, 100.00 feet and N 47° 44' 23" W, 473.01 feet to a point; thence running through Gray Concrete Pipe Co., Inc. N 42° 15' 37" E, 378.67 feet to a point on a southwesterly line of the United States of America; thence with the United States of America with a curve to the right, whose radius is 648.16 feet and whose chord is S 55° 30' 43" E, 262.43 feet, an arc distance of 264.26 feet and S 43° 49' 55" E, 1323.57 feet to a point; thence running through the property of Gray Concrete Pipe Co., Inc. S 42° 15' 37" W, 323.95 feet to the point of beginning, containing 12.66 acres of land.

All being more particularly described on a plat attached hereto and made a part hereof.

C:\WPDOCS\WJ\JCH\GRAY.WPD

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

JUN 29 1998

ZONING EVALUATION DIVISION

March 3, 1998

**DESCRIPTION OF
PART OF THE PROPERTY OF
GRAY CONCRETE PIPE CO., INC.
(PROPOSED PDC ZONE)
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA**

Beginning at a point on a northerly line of the United States of America said point being N 42° 15' 37" E, 520.00 feet; N 47° 44' 23" W, 730.00 feet; N 42° 15' 37" E, 100.00 feet; N 47° 44' 23" W, 412.50 feet; S 42° 15' 37" W, 100.00 feet and N 47° 44' 23" W, 473.01 feet from a point marking the northwesterly corner of Springfield Industrial Park Partnership; thence with the United States of America the following courses: N 47° 44' 23" W, 365.00 feet; N 16° 14' 42" E, 117.52 feet; S 74° 42' 47" E, 409.24 feet and with a curve to the right, whose radius is 648.16 feet and whose chord is S 70° 57' 09" E, 85.02 feet, an arc distance of 85.08 feet to a point; thence running through the property of Gray Concrete Pipe Co., Inc. S 42° 15' 37" W, 378.67 feet to the point of beginning, containing 2.62 acres of land.

All being more particularly described on a plat attached hereto and made a part hereof.

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 **Dewberry & Davis**

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

JUL 29 1998

ZONING EVALUATION DIVISION

PROFFERS FOR C-4 AND PDH-40 DISTRICTS

A. **Applicable to the C-4 DISTRICT (2.62 ACRES)**

Pursuant to Section 15.2-2303(A) of the 1950 Code of Virginia, as amended, the undersigned applicant and owner proffer the following conditions provided the Board of Supervisors approves SE 98-L-057, and the property is rezoned to the C-4 District as proffered. For the purpose of these proffers, the term "Applicant" refers to Springfield East L.C., its successors or assigns. For the purpose of this Section A, the term "Subject Property" refers to the 2.62 acres that are to be rezoned to the C-4 District. The term "Application Property" refers to the 15.28 acres that contain both the C-4 and PDH-40 portions of the property.

- A-1. **Generalized Development Plan.** Subject to the provisions of Section 18-204 of the Zoning Ordinance, the subject property shall be developed in substantial conformance with the Generalized Development Plan ("GDP"), Sheet 4 of 13, prepared by Dewberry & Davis, revised and last dated June 9, 1999.
- A-2. At such time as development occurs, a freestanding monument sign will be constructed in accordance with Article 12 of the Zoning Ordinance. No pole-mounted business identification sign shall be utilized on this site. Building materials used for the sign will be coordinated with materials used for signage on the C-4 and PDH-40 portions of the Application Property.
- A-3. Between the hotel and multi-family portions of the Application Property, the Applicant proffers to construct a solid masonry wall, a minimum six (6) feet in height, and provide landscaping as generally shown on Sheets 4 and 7 of the GDP/CDP/FDP in the event that the proposed reduction in the transition yard width requirement is granted. Both faces of the wall will be constructed

of materials that will be in keeping with building materials used on the PDH-40 portion of the Application Property. Landscaping within the transition yard between the hotel and the residential uses will meet or exceed requirements as set forth in Article 13 of the Zoning Ordinance for transitional screening yard one.

- A-4. A parking reduction request has been submitted to Fairfax County. In the event that the request is not approved, the Applicant will either provide the required number of parking spaces for the proposed use, or reduce the size of the hotel so as to meet Zoning Ordinance parking requirements, as determined by the Department of Public Works and Environmental Services ("DPWES").
- A-5 The hotel building shall be constructed of architectural materials that are compatible with the adjacent residential buildings, as determined by DPWES.

B. Applicable to the PDH-40 DISTRICT (12.66 ACRES)

Pursuant to Section 15.2-2303(A) of the 1950 Code of Virginia, as amended, the undersigned applicant and owners proffer to develop the subject property in accordance with the following conditions provided the Board of Supervisors rezones the subject property to the PDH-40 Zoning District as proffered. For the purpose of these proffers, the term "Applicant" refers to Springfield East L.C., its successors or assigns. For the purpose of this Section B, the term "Subject Property" refers to the 12.66 acres that are to be rezoned to the PDH-40 District. The term "Application Property" refers to the 15.28 acres that contain both the C-4 and PDH-40 portions of the property.

- B-1. **Conceptual/Final Development Plan.** Subject to the provisions of Section 16-403 of the Zoning Ordinance, which provides for minor modifications, development of the property shall be in conformance with the plan entitled "Conceptual/Final Development Plan ("CDP/FDP")", prepared by Dewberry & Davis, revised as of June 9, 1999.

B-2. **Final Development Plan Amendment.** Notwithstanding, the CDP/FDP is presented on one sheet and said CDP/FDP is the subject of Proffer B-1 above. The CDP shall constitute the entire plan relative to the points of access, the total number, type and maximum height of units, minimum distance of units from the periphery of the subject property, and general location of residential lots and common open space areas. The Applicant shall have the option to request Final Development Plan Amendments ("FDPA") from the Planning Commission for portions of the Plan in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance.

B-3. **Noise Attenuation.** With reference to the Franconia-Springfield Parkway, the Applicant shall provide the following noise attenuation measures to achieve a maximum interior noise level of 45 dBA Ldn:

- a. All buildings that are designed to house residents and located within 740 feet of the centerline of the eastbound lanes of the Franconia-Springfield Parkway impacted by highway noise having levels between 65 and 70 dBA Ldn, shall have the following acoustical attributes:
 - (1) Exterior walls will have a laboratory sound transmission class ("STC") of at least 39.
 - (2) Doors and windows will have a laboratory STC of at least 28. If windows constitute more than twenty (20) percent of any facade, they shall have the same laboratory STC rating as walls.
 - (3) Adequate measures to seal and caulk between surfaces will be provided.
- b. All buildings that are designed to house residents and located within 230 feet of the centerline of the eastbound lanes of the Franconia-Springfield Parkway impacted by highway noise

having levels between 70 and 75 dBA Ldn shall have the following acoustical attributes:

- (1) Exterior walls shall have a laboratory sound transmission classification ("STC") rating of at least 45.
 - (2) Doors and windows shall have a laboratory STC rating of at least 37. If windows constitute more than twenty (20) percent of any facade, they shall have the same laboratory STC rating as walls.
 - (3) Adequate measures to seal and caulk between surfaces will be provided.
- c. As an alternative to "a" or "b" above, the Applicant may elect to have a refined acoustical analysis performed, subject to approval of the DPWES, to verify or amend the noise levels and impact areas set forth above and/or to determine which units/buildings may have sufficient shielding to permit a reduction in the mitigation measures prescribed above.

B-4. Recreational Facilities/Amenities. The Applicant shall comply with Paragraph 2 of Section 6-110 of the Zoning Ordinance regarding developed recreational facilities by providing the following facilities as shown on the CDP/FDP.

- a. One (1) swimming pool
- b. Clubhouse with fitness center
- c. One (1) tot lot
- d. One (1) play area
- e. One (1) multi-purpose court (half-court)

The proposed tot lot will be developed in accordance with the provisions of Section 2-0209.1F of the Public Facilities Manual (types of playground equipment for tot lots). Benches and a trash receptacle will also be located in the tot lot area.

The proposed play area will be designed for children aged six (6) to twelve (12) years. Equipment for the area will be selected from among the following: slides, swings, horizontal bars, climbers, ramps, balance beams, and play structures. Benches and a trash receptacle will also be provided in the play area.

The proposed half court multi-purpose court will be surfaced to permit roller blades and skateboards. Benches and a trash receptacle will be provided in the area.

In the event that completion of these facilities does not meet the requirements of Section 6-110, the Applicant shall contribute the balance of the monetary requirement to the Fairfax County Park Authority at the time of site plan approval, for use on nearby County recreational facilities. In addition, the Applicant shall also contribute \$108,711.00 to the Fairfax County Park Authority for off-site recreational improvements. The off-site recreation contribution shall be utilized for recreational facilities in Hooes Road Park.

- B-5. **Landscaping.** Landscaping will be provided generally as shown on Sheets 10 and 11 of the CDP/FDP. A two (2) foot wide grass landscape strip will be provided between the parking lot and sidewalk that runs along the front of the multi-family units. See Sheet 7 of the CDP/FDP.
- B-6 **Architecture/Phasing.** The architectural style of proposed residential units will be as generally portrayed on Sheet 12 of the CDP/FDP, subject to refinements made during final engineering and architectural design. Similar architectural materials shall be used on all sides of the buildings. Enclosed balconies or sun rooms will be included only on the northern face of the garden buildings along the northern perimeter of the site.

A building permit for the eight (8) story building on the site shall be obtained prior to the issuance of a Residential Use Permit ("RUP") for the third, four (4) story building.

- B-7. **Swimming Pool Discharge.** All waste water resulting from the cleaning and draining of the pool located on the site shall contain a minimum dissolved oxygen concentration of 4.0 milligrams per liter prior to discharge. The Applicant shall neutralize pool waters to PH from 6.0 to 9.0 prior to discharge. Sufficient amounts of lime or soda ash shall be added to achieve a PH of approximately equal to that of the receiving stream. If the water being discharged from the pool is discolored or contains a high level of suspended solids that could effect the clarity of the receiving stream, it shall be allowed to stand so that most of the solids settle prior to being discharged.
- B-8. **Signage.** Signage will be coordinated throughout the residential area. Signage type, location, and size will be as generally shown on Sheets 3, 5 and 7 of the CDP/FDP, subject to adjustments made during final design.

Appropriate signage will be placed at the northwestern entrance of the multi-family area to discourage non-residents from entering the gated community at that location. The sign(s) will state "Residents Only Entrance" and will be visible from the road so as to deter non-resident traffic.

C. **Applicable to both the C-4 and the PDH-40 Districts**

For the purpose of these proffers, the term "Applicant" refers to Springfield East, L.C., its successors or assigns. For the purpose of this Section C, the term "Application Property" refers to the 15.28 acres containing both the C-4 and PDH-40 portions of the property.

Transportation

- C-1. **Shuttle Bus.** Prior to issuance of the one hundredth (100th) RUP unit, and for the benefit of the residents, hotel guests and employees of all uses on the Application Property, the Applicant shall either (1) provide, operate, and maintain shuttle bus services or (2) participate in an area Transportation Management Association ("TMA") that provides shuttle bus service between the property and

the Franconia-Springfield Transportation Center. At a minimum, the service shall be available at ten (10) minute intervals during morning peak hour (7:00 a.m. to 8:30 a.m.) and evening peak hour (5:00 p.m. to 6:30 p.m.) periods (excluding Saturdays, Sundays and national holidays). The shuttle bus shall also operate on weekdays during off-peak hours and on weekends and holidays on a schedule appropriate for passenger needs. The shuttle bus shall be a "body-on-chassis" or equivalent design, sized to accommodate peak hour ridership under the schedule proffered herein.

If shuttle bus service is provided by the Applicant, it shall continue to be provided by the Applicant for a period of two (2) years from the date on which the one hundredth (100th) RUP is issued, unless a shuttle bus service is provided in lieu of the Applicant's shuttle bus service by an area TMA before the expiration of said two (2) years. If shuttle bus service is available through an area TMA, the Applicant shall join the TMA and pay for participating on an appropriate pro rata basis for a period of two (2) years from the date on which the one hundredth (100th) RUP is issued.

At the conclusion of this two (2) year period, the Applicant shall establish and transfer all administrative tasks of operating the shuttle service or participating in the TMA that have not already been transferred, to a management entity authorized to coordinate transportation management for the residential/non-residential uses on the Application Property. Written notification of the creation of the management entity and the name and address of the representative of the entity shall be provided to the Fairfax County Department of Transportation and to the Department of Planning and Zoning. The management entity will be financially responsible for shuttle service operations and for implementing equitable assessment procedures. In the event that an area TMA is being used to provide this shuttle service, the management entity for the residential/non-residential uses on the Application Property will continue to participate in the TMA for the benefit of residential/non-residential users on the Application Property. The management entity may also permit other properties within Land Unit D-1 (as

defined in the Comprehensive Plan) to participate in the shuttle service, so long as new members pay their pro rata shares of the applicable assessments.

The initial management entity will be management of the multi-family rental portion of the property. As additional users develop on-site, management responsibilities for the shuttle will be transferred to an Owners Association comprised of property owners within the Application Property. The Owners Association's Board of Directors will be financially responsible for providing the shuttle service operations, and for implementing equitable assessment procedures.

In the event that the multi-family portion of the development is converted to condominium ownership, the Applicant shall include provisions in the Declaration of Covenants, Conditions and Restrictions to provide for homeowners' association ("HOA") dues assessments and/or user fees to be allocated to the cost of continued operation and maintenance of the shuttle service and shall disclose this obligation to all prospective home buyers in the HOA documents.

In the event that public transportation via a connector bus service or some other mode of public transportation is developed which renders provision of shuttle service unnecessary, then the shuttle bus will not be required and the requirements of this proffer shall be null and void. This determination will be made by the Fairfax County Department of Transportation and the Lee District supervisor.

C-2. Access from Loisdale Road.

- a. If not already accomplished by VDOT as part of the ongoing initial construction on Loisdale Road, the northbound approach on Loisdale road at the site entrance to the Application Property will be restriped to two (2) northbound lanes. The

outside second northbound lane will function as a combination through/right turn lane.

- b. The Applicant shall provide public street access and a sidewalk from Loisdale Road to the Application Property in accordance with VDOT standards and as generally shown on the GDP/CDP/FDP.
- c. Consolidated access to said public street will be coordinated with the owner of Tax Map Parcel 90-2 ((1)) 57.
- d. A temporary turnaround at the end of the public right-of-way extending from Loisdale Road to the Application Property, built to state standards, will be constructed within the public right-of-way, if required by VDOT.

C-3. **Signalization.** Funding for the full cost of a traffic signal at the site's entrance from Loisdale Road shall be escrowed with the County prior to site plan approval. If warranted, this signal shall be installed by the Applicant at the request of Fairfax County or VDOT prior to final bond release for the proposed hotel. If the signal is not warranted at that time, the funds shall be released to the County for the future installation of that signal and the funds increased to cover the full cost of the signal at that time.

C-4. **Boulevard.** The Applicant proposes to construct its principal access road as a half-section of an ultimate four (4) lane divided, boulevard-type street. The street will be constructed as generally shown on the GDP/CDP/FDP so as to meet right-of-way, pavement width and pavement construction standards for a one-half section of a TS-2 multi-lane street with curb and gutter as set forth in the Public Facilities Manual. A sidewalk will also be constructed as shown. The improvements will be placed in a fifty-one (51) foot public access easement and reserved for future dedication of fee simple and at no cost upon demand by VDOT or Fairfax County to facilitate the road's eventual use as half of a public street.

Should Springfield Metro Center I (RZ/FDP 1998-LE-006/SE 1998-L-057) and Springfield Metro Center II (RZ 1998-LE-064/SE 1998-L-058) be completed prior to the redevelopment of Parcel 57, then prior to the release of the final bonds on Springfield Metro Center I and Springfield Metro Center II, the Applicant will post a cash escrow or letter of credit in an amount determined by DPWES, using standard bonding estimates to offset the cost of the following improvements by others:

- a. Construction of a half section of a TS-2 standard road across Parcel 57 to connect with existing road segments on the Application Property;
- b. Removal of pavement deemed no longer necessary for the road on the Application Property; and
- c. Reseeding that portion of the Application Property which was the former road.

See Exhibit 1 to the Proffers ("Off-site Road Improvement Illustrative"), attached.

It is envisioned that the remaining portion of the boulevard is to be constructed by others on the adjacent property to the south, Tax Map 90-2 ((1)) Parcel 57, at such time as the property redevelops.

The Applicant will use best efforts in working with VDOT to incorporate its portion of the boulevard into the public street system. In the event that this road is not accepted for state maintenance, a property owners' association comprised of the owners of land accessing said road (Tax Map 90-2 ((1)) Parcels 56, 58A, 58B, and 59A) will be established by the Applicant to assess maintenance fees and to contract to meet maintenance requirements. Should the multi-family portion of the Application Property be converted to condominium ownership, the obligation for bearing a pro rata cost for road maintenance shall be disclosed to all prospective home buyers. The Applicant shall include provisions in

the Declaration of Covenants, Conditions and Restrictions to allow for HOA dues assessments to be allocated to the cost of road maintenance and shall disclose this obligation to all prospective home buyers in the HOA documents.

- C-5. **Future Access to the Public Boulevard.** At such time as the site's principal access road is constructed as a four (4) lane divided, public boulevard as herein envisioned, the northwestern entrance to the multi-family area will be limited to right turns in and out only. Appropriate signage will be placed at the entrance to prohibit turning movements.

- C-6. The Applicant will dedicate to the Fairfax County Board of Supervisors in fee simple right-of-way for, and construct one-half (1/2) of a four (4) lane undivided road along the southeastern boundary between the site's principal access road and the existing railroad right-of-way as generally shown on Sheet 3 of the CDP/FDP.

- C-7. **Access Road Turnaround.** The principal access road shall be terminated in a temporary cul-de-sac on Parcel 58A which is controlled by the Applicant and shown on the GDP/CDP/FDP. This temporary turnaround may be revised or eliminated as part of the development of this adjacent property, subject to VDOT approval.

Other

- C-8. **Maximum FAR.** The combined floor area of residential and hotel uses will not exceed an FAR of 0.7.

- C-9. The pattern of landscaping established within the ten (10) foot landscape strip adjacent to the principal access road shall be extended northwestward off-site, within the existing easement and public right-of-way, as generally shown on the GDP/CDP/FDP, provided the adjacent property owner grants permission. The Applicant shall diligently seek permission from said adjacent

property owner. If permission is not obtained, the Applicant shall provide documentation of its diligent efforts to DPWES.

- C-10. **Pedestrian Circulation.** Subject to receiving the necessary easement from the owner of Parcel 60, the Applicant shall construct a pedestrian walkway from the Application Property across Parcel 60 to the Franconia/Springfield Metro Station. As a part of the walkway construction, shade tree plantings and light poles will be installed pursuant to a plan approved by DPWES, except as may be limited along the existing stormwater management dam.
- a. The Applicant will diligently pursue efforts to obtain the necessary easement from Washington Metropolitan Area Transit Authority ("WMATA") to construct this pedestrian walkway prior to issuance of the first Residential Use Permit ("RUP") for the Subject Property.
 - b. Should an easement not be obtained by the time the Applicant is ready for site plan approval, the Applicant will post a bond or cash escrow prior to site plan approval to cover the cost of the walkway improvements.
 - c. Prior to posting said bond or cash escrow, the Applicant shall provide documentation to DPWES of said diligent efforts to obtain said easement. After posting said bond or cash escrow, the Applicant will, nevertheless, continue its diligent pursuit of the easement approval, seeking to obtain a definitive response from WMATA prior to issuance of the one hundredth (100th) residential use permit on the site. Until a definitive response is obtained from WMATA, the Applicant shall provide quarterly reports to the Department of Planning and Zoning documenting its diligent efforts. These quarterly reports shall be provided within the first week of each of the following months: January, April, July and October. Said quarterly reports shall, in each case, provide updated documentation of the Applicant's continuing efforts to obtain the easement. Said quarterly

reports shall continue until a definitive response is received from WMATA.

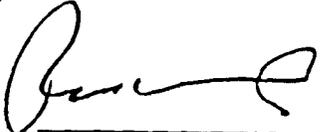
- d. The amount of the bond or cash escrow for said improvements shall be estimated by the Applicant's engineers using County bond estimate amounts and subject to approval of DPWES.
- e. Should the easement be obtained from WMATA within three (3) months after site plan approval, said walkway improvements shall be installed by the Applicant prior to issuance of the first RUP.
- f. Should the easement not be obtained within three (3) months after site plan approval, the Applicant will nevertheless diligently complete construction of the walkway improvements after the easement is obtained.
- g. When the walkway improvements are installed and approved by the County, the performance bond or the escrow, as the case may be, shall be canceled and returned to the Applicant with accrued interest from the escrow, if applicable.

Further, and subject to receiving any necessary permission and/or easement from the owner of Tax Map 90-2 ((1)) Parcel 57, the Applicant shall provide a pedestrian connection between the Application Property and the trail located adjacent to the Franconia/Springfield Parkway.

- C-11. **Stormwater Management.** Stormwater management ("SWM") and Best Management Practices ("BMP's") for the Application Property (i.e., the 15.28 acres) shall be provided in accordance with the requirements of the Public Facilities Manual and the Chesapeake Bay Preservation Ordinance as approved by DPWES. At this time, the Applicant intends to apply for a waiver of on-site SWM/BMP's with DPWES in order to utilize the off-site regional SWM/BMP facility located on the Joseph Alexander Transit Center property. SWM/BMPs may also be provided on-site in a location

Applicant/Contract Purchaser

Springfield East L.C.
by KSI Services Inc.

By: 
Title: President

**Owner Tax Map Reference 90-2 ((1))
Parcels 5, 6, 58A & 59A**

Hydro Conduit Corporation

By: _____
Title: _____

and manner acceptable to DPWES. In the event a waiver for SWM/BMP's is not approved by DPWES, a Proffered Condition Amendment ("PCA") or a Final Development Plan Amendment ("FDPA") application may be necessary if on-site SWM/BMP's affects the layout so that the layout is not in substantial conformance with the CDP/FDP.

- C-12. Monument foundations for entrance signs shall be brick-faced.
- C-13. Aluminum siding shall not be utilized on any building.
- C-14. Animal waste from household pets shall be collected and disposed of in accordance with County ordinance requirements. To this end, trash receptacles shall be placed at strategic locations on-site to facilitate disposal.
- C-15. The landscaped open space areas shall be planted, where practicable, with vegetation that is designed to enhance the quality of stormwater runoff.
- C-16. **Counterparts.** These proffers may be executed in one or more counterparts, each of one when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in the same instrument.

(Signatures on the following page)

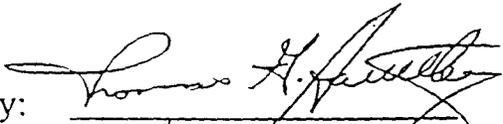
Applicant/Contract Purchaser

Springfield East L.C.
by KSI Services Inc.

By: _____
Title: _____

Owner Tax Map Reference 90-2 ((1))
Parcels 5, 6, 58A & 59A

Hydro Conduit Corporation

By: 
Title: CFO/SECRETARY



stories

4 stories

4 stories

T36
Lot

4 stories

200' line from railroad

EXISTING PAVEMENT
TO BE REMOVED AND
AREA SEEDED

EXISTING PAVEMENT
TO BE REMOVED AND
AREA SEEDED

Play
Area

4 stories

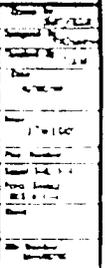
EXHIBIT 1

LEGEND:

-  OFFSITE ROAD IMPROVEMENT BY OTHERS
-  TO BE REMOVED UNDER EXHIBIT 1 COST ESTIMATE
-  OFFSITE ROAD IMPROVEMENTS FUNDED UNDER EXHIBIT 1 COST ESTIMATE

Dowberry & Davis
3601 Arlington Blvd Fairfax, Va. 22031
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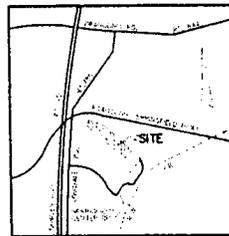
OFFSITE ROAD IMPROVEMENT
SPRINGFIELD METRO CENTER
FAIRFAX COUNTY, VIRGINIA
LEE DISTRICT



SPRINGFIELD METRO CENTER I

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN
GENERALIZED DEVELOPMENT PLAN
SPECIAL EXCEPTION PLAT



VICINITY MAP
SCALE 1" = 2,000'

APPLICANT:

SPRINGFIELD EAST L.L.C.

8081 WOLF TRAP ROAD, SUITE 300
VIENNA, VIRGINIA 22182

OCTOBER 22, 1998

Revised February 1, 1999

Revised April 8, 1999

Revised May 4, 1999

Revised June 9, 1999

SHEET INDEX:

1. COVER SHEET
2. NOTES AND TABULATIONS
3. COMPOSITE DEVELOPMENT PLAN
4. GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT (LANDBAY A)
5. CONCEPTUAL / FINAL DEVELOPMENT PLAN (LANDBAY B)
6. PHASE I TRANSPORTATION AND PEDESTRIAN CIRCULATION PLAN
7. CROSS SECTION AND DESIGN ELEMENTS
8. ACCESS, UNDERGROUND PARKING, AND CUL-DE-SAC EXHIBITS
9. METES AND BOUNDS / ZONING IDENTIFICATION
10. RESIDENTIAL ILLUSTRATIVE DETAIL - WEST
11. RESIDENTIAL ILLUSTRATIVE DETAIL - EAST
12. RESIDENTIAL ELEVATION
13. RESIDENTIAL PERSPECTIVE

SPRINGFIELD METRO CENTER I

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN
GENERALIZED DEVELOPMENT PLAN
SPECIAL EXCEPTION PLAT



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Engineers
Planners
Surveyors
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Architects

M-9670A

NOTES FOR SECTION I (LAND BAYS A AND B)

- THE PROPERTY THAT IS THE SUBJECT OF THE CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN (CDP/FDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 90-2 (11) 36 (PART), 38A (PART) AND 90A (PART). THE CDP/FDP ACCOMPANIES AN APPLICATION TO REZONE THE PROPERTY FROM THE L-4 AND L-4 DISTRICTS TO A PDH DISTRICT.
- THE PROPERTY THAT IS THE SUBJECT OF THE GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION (GDPS/SE) TO PERMIT THE ESTABLISHMENT OF A HOTEL IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 90-2 (11) 36 (PART) WITH A CURRENT ZONING OF L-4. THIS APPLICATION IS REQUESTING A REZONING TO THE C-4 DISTRICT.
- THE TOTAL LAND AREA OF THE CDMP/DGPS/SE PLAN CONSIST OF 15.78 ACRES. THE AREAS OF THE PROPOSED ZONING DISTRICTS ARE AS FOLLOWS:
LAND BAY A C-4 = 2.62 ACRES
LAND BAY B PDH = 12.64 ACRES
- THE BOUNDARY INFORMATION SHOWN HEREON IS OBTAINED BY DEWBERRY & DAVIS FROM AN EXISTING SURVEY BY OTHERS AND FROM EXISTING RECORDS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY INFORMATION.
- THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM AN AIR SURVEY.
- THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY OR ANY ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) LOCATED ON THE SUBJECT PROPERTY.
- STORMWATER DETENTION/BEST MANAGEMENT PRACTICES (SW/DBMP) WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROPER CONDITION AND/OR WAIVER. AT THIS TIME IT IS ANTICIPATED THAT THE SW/DBMP REQUIREMENTS FOR THE PROPERTY WILL BE SATISFIED AT THE REGIONAL FACILITY ON THE METRO SITE CONTIGUOUS TO THE SUBJECT PROPERTY.
- THE LIMITS OF CLEARING AND GRADING SHOWN ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING AND DESIGN.
- THE FOOTPRINTS OF THE STRUCTURES SHOWN HEREON MAY BE MODIFIED IN ACCORDANCE WITH THE PROVISIONS OF PAR. 5 OF SECT. 11-204 AND PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE SO LONG AS THE OPEN SPACE REPRESENTED IN THE TABULATION AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE SIZE AND SHAPE OF THE BUILDING ARE PRELIMINARY AND MAY VARY, AND THE EXACT LOCATIONS OF THE BUILDINGS MAY CHANGE AS A RESULT OF FINAL ENGINEERING, ARCHITECTURAL, DESIGN AND/OR FINAL DEVELOPMENT PROGRAM REFINEMENTS. THE LOCATION OF SIDEWALKS, TRAILS AND UTILITIES SHOWN ON THE GRAPHIC ARE PRELIMINARY, AND MINOR MODIFICATIONS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
THE DENSITY, GROSS FLOOR AREA AND THE BUILDING HEIGHTS PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF UNITS FROM THE TOTAL REPRESENTED IN THE TABULATION, AND THE BUILDING FOOTPRINT(S) AND ASSOCIATED PARKING LOT LAYOUT(S) MAY BE MODIFIED ACCORDINGLY. ADDITIONAL PARKING SPACES MAY BE PROVIDED WHERE THE BUILDING FOOTPRINTS ARE REDUCED, SHIFTED OR MODIFIED SO LONG AS THEY DO NOT REDUCE THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION.
- IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, INTERNAL DIRECTIONAL, SIGNS, SITTING AREAS, PATIOS, TRAILS, PLANTERS, FENCES AND/OR WALLS AND LIGHT STANDARDS NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED.
- THE LANDSCAPING SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSE ONLY AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONNECTION WITH THE SITE PLANS THAT WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPING FEATURES REPRESENTED HEREON.
- IN ACCORDANCE WITH THE PROVISIONS OF PAR. 1 OF SECT. 13-204 THE ZONING ORDINANCE, A WAIVER OF THE TRANSITION SCREENING AND BARRIER REQUIREMENTS ARE HEREBY REQUESTED FOR THE COMMON BOUNDARIES OF THE PROPOSED PDH AREA.

- IN ACCORDANCE WITH PAR. 7 OF SECT. 13-204 OF THE ZONING ORDINANCE, A WAIVER OF THE TRANSITION SCREENING AND BARRIER REQUIREMENTS IS HEREBY REQUESTED FOR THE NORTHERN BOUNDARY OF THE ENTIRE PROPERTY.
- PURSUANT TO PAR. 4 OF SECT. 13-204 OF THE ZONING ORDINANCE, A MODIFICATION OF THE TRANSITION SCREENING AND BARRIER REQUIREMENTS BETWEEN THE PROPOSED HOTEL AND MULTIPLE FAMILY UNITS IS HEREBY REQUESTED IN FAVOR OF THAT SHOWN HEREON.
- THE RESIDENTIAL COMPONENT OF THIS PROJECT CONSISTS OF HOTEL ELEVATED AND NON-ELEVATED UNITS AND, THEREFORE, THE PROVISIONS OF PART 4 OF ARTICLE 2 ARE APPLICABLE.
- THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSEER NUMBER OF MULTIPLE FAMILY DWELLING UNITS THAN THAT SHOWN REPRESENTED IN THE TABULATION AND TO REDUCE THE NUMBER OF PARKING SPACES ACCORDINGLY.
- PARKING AND LOADING SPACES WILL BE PROVIDED AS SHOWN ON THE GRAPHIC. THE NUMBER OF PARKING SPACES MAY BE ADJUSTED IN ACCORDANCE WITH NOTES 10 AND 16 ABOVE AND THE NUMBER MAY BE INCREASED OR DECREASED FROM THAT NUMBER REPRESENTED IN THE TABULATION SO LONG AS THE MAXIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- A FINAL NUMBER AND LOCATION OF LOADING SPACES AND HANDICAP PARKING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- A STATEMENT OF THE PUBLIC IMPROVEMENTS THAT MAY BE PROPOSED FOR DEDICATION AND/OR CONSTRUCTION AND AN ESTIMATE OF THE COSTS FOR PROVIDING SUCH IMPROVEMENTS WILL BE PRESENTED WITH THE PROPOSER.
- THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
- ILLUSTRATIVE ARCHITECTURAL SKETCHES OF THE PROPOSED BUILDINGS ARE INCLUDED HEREIN.
- IT IS CURRENTLY ANTICIPATED THAT THE PHASED CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED. HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS. THE EXACT PHASING SCHEDULE IS NOT KNOWN AT THIS TIME.
- THERE ARE SEVEN (7) EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY, THAT WILL BE DEMOLISHED. THE DATE OF CONSTRUCTION OF THE STRUCTURES IS UNKNOWN.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS THAT HAVE A WIDTH OF TWENTY-FIVE FEET OR MORE LOCATED ON THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, THE USES PRESENTED HEREON WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 46, CODE OF FEDERAL REGULATIONS PARTS 116.4, 116.4.2, AND 135, ANY HAZARDOUS WASTE AS SET FORTH IN COMBINATION WITH THE VIRGINIA DEPARTMENT OF WASTE MANAGEMENT VR 622-10-1, VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 49, CODE OF FEDERAL REGULATIONS PART 200.
- THE PROPOSED DEVELOPMENT IS LOCATED WITHIN LAND UNIT D-1 OF THE FRANCONIA SPRINGFIELD TRANSIT STATION AREA PLAN. THE COMPREHENSIVE PLAN RECOMMENDS INDUSTRIAL USES UP TO, SO FAR WITH AN OPTION OF A MIXED-USE DEVELOPMENT UP TO A 70' FAS SHOULD THE PROPERTY BE A PART OF THE PROPOSED DEVELOPMENT PROGRAM IS IN ACCORDANCE WITH THE COMPREHENSIVE PLAN.
- A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN THE SAME IS SUBMITTED IN A SEPARATE ASSOCIATED DOCUMENT.
- AS PROVIDED FOR IN PAR. 1 OF SECT. 2-414 OF THE ZONING ORDINANCE A DEVIATION OF THE 200 FOOT MINIMUM DISTANCE BETWEEN THE RESIDENTIAL DWELLINGS AND THE ADJACENT RAILROAD TRACKS IS HEREBY REQUESTED.
- EXCEPT WHERE NOTED HEREON, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND APPROVED STANDARDS.

TABULATION FOR SECTION I (LAND BAYS A AND B)

EXISTING ZONING	L-4 AND L-4
PROPOSED ZONING	PDH AND C-4
TOTAL SITE AREA	15.78 AC

TABULATION FOR SECTION I (LAND BAY A)

EXISTING ZONING	L-4
PROPOSED ZONING	C-4
LAND AREA	2.62 AC
PROPOSED GROSS FLOOR AREA	115,000 SF
MAXIMUM PERMITTED FLOOR AREA RATIO (FAR)	1.75
PROPOSED FLOOR AREA RATIO (FAR)	1.07*
OPEN SPACE REQUIRED (15%)	0.39 AC
OPEN SPACE PROVIDED (25%)	0.65 AC
PARKING SPACES REQUIRED (ONE SPACE PER UNIT PLUS FOUR (4) SPACES PER 50 UNITS, PLUS SPACES FOR EATING ESTABLISHMENTS AND AFFILIATED FACILITIES, IF APPLICABLE (150 + 12 = 162))	162
PARKING SPACES PROVIDED	140*
MAXIMUM BUILDING HEIGHT PERMITTED	120 FT
MAXIMUM BUILDING HEIGHT PROPOSED	75 FT

- PURSUANT TO PAR. 5 OF SECT. 11-102 OF THE ZONING ORDINANCE, A REDUCTION OF THE REQUIRED NUMBER OF PARKING SPACES IS HEREBY REQUESTED.
- OVERALL DENSITY WILL NOT EXCEED AN OVERALL FLOOR AREA RATIO OF 0.75. THE HOTEL WILL BE MODIFIED IF NECESSARY TO SATISFY THIS MAXIMUM FLOOR AREA RATIO.

TABULATION FOR SECTION I (LAND BAY B)

EXISTING ZONING	L-4 AND L-4
PROPOSED ZONING	PDH 40
LAND AREA	12.64 AC
PROPOSED NUMBER OF MULTIPLE FAMILY DWELLING UNITS	377
MID-RISE	137
GARDENS	240
PROPOSED NUMBER OF AFFORDABLE DWELLING UNITS (ADU) (240 UNITS X 0.825 = 198 UNITS)	198
MAXIMUM DENSITY PERMITTED	44 DU/AC
PROPOSED DENSITY	29.09 DU/AC
PROPOSED FLOOR AREA RATIO (FAR)	0.64**
(137 UNITS @ 940 SF PER UNIT + 240,300 SF = 551,400 SF = 0.64)	
PARKING SPACES REQUIRED PROVIDED	694
GARAGE UNDER AND ABOVE BUILDING DECK SURFACE	122
	482
OPEN SPACE REQUIRED PROVIDED (15%)	1.92 AC
DEVELOPED RECREATION AREA	15,000 SF
MAXIMUM BUILDING HEIGHT	110 FT

** THE AFFORDABLE DWELLING UNITS (ADU) MAY BE PROVIDED WITHIN THE MID-RISE MULTIPLE FAMILY UNIT BUILDING.

REV 4 X 99
REV 4 X 99
REV 6 X 99

Engineer
Planner
Surveyor
Architect

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NOTES & TABULATIONS
SPRINGFIELD METRO CENTER I
FAIRFAX COUNTY, VIRGINIA
LEE DISTRICT



6-07-99
5-04-99
10-01-99
2-01-99
21-01-99

Drawn By: JMD
Designed By:
Checked By: JAM
Title:
Date: 22-98
REV: 2-1-99
Scale:
Plan Number:
Sheet:
12 of 13
The Number:
V-98704



SPRINGMALL ROAD
RT. 4214

SPRINGFIELD STATION
(under construction)

SPRINGFIELD
METRO/VRE
STATION

UPTON'S

FRANCONIA - SPRINGFIELD PARKWAY
ROUTE 7900

Proposed Trail to Metro
Generally consistent with
that Approved in Conjunction
with SEA 91-1-054-3

LOISDALE ROAD RT. 789

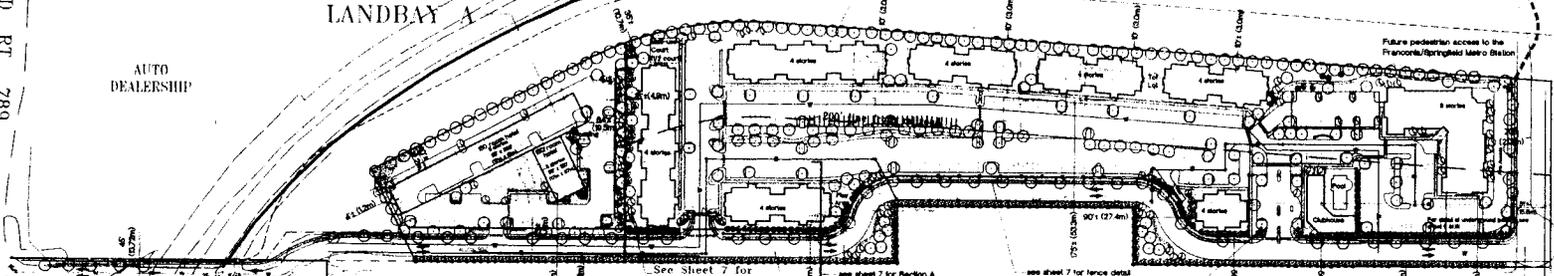
LANDBAY A

LANDBAY B

Existing Counterside
Trail to Metro

AUTO
DEALERSHIP

Future pedestrian access to the
Franconia/Springfield Metro Station



See Sheet 7 for
Landscape Detail

see sheet 7 for Section A

see sheet 7 for fence detail

see sheet 7 for sign elevation

note: road includes half of the boulevard
style street and half of the median

Temporary cut-dee-see to be removed at
each site (Phase 5) adjacent property is
developed. (See Sheet 8 of 10 for tree.)

NOTE: SEE SHEETS 4 AND 5 FOR
DETAIL FOR LAND BAYS A AND B.

U.S. of A.
PARR
WAREHOUSE

LOISDALE ROAD RT. 789
HENRY G. SHURLEY
MEMORIAL HIGHWAY
U.S. ROUTE 95

LEGEND:

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SHADE/STREET TREES
- PROPOSED ORNAMENTAL TREE
- PROPOSED SCREENING TREE
- PROPOSED SIDEWALKS
- PROPOSED LIMITS OF CLEARING AND GRADING
- PROPOSED ZONING LINE
- 200' LINE FROM RAILROAD TRACK
- POSSIBLE FUTURE RESERVATION FOR ROAD ALIGNMENT

REV. 5/4/99
REV. 8/9/99

Drawn By JMC/KHR
Checked By Other-
Checked By LAM
Date 10/22/98
Rev. 2/1/99
REV. 8-9/99

1"=100'
Plan Number
Sheet 1-6 of 4
Proj. Name
PDR
Date
3 of 13
File Number
M-9870A



COMPOSITE DEVELOPMENT PLAN

SPRINGFIELD METRO CENTER I

FAIRFAX COUNTY, VIRGINIA
LEE DISTRICT

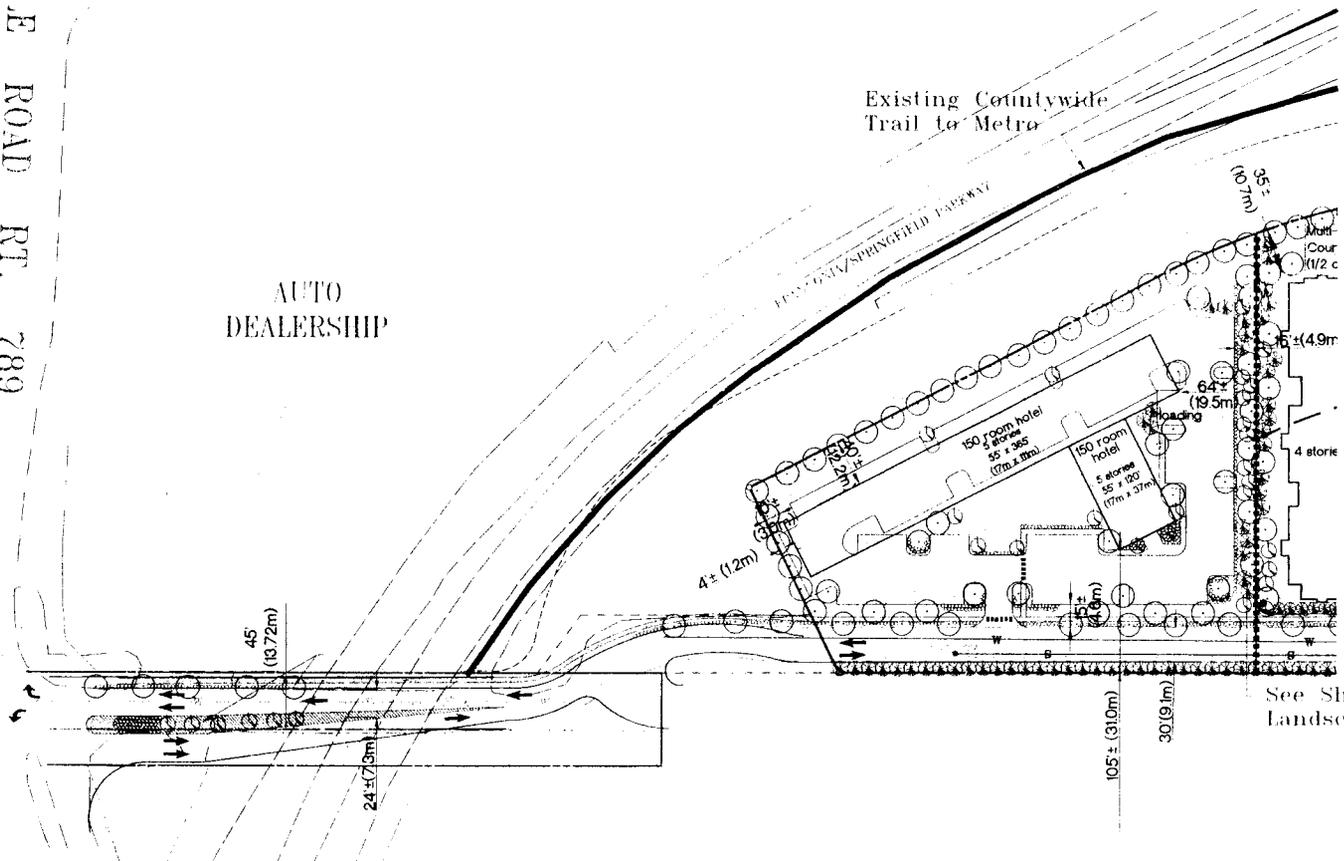
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8401 Arlington Blvd., Fairfax, Va. 22031
(703) 819-0100 FAX (703) 819-0518
(703) 819-0100 FAX (703) 819-0518

E ROAD RT. 789

AUTO DEALERSHIP

Existing Countywide Trail to Metro

FRONT ST./SPRINGFIELD PARKWAY



LEGEND:

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SHADE/STREET TREES
- PROPOSED ORNAMENTAL TREE
- PROPOSED SCREENING TREE
- PROPOSED EVERGREEN AND/OR DECIDUOUS SHRUB
- PROPOSED SIDEWALKS
- PROPOSED CROSSWALK
- PROPOSED LIMITS OF CLEARING AND GRADING
- PROPOSED ZONING LINE
- POSSIBLE FUTURE RESERVATION FOR ROAD ALIGNMENT

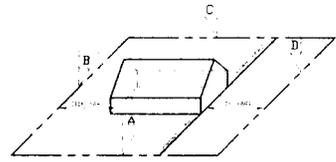
See Sheet 7 for Landscape Detail

TABLE FOR SECTION 1 (LAND-BAY A)

EXISTING ZONING	R-6
PROPOSED ZONING	C-4
LAND AREA	242 AC
PROPOSED GROSS FLOOR AREA	111,000 SF
NUMBER OF ROOMS	150
MAXIMUM PERMITTED FLOOR AREA RATIO (FAR)	1.65
PROPOSED FLOOR AREA RATIO (FAR)	1.05**
OPEN SPACE REQUIRED (15%)	0.39 AC
OPEN SPACE PROVIDED (25%)	0.65 AC
PARKING SPACES REQUIRED (ONE SPACE PER UNIT PLUS FOUR (4) SPACES PER 50 UNITS, PLUS SPACES FOR EXISTING ESTABLISHMENTS AND AFFILIATED FACILITIES, IF APPLICABLE 150 + 12 * 162)	162
PARKING SPACES PROVIDED	146*
MAXIMUM BUILDING HEIGHT PERMITTED	120 FT
MAXIMUM BUILDING HEIGHT PROPOSED	75 FT

* PURSUANT TO PAR. 4 OF SECT. 11-102 OF THE ZONING ORDINANCE, A REDUCTION OF THE REQUIRED NUMBER OF PARKING SPACES IS HEREBY REQUESTED.

** OVERALL INTENSITY WILL NOT EXCEED AN OVERALL FLOOR AREA RATIO OF 0.90. THE HOTEL WILL BE ABRIDGED IF NECESSARY TO SATISFY THIS MAXIMUM FLOOR AREA RATIO.



- ANGLE A: WITH AN ANGLE OF 45° TO THE HORIZONTAL
- ANGLE B: WITH AN ANGLE OF 45° TO THE HORIZONTAL
- ANGLE C: WITH AN ANGLE OF 45° TO THE HORIZONTAL

ANGLE OF BULK PLANE-C-1
MINIMUM REQUIRED YARD FOR BUILDING WITH FRAGMENT



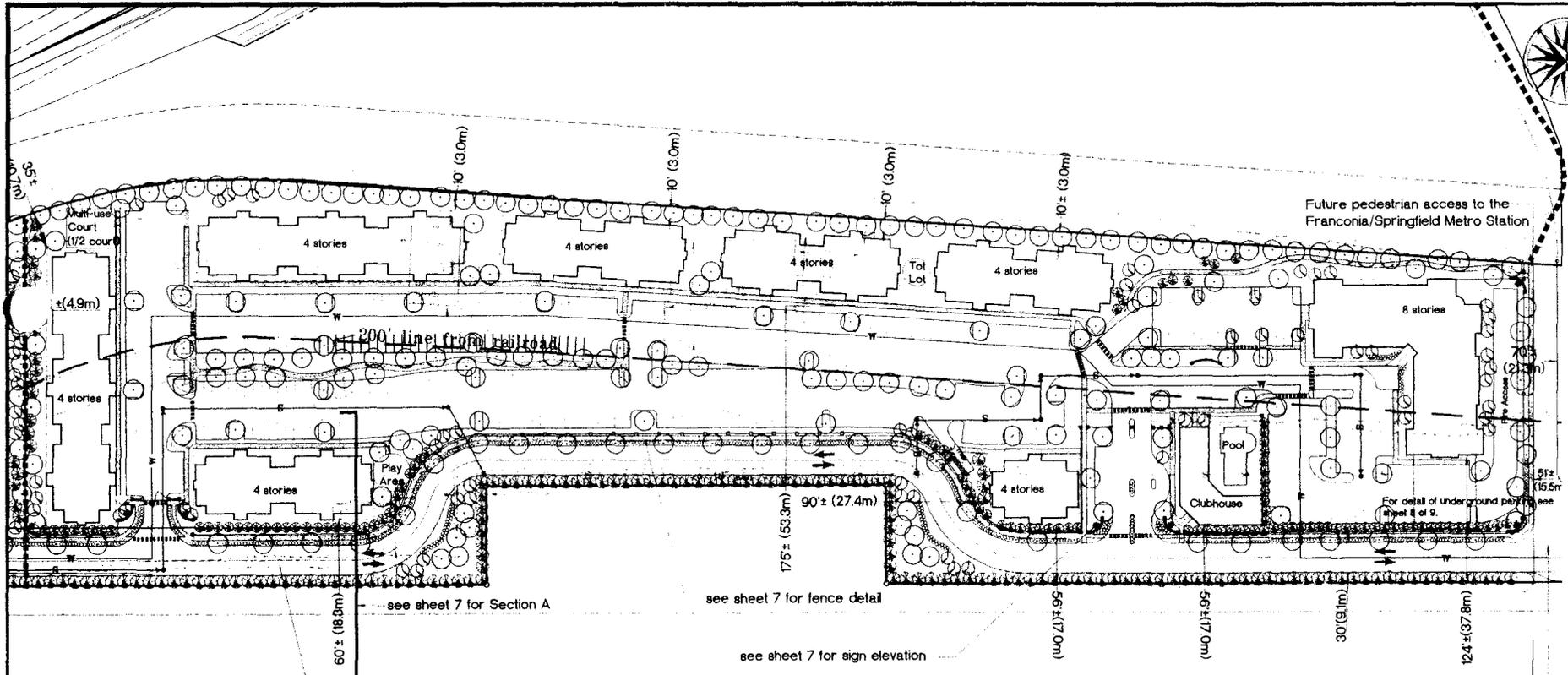
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GENERALIZED DEVELOPMENT PLAN SPECIAL EXCEPTION PLAT
SPRINGFIELD METRO CENTER I
FAIRFAX COUNTY, VIRGINIA
LEE DISTRICT

REV. 5/1/99
REV. 1/1/99
JH 60109



Drawn By: JAM/KHJ
Checked By: JAM
Date: 9/11/98
REV. 2/1/99
REV. 4/8/99
Scale: 1"=50'
Plan Number:
Sheet 4 of 13
File Number: M-10711A



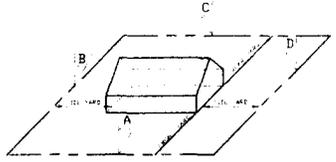
note: road includes half of the boulevard style street and half of the median.

see sheet 7 for Section A

see sheet 7 for fence detail

see sheet 7 for sign elevation

See Sheet 3 for proposed frontage improvements.
Temporary cul-de-sac to be removed at such time (Phase II) adjacent property is developed. (See Sheet 8 of 13 for inset.)



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ANGLE OF BULK PLANE-PDH
MINIMUM REQUIRED YARD FOR BUILDING WITH 10' HEIGHT

NOTE: THE SUBJECT PROPERTY IS PART OF A PDC AND PDR DEVELOPMENT. THE MINIMUM REQUIRED YARD IS A CONSIDERATION ONLY AT THE PERIPHERAL LOT LINES. THE MINIMUM YARDS ARE BASED ON THE C-1 AND THE R-10 ZONING REQUIREMENTS WHICH MOST CLOSELY CHARACTERIZE THE PROPOSED DEVELOPMENT.

LEGEND:

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SHADE/STREET TREES
- PROPOSED ORNAMENTAL TREE
- PROPOSED SCREENING TREE
- PROPOSED EVERGREEN AND/OR DECIDUOUS SHRUB
- PROPOSED SIDEWALKS
- PROPOSED CROSSWALK
- PROPOSED LIMITS OF BUILDING ENVELOPE
- PROPOSED LIMITS OF CLEARING AND GRADING
- PROPOSED ZONING LINE
- 200' LINE FROM RAILROAD TRACK
- ★ APPROXIMATE SIGN LOCATION (MAXIMUM 20 SF EACH)

REV. 5/4/99
REV. 10/30/99

Drawn by: JMY/KHJ
Checked by: JMY/KHJ
Date: 11/2/98
REV. 2/4/99
REV. 4/28/99



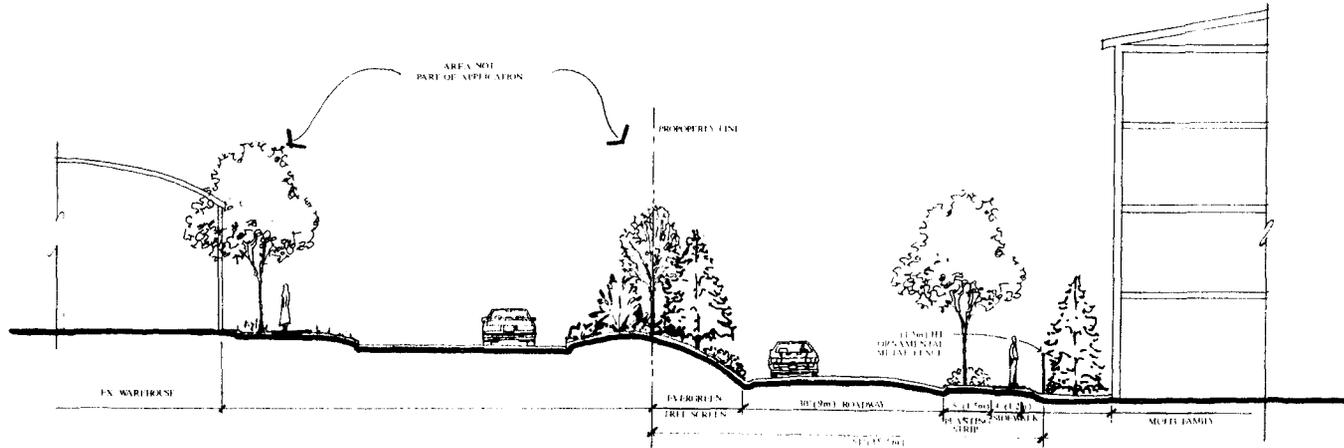
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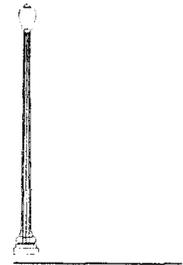
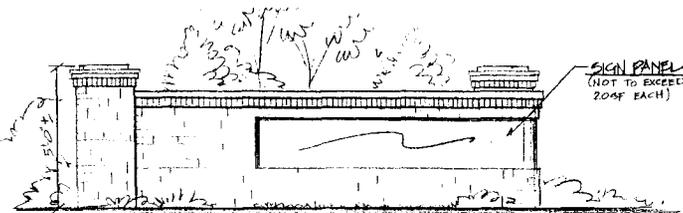
CONCEPTUAL FINAL DEVELOPMENT PLAN
SPRINGFIELD METRO CENTER I
5.1 PEAC COUNTY, VIRGINIA
LEE DISTRICT

Sheet
5 of 13

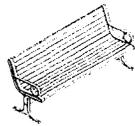
CROSS SECTION A



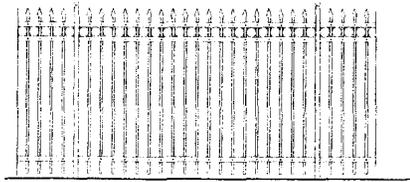
ILLUSTRATIVE SIGN ELEVATION



TYPICAL LIGHT STANDARD



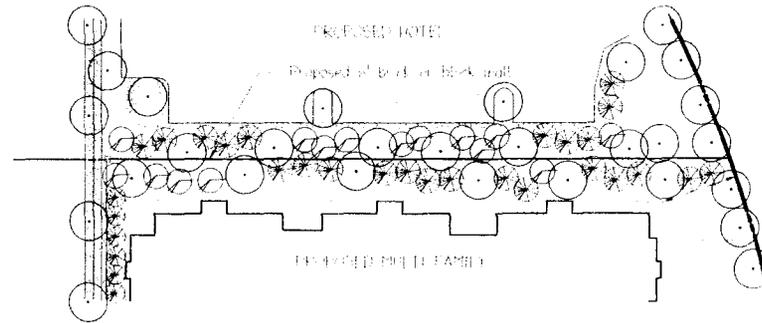
TYPICAL BENCH
Courtesy of Victor Stanley, Inc.



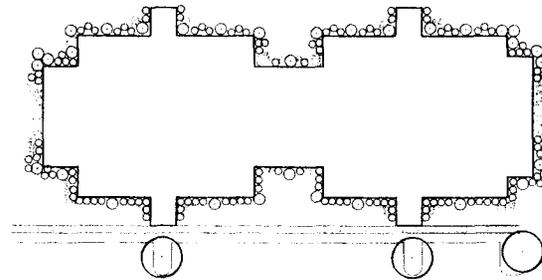
TYPICAL ORNAMENTAL METAL FENCE



TYPICAL TRASH RECEPTACLE



BUFFER BETWEEN PROPOSED HOTEL AND PROPOSED MULTI-FAMILY



TYPICAL FOUNDATION PLANTING - Landbay B

- 2" - 4" diameter shrubs
- 4" - 6" diameter shrubs
- 6" - 8" diameter shrubs



REVISED:
Rev. May 4, 1990
Rev. April 8, 1990
Rev. Feb. 1, 1990

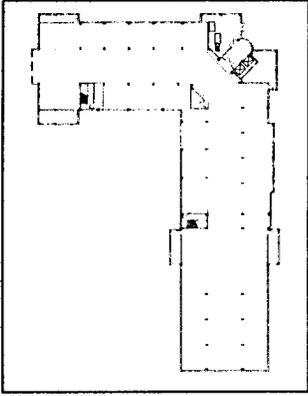
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CROSS SECTION & DESIGN ELEMENTS
SPRINGFIELD METRO CENTER
FAIRFAX COUNTY, VIRGINIA

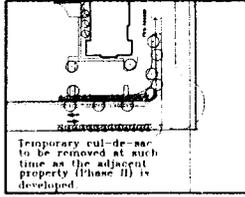
Drawn by: JMC
Checked by: JMC
Designed by: JAM
Title: 59-1999
Date: May 8, 1990
Rev: April 8, 1990
Rev: May 20, 1990
Rev: Feb 1, 1990
Scale: N/A
This Number:
Sheet:
7 of 13
File Number: 59-1999
Project: Metro

LOISDALE RD. RT. 789

DETAIL OF UNDERGROUND PARKING
Not to Scale



INSET OF CUL-DE-SAC AT
EASTERN END OF PROPERTY
Scale: 1" = 100'



PROPOSED MEDIAN

45'
(13.72m)

24±(7.3m)

SPRINGFIELD PKWY

FRANCONIA

4± (12m)
31.0±
30m

150 foot
5 story
55'
(17m)



LEGEND

- EXISTING TRAIL TO METRO
- EXISTING COMPREHENSIVE PLAN TRAIL
- ▬▬▬▬▬▬▬ PROPOSED SIDEWALK



Dewberry & Davis
 Engineers
 Planners
 Surveyors
 Architects

8401 Arlington Blvd., Fairfax, Va. 22031
 (703) 840-0100 FAX (703) 840-0518

ACCESS, UNDERGROUND PARKING, AND CUL-DE-SAC EXHIBITS
 SPRINGFIELD METRO CENTER I
 LEE DISTRICT
 - FAIRFAX COUNTY, VIRGINIA

Drawn By: JMO/KUL
 Checked By: Others
 Prepared By: LAM
 Date: 2/1/99
 REV: 4/18/98
 REV: 5/1/98
 Scale: 1"=30'
 Plan Number:
 Sheet 1 of 13
 Date: 5-04-99
 Title: B of 13
 File Number: 99-00000

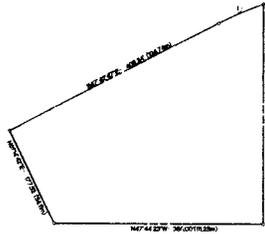


Dewberry & Davis
 Engineers
 Planners
 Surveyors
 Landscape
 Architects

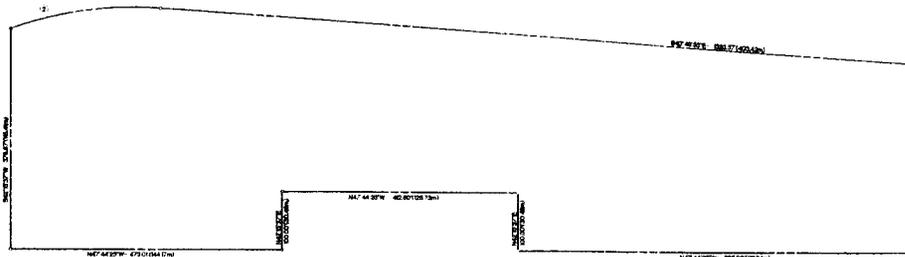
8401 Arlington Blvd., Fairfax, Va. 22031
 (703) 849-0100 FAX (703) 849-0513

Proposed Zoning

NO.	FROM	TO	ACRES	FEET	BEARS	DATE
1	RES. 1	RES. 2	10.00	100	100	10/1/98
2	RES. 2	RES. 3	10.00	100	100	10/1/98
3	RES. 3	RES. 4	10.00	100	100	10/1/98
4	RES. 4	RES. 5	10.00	100	100	10/1/98
5	RES. 5	RES. 6	10.00	100	100	10/1/98
6	RES. 6	RES. 7	10.00	100	100	10/1/98
7	RES. 7	RES. 8	10.00	100	100	10/1/98
8	RES. 8	RES. 9	10.00	100	100	10/1/98
9	RES. 9	RES. 10	10.00	100	100	10/1/98
10	RES. 10	RES. 11	10.00	100	100	10/1/98
11	RES. 11	RES. 12	10.00	100	100	10/1/98
12	RES. 12	RES. 13	10.00	100	100	10/1/98
13	RES. 13	RES. 14	10.00	100	100	10/1/98
14	RES. 14	RES. 15	10.00	100	100	10/1/98
15	RES. 15	RES. 16	10.00	100	100	10/1/98
16	RES. 16	RES. 17	10.00	100	100	10/1/98
17	RES. 17	RES. 18	10.00	100	100	10/1/98
18	RES. 18	RES. 19	10.00	100	100	10/1/98
19	RES. 19	RES. 20	10.00	100	100	10/1/98
20	RES. 20	RES. 21	10.00	100	100	10/1/98
21	RES. 21	RES. 22	10.00	100	100	10/1/98
22	RES. 22	RES. 23	10.00	100	100	10/1/98
23	RES. 23	RES. 24	10.00	100	100	10/1/98
24	RES. 24	RES. 25	10.00	100	100	10/1/98
25	RES. 25	RES. 26	10.00	100	100	10/1/98
26	RES. 26	RES. 27	10.00	100	100	10/1/98
27	RES. 27	RES. 28	10.00	100	100	10/1/98
28	RES. 28	RES. 29	10.00	100	100	10/1/98
29	RES. 29	RES. 30	10.00	100	100	10/1/98
30	RES. 30	RES. 31	10.00	100	100	10/1/98
31	RES. 31	RES. 32	10.00	100	100	10/1/98
32	RES. 32	RES. 33	10.00	100	100	10/1/98
33	RES. 33	RES. 34	10.00	100	100	10/1/98
34	RES. 34	RES. 35	10.00	100	100	10/1/98
35	RES. 35	RES. 36	10.00	100	100	10/1/98
36	RES. 36	RES. 37	10.00	100	100	10/1/98
37	RES. 37	RES. 38	10.00	100	100	10/1/98
38	RES. 38	RES. 39	10.00	100	100	10/1/98
39	RES. 39	RES. 40	10.00	100	100	10/1/98
40	RES. 40	RES. 41	10.00	100	100	10/1/98
41	RES. 41	RES. 42	10.00	100	100	10/1/98
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53	RES. 53	RES. 54	10.00	100	100	10/1/98
54	RES. 54	RES. 55	10.00	100	100	10/1/98
55	RES. 55	RES. 56	10.00	100	100	10/1/98
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57	RES. 57	RES. 58	10.00	100	100	10/1/98
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59	RES. 59	RES. 60	10.00	100	100	10/1/98
60	RES. 60	RES. 61	10.00	100	100	10/1/98
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62	RES. 62	RES. 63	10.00	100	100	10/1/98
63	RES. 63	RES. 64	10.00	100	100	10/1/98
64	RES. 64	RES. 65	10.00	100	100	10/1/98
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95	RES. 95	RES. 96	10.00	100	100	10/1/98
96	RES. 96	RES. 97	10.00	100	100	10/1/98
97	RES. 97	RES. 98	10.00	100	100	10/1/98
98	RES. 98	RES. 99	10.00	100	100	10/1/98
99	RES. 99	RES. 100	10.00	100	100	10/1/98



C-4
 2.62 AC. (1.06ha)



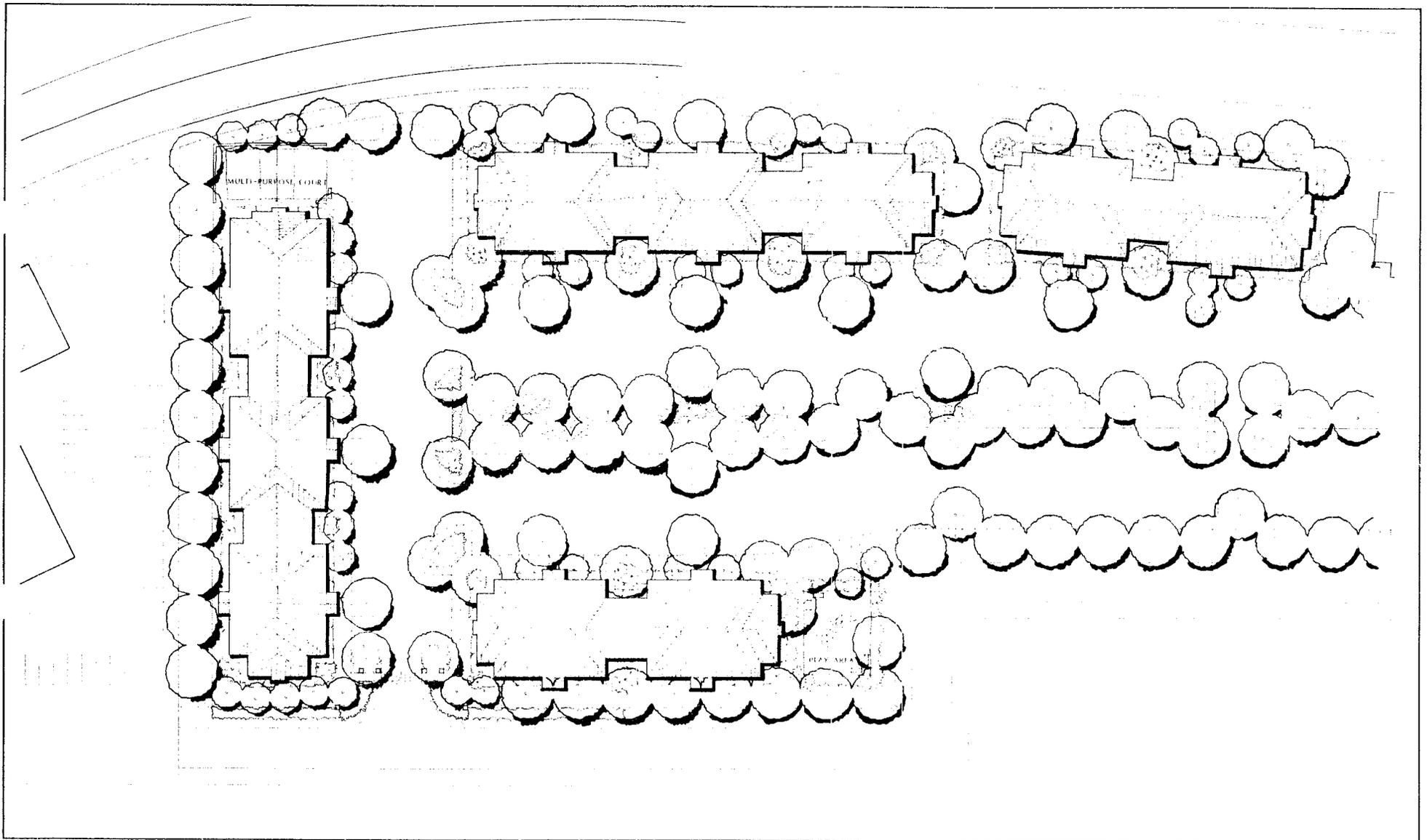
PDH
 12.66 AC. (5.12ha)

SPRINGFIELD METRO CENTER I
 LEE DISTRICT

6-23-98 JH
 5-01-98 JH
 4-08-98 JH
 -N
 2-01-99
 -JH
 10-22-97



Drawn by TWD/KH
 Checked by MWT
 Title LAM
 Date 8-06-98
 Scale 1"=100'
 Plan Number
 Name vs. APPROV
 Sheet 4 of 13
 No. Number M-0670X



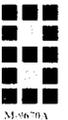
KSI-Springfield



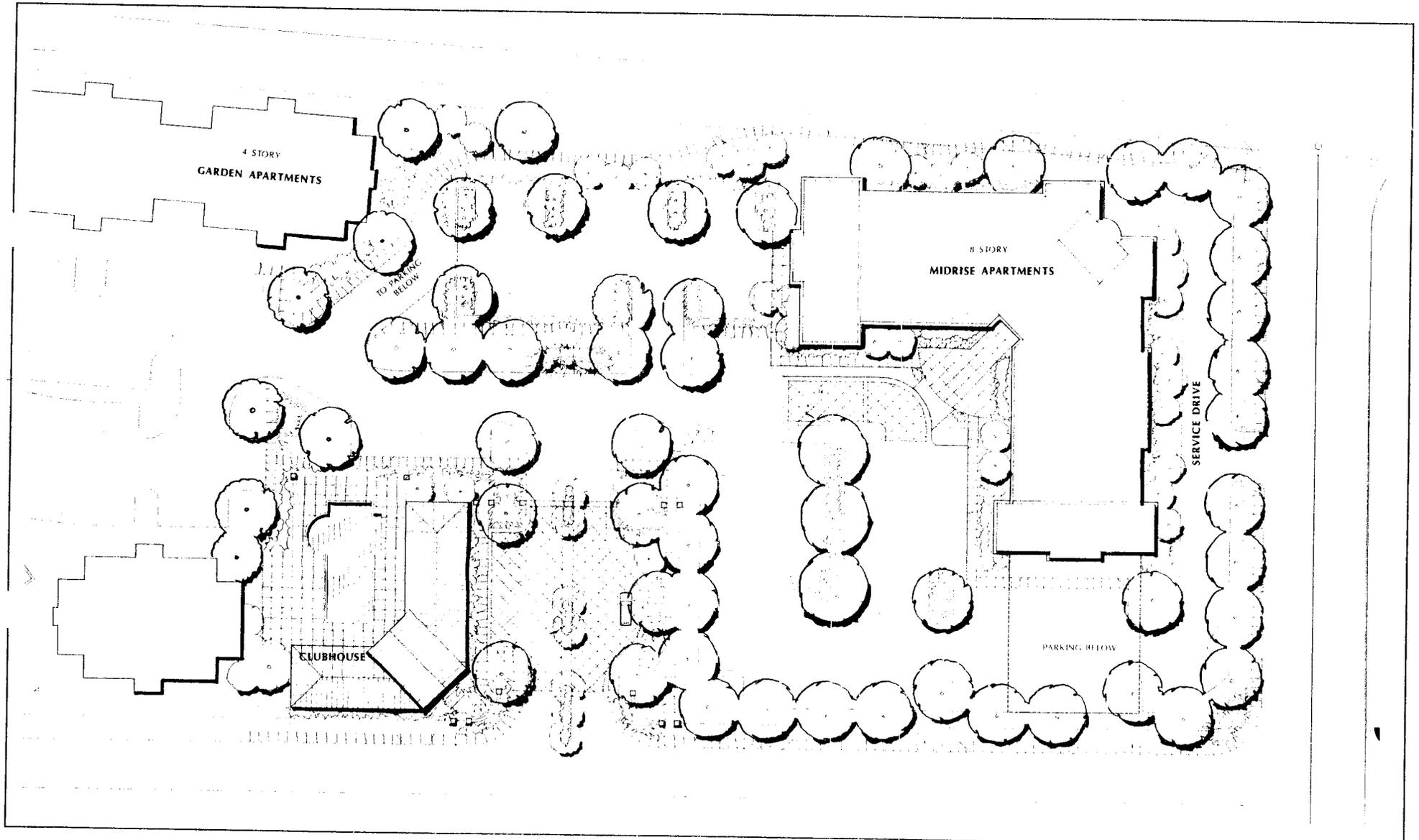
Residential Illustrative Detail - West
Scale: 1" = 25'
April 5, 1999

Niles Bolton Associates

Sheet 10 of 13



M-9670A



KSI-Springfield



Residential Illustrative Detail - East
 Scale: 1" = 20'
 March 24, 1999

Niles Bolton Associates

Sheet 11 of 13
 N19670A





Garden Apartment - Typical North Elevation



Midrise - East Elevation

KSI-Springfield

Residential Elevations

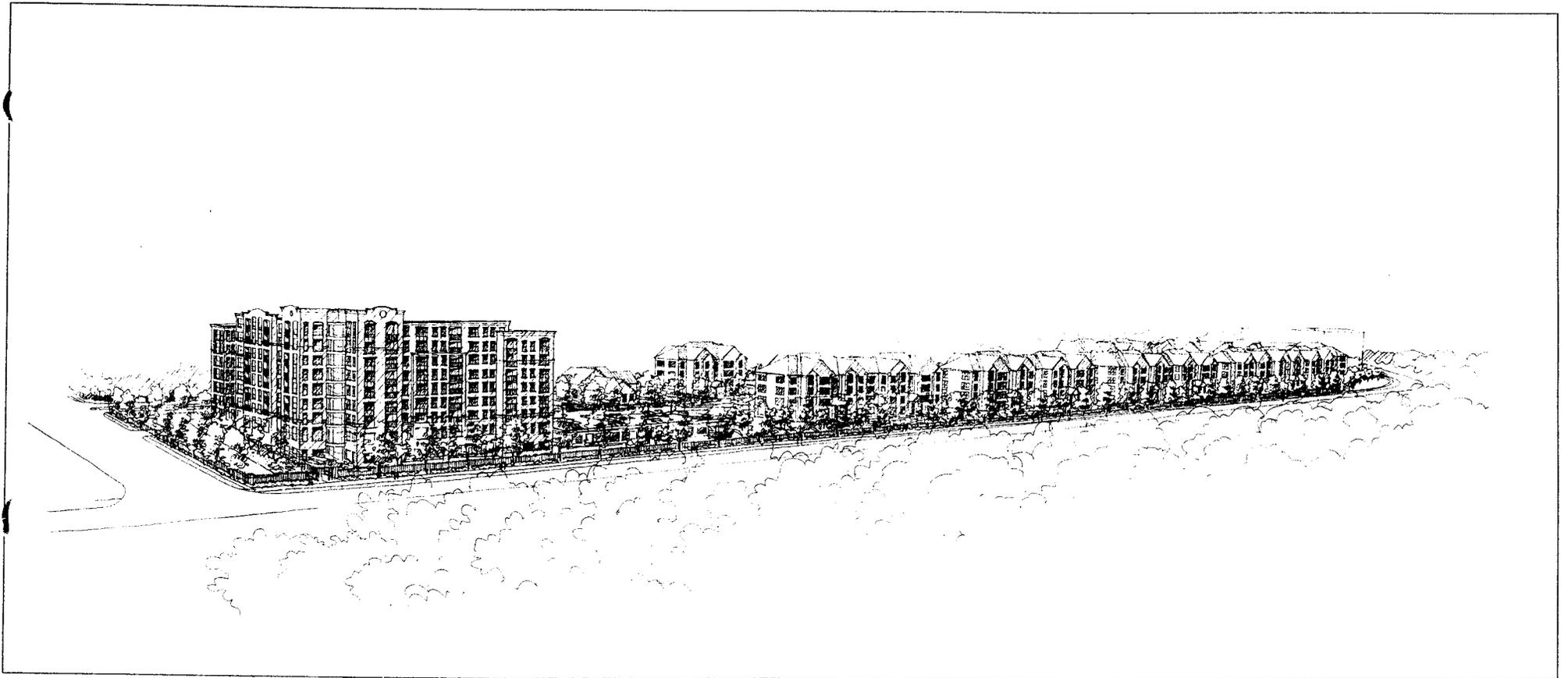
Scale: 3/32" = 1'-0"

April 5, 1999

Hiles Bolton Associates



Sheet 12 of 13 AT-9630A



KSI-Springfield

Perspective View
April 6, 1999
Niles Bolton Associates



UPR

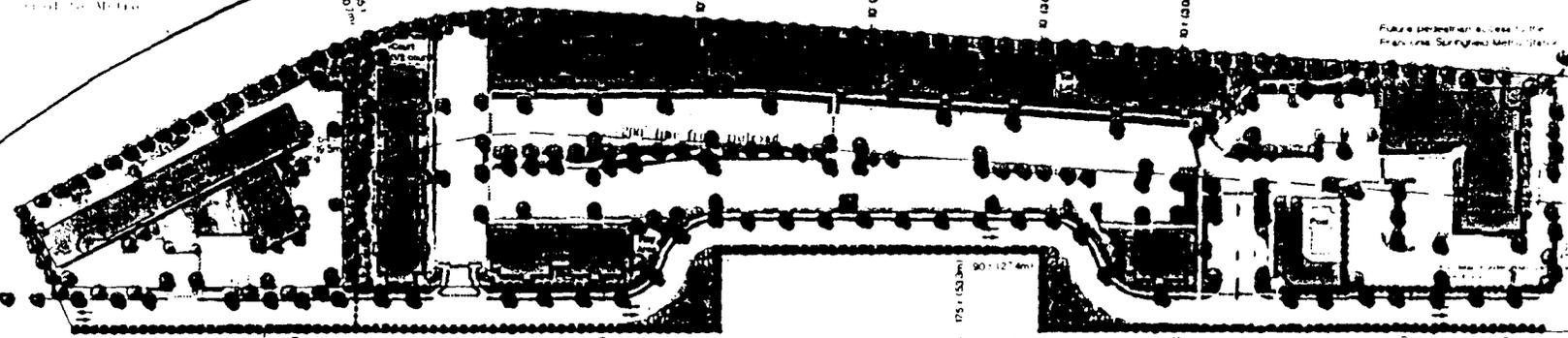
FRANCIS SPRINGFIELD
PROJECT 2000

Lighting and Landscaping
Proposed with Future
Trail to Metro



Existing Countywide
Trail to Metro

Future pedestrian access to the
Francis Springfield Metro Station



00' 11" (310cm)
30' (91cm)

00' 11" (310cm)

00' 11" (310cm)

see sheet 7 for Section A

see sheet 7 for fence detail

see sheet 7 for sign elevation

00' 11" (310cm)

00' 11" (310cm)

30' (91cm)

00' 11" (310cm)

note: road includes half of the boulevard
style street and half of the median

Temporary cut de sec. to be removed at
such time (Phase II) adjacent property is
developed (See Sheet 8 of 10 for meet)

LEGEND

- PROPOSED TREES
- PROPOSED SHRUBS
- PROPOSED SCREENING TREES
- PROPOSED TREES AND SHRUBS TO BE REMOVED
- PROPOSED SIGNAGE
- PROPOSED FENCE

U.S. G.I.A.
PARK
WAREHOUSE

SPRINGFIELD METRO CENTER

Dewberry & Davis
ARCHITECTS

1000 W. WASHINGTON ST., SUITE 1000
CHICAGO, ILL. 60606
TEL: 312.467.1000
FAX: 312.467.1001

F A I R F A X C O U N T Y

BOARD OF SUPERVISORS ACTION
ZONING MAP AMENDMENT
DATE OF ACTION 07/26/99

APPLICATION NUMBER: RZ 98-L-006 LEE DISTRICT
APPLICANT: SPRINGFIELD EAST LC
STAFF: BRAHAM

APPLICATION DATA

EXISTING ZONING AND ACREAGE

ZONING: I- 6 I- 4 I- 6
ACRES: 4.41 8.25 2.62

PROPOSED:

ACTION:

PDH-40 C- 4 PDH-40 C- 4
12.66 2.62 12.66 2.62

TOTAL ACRES

TOTAL ACRES

15.28

15.28

MAP NUMBERS

090-2- /01/ /0056- P,0058-A P,0059-A P
090-2- /01/ /0056- P

REMARKS:

THIS APPLICATION WAS AMENDED TO REMOVE 9.72 ACRES WHICH WAS REFILED A
S RZ 1998-LE-064, CONCURRENT WITH SE 98-L-058. SE 98-L-057 WAS FILED AND HEARD

ZONING MAP AMENDMENT

RZ 98-L-006

ZONING DISTRICT DATA

ZONING DISTRICT: PDH-40

PROFFERED/CONDITIONED DWELLING UNIT DATA

TYPES	UNITS	ACRES	DENSITY	RANGE	LOMOD INCL	LOMOD ADD
MFD	377	12.66			13	13
	-----	-----	-----	-----	---	---
TOT	377	12.66	29.78			

PROFFERED/CONDITIONED NON-RESIDENTIAL GROSS FLOOR AREAS

USE	GFA	FAR	USE	GFA	FAR
COMMERICAL-GEN			PUBLIC/QUASI PUB		
HOTEL/MOTEL			OFFICE		
INDUSTRIAL-GEN			TRAN-UTIL-COMM		
CULT/EDU/RELG/ENT			RETAIL-EATING EST		
INDUST-WAREHOUSE			*****TOTAL*****		

REMARKS:

ZONING MAP AMENDMENT

RZ 98-L-006

ZONING DISTRICT DATA

ZONING DISTRICT: C- 4

PROFFERED/CONDITIONED DWELLING UNIT DATA

TYPES	UNITS	ACRES	DENSITY	RANGE	LOMOD INCL	LOMOD ADD
-------	-------	-------	---------	-------	------------	-----------

PROFFERED/CONDITIONED NON-RESIDENTIAL GROSS FLOOR AREAS

USE	GFA	FAR	USE	GFA	FAR
COMMERICAL-GEN			PUBLIC/QUASI PUB		
HOTEL/MOTEL	115,000	1.01	OFFICE		
INDUSTRIAL-GEN			TRAN-UTIL-COMM		
CULT/EDU/RELG/ENT			RETAIL-EATING EST		
INDUST-WAREHOUSE			*****TOTAL*****	115,000	1.01

REMARKS:

ZONING MAP AMENDMENT

RZ 98-L-006

CONDITION/CONTRIBUTION DATA

COND CODE DESCRIPTION	COND CODE DESCRIPTION
4Z OTHER - ENVIRONMENT	1Z OTHER - GENERAL
2Z OTHER - LAND USE	1A GENERALIZED DEVEL PLAN
3I PARKING/LOADING	2I ARCHITECTURE
2H RECREATION FACIL/SITES	2Z OTHER - LAND USE
1Z OTHER - GENERAL	4Z OTHER - ENVIRONMENT
3F PEDESTRIAN FACILITY/TRAIL	2Z OTHER - LAND USE
2L FAR	3Z OTHER - TRANSPORTATION
3G CONSTRUCTION TRAFFIC RESTRICTION	3C FACIL: CONSTR/REALGN/WIDEN/EXPND
3Z OTHER - TRANSPORTATION	4Z OTHER - ENVIRONMENT
4H LANDSCAPING	4E NOISE ATTENUATION

2Z	\$108,711	X	01/01/01
	\$0		00/00/00
	\$0		00/00/00
	\$0		00/00/00

REMARKS:

SIGNAGE FOR HOTEL TO BE MONUMENT, NO POLE SIGNS PERMITTED; SIGNAGE FOR RESIDENTIAL AS SHOWN ON CDP/FDP; MONUMENT SIGNS TO HAVE A BRICK BASE

HAZEL & THOMAS
A PROFESSIONAL CORPORATION
ATTORNEYS & COUNSELORS AT LAW

July 22, 1999

Writer's Direct Dial: 703-641-4284

E-mail: rlawrenc@hazelthomas.com

The Honorable Dana Kauffman
Supervisor, Lee District
Franconia Governmental Center
6121 Franconia Road
Alexandria, Virginia 22310

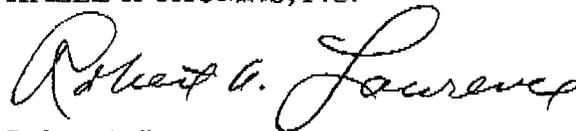
Re: **RZ 1998-LE-006 and RZ 1998-LE-064**
Springfield East L.C.

Dear Dana:

The purpose of this letter is to confirm that the applicant in the above-referenced cases will not seek zoning approval for residential uses on the property which is the subject of RZ 1998-LE-064. That property will be utilized for non-residential uses only.

Sincerely,

HAZEL & THOMAS, P.C.



Robert A. Lawrence

RAL/pls

cc: Commissioner Jack Kelso
Mr. Paul Gagnon, Chairman, Lee District
Land Use Advisory Committee
Mr. Peter Braham, Department of Planning ✓
and Zoning

I:\DATA\CLIENT\16\16036\016\KAUFFMAN.722
7/22/99 03:15

7/26/99

5:00 p.m. Items - RZ-1998-LE-006 - SPRINGFIELD EAST LC
SE-98-L-057 - SPRINGFIELD EAST LC
Lee District

On Thursday, July 22, 1999, the Planning Commission voted 9-0-2 (Commissioners Coan and Palatiello abstaining; Commissioner Harsel absent from the meeting) to recommend to the Board of Supervisors the following actions pertinent to the subject applications:

- 1) approval of RZ-1998-LE-006, subject to the execution of the draft proffers dated July 21, 1999, with the deletion of proffer #C-12;
- 2) approval of SE-98-L-057, subject to the development conditions contained in Appendix 3 of the staff report;
- 3) waiver of the transitional screening yard requirements between the hotel and the proposed residences;
- 4) waiver of the 200-foot setback from the railroad tracks for residential development;
- 5) that the final exterior elevations of the architectural construction documents, complete with materials and color indications for all buildings proposed on site, be returned to the Planning Commission for administrative review prior to the issuance of the final building permits for any and all phases of development.

The Planning Commission also voted 9-0-2 (Commissioners Coan and Palatiello abstaining; Commissioner Harsel absent from the meeting) to approve FDP-1998-LE-006, subject to the development conditions contained in Appendix 2 of the staff report, and subject to the Board of Supervisors' approval of RZ-1998-LE-006.

Planning Commission Meeting
July 22, 1999
Verbatim Excerpts

RZ-1998-LE-006 - SPRINGFIELD EAST LC
FDP-1998-LE-006 - SPRINGFIELD EAST LC
SE-98-L-057 - SPRINGFIELD EAST, LC

Decision Only During Commission Matters
(Public Hearing held on July 14, 1999)

Commissioner Kelso: Mr. Chairman, we held a public hearing last week on an application by Springfield East LC, in the immediate vicinity of the Joe Alexander Transportation Center in Lee District. To allow a final review by our Lee District Council, I deferred decision to tonight. Last Tuesday evening, our Council reviewed the application in detail and voted to support RZ/FDP-1998-LE-006 and SE-98-L-057. At our District meeting, we recommended that the funds from this project to be contributed to the Park Authority be directed to improvements at Hooes Road Park and that the final exterior drawings be returned to the Planning Commission for administrative review prior to building permit issue. Additionally, at the suggestion of our Council, the applicant has amended their proffers, as distributed last evening, to offer the bus shuttle during weekends and holidays as well as weekdays; to provide a vegetative solution to precondition stormwater runoff; to substitute the term "brick-faced" for "masonry"; to include waste management enforcement within their pet areas; and to exclude aluminum siding and to preclude any residential development on the adjacent site. After discussion with staff, we feel that it is inappropriate to condition development on adjacent parcels that are not part of this application. The applicant will remove Proffer #C-12 and, in lieu thereof, execute a letter of agreement between themselves and the Lee District Supervisor stating their intention to develop the adjacent parcel with other than residential use. I'd like to enter that letter into the record, which states: "The purpose of this letter is to confirm that the applicant in the above referenced cases will not seek zoning approval for residential uses on the property which is the subject of RZ-1998-LE-064; that the property will be utilized for non-residential uses only." I would like to ask a representative of the applicant to come forward to acknowledge that these proffers, dated July 21, 1999, are indeed their intent, with the deletion of #C-12.

Robert Lawrence, Esquire: For the record, my name is Bob Lawrence, representing the applicant, Springfield East, and we do confirm those proffers as revised to delete #C-12.

Commissioner Kelso: Thank you, Mr. Lawrence. As mentioned last week, this application is substantially in compliance with the Comprehensive Plan and staff favorably recommends this application and has stated no objection to the minor amendments to the proffers I have outlined. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1998-LE-006, BY SPRINGFIELD EAST LC, SUBJECT TO EXECUTION OF THE DRAFT PROFFERS DATED JULY 21, 1999, WITH THE DELETION OF #C-12.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors approval of RZ-1998-LE-006, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Kelso.

Commissioner Palatiello: I abstain. I was not present for that public hearing.

Chairman Murphy: Mr. Palatiello abstains, not present for the hearing.

Commissioner Kelso: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDP-1998-LE-006, SUBJECT TO THE BOARD'S APPROVAL OF RZ-1998-LE-006 AND SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of that motion? All those in favor of the motion to approve FDP-1998-LE-006, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Palatiello: Abstain.

Chairman Murphy: Motion carries.

Commissioner Kelso: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-98-L-057, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 3 OF THE STAFF REPORT.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors to approve SE-99-L-057, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Palatiello: Abstain.

Chairman Murphy: Motion carries; Mr. Palatiello abstains on the last two.

Commissioner Kelso: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS WAIVER OF THE TRANSITIONAL SCREENING YARD REQUIREMENTS BETWEEN THE HOTEL AND THE PROPOSED RESIDENCES.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Palatiello: Abstain.

Chairman Murphy: Motion carries.

Commissioner Kelso: Mr. Chairman, as we discussed last week, this site adjoins an inactive railroad track which formerly served the GSA warehouse complex. The applicant is diligently pursuing the abandonment of this track and conversion to a public roadway to serve the fully developed complex. However, the following is required at this time: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS WAIVER OF THE 200-FOOT SETBACK FROM RAILROAD TRACKS FOR RESIDENTIAL DEVELOPMENT.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Palatiello: Abstain.

Chairman Murphy: Motion carries.

Commissioner Kelso: Mr. Chairman, to assure that the final development is designed as represented at our many District meetings, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE FINAL EXTERIOR ELEVATIONS OF THE ARCHITECTURAL CONSTRUCTION DOCUMENTS, COMPLETE WITH MATERIALS AND COLOR INDICATIONS FOR ALL BUILDINGS PROPOSED ON THIS SITE, BE RETURNED TO THE PLANNING COMMISSION FOR ADMINISTRATIVE REVIEW AND PRIOR TO THE ISSUANCE OF THE FINAL BUILDING PERMIT FOR ALL AND ANY PHASES.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Palatiello: Abstain.

Chairman Murphy: Motion carries; Mr. Palatiello continues to abstain.

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(Each motion carried by a vote of 9-0-2 with Commissioners Coan* and Palatiello abstaining; Commissioner Harsel absent from the meeting.)

*At the end of the meeting, Commissioner Coan explained that he had recused himself from the public hearing on these applications and wished to be recorded as having abstained on these votes.

GLW