



FAIRFAX COUNTY

APPLICATION FILED: March 27, 1998
PLANNING COMMISSION: October 21, 1998
BOARD OF SUPERVISORS: Not Scheduled

V I R G I N I A

October 7, 1998

STAFF REPORT

APPLICATIONS RZ 1998-HM-020 and FDP 1998-HM -020

HUNTER MILL DISTRICT

APPLICANT: Coscan Brookfield Homes

PRESENT ZONING: R-1

REQUESTED ZONING: PDH-1

PARCEL(S): 6-4 ((1)) 74A, 78
11-2 ((1)) 12, 17

ACREAGE: 49.14 acres

DU/AC: 1.0 du/ac on 48 acres

FAR: 0.17 for child care center on 1.14 acres

OPEN SPACE: 35%

PLAN MAP: Residential .5 - 1 du/ac

PROPOSAL: To rezone to the PDH-1 District to permit development of 48 single family detached units on 48 acres and to permit a child care center as a secondary use on 1.14 acres with a maximum daily enrollment of 160 children.

STAFF RECOMMENDATIONS:

Staff recommends denial of RZ 1998-HM-020 as submitted. However, if it is the intent of the Board of Supervisors to approve RZ 1998-HM-020, staff recommends that such approval be subject to the execution of proffers consistent with those contained in Appendix 1.

GREAT FALLS WOODS

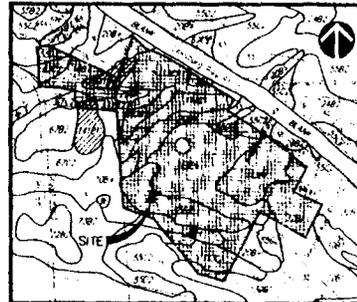
CONCEPTUAL / FINAL DEVELOPMENT PLAN

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

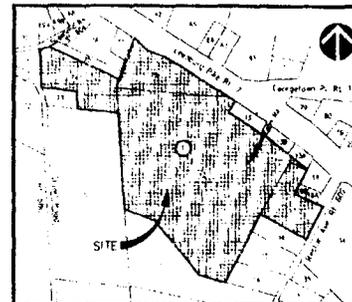
RZ-98-HM-020

SHEET INDEX

1. COVER SHEET
2. NOTES/TABULATIONS
3. CONCEPTUAL/FINAL DEVELOPMENT PLAN
4. LANDSCAPE PLAN



SOIL MAP
SCALE: 1"=500'
(METRIC 1: 6000)



VICINITY MAP
SCALE: 1"=500'
(METRIC 1: 6000)

SOILS DATA

SHEET NUMBER	AREA NAME	FOUNDATION SHEET	FOUNDATION SYMBOL	FOUNDATION NUMBER	FOUNDATION LETTER	FOUNDATION CLASSIFICATION
8	WATKINS	100-A	100-A	100-A	100-A	SEVERE
9	WATKINS	100-B	100-B	100-B	100-B	SEVERE
10	WATKINS	100-C	100-C	100-C	100-C	SEVERE
11	WATKINS	100-D	100-D	100-D	100-D	SEVERE
12	WATKINS	100-E	100-E	100-E	100-E	SEVERE
13	WATKINS	100-F	100-F	100-F	100-F	SEVERE
14	WATKINS	100-G	100-G	100-G	100-G	SEVERE
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16	WATKINS	100-I	100-I	100-I	100-I	SEVERE
17	WATKINS	100-J	100-J	100-J	100-J	SEVERE
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22	WATKINS	100-O	100-O	100-O	100-O	SEVERE
23	WATKINS	100-P	100-P	100-P	100-P	SEVERE
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100	WATKINS	100-CE	100-CE	100-CE	100-CE	SEVERE

OWNER

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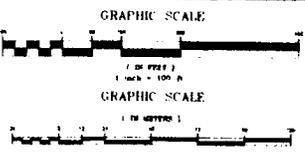
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SUITE 200
MCLEAN, VIRGINIA 22102
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(703) 442-7800

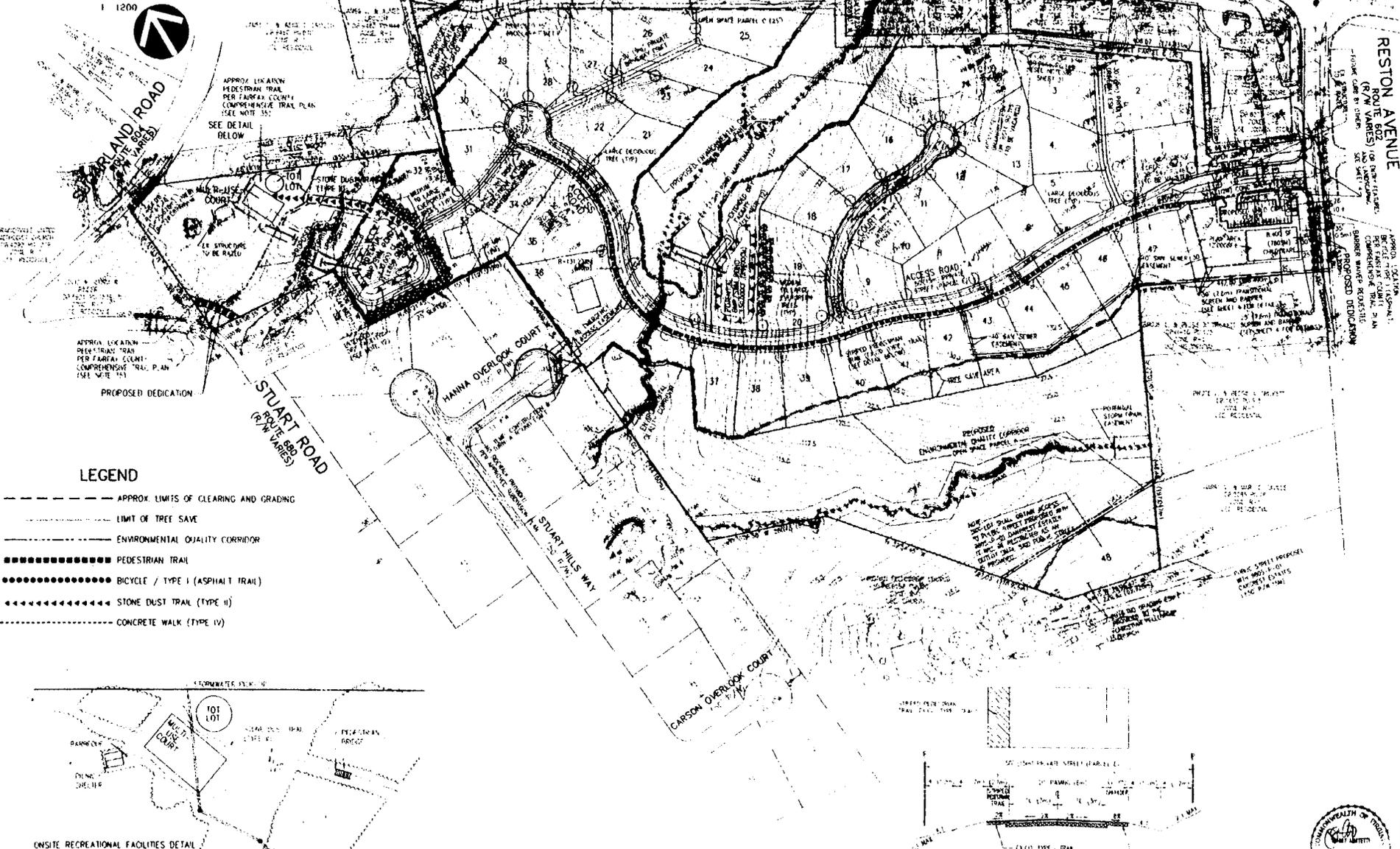
LANDSCAPE ARCHITECT/PLANNER

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CONTACT: MR. PAUL R. JEANNIN, JR., C.I.A.
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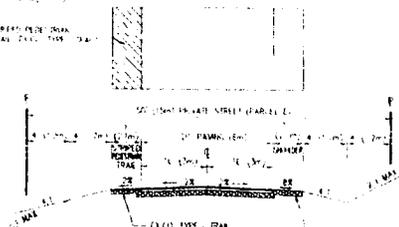
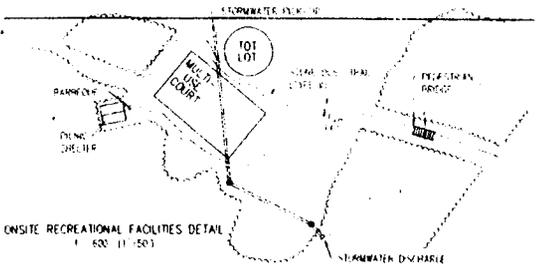


LEESBURG PIKE
ROUTE 7
(R/W VARIES)



LEGEND

- APPROX. LIMITS OF CLEARING AND GRADING
- LIMIT OF TREE SAVE
- ENVIRONMENTAL QUALITY CORRIDOR
- PEDESTRIAN TRAIL
- BICYCLE / TYPE I (ASPHALT TRAIL)
- ◆◆◆◆◆◆◆◆ STONE DUST TRAIL (TYPE II)
- CONCRETE WALK (TYPE IV)



RESTON AVENUE
ROUTE 602
(R/W VARIES)

GREAT FALLS WOODS
WATER DISTRICT II
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL / FINAL
DEVELOPMENT PLAN

REV. SET 1 1989
REV. SET 2 1989
REV. SET 3 1989
REV. SET 4 1989
DATE: MARCH 24, 1989
SCALE: 1" = 1200'
SHEET NO. 3 OF 4



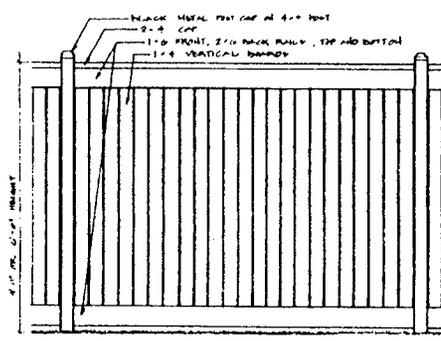
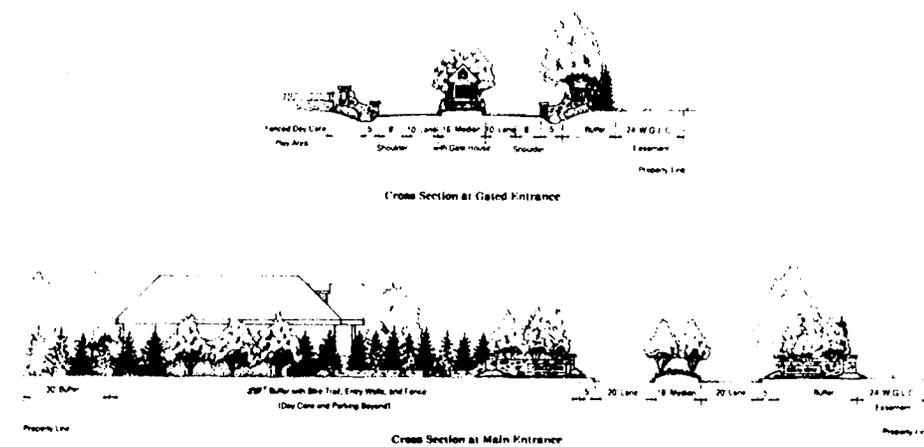
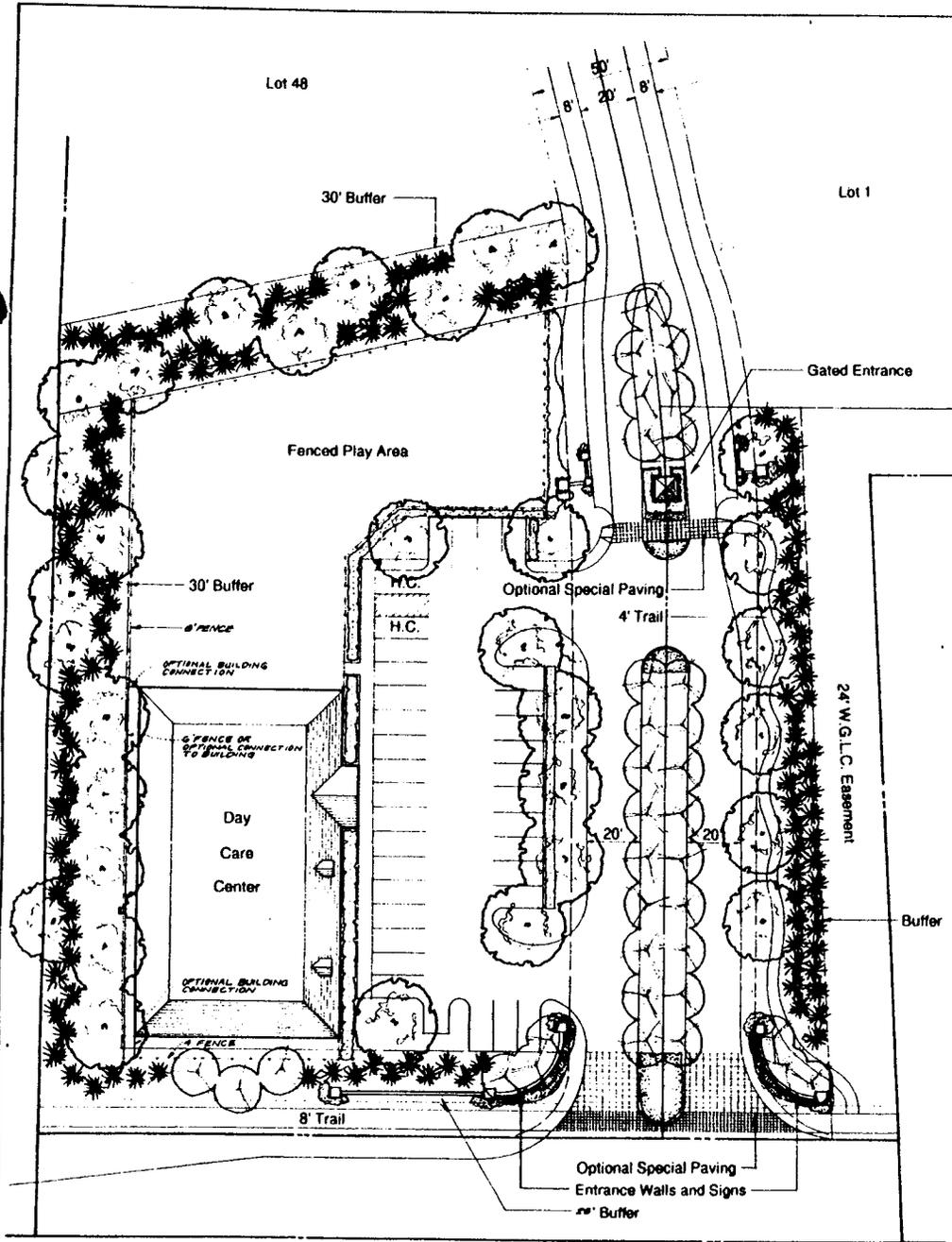
GREAT FALLS WOODS

ENTRANCE AND GATEWAY SKETCH PLAN

SCALE 1" = 20'

8/13/08

LPDG



LEGEND

SYMBOL	PLANT MATERIAL	QUANTITY	SIZE
	SHADE TREE	32	2 1/2' - 3' Cal
	ORNAMENTAL TREE	34	6' - 10' H
	EVERGREEN TREE	128	6' - 8' H
	SHRUB AND/OR FLOWER MASS	N.A.	N.A.



DESCRIPTION OF THE APPLICATION

- Applicant:** Coscan Brookfield Homes
- Location/Address:** Located on the south side of Leesburg Pike (Route 7) extending from Sugarland and Stuart Roads to the west to Reston Avenue to the east.
- Request:** To rezone 49.14 acres from the R-1 District to the PDH-1 (Planned Development Housing, One Dwelling Unit/Acre) District to permit a residential development of 48 single family detached lots and to permit a child care center as a secondary use. The residential development will encompass 48 acres at a density of one dwelling unit/acre with the child care center located on 1.14 acres. The applicant is requesting approval of a combined Conceptual and Final Development Plan (CDP/FDP).
- The applicant's draft proffers, the proposed Final Development Plan Conditions, Affidavit and Statement of Justification are contained in Appendices 1-4, respectively.

Waivers and Modifications:

- ▶ Waiver of the 600 foot limitation on the length of private streets.
- ▶ Waiver of the requirement for construction of a service drive along the Route 7 frontage of the site.
- ▶ Modification of the transitional screening requirement along the east, west and south property boundaries of the child care center to that shown on the CDP/FDP.
- ▶ Waiver of the barrier requirement along the eastern property boundary of the child care center.

LOCATION AND CHARACTER

- Site Description:** The 48 acre undeveloped property demonstrates a dramatic undulating rolling landscape ranging in elevation from 350 feet above sea level on the east to approximately 450 feet above sea level on the west. Three well defined intermittent drainage channels cut diagonally through the property in a NE-SW direction. These three channels form the basis of the Environmental Quality Corridors designated on the site. The site is heavily vegetated with mature tree cover.

A 25 foot wide gas pipeline easement runs parallel to the northern property boundary along Route 7.

Surrounding Area Description

Direction	Use	Zoning	Plan
North	Retail Exxon Service Station (SE 94-H-009)	C-8	Retail and other related uses
Northeast	Route 7 Right-of-Way Quick Service Food Store (7-Eleven) Personal Service Establishment (Dry Cleaners)	C-6	Retail and other related uses
South	Place of Worship ¹	R-1	Residential .5 - 1 du/ac
Southeast	Residential - Single Family Detached	R-1	Residential .5 - 1 du/ac
East (Across Reston Avenue)	Public Use (Future Fire Station) Vacant	R-1 R-1	Public Facility Residential .5 -1 du/ac.
West	Single Family Detached Sugarland Road Right-of-Way	R-1	Residential .5 - 1 du/ac
Southwest	Residential -Single Family Detached (Stuart Hills Subdivision) ²	R-1	Residential .5 -1 du/ac

¹ A preliminary Subdivision Plan (9805-P-01-1) has been submitted to DPW & ES for the property identified as Tax Map 11-2 ((1)) 11 and 11A. This preliminary subdivision plan proposes a nine (9) lot R-1 subdivision with public street access from Reston Avenue via a single ended public street cul-de-sac.

² Tax Map 11-2 ((1)) 10 is being developed as an 18 lot R-1 subdivision with access from Stuart Road via Stuart Hills Way. This subdivision is currently under construction with a number of homes completed.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

The application property is located in the Reston Community Planning Sector (UP5) of the Upper Potomac Planning District in Area III. Under the land use recommendations for land on the periphery of Reston the Plan states:

- "7. Land between Stuart Road, Route 7, and Reston should be planned for residential use at .5 - 1 dwelling unit per acre as shown on the Plan Map.

The Comprehensive Plan Map shows that the property is planned for residential use at .5 - 1 dwelling units/acre.

ANALYSIS

Conceptual/Final Development Plan (CDP/FDP) (Copy at front of Staff Report)

Title: "Great Falls Woods"
Prepared By: Vika, Inc.
Date: March 24, 1998, revised through October 1, 1998

The CDP/FDP consists of four sheets. **Sheet 1** is the Cover sheet which contains a Vicinity Map, Soil Map and Soils Data. **Sheet 2** contains the site tabulations and notes, and depicts the typical lot layout for building setback purposes and a perimeter side and rear yard setback detail. **Sheet 3** depicts the overall site layout, as well as a detail sketch of the proposed recreation area. **Sheet 4** provides an enlarged detail of the proposed child care center, including entrance features and cross sections of the child care center as viewed from Reston Avenue and of the gated entrance to the residential component of the site.

The applicant is proposing 48 single family detached units on 48 acres, at a density of 1 du/ac. The remaining 1.14 acres of the site will be developed with a child care center which is a permitted secondary use in the PDH District. A total of 17.20 acres of open space will be provided with this development. The majority of open space is designated as Environmental Quality Corridor (EQC) and will remain undisturbed except for a proposed road crossing. Three EQC areas have been designated on the site. One area is comprised of steep slopes adjacent to a drainage channel running east/west in the southeast portion of the site and located south of proposed Lots 37 - 47. A second EQC area runs in a northeast/southeast direction through the center of the site and will be bisected by a proposed private street. A third small pocket of EQC area is located in the northwest corner of the site adjacent to Route 7. The proposed recreation area is located at the extreme western end of the site and contains a multi-use court, a tot lot, picnic shelter/barbecue area and a pedestrian trail system. Two

possible Stormwater Management (SWM) facilities have been provided on site. One facility is located between the central EQC area and Lots 19 and 20. The second facility is located between the recreation area and Lots 32 and 33.

While individual lot sizes for the proposed single family detached lots have not been designated, the applicant has indicated that the minimum lot size is 16,000 square feet, with an average lot size of 22,200 square feet. Access to the site is proposed from Reston Avenue via a single ended private street cul-de-sac. No interparcel access is provided to the adjacent Stuart Hills Subdivision, although a 16 foot wide emergency access easement is provided alongside Lot 36, which permits emergency vehicles to get access Hanna Overlook Court in the adjacent Stuart Hills Subdivision. The access from Reston Avenue will be shared with the proposed child care center and will align with the entrance to the future fire station. A gatehouse and accompanying entrance features will control access to the residential development. A secondary private cul-de sac provides access to lots located in the northeastern section of the site. Proposed Lot 48 is located in the southeast corner of the site and will have access to a public street proposed as part of a by-right subdivision on Tax Map 11-2 ((1)) 11, 11A.

The child care center and associated play area are located on the south side of the entrance road from Reston Avenue. The main entrance to the child care center is oriented toward the entrance road, with parking provided in front of the building along the entrance road. A 12,000 square foot fenced play area is located to the east of the building. A thirty foot wide transitional screening yard is provided along the eastern and southern perimeters of the child care center and play area. Landscaping and an eight foot wide trail are provided along the Reston Avenue frontage of the site. Landscaping and a pedestrian trail are provided along the northern boundary of the child care center lot, outside of the 25 foot wide Washington Gas easement. The child care center is proposed to have a maximum daily enrollment of 160 children and will operate between the hours of 6:00 am to 7:00 pm.

Environmental Analysis (Appendix 6)

A number of environmental issues have been identified as follows:

Environmental Quality Corridor (EQC): Three well defined intermittent drainage channels cut diagonally through the property in a NE-SW direction. These three channels form the basis of the EQC designated on the site. One area is comprised of steep slopes adjacent to a drainage channel running east/west in the southeast portion of the site and located south of proposed Lots 37 - 47. A second EQC area runs in a northeast/southeast direction through the center of the site and will be bisected by a proposed private street. A third small pocket of EQC area is located in the northwest corner of the site adjacent to Route 7. The EQC delineation is consistent with the criteria for EQC delineation contained in the Comprehensive Plan.

Water Quality Protection: The application property is located within the Sugarland Run Watershed. The topography of the site demonstrates a dramatic undulating rolling landscape ranging in elevation from 350 feet above sea level on the east to approximately 450 feet above sea level on the west and is heavily vegetated with mature tree cover. The CDP/FDP shows clearing and grading to the edges of the EQC boundaries.

It has been suggested that the applicant consider augmenting the EQC areas with additional open space outside of lots, which has the benefit of protecting the EQC feature and preserving more of the existing vegetation and natural topography. Currently, the only open space outside of the EQC area consists of the two stormwater management facilities, one of which is immediately adjacent to the EQC located in the central portion of the site and the recreation area located at the western end of the site. The applicant has noted that one or both of the stormwater management facilities ultimately may not be required, based on final engineering of the site. In the event that one or both of these facilities are not required, the applicant has committed to retain the easternmost pond as undisturbed open space, with the westernmost pond converted to lot area and/or open space. Staff has also suggested that the applicant consider exploring, in coordination with DPW&ES, a more dispersed Best Management Practices (BMP) approach throughout the entire development through the use of a bioretention/rain garden system within non-EQC open space. Such a system could reduce the required amount of detention in larger dry ponds and preserve more of the natural topography of the site with less of an impact on the existing stream system. It would be desirable for the applicant to at least commit to explore this alternative with DPW&ES at the time of subdivision plan review. The applicant has not addressed this issue.

Highway Noise: The property is subject to noise levels associated with traffic on Leesburg Pike. A highway noise analysis was performed by staff which produced the following noise contour projections:

65 dBA L_{dn}	1650 feet from centerline
70 dBA L_{dn}	550 feet from centerline

Based on the above contours, all homes proposed in the development are projected to be adversely impacted by highway noise.

In order to reduce noise in interior areas to 45 dBA L_{dn} or less, the applicant should commit to construct homes located within 1,650 feet from centerline of Leesburg Pike with building materials sufficient to provide this level of mitigation. The specific acoustical attributes to be utilized in the construction of homes are noted in an attachment to Appendix 6. In addition, in order to reduce exterior noise levels in the rear and side yards of lots located within the 65 to 70 dBA L_{dn} noise contours, which are unshielded by units or topography, one or more noise barriers should be provided. The barrier should be of sufficient height to break

all lines of site between an imaginary plane formed between a line eight feet above the centerline of the highway and a line six feet above the ground in the affected outdoor recreation areas. The units which are most impacted are those located adjacent to the Leesburg Pike right-of-way.

The revised proffers commit to both interior and exterior noise mitigation measures in conformance with the guidelines set forth in Appendix 6. As an option, the applicant has proffered to have an independent acoustical analysis performed to determine the highway noise contour projections from the centerline of Leesburg Pike and shall provide necessary noise mitigation measures as determined by the results of the noise analysis as approved by DPW&ES. Staff believes the revised proffer commitment satisfactorily addresses this issue.

Tree Preservation: The majority of tree preservation proposed by the applicant will be provided through retention of the EQC areas as undisturbed open space. The applicant has also committed to maximizing tree preservation within individual lots to the maximum extent feasible. The proffers commit the applicant to retain an arborist to consult on the preparation of a tree preservation plan which shall be submitted as part of the final subdivision plan to the Urban Forestry Branch of DPW&ES for review and approval. The plan will include a pre-construction evaluation of the existing vegetation to determine the condition of the trees designated to be saved. In addition, measures to include protective fencing, signage and on-site monitoring by a professional arborist during the construction process will be employed to ensure maximum preservation of trees.

Staff believes that the applicant, through the proffer commitments, has satisfactorily addressed this issue.

Transportation Analysis (Appendix 7)

The following transportation issues have been identified by staff:

Route 7 Improvements: The applicant has committed to dedication of right-of-way to a minimum of 114 feet from centerline along the Route 7 frontage of the site. In addition, the applicant will provide a 15 foot wide ancillary easement for temporary construction and/or maintenance improvements made within the right-of-way. The applicant has requested a waiver of the requirement to construct a service drive along this segment of roadway. Given that no homes will have access to Route 7, staff supports the applicant's waiver request.

Stuart Road: The applicant has committed to dedication of right-of-way to 56 feet from centerline of Stuart Road in accordance with staff recommendations.

Sugarland Road: The applicant has committed to dedication of right-of-way to 56 feet from centerline of Sugarland Road in accordance with staff recommendations.

Reston Avenue: The applicant has committed to the requested dedication and construction of frontage improvements along Reston Avenue. The proffers have been revised to commit to the construction of the frontage improvements concurrent with development of the application property; but qualifies such construction by abdicating any responsibility for the relocation of utilities or reconstruction of improvements made subsequent to Board approval of this application. Such a qualification is not appropriate and would in all likelihood preclude the construction of frontage improvements. This qualification should be deleted.

Internal Circulation: Initially, access to the western end of the development was to be provided through an extension of Hanna Overlook Court which is a public street serving the adjacent Stuart Hills Subdivision. Hanna Overlook Court was to have provided public street access to 16 of the proposed 48 lots. The remaining lots and child care center were to be served by a private street off of Reston Avenue. In an effort to address concerns raised by Stuart Hills residents about the potential for cut through traffic from Reston Avenue, the applicant submitted a revised development plan which deletes the public street connection to Hanna Overlook Court and instead extends the east/west private street to serve the 16 lots previously served by Hanna Overlook Court. With the proposed alternative, there is no interparcel access between the existing Stuart Hills Subdivision and the application property.

Staff strongly recommends that the development be served by public streets. However, private streets are permitted in the PDH District and the applicant has provided for disclosure of the maintenance responsibilities and provided for a contribution to the HOA to be used toward future maintenance of the streets. The applicant has requested a waiver of the 600 foot maximum length for private streets. As currently proposed, the private street system will be approximately 2,500 feet in length. It is not clear whether the child care center will share in the maintenance responsibilities of the private street system and staff is concerned about the financial burden being placed on the homeowners for maintenance of this extremely long private street system. However, since the applicant has proffered to advise potential home buyers that they will be responsible for all private street maintenance, and has committed to a financial contribution to offset the costs of such maintenance, staff will support the applicant's request for the waiver of the 600 foot limitation on the length of private streets.

It should be noted that the applicant has shown a 15 foot wide emergency access easement for emergency vehicles alongside Lot 36, which is proposed to connect to Hanna Overlook Court. The applicant has committed in the proffers to pave this easement and extend the pavement off-site to connect with Hanna Overlook Court, subject to VDOT approval and the granting of off-site dedication and/or easements by the owners of Lots 10 and 11 of the adjacent Stuart Hills development. Further, since the applicant will not be extending Hanna Overlook Court into the proposed development, staff has requested that, the applicant commit to reconstructing Hanna Overlook Court as a permanent cul-de-sac, which would require additional right-of-way dedication from the adjacent property

owners. The revised proffers have committed to reconstruct Hanna Overlook Court as a permanent cul-de-sac, subject to the granting any necessary dedication or easements by the owners of Lots 10 and 11. However, the proffer states that if such dedication is withheld, the proffer shall be null and void. Staff believes this caveat should be removed, since it is a VDOT requirement to convert Hanna Overlook Court to a permanent cul-de-sac if interparcel access is not provided and this issue will rise again during subdivision review.

While the majority of the transportation issues have been satisfactorily resolved with the revised proffers, the caveat on construction of frontage improvements along Reston Avenue and the reconstruction of Hanna Overlook Court as a permanent cul-de-sac remain outstanding.

Public Facilities Analyses (Appendices 8-14)

Sanitary Sewer Analysis: The proposed development is located in the Sugarland Run Watershed and would be sewered into the Blue Plains Treatment Plant. Based upon current and committed flow, excess capacity is available in the Blue Plains Treatment Plant at this time. There is an existing 8-inch line located in Hanna Overlook Court approximately 40 feet from the application property which is adequate for the proposed use at the present time. (See Appendix 8)

Water Service Analysis: Water service is available to the site from existing 8-inch mains located at the Stuart Hills subdivision. An offsite water main extension will be needed for domestic service and fire protection. (See Appendix 9)

Fire and Rescue Analysis: The application property is currently served by Fire and Rescue Department Station #12, Great Falls. However, under the FY 2000 Capital Improvement Plan, a fire station will be constructed at the corner of Leesburg Pike and Reston Avenue, located directly across Reston Avenue from the proposed development. The Fire and Rescue Department has expressed concern that the proposed child care center and additional homes which will have access to Reston Avenue may impact the ability of emergency vehicles to maneuver through the Leesburg Pike/Reston Avenue intersection. Staff from the Fire and Rescue Department and the Department of Public Works have requested that the applicant consider a contribution toward the cost of installing a preemptive signal at the intersection of Leesburg Pike and Reston Avenue in an effort to mitigate future impacts to the intersection. The applicant has proffered to contribute \$15,000 toward the installation of a preemptive signal proposed for the intersection of Leesburg Pike/Reston Avenue prior to the issuance of the 36th residential use permit. (See Appendix 10)

Utilities Planning and Design Analysis: DPW&ES has indicated that the applicant should extend sanitary sewer lines to the development boundaries on the east, north and west sides of the site to allow for future sanitary sewer

service to the existing residential units adjacent to, or upstream from, this rezoning. The final alignment of the extensions will be addressed at the time of subdivision plan review. The proffers do not address this issue.

Staff also noted concern with alignment of the entrance from Reston Avenue. The revised CDP/FDP shows the Reston Avenue entrance to the child care center and residential development aligned with the proposed entrance to the future fire station. (See Appendix 11)

Schools Analysis: The application property is located within the attendance boundaries for Armstrong Elementary and Herndon Intermediate and High Schools. The current student membership for Herndon Intermediate and High School exceeds current capacity and are projected to continue to exceed capacity through the 2001-2002 school year. (See Appendix 12)

Park Authority Analysis: The Park Authority has determined that the proposed development will add approximately 170 persons to the population of Hunter Mill District. The active recreational amenities being provided with this application are a tot lot and multi-purpose court. Passive facilities include trails and a picnic shelter/barbecue area. Park Authority staff has determined that residents of the proposed development will demand several other types of outdoor facilities such as tennis, volleyball, and use of athletic fields. Deficiencies exist in most recreation facilities in this District. The proportional cost to provide amenities for the residents of this development, with credit given for the facilities proposed, is estimated to be \$34,062. The applicant has been requested to make a contribution to the Park Authority to offset the proportional impact.

The Zoning Ordinance requires that, for all P-District developments, developed recreation facilities in an amount equal to \$955.00/unit must be provided. This requirement can be met through provision of on-site recreational facilities, a cash contribution or combination thereof. The applicant has proffered to contribute \$1,155.00/unit, which is \$200.00/unit in excess of the required contribution. In this instance, the applicant has committed to providing on-site recreational facilities, with the balance of the expenditure being paid to the Park Authority for the development and maintenance of facilities in the area. The applicant's obligation under this provision of the Ordinance is \$45,840. The applicant has committed to contribute an additional \$9,360 for recreational facilities bringing the total recreational commitment to \$55,200. (See Appendix 13)

Heritage Resources: The Resource Management Division of the Park Authority has indicated that the application property includes land area in which the Battle of Dranesville occurred in 1861. The Park Authority recommended that prior to any land disturbing activity, the applicant should conduct a Phase I Archaeological survey of the site and, if warranted by the Phase I, conduct a Phase II and Phase III survey. The applicant has submitted a Phase I survey prepared by Thunderbird Archaeological Associates, Inc.. The report concluded that no additional archaeological work was warranted. A copy of the Report Abstract is set forth in Appendix 14. The applicant has committed to installing a

historical marker on site in a location to be determined in consultation with the Resource Management Division of the Park Authority.

Land Use Analysis (Appendix 5)

The applicant is proposing a 48 lot subdivision on 48 acres of the 49.14 acre site for a density of 1.0 du/ac. A child care center is proposed as a secondary use on approximately 1.14 acres. Child care centers are permitted secondary uses within the PDH District. The site is planned for residential development at a density of .5 - 1 du/ac. The proposed residential development is at the high end of the recommended density range. While the use and intensity are in conformance with the use and density recommendations of the Comprehensive Plan, staff did raise several design issues with regard to the proposed lot layout, especially along the extension of Hanna Overlook Court and with the location of the proposed child care center and the recreational amenities.

In lieu of developing a by-right R-1 subdivision on the site, with minimum lot sizes of 36,000 square feet, the applicant is seeking approval to rezone the property to the PDH-1 District, which maintains the maximum density recommendation of one du/ac, but allows more flexibility of design, with smaller lot sizes and the ability to provide private streets. In return for this flexibility, the PDH District requires development amenities that would not necessarily be obtained with conventional type subdivisions. In this instance, given the significant environmental features on the site, including the EQC corridors and mature tree cover, the applicant has sought to preserve a significant amount of private open space and tree cover in return for the ability to design the site with smaller lots on private streets, which would not be permitted in a R-1 subdivision. The applicant's goal of preserving significant open space is commendable; however, staff must ensure that the proposed development is compatible with existing development in the area, especially the adjacent Stuart Hills subdivision which has been developed as a conventional R-1 subdivision with a minimum lot size of 36,000 square feet and the contiguous parcels which have not been consolidated with this application which are developed with single family detached homes on one to two acre lots.

The average lot size of the proposed development is 22,200 square feet. Staff was especially concerned with the layout of lots located on the west side of Hanna Overlook Court extended. On previous submissions of the CDP/FDP, five lots were shown in a pie shape configuration surrounding Lot 10 of the Stuart Hills subdivision. No home has been constructed on this lot. Further, a stormwater management pond and the recreation area were also located in this area. Staff believed the proposed layout in this area was not compatible with the adjacent development and in fact was most similar to an R-2 (Residential Two Dwelling Units/Acre). Staff recommended that the applicant revise the site layout by increasing the size and reducing the number of lots located in this area. Staff also recommended that the recreation area be moved to a more central site location.

The revised CDP/FDP has relocated one of the units to the southeastern corner of the site, where it will be accessed through a subdivision planned for Tax Map 11-2 ((1)) 11, 11A; this lot will not be responsible for maintenance of the private streets. Further, with no extension of Hanna Overlook Court, Lot 36 has been enlarged and reoriented so that the rear lot line of proposed Lot 36 abuts a majority of the side lot line of Lot 10 in Stuart Hills. As a result, instead of five lots bordering Lot 10, only 2 lots and a very small portion of a third lot now border Lot 10 within Stuart Hills. The remaining three lots now proposed to be located in the vicinity of Lot 10 of Stuart Hills range from 23,000 to 27,000 square feet in size. In addition, minimum building setbacks have been provided both on the CDP/FDP and through the proposed development conditions to ensure compatibility with the adjacent R-1 subdivision. The applicant has also provided for screening of the stormwater management facility where the facility abuts residential lots which are not part of the proposed development. The proposed recreation area has not been relocated and staff believes the location is not very convenient for the homes located east of the EQC area. Staff suggested that the recreation area be moved to a location more internal to the site and the existing recreation area be developed with a lot. However, the recreation area is not within the same sewershed as the rest of the development and would have to be served by a septic system. Therefore, while staff would prefer to see a further reduction of lots in this area, staff believes the revised lot layout with the increase in lot size, coupled with the proffered building setbacks, is generally compatible with the adjacent development.

Staff was also concerned with the proposed location of the child care center. Staff believed the applicant should locate the child care center in an area of the development that would have the least impact on existing residential development. However, in order to align the site entrance with the future fire station entrance, the child care center is proposed to be located adjacent to residentially zoned property. In an effort to address staff concerns with regard to mitigating impacts to the adjacent residential property, the applicant has reduced the maximum daily enrollment from 180 to 160 children and increased the amount of transitional screening around the southern, eastern and western boundaries of the child care center from the required 25 feet, to 30 feet with a six foot tall wood fence. The applicant is requesting a modification of the transitional screening requirement along these boundaries to permit a modification of the type and required spacing to permit a taller, more mature screening. Streetscaping will be provided along the Reston Avenue frontage of the site. Special pavers and entrance features have been provided at the Reston Avenue entrance. With the increased buffers and reduction in the number of children, staff believes the location of the child care center is in harmony with the Comprehensive Plan and does not adversely impact adjacent properties.

Residential Density Criteria

Residential density is evaluated based on the residential density criteria set forth in Appendix 8 of the Land Use Section of the Policy Plan. The proposed density of 1.0 du/ac is at the high end of the recommended density range of .5 to 1

du/ac. In order to receive favorable consideration at the high end of the density range, the application should satisfy at least three-fourths of the applicable density criteria as set forth below.

1. Provide a development plan, enforceable by the County, in which the natural, man-made and cultural features result in a high quality site design that achieves, at a minimum, the following objectives: it complements the existing and planned neighborhood scale, character and materials as demonstrated in architectural renderings and elevations (if requested); it establishes logical and functional relationships on- and off-site; it provides appropriate buffers and transitional areas; it provides appropriate berms, buffers, barriers, and construction and other techniques for noise attenuation to mitigate impacts of aircraft, railroad, highway and other obtrusive noise; it incorporates site design and/or construction techniques to achieve energy conservation; it protects and enhances the natural features of the site; it includes appropriate landscaping and provides for safe, efficient and coordinated pedestrian, vehicular and bicycle circulation. (HALF CREDIT)

The applicant has proposed a design which preserves much of the environmental integrity of the site through the preservation of the EQC areas which contain desirable mature tree cover. The lot layout in the western half of the site adjacent to the Stuart Hills Subdivision has been improved. However, staff believes that the proposed long single ended private street system, while permitted, is less than optimal and staff would prefer to see the development served by public streets. Staff also believes that the proposed recreation area could be more centrally located within the site. Therefore, only half credit is given for this criterion.

2. Provide public facilities (other than parks) such as schools, fire stations, and libraries, beyond those necessary to serve the proposed development, to alleviate the impact of the proposed development on the community. (NOT APPLICABLE)
3. Provide for the phasing of development to coincide with planned and programmed provision of public facility construction to reduce impacts of proposed development on the community. (NOT APPLICABLE)
4. Contribute to the development of specific transportation improvements that offset adverse impacts resulting from the development of the site. Contributions must be beyond ordinance requirements in order to receive credit under this criterion. (FULL CREDIT)

The applicant has committed to contribute \$15,000 toward installation of a preemptive signal at the intersection of Leesburg Pike and Reston Avenue for fire safety purposes. Therefore, full credit is given for this criterion.

5. Dedicate parkland suitable for active recreation and/or provide developed recreation areas and/or facilities in an amount and type determined by application of adopted Park facility standards and which accomplish a public purpose. (HALF CREDIT)

The applicant has committed to contribute \$1,155.00/unit toward provision of recreational facilities, of which \$955/unit is committed to satisfy the Zoning Ordinance requirement for developed recreation facilities within P District. Therefore the applicant is committing \$200.00/unit to offset the proportional impact of providing recreational amenities for this development as determined by the Park Authority. After giving credit for the on-site facilities, the proportional cost to provide recreational amenities to serve the residents is \$34,062 which equates to \$710.00/unit. Given that the applicant is contributing less than half of the proportional impact, staff believes only half credit should be given for this criterion.

6. Provide usable and accessible open space areas and other passive recreational facilities in excess of County ordinance requirements and those defined in the County's Environmental Quality Corridor policy. (FULL CREDIT)

Thirty-five percent (35%) of the site will be preserved as open space, the majority of which comprises the EQC. The Zoning Ordinance requires a minimum of 25% open space for a PDH-1 District. In addition, passive recreational facilities to include a trail system through the recreation area and a picnic shelter/barbecue area have been provided. Given that the amount of open space provided is almost 50% in excess of that required by the Ordinance coupled with the provision of passive recreational amenities, such as the trail system, staff believes full credit should be given for this criterion.

7. Enhance, preserve or restore natural environmental resources on-site, (through, for example, EQC preservation, wetlands preservation and protection, limits of clearing and grading and tree preservation) and/or reduce adverse off-site environmental impacts (through, for example, regional Stormwater management). Contributions to preservation of and enhancement to environmental resources must be in excess of ordinance requirements. (FULL CREDIT)

The applicant has preserved the areas identified as EQC on the site as undisturbed open space. The applicant has also committed to additional tree preservation within individual lots adjacent to the EQC. Staff believes full credit should be given for this criterion.

8. Contribute to the County's low and moderate income housing goals. This shall be accomplished by providing either 12.5% of the total number of units to the Fairfax County Redevelopment Housing Authority, land adequate for an

equal number of units or a contribution to the Fairfax County Housing Trust Fund in accordance with a formula established by the Board of Supervisors in consultation with the Fairfax County Redevelopment and Housing Authority.
(NO CREDIT)

This criterion is applicable to all rezoning applications that do not fall within the requirements of the Affordable Dwelling Unit Ordinance. Further, as set forth in the Residential Density Criteria which is presented as Appendix 9 of the Land Use Element of the Policy Plan (and attached hereto as Appendix 15), in applications where this criterion is applicable, the high end in any residential Plan category is not recommended unless this criterion is fully satisfied. Since the applicant is requesting approval of residential development at the high end of the density range, in order to fully satisfy this criterion the applicant should contribute 1% of the purchase price of each residential unit to the Fairfax County Housing Trust Fund as set forth in the Board of Supervisors Policy (See Appendix 15). The revised proffers only commit to a contribution of ½ % of the sales price of each residential unit. Therefore, without the full contribution of 1% required for non-ADU developments at the high end of the density range, this criterion is not satisfied. It should be noted that this policy has been uniformly applied to all rezoning applications which do not meet the provisions of the ADU ordinance.

9. Preserve, protect and/or restore structural, historic or scenic resources which are of architectural and/or cultural significance to the County's heritage.
(FULL CREDIT)

The applicant has submitted a Phase I archaeological survey of the proposed site and has committed to erect a historical marker noting that the Battle of Dranesville took place within the project area. Therefore, full credit is given for this criterion.

10. Integrate land assembly and/or development plans to achieve Plan objectives. (HALF CREDIT)

While the applicant has put together a substantial land area, there are still a number of smaller parcels located along the periphery which have not been consolidated. It would have been desirable to have consolidated these additional lots. Therefore, only half credit can be given for this criterion.

The Comprehensive Plan recommends fulfillment of at least three-fourths of the applicable development criteria in order for the application to receive favorable consideration at the high end of the density range. Staff has determined that seven (8) of the criteria are applicable in this case. Therefore, the application should satisfy a minimum of 6 out of the 8 applicable criteria. In this case, only 5.5 out of the 8 criteria have been satisfied. Therefore, the applicant has not justified development at the high end of the density range. Further, without the required contribution to the Housing Trust Fund, staff cannot make a favorable recommendation on this application at the proposed density.

ZONING ORDINANCE PROVISIONS

The requested rezoning of the 49.14 acre site to the PDH-1 District must comply with certain Zoning Ordinance provisions found in Article 6 Planned Development District Regulations and Article 16, Development Plans, among others.

Article 6

Sect. 6-101, Purpose and Intent: This section states that the PDH District is established to encourage innovative and creative design, to promote high standards in layout and design, to ensure ample provision and efficient use of open space, to promote balanced development of mixed housing types and to encourage the provision of affordable dwelling units. The proposed development has been designed to preserve the EQC areas designated on the site and to permit additional tree preservation within some of the lots. The site layout at the western end of the site has been modified to reduce the number and increase the size of the lots adjacent to the existing Stuart Hills subdivision and other adjacent parcels to ensure compatibility. A transitional screening yard 30 feet in width has been provided along the perimeter of the child care center where it abuts residential lots. Street trees have been provided along both the private and public street proposed within the subdivision. Approximately 35% of the site will be preserved as open space. Staff believes that the proposed application satisfies the purpose and intent of the PDH District.

Sect. 6-107, (Par. 1) Minimum District Size: This section states that a minimum of two (2) acres is required for approval of a PDH District. The area of this rezoning application is 49.14 acres; therefore this standard has been satisfied.

Sect. 6-107, (Par. 2) Minimum Lot Area: There is no minimum lot area requirement for each use or building. Therefore, this standard is not applicable.

Sect. 6-109, Maximum Density: The proposed density of one dwelling unit/acre does not exceed the maximum density of one dwelling unit/acre permitted in the PDH-1 District.

Sect. 6-110, Open Space: Par. 1 requires a minimum of 25% open space for a PDH-1 District and Par. 2, requires active recreational facilities in the amount of \$955/unit. The application proposes to provide 35% of the entire site in open space and to provide \$1,155.00/unit for active recreation facilities to include a children's play area/tot lot and multipurpose court on-site coupled with a cash contribution to the Park Authority to fulfill this requirement. Therefore, this standard has been satisfied.

Article 16, Sections 16-101 and 16-102

Sect. 16-101 General Standards

Par. 1 requires conformance with the Comprehensive Plan recommendations.

The Comprehensive Plan recommends residential development at .5 - 1 dwelling units/acre. The proposed density of 1 du/ac is at the high end of the recommended Plan density. The applicant has not satisfied the residential density criteria needed to justify development at the high end of the density range. Therefore, this standard has not been satisfied.

Par. 2 requires that the proposed design achieve the stated purposes of the PDH district more than would development under a conventional zoning district. The proposed design permits the preservation of sensitive environmental areas as undisturbed open space and provides for the retention of mature tree cover both within open space areas and on individual lots. Staff believes the applicant has satisfactorily demonstrated the need for a PDH zoning.

Par. 3 requires protection and preservation of scenic assets. The application proposes to preserve three areas designated as EQC as undisturbed open space. Therefore, this standard has been satisfied. In addition, the applicant has agreed to erect a historical marker.

Par. 4 requires a design which prevents injury to the use of existing development and does not deter development of undeveloped properties. Staff was concerned with the number and size of lots located adjacent to Lot 10 within the Stuart Hills subdivision. Initially the site was designed with five pie-shaped lots meeting at a point along the periphery of Lot 10. The applicant subsequently revised the CDP/FDP to reduce the number of lots and adjust the lot lines so that only three lots abut Lot 10, one of which only abuts at a point. The CDP/FDP shows a minimum building setback of 40 feet on proposed Lot 33 and staff has drafted a development condition specifying a minimum building setback of 25 feet for proposed Lots 35 and 36 all of which abut Lot 10. A 25 foot rear yard setback is the standard requirement in conventional single family zoning districts. The child care center has been adequately screened with a 30 foot wide transitional screening yard from the adjacent residential lots. With the proposed development condition this standard has been satisfied.

Par. 5 requires that adequate transportation and other public facilities are or will be available to serve the proposed use. The site as proposed will have one point of access from Reston Avenue via a single ended private street. Staff has recommended that the street be designed as a public street; however, private streets are permitted in the PDH Districts and the applicant has committed to disclose to the purchasers that the maintenance of the private streets will be the responsibility of the HOA. Further, the applicant has committed to contribute an amount equal to the cost of resurfacing the private streets to the HOA prior to turnover of control of the Association to the homeowners. Therefore this standard has been satisfied.

Sect. 16-102 Design Standards

Par. 1 states that at the peripheral lot lines, the bulk regulations and landscaping and screening for the proposed development should generally conform with the

provisions of the most comparable conventional district. In this instance the most comparable district is the R-1 Cluster District. The minimum setbacks required for single family detached dwellings in the R-1 Cluster District are 30 feet for the front yard; 15 feet for the side yard; and 25 feet for the rear yard. On Sheet 2 of the CDP/FDP a typical lot layout is provided which shows a front yard setback of 18 feet, a side yard setback of 5 feet and a rear yard setback of 20 feet. A note on the layout says that final building setbacks will be determined on the lot grading plans and that the minimum distance to any lot line shall not be less than five feet. In addition, the applicant has provided both a side yard and rear yard perimeter setback which shows a minimum 12 foot side yard setback at the peripheral lot lines and a 20 foot rear yard setback at the peripheral lot lines.

Along the northern periphery of the site, a 25 foot wide open space strip has been provided which contains a gas line easement. The peripheral setbacks would provide an additional 12 to 20 feet of building setback along the northern site perimeter depending on the orientation of the house on the lot. For those units located adjacent to the Stuart Hills subdivision, i.e. Lots 33, 35 and 36, a minimum setback of 40 feet has been provided on Lot 33 and a minimum setback of 25 feet will be provided for Lots 35 and 36 through the proposed development conditions. A minimum front yard setback of 30 feet has been provided for the child care center along Reston Avenue and a 30 foot setback has been provided to the southern peripheral lot line. With the proposed development condition, this standard has been satisfied.

Par. 2 states that the open space, parking, loading, sign and all other similar regulations shall have application in all planned developments. This application satisfies all applicable Zoning Ordinance provisions.

Par. 3 states that streets and driveways shall be designed to generally conform to the provisions of the Ordinance. As discussed previously, the site will be served by a combination of public and private streets. However, the proposed alternative which shows the street layout without a connection to Hanna Overlook Court is not acceptable because it creates a 2,000 foot long single ended private street. Staff would not support a waiver of the 600 foot maximum length for private streets for the Alternative street layout shown on the CDP/FDP. Staff recommends that this option be deleted from the CDP/FDP.

Par. 4 states that emphasis should be placed on the provision of recreational amenities and pedestrian access. A multi-purpose court and children's play area/tot lot with trail connections and a picnic shelter/barbecue area has been provided on site. Pedestrian access to and around the recreational facility has been provided. A seven foot wide trail will be striped onto the proposed edge of pavement of the private street. A pedestrian link is also provided to the adjacent Stuart Hills Subdivision through the emergency access easement. Staff has proposed a development condition which requires that the 16 foot wide trail be paved and utilized for both emergency vehicle and pedestrian access.

Additional Standards for Nursery Schools and Child Care Centers

Pursuant to Sect. 6-103 of the Zoning Ordinance, a child care center is a permitted secondary use in the PDH District. Further, pursuant to Sect. 6-106 of the Zoning Ordinance, a use permitted in a PDH District as a Group or Category Use shall be subject to the standards set forth in Articles 8 or 9. Child care centers and nursery schools with a maximum daily enrollment of more than 99 children are Category 3 Special Exception Uses and are subject to the additional standards set forth in Sect. 9-309 of the Zoning Ordinance.

Par. 1 requires that a minimum of 100 square feet of usable outdoor recreation space be provided for each child that may use the space at any one time. The 12,000 square foot of play area will accommodate up to 120 children at any one time. However, given that the proposed play area will be adjacent to residential lots, staff believes the use of the play area should be limited to a maximum of 60 children at any one time. A development condition has been proposed which limits the play area to a maximum of 60 children at any one time.

Par. 2 requires that the use shall be located to have direct access to a public street of sufficient right-of-way to accommodate pedestrian and vehicular traffic. The proposed child care center will have direct access to Reston Avenue which is sufficient to handle the anticipated vehicular and pedestrian traffic.

Par. 3 requires that the use should be located to permit pick-up and delivery of all persons on the site. Convenient pick up and drop off parking has been provided.

Par. 4 requires that the use be subject to Chapter 30 of the County Code and Title 63.1, Chapter 10 of the Code of Virginia which pertains to licensing and facility regulations for child care centers. A development condition has been proposed requiring compliance with the noted County and State regulations.

Staff believes that with the proposed development conditions all standards have been satisfied.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The applicant has requested a rezoning from the R-1 to the PDH-1 District to permit flexibility in site design through the use of smaller lots and private streets in order to preserve environmentally sensitive areas of the site. However, there are several outstanding issues which have not been satisfactorily addressed by the applicant. First and foremost, the applicant has not satisfied the residential density criteria to justify development at the high end of the density range. This is primarily due to the applicant's failure to commit to the full contribution to the Housing Trust Fund as required by Board of Supervisors policy for non-ADU developments. A contribution of 1% of the purchase price of each home is

required for developments requesting approval of a rezoning at the high end of the density range. The applicant has only proffered to contribute ½ % of the purchase price of each home. Second, staff is concerned with the proffer language for construction of frontage improvements along Reston Avenue. The applicant has placed a caveat on construction of the frontage improvements to ensure that the applicant is not responsible for relocating any utilities or other improvements along Reston Avenue which may be completed by others subsequent to the rezoning action by the Board. Staff has advised the applicant that this caveat is unacceptable and has the effect of negating the proffer commitment.

Finally, while private streets are permitted in the PDH District, staff is concerned with the long single ended access proposed for this development. While, the applicant has committed to disclosure of the maintenance responsibilities and has provided for a financial contribution to offset the initial maintenance costs born by the homeowners, staff believes a public street with a connection to Hanna Overlook Court would be preferable.

Recommendations

Staff recommends that RZ 1998-HM-020 and the Conceptual Development Plan as submitted be denied. However if it is the intent of the Board to approve RZ 1998-HM-020, staff recommends that such approval be subject to the execution of Proffers consistent with those contained in Appendix 1.

Staff recommends that FDP 1998-HM-020 as submitted be denied. However, if it is the intent of the Planning Commission to approve FDP 1998-HM-020, staff recommends that such approval be subject to Board approval of the CDP and subject to the development conditions set forth in Appendix 2.

It should be noted that it is not the intent of staff to recommend that the Board of Supervisors, 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. Final Development Plan Conditions
5. Affidavit
4. Statement of Justification
5. Comprehensive Plan Citations and Land Use Analysis
6. Environmental Analysis
7. Transportation Analysis

APPENDICES (Cont.)

8. Sanitary Sewer Analysis
9. Water Service Analysis
10. Fire and Rescue Analysis
11. Utilities, Planning and Design Analysis (DPW)
12. Schools Analysis
13. Park Authority Analysis
14. Heritage Resources Analysis
15. Board of Supervisors Policy on Residential Cash Proffer Formula and Appendix 9 of the Policy Plan.
16. Glossary of Terms

**DRAFT
PROFFERS**

GREAT FALLS WOODS

RZ 98-HM-020

October 6, 1998

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, Coscan Brookfield Homes, (hereinafter referred to as the "Applicant") for the owners, themselves, successors and assigns, in RZ 98-HM-020 (the "Application"), filed for property identified as Tax Map 6-4((1))-74A & 78 and 11-2((1))-12 & 17 (hereinafter referred to as the "Application Property") agrees to the following proffers, provided that the Board of Supervisors approves the Application.

1. Development Plan. Development of the Application Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan ("CDP/FDP"), prepared by VIKA, Incorporated, dated March 24, 1998 and revised through October 1, 1998 consisting of four (4) sheets.
2. Final Development Plan Amendment. Notwithstanding the fact that the CDP/FDP is the subject of Proffer No. 1 above, it shall be understood that the CDP shall be the entire plan shown on Sheet 3 but only relative to the points of access, the total number and general location of units, the amount of open space and the location of common open space areas, and the limits of clearing and grading. The Applicant has the option of requesting a Final Development Plan Amendment ("FDPA") for elements other than the aforementioned CDP elements from the Planning Commission for all of or a portion of the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance, if in conformance with the approved CDP and proffers.
3. Minor Deviations. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the FDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layouts shown on the CDP/FDP without requiring approval of an amended FDP provided such changes are in substantial conformance with the FDP as determined by the Zoning Administrator, agents or assigns and neither increase the total number of units nor decrease the amount of open space.
4. Recreational Facilities/Fairfax County Park Authority Contribution. The Applicant shall expend a minimum of \$1,155 per dwelling unit for the development of both active and passive recreation facilities, amenities and trails as identified on the CDP/FDP. A children's play area, to include a variety of equipment appropriate for school age children, shall be provided in the location shown on the CDP/FDP for the tot lot. Such facilities shall be constructed concurrent with the development of the Application Property. If the actual expenditure for such facilities does not equal a minimum of \$1,155 per dwelling unit, the Applicant shall

contribute the difference to the Park Authority for development of park facilities in the area on a per unit basis at the time of building permit approval.

5. Dedication of Right-of-Way. Applicant shall dedicate and convey in fee simple to the Board right-of-way along the Application Property's frontages, as shown on the CDP/FDP, as follows:
 - a. Thirty-five (35) feet from the centerline of the existing Reston Avenue;
 - b. A minimum of 114 feet from the centerline of the existing Leesburg Pike; and
 - c. Fifty-six (56) feet from the centerline of the existing Stuart Road.
 - d. Fifty-six (56) feet from the centerline of the existing Sugarland Road.

Dedication shall be made at time of subdivision plan approval or upon demand from Fairfax County, whichever shall first occur. At the time of subdivision plan approval, Applicant shall grant an ancillary easement to the Board of fifteen (15) feet parallel to the right-of-way dedicated by the Applicant along the Application Property's Leesburg Pike frontage for temporary construction and/or maintenance of improvements made within such right-of-way.

6. Construction. Subject to VDOT and DPW&ES approval, the Applicant shall construct frontage improvements to Reston Avenue measuring twenty-six (26) feet from centerline within the dedicated right-of-way as shown on the CDP/FDP concurrent with the development of the Application Property. The Applicant shall not be responsible for the cost of relocating any utilities or reconstructing any improvements which are installed or constructed on Reston Avenue subsequent to the Board of Supervisors' approval of this Application.
7. Off-site Construction. The Applicant shall reconstruct the existing, temporary cul-de-sac on Hanna Overlook Court as a permanent cul-de-sac concurrent with the development of the Application Property. The requirement for such construction shall be subject to the grant of any necessary land dedication from the owner(s) of Lot 10 and/or Lot 11 of the Stuart Hills Subdivision in a form reviewed and approved by the Fairfax County Attorney and recorded among the land records of Fairfax County, Virginia. In the event such dedication is withheld, this proffer shall be null and void.
8. Private Streets. The private streets identified on the CDP/FDP as "Access Road A" and "Court A" shall be constructed of materials and to a depth of pavement consistent with Section 7-502 of the Public Facilities Manual.

9. Emergency Access Easement. The Applicant shall provide a fifteen (15) foot emergency access easement adjacent to the southern lot line of Lot 36, extending from "Access Road A" to the western property line as shown on the CDP/FDP (the "Access Easement"). The Applicant shall pave the Access Easement area concurrent with the development of the Application Property. The Applicant shall extend such paving off-site within the existing, adjacent VDOT right-of-way to connect with Hanna Overlook Court. This requirement to extend the paved area off-site shall be subject to the approval of VDOT and the grant of any necessary dedication and/or easement from the owner(s) of Lot 10 and/or Lot 11 of the Stuart Hills Subdivision. The Access Easement shall be established for the purpose of providing emergency access between the proposed development and the Stuart Hills Subdivision. Vehicular passage for purposes other than emergency access shall be prohibited.
10. Trails. The Applicant shall construct the trail shown on the CDP/FDP along the Application Property's Reston Avenue frontage concurrent with frontage improvements to Reston Avenue. The Applicant shall contribute to an escrow account, at the time of subdivision plan approval, funds sufficient to pay for the construction of the trails shown on the CDP/FDP along the Application Property's Leesburg Pike, Stuart Road and Sugarland Road frontages, in an amount determined by DPW&ES. Fairfax County shall have the right to receive such funds, upon demand, for purposes of paying the actual construction costs of such trails.
11. Density Credit. Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be reasonably required by Fairfax County or VDOT at time of subdivision plan approval.
12. Stormwater Management. The Applicant shall provide stormwater management (SWM) and best management practices (BMPs) in accordance with the requirements of DPW&ES at the time of subdivision plan approval. In the event that on-site SWM is waived by DPW&ES, the western-most area designated on the CDP/FDP for on-site SWM may be provided as additional lot area and/or open space, and the eastern-most area designated on the CDP/FDP for on-site SWM shall be provided as undisturbed open space area. In such event, the Applicant shall not be required to provide the SWM pond buffers shown on the CDP/FDP as a double row of medium to large evergreen trees.
13. Lot Lines. The Applicant reserves the right to make minor adjustments to the internal lot lines of the proposed subdivision at the time of subdivision plan submission based on final house locations and building footprints, provided that the overall density and open space is not changed. The Applicant shall maintain peripheral setback lines as shown on the CDP/FDP.

14. Limits of Clearing and Grading. The Applicant shall generally conform to the limits of clearing and grading as shown on the CDP/FDP, subject to modifications for the installation of trail(s), utility lines and/or road crossings, if necessary, as approved by DPW&ES. Any trail(s) and/or utility lines located within areas protected by the limits of clearing and grading shall be located and installed in the least disruptive manner possible considering cost and engineering as determined by DPW&ES, and, if feasible, disrupted areas outside the easement shall be revegetated.
15. Landscaping and Open Space. Applicant shall provide landscaping on the Application Property using a combination of existing and proposed vegetation. Street trees and peripheral landscaping shall be provided by the applicant as shown on the CDP/FDP. The exact location of the proposed plantings may be modified as necessary for the installation of utilities in coordination with the Urban Forester.
16. Tree Preservation. The Applicant shall preserve those trees located in the area designated on the CDP/FDP as "tree save area." To the extent, if any, such area is modified as a result of final engineering, an equivalent area to that modified shall be substituted on the site as determined by the Urban Forester.

In addition, for the purposes of maximizing the preservation of trees on individual lots, the Applicant shall retain an arborist certified by the International Society of Arboriculture to consult on the preparation of a tree preservation plan. The tree preservation plan (the "Plan") shall be submitted as part of the final subdivision plan and house location plans and shall be coordinated with and approved by the Urban Forestry Branch of DPW&ES. The Plan shall provide for the preservation of specific quality trees or stands of trees located on individual lots which can be preserved without precluding the development of a typical home on each of the lots as shown on the CDP/FDP. The Urban Forester may require modifications to the Plan to the extent such modifications do not alter the number of dwelling units as shown on the CDP/FDP, reduce the size of the proposed units, significantly alter the location of the units on their respective lots, require an FDPA or require the installation of retaining walls greater than two (2) feet in height.

The Plan shall include the following elements:

- A pre-construction evaluation of the existing vegetation to determine the condition of the trees designated to be saved.
- The trees designated to be saved shall be protected by fencing, a minimum of four (4) feet in height, placed at the dripline of trees to be preserved, or at the limits of clearing and grading, whichever is greater. The fencing shall be installed prior to the

commencement of clearing and grading activities. Signage affirming "restricted access" shall be provided on the temporary fence highly visible to construction personnel. The arborist contracted by the Applicant shall monitor the construction of the proposed development to ensure consistency with the Plan.

- In addition, where it is determined feasible, adjustments to the proposed grading and location of the proposed units on the application property may be modified at time of final engineering to enhance specific tree preservation.
17. Environmental Quality Corridor (EQC). The area(s) designated on the CDP/FDP as EQC shall remain as undisturbed open space. Such EQC area(s) shall not be disturbed except for trails, utility lines and road crossings as shown on the CDP/FDP, and no structures or fences shall be constructed within the EQC.
18. Homeowners Association. The Applicant shall establish a homeowners association ("HOA") for the proposed development to own, manage and maintain the open space including the EQC areas, the private streets, the recreational facilities and all other community owned land and improvements. Purchasers shall be advised in writing prior to entering into a contract of sale that the HOA shall be responsible for the maintenance of all such improvements. The HOA documents shall specify that the HOA is responsible for the maintenance of such improvements. The HOA documents shall require that trees in areas designated as EQC will not be disturbed except for removal of diseased, dead or dying trees as approved by the Urban Forester.
- Specifically, the HOA documents shall provide notice to prospective purchasers of the private streets in the development and the extent to which such streets shall be gated and access to or on them controlled. Such documents shall further provide notice to prospective purchasers that the HOA is and shall be solely responsible for the maintenance of the private streets, the gates and guard houses, and other related improvements and that each homeowner's HOA fees shall reflect such expenses. Such documents shall further provide notice to prospective purchasers that neither the County nor VDOT is or shall be responsible for such maintenance. Prior to the issuance of the residential use permit for the thirty-sixth unit, the Applicant shall resurface the private streets. In addition, in order to ensure adequate funding for such maintenance during the initial period of the HOA, the Applicant shall contribute to the HOA, prior to turning over control of the HOA, funds sufficient to pay for the cost of a subsequent resurfacing of the private streets as determined by DPW&ES. Once contributed, such funds shall be managed by and in the sole discretion of the governing body of the HOA.
19. Residential Noise Attenuation.

A. The Applicant shall use building materials with characteristics pursuant to commonly accepted industry standards to achieve a maximum interior noise level of 45 dBA Ldn for all units located within 1,650 feet of the centerline of Leesburg Pike which are impacted by highway noise levels between 70 and 65 dBA Ldn noise contours and not otherwise shielded by structures or topography. Such units shall have the following acoustical attributes: Exterior walls shall have a laboratory STC rating of at least 39; Doors and windows shall have a laboratory STC rating of at least 28. If windows constitute more than twenty percent (20%) of any facade, they should have the same laboratory STC as walls. Measures to seal and caulk between exterior wall surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

B. In order to achieve a maximum exterior noise level of 65 dBA Ldn in rear yards located within 65 and 70 dBA Ldn noise contours, noise attenuation structures such as acoustical fencing, walls, earthen berms or combinations thereof, shall be provided for those outdoor recreation areas, including rear yards, that are unshielded by topography or structures. If acoustical fencing or walls are used, they should be architecturally solid from ground up with no gaps or openings (except where necessary to provide for a gate, drainage or utilities), and they should be of sufficient height to adequately shield the impacted area from the source of noise.

C. As an alternative to "A" or "B", above, the Applicant may elect to have an acoustical analysis performed to verify or amend the noise levels and impact areas set forth above and/or to determine which units may have sufficient shielding from vegetation and other structures to permit a reduction in the mitigation measures prescribed above; or to determine minimum STC ratings for exterior walls, windows, and doors. Such analysis shall be coordinated with the Department of Planning and Zoning and subject to approval by DPW&ES.

20. Fire Station Preemptive Signalization. The Applicant shall, prior to the issuance of the thirty-sixth residential use permit, contribute \$15,000 to an escrow account to pay for the actual cost of constructing a preemptive signal at the intersection of Leesburg Pike and Reston Avenue in conjunction with the proposed construction of the North Point Fire Station. Fairfax County shall have the right to receive such funds, upon demand, for purposes of paying the actual construction costs of such signalization.
21. Child Care Center. The Applicant shall provide a child care center as generally shown on the CDP/FDP. The maximum daily enrollment shall be limited to 160 students and the business hours of operation shall be no longer than from 6:00 a.m. to 7:00 p.m. Other programs such as parent conferences, staff training, etc. may occur at times other than the business hours of operation. Transitional screening and barriers shall be provided adjacent to the Child Care Center as shown on the CDP/FDP. Landscaping and other amenities shall be provided as

shown on the CDP/FDP. The architecture of the child care center shall be residential in character, and building materials and colors shall be compatible with the proposed residential units.

22. Historical Marker. The Applicant shall install an historical marker, commemorating the site as part of the Battle of Dranesville, in a location and of a content that is mutually agreeable to the Applicant and the Park Authority. The marker shall be installed prior to the issuance of the thirty-sixth residential use permit.
23. Housing Trust Fund Contribution. At the time of final subdivision plan approval, the Applicant shall contribute to the Fairfax County Housing Trust Fund the sum equal to one-half of one percent (1/2 %) of the projected sales price of the house to be built on each lot to assist Fairfax County's low and moderate income housing goals. The projected sales price shall be determined by the applicant in consultation with the Fairfax County Department of Housing and Community Development (HCD) and DPW&ES.
24. Successors and Assigns. These proffers shall bind and inure to the benefit of the Applicant and his/her successors and assigns.
25. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.
26. Severability. Any of the sections may be subject to a Proffered Condition Amendment (PCA) without joinder and/or consent of the other sections, if such PCA does not substantially affect any other sections. Previously approved proffered conditions applicable to the section(s) which is not the subject of such a PCA shall otherwise remain in full force and effect.

(SIGNATURES BEGIN ON NEXT PAGE)

Proffers
RZ 98-HM-020
Page 8

APPLICANT/CONTRACT PURCHASER
COSCAN BROOKFIELD HOMES

By: _____
Name: Robert C. Hubbell
Its: _____

(SIGNATURES CONTINUE ON NEXT PAGE)

Proffers
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Page 9

TITLE OWNER
Warren K. Montouri, TRUSTEE

By: _____
Name: Warren K. Montouri, Trustee

**FINAL DEVELOPMENT PLAN CONDITIONS
FDP 1998-HM-020**

October 7, 1998

If it is the intent of the Planning Commission to approve RZ 1998-HM-020, staff recommends that such approval be subject to the following conditions:

1. Development of the application property shall be in substantial conformance with the Final Development Plan prepared by Vika Engineering dated March 24, 1998 and revised to October 1, 1998, entitled "Great Falls Woods" consisting of four sheets and these conditions.
2. A minimum building setback of 25 feet shall be provided for Lots 35 and 36 from the shared lot line with Lot 10 of the adjacent Stuart Hills Subdivision.
3. An average lot size of 22,200 square feet shall be maintained within the entire development; however the minimum lot size shall be 16,000 square feet. Notwithstanding the above, Lots 33, 35 and 36 shall be a minimum of 25,000 square feet in size.
4. The maximum number of children permitted in the play area for the child care center shall be limited to not more than 60 children at any one time.
5. The child care center shall be subject to the regulations of Chapter 30 of the Code or Title 63.1, Chapter 10 of the Code of Virginia as applicable.

REZONING AFFIDAVIT

APPENDIX 3

DATE: September 23, 1998
(enter date affidavit is notarized)

I, Timothy S. Sampson, Attorney/Agent, do hereby state that I
(enter name of applicant or authorized agent)

(check one) [] applicant
[X] applicant's authorized agent listed in Par. 1(a) below 98-66c

in Application No(s): RZ 98-HM-020
(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 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 are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparc application, list the Tax Map Number(s) of the parcel(s) for each owner.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Rows include Coscan Brookfield Homes, Robert C. Hubbell, Carlyle Real Estate Services, L.C., Stephen A. Bannister, Land Design Consultants, Inc., Paul R. Jeannin, Jr., VIKI, Incorporated, and John F. Amatetti.

(check if applicable) [X] 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) the benefit of: (state name of each beneficiary).

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual Development Plans.

REZONING AFFIDAVIT

DATE: September 23, 1998
(enter date affidavit is notarized)

98-66c

for Application No(s): RZ 98-HM-020
(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, 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 herein.)

CORPORATION INFORMATION

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

8521 Leesburg Pike, Suite 200
Vienna, Virginia 22182

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 & last name)

Brookfield Homes, Inc.
Sole Shareholder

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

Robert C. Hubbell - President
Russell Donaldson - Vice President
William J. Pringle - Chief Executive Officer
Richard J. Dengler - Vice President

Janet Howell - Vice President
Ian Cockwell - Executive Vice President (Toronto Office)
James T. Devine - Vice President

(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 or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. 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 AFFIDAVIT

September 23, 1998

DATE:

(enter date affidavit is notarized)

98-66c

for Application No(s): RZ 98-HM-020

(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 & zip code)

Route Seven Properties Partnership
315 Buckingham Avenue
Syracuse, NY 13210

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

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

Olax - General Partner
Edabague - General Partner
Aer Debbas - General Partner

The above-named general partners are all individual persons, and the entire name of each individual is given as stated.

(check if applicable) [] 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 or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing of a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference to the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: September 23, 1998
(enter date affidavit is notarized)

98-66c

for Application No(s): RZ 98-HM-020
(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
None

(check if applicable) [] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
Coscan Brookfield Homes has contributed in excess of \$200.00 to Supervisor McConnell within the past 24 months.

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

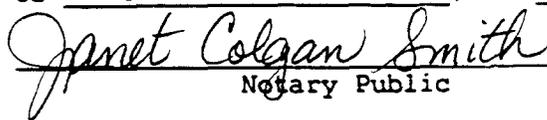
WITNESS the following signature:


(check one) [] Applicant [X] Applicant's Authorized Agent

Timothy S. Sampson, attorney/agent
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 23 day of September, 19 98, in the state of Virginia.

My commission expires: ~~11/30/99~~ 1/31/01


Notary Public

Rezoning Attachment to Par. 1(b)

September 23, 1998

DATE:

(enter date affidavit is notarized)

98-66c

for Application No(s): RZ 98-HM-020

(enter County-assigned application number(s))

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

Brookfield Homes, Inc.
BCE Place, 181 Ray Street, Suite 4200, P.O. Box 763
Toronto, Ontario M5J 2T3

DESCRIPTION OF CORPORATION: (check one statement)

- [x] There are 10 or less shareholders, and all of the shareholders are listed
[] There are more than 10 shareholders, and all of the shareholders owning 10 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 class of stock issued by said corporation, and no shareholders are listed

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

Brookfield Homes, Ltd.
Sole Shareholder

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

Robert C. Hubbell - President
Russell Donaldson - Vice President
William J. Pringle - Chief Executive Officer

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

Brookfield Homes, Ltd.
BCE Place, 181 Ray Street, Suite 4200, P.O. Box 763
Toronto, Ontario M5J 2T3

DESCRIPTION OF CORPORATION: (check one statement)

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[] There are more than 10 shareholders, and all of the shareholders owning 1 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 class of stock issued by said corporation, and no shareholders are listed

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

Brookfield Properties Corporation
Sole Shareholder

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

Gordon E. Arnell, Ian G. Cockwell, L. Ross Cullingworth, Robert A. Ferchat, J. Bruce Flatt, David A. Lewis, Arne R. Nielsen, William J. Pringle
Officers:
L. Ross Cullingworth, Chairman, William J. Pringle, President, CEO, Robert Visentin, Senior VP, Keith Hyde (nmi), Vice President, Paul G. Kerrigan, VP and Controller, C. Jean Locke, Vice President, Michael Zessner (nmi), VP and Corporate Secretary

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

Rezoning Attachment to Par. 1(b)

DATE: September 23, 1998
(enter date affidavit is notarized)

98-66c

for Application No(s): RZ 98-HM-020
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Brookfield Properties Corporation
BCE Place, 181 Ray Street, Suite 4200, P.O. Box 763
Toronto, Ontario M5J 2T3

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 a class of stock issued by said corporation, and no shareholders are listed below.

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

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

Gordon E. Arnell, Jean A. Beliveau, O.C., Jack L. Cockwell, Senator J. Trevor Eyton, O.C., J. Bruce Flatt, Robert J. Harding, John R. McCaig, Allan S. Olson, Sam Pollock, O.C. (nmi)

Officers:

Gordon A. Arnell, Chairman, Chief Exec. Off., J. Bruce Flatt, President, Chief Op. Off., David D. Arthur, President, Chief Exec. Off., William J. Pringle, President, Chief Exec. Off., Alan Norris (nmi), President, Chief Exec. Off., Edwin B. Nordholm, Senior VP, Anne Arone (nmi), Corporate Secretary

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

VKA, Incorporated
8180 Greensboro Dr., Suite 200
McLean, Virginia 22102

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 a class of stock issued by said corporation, and no shareholders are listed below.

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

Charles Irish, Jr.
John F. Amatetti

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: September 23, 1998
(enter date affidavit is notarized)

98-660

for Application No(s): RZ 98-HM-020
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Land Design Consultants, Inc.
8569 E Sudley Road
Manassas, Virginia 20110

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 a class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
John L. Marshall
Sole Shareholder

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Carlyle Real Estate Services L.C.
3147 Woodland Lane
Alexandria, Virginia 22309

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 a class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Rebecca J. Pelino
Stephen A. Bannister

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 continuing further on a "Rezoning Attachment to Par. 1(b)" form.

DATE: September 23, 1998
(enter date affidavit is notarized)

98-66c

for Application No(s): RZ 98-HM-020
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

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 & last name)
Martin D. Walsh _____
Thomas J. Colucci _____
Peter K. Stackhouse _____
Jerry K. Emrich _____
Michael E. Lubeley _____
Nan E. Terpak _____

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 & zip code)
O'Connell & Glock, P.C.
1901 Pennsylvania Avenue #1000
Washington, DC 20006

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 & last name)
John W. O'Connell _____
Earl F. Glock _____

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.

DATE: September 23, 1998
(enter date affidavit is notarized)

98-66c

for Application No(s): RZ 98-HM-020
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
The Land Planning & Design Corp.
2730 Hillside Court
ljamsville, Maryland 21754

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
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 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 & last name)
James L. Baish

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 & zip code)

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NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & 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.

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

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THIRTEENTH FLOOR

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WEBSITE <http://www.wcsl.com>

July 31, 1998

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 ELIZABETH D. BAKER
 SUSAN K. YANTIS
 J. GREGORY RUFF

By Hand Delivery

Ms. Leslie Johnson
 Department of Planning and Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway
 Suite 801
 Fairfax, Virginia 22035-5509

Re: RZ 1998-HM-020
 Applicant: Coscan Brookfield Homes

Dear Leslie:

I have enclosed revised proffers which address the issues raised during staffing of the Application. You will receive copies of a revised CDP/FDP under separate cover from John Amatetti, and you will be provided a copy of the Phase I archeological study under separate cover as well.

As reflected in the revised plans and proffers, the Applicant is continuing to pursue the private streets and gates alternative. Upon careful consideration of this issue, we believe this to be the best alternative for the proposed development. In short, we believe that the benefits of private streets far outweigh any adverse impact they would have. I know this was an issue of concern for Staff, and I wanted to take this opportunity to address the issue in more detail.

As you know, the provision of private streets allows the Applicant greater flexibility in the use and development of the Application Property. The private streets will require less total area to construct than would public streets, and they can be constructed to accommodate for the steep topography of the site. These are obviously critical variables in the Applicant's ability to preserve the large tree save area, EQC, and other open space proposed with this Application. We continue to believe, as I think anyone who walks the site would

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 DEPARTMENT OF PLANNING AND ZONING

JUL 31 1998

ZONING EVALUATION DIVISION

acknowledge, that the Application Property is a highly unique site. The Applicant has worked very hard, and has employed highly skilled landscape architects and land designers, to craft a development that works within the framework of the site's natural features. The private streets, like the rezoning to the PDH-1 District itself, is a necessary component of the development plan. We appreciate your and Chuck Almquist's willingness to support VDOT waiver requests which would allow the Applicant to construct similarly designed public streets. Since we last met, however, we took the proposal to VDOT and were told that VDOT would not support the proposal without significant redesign. Again, we believe that the suggested redesign would wholly undermine the Applicant's ability to provide the unique development proposed.

Furthermore, we understand Staff's concern with respect to private streets limiting access of neighboring property owners through the proposed development. However, we believe that any limits on access would be minimal and, in any event, not necessarily a bad thing. First, only one of the proposed private streets is a through street. Second, it is arguably only a few neighboring property owners who would be inclined to use that street, instead of Stuart Road and Sugarland Road, to access Leesburg Pike. Finally, the report of the Fire and Rescue Department raises concern about the traffic impact of the proposed development at the intersection of Leesburg Pike and Reston Avenue. Such a concern would only be exacerbated by increasing the amount of traffic flow through the Application Property. In sum, it is fair to say that there are competing public interests at stake with respect to providing public access through the proposed development. We believe that the provision of private streets is an effective way to balance those interests. I would note also that Fire and Rescue will, of course, be provided ready access on the streets and that the gates proposed would, in any event, be "drive-through."

In addition to the physical and operational considerations so far discussed, there are a number of significant aesthetic advantages to the proposed private streets. For example, the private streets will allow for extensive landscaping, monumental entry features and landscaped islands within the street itself.

Finally, as provided in the revised proffers, the fact that the private streets will be maintained by the homeowners association and not the County or VDOT will be clearly related to prospective homeowners. Also, the Applicant will proffer to make a contribution to the homeowners association to ensure the availability of maintenance funds in reserve as the association gets going.

July 31, 1998
Page 3

In sum, the provision of private streets allows the Applicant the design flexibility necessary to allow the preservation proposed by the development. Private streets will not unreasonably affect the access of neighboring property owners, and any limitation on access would itself mitigate the adverse effect of too much access. Homeowners will purchase their homes having been made aware of the responsibilities the private streets impose. In short, we believe that the proposed private streets are the best alternative for this site.

Thanks for your help on this Application. If you have any questions, please do not hesitate to give me a call.

Very truly yours,

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY, P.C.



Martin D. Walsh

Enclosures

cc: Bob Hubbell
Neil Patel
Steve Bannister
Paul Jeannin
John Amatetti
Tim Sampson

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

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TRACY STEELE SCILEPPI
TIMOTHY S. SAMPSON

NICHOLAS MALINCHAK (RETIRED)

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February 25, 1998 OFFICE OF COMPREHENSIVE PLANNING

FEB 26 1998

Ms. Barbara A. Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning
12055 Government Center Pkwy., Suite 801
Fairfax, Virginia 22035-5505

ZONING EVALUATION DIVISION

Re: Rezoning Application for property identified as Tax Map 6-4 ((1))- 74A and 78, and 11-2 ((1))- 12 and 17, consisting of approximately 49.11 acres, Zoned R-1, in the Hunter Mill District (the "Subject Property") Applicant/Contract Purchaser: Coscan Brookfield Homes

Dear Ms. Byron:

The Applicant, Coscan Brookfield Homes, is the contract purchaser of the Subject Property referenced above. The Subject Property is zoned to the R-1 District. With the consent of the owner of the Subject Property, the Applicant hereby requests that the Subject Property be rezoned to the PDH-1 District. Please accept the following as a statement of justification for the application.

The Subject Property is located with public street frontage on Reston Avenue, Leesburg Pike, Sugarland Road and Stuart Road. The current zoning of the Subject Property would support by-right development of forty-nine (49) single family homes.

The Applicant proposes to rezone the Subject Property to the PDH-1 District and construct forty-eight (48) single family homes and a Child Care Center. The flexibility of layout and configuration which the PDH-1 District provides will enable the Applicant to develop the Subject Property in a manner which will better serve the interests of both future home owners and the community at-large than would by-right development under

February 25, 1998

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the current zoning.

In particular, the Applicant's proposed PDH-1 layout preserves a significant portion of the hardwood trees, intermittent streams and natural vegetation on the Subject Property. PDH-1 would allow the preservation of over one-third of the Subject Property as open space while honoring the environmental components of a proposed Environmental Quality Corridor (EQC). Moreover, with PDH zoning, the development would provide active recreational facilities, including a tot lot, a multi-use court and trails on the Subject Property. The PDH zoning also permits, as a secondary use, the inclusion of a Child Care Center, a use in great demand for this area. By-right development of the Subject Property under its current zoning, while certainly feasible, simply could not provide the benefits this proposal would allow.

The Subject Property is located within the UP5 Reston Community Planning Sector of the Upper Potomac Planning District within Area III. The Comprehensive Plan recommends residential development of the Subject Property at a density of .5-1 dwelling unit per acre. The present application is consistent with the recommendations of the Comprehensive Plan.

To the best of our knowledge, no hazardous or toxic substances, hazardous waste and/or petroleum products, as identified in Section 18-202(12) of the Zoning Ordinance, are to be generated, utilized, stored, treated, and/or disposed of on site of the Subject Property.

To the best of our knowledge, the proposed development of the Subject Property conforms with the provisions of all applicable ordinances, regulations, adopted standards and applicable conditions, except the following:

- In accordance with Section 11-302(2) of the Zoning Ordinance, the Applicant requests a waiver of the 600 foot maximum length for private streets.
- In accordance with Section 13-304 of the Zoning Ordinance, the Applicant requests a modification of the transitional screening requirement for the proposed Child Care Center's east, west and south property lines.
- In accordance with Section 13-304 of the Zoning Ordinance, the Applicant requests a waiver of the barrier requirement along the east side of the

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Page 3

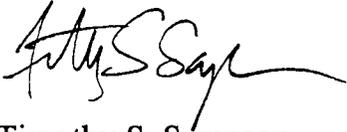
proposed Child Care Center.

In addition, the Applicant intends to pursue a waiver of the trail requirements as shown on the CDP/FDP. The Applicant proposes an escrow in lieu of construction.

Thank you for your consideration and attention to this matter. If you have any questions regarding the enclosed materials or require additional information, please do not hesitate to call me.

Very truly yours,

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY, P.C.



Timothy S. Sampson

cc: Martin D. Walsh

J:\COSCANA\8655\JUSTIF.STM

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment & Development Review Branch, DPZ

SUBJECT: Comprehensive Plan Land Use Analysis for:
Case No. RZ 1998-HM-020 concurrent with FDP 1998-HM-020
Coscan Brookfield Homes (Great Falls Woods)

DATE: 8 July 1998

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and the development plan dated June 11, 1998. This application requests a rezoning from R-1 to PDH-1. Approval of this application would result in a residential density of .97 dwelling units per acre. The extent to which the proposed use, intensity/density, and the development plan are consistent with the guidance of the Plan is noted.

CHARACTER OF THE SURROUNDING AREA:

The subject property is presently vacant, planned for residential use at .5-1 dwelling units per acre and zoned R-1. To the north are located Route 7 and a small area of retail businesses that are planned for retail and other related uses and zoned C-8 and C-5. Beyond Route 7 are located large lot single family detached homes as well as vacant land that is planned for residential use at .2-.5 dwelling units per acre and zoned R-1. To the east is located retail and residential development which is planned for retail and other related uses and residential use at .5-1 dwelling units per acre. To the south are located vacant land and large lot single family detached homes which are planned for residential use at .5-1 dwelling units per acre and zoned R-1. To the west are located large lot single family detached homes and vacant land which are planned for residential use at .5-1 dwelling units per acre and public park use and zoned R-1.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 49.14-acre property is located in the Reston Community Planning Sector (UP5) of the Upper Potomac Planning District in Area III. The Comprehensive Plan text and/or map provides the following guidance on land use and intensity for the property:

Text:

On page 471 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading "Recommendations, Land Use, Land on the Periphery of Reston," the Plan states:

"7. Land between Stuart Road, Route 7, and Reston should be planned for residential use at .5-1 dwelling unit per acre as shown on the Plan map."

In the 1990 edition of the Policy Plan, under the heading, "Land Use Compatibility," the Plan states:

"Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses...

Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems."

Map:

The Comprehensive Plan map shows that the property is planned for residential use at .5-1 dwelling units per acre

Analysis:

The application and development plan propose a use and density that is in conformance with the use and density recommendations of the Comprehensive Plan. The applicant should provide the individual lot sizes in order to evaluate the lot size compatibility of the proposed development with surrounding development. The applicant should also show the existing and/or proposed vegetated landscaping proposed for buffer areas.

The Comprehensive Plan also provides the following text that establishes guidelines for evaluating the development proposal:

Text:

On page 41 of the 1990 edition of the Policy Plan, under the heading, "Appendix 3: Locational Guidelines for Child Care Facilities," the Plan states:

In Fairfax County, as in other areas of the country, there is an increasing need for

high-quality child care facilities. Such facilities should be encouraged throughout the County to the extent that they can be provided consistently with the following criteria:

1. Child care facilities should have sufficient open space to provide adequate access to sunlight and suitable play areas, taking into consideration the size of the facility.

Analysis:

The proposed development plan provides for a large outdoor play area which is fenced and landscaped

Text:

- "2. Child care facilities should be located and designed to ensure the safety of children."

Analysis:

The proposed child care facility is safely located and designed.

Text:

- "3. Child care facilities should be located and designed to protect children from excessive exposure to noise, air pollutants, and other environmental factors potentially injurious to health or welfare."

Analysis:

The proposed child care facility is not exposed to excessive environmental factors.

Text:

- "4. Child care facilities should be located and designed to ensure safe and convenient access. This includes appropriate parking areas and safe and effective on-site circulation of automobiles and pedestrians."

Analysis:

Adequate vehicular and pedestrian access is provided at this child care facility.

Text:

- "5. Child care facilities in Suburban Neighborhoods should be located and designed to avoid creating undesirable traffic, noise, and other impacts upon the surrounding community. Therefore, siting child care facilities in the periphery of residential developments or in the vicinity of planned

community recreation facilities should be considered."

Analysis:

This child care facility is located at the periphery of a residential development. It will have some impact on lot 16 to its south, however both screening and a barrier are being provided.

Text:

- "6. Child care facilities should be encouraged in employment centers to provide locations convenient to work places. However, these locations should make provisions for a safe and healthful environment in accord with the guidelines listed above."

Analysis:

This child care facility is not located in an employment center.

BGD:ALC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment and Development Review Branch, OCP

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ/FDP 1998-HM-020
Coscan Brookfield Homes

DATE: 10 July 1998

This memorandum, prepared by Mary Ann Welton, 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 revised development plan dated June 11, 1998. 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:

On pages 86 through 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Water Quality", the Comprehensive Plan states:

"Objective 2: Prevent and reduce pollution of surface and groundwater resources.

- | | |
|-----------|---|
| Policy a. | Implement 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 c. | In order to reduce stormwater runoff volumes and increase groundwater recharge, minimize the amount of impervious surface created as a result of development consistent with planned land uses. |

- Policy e. Preserve the integrity and the scenic and recreational value of stream valleys when locating and designing stormwater detention and BMP facilities.

Development proposals should implement best management practices to reduce runoff pollution.”

On page 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading “Water Quality” the Comprehensive Plan states:

“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.”

On pages 88 to 89 of the 1990 Policy Plan as amended on February 10, 1997, under the heading “Noise”, the Comprehensive Plan states:

“ . . . Federal agencies with noise mitigation planning responsibilities have worked with the health community to establish maximum acceptable levels of exposure (Guidelines for Considering Noise in Land Use Planning and Control). These guidelines expressed in terms of sound pressure levels are 65 dBA L_{dn} for outdoor activity areas; 50 dBA L_{dn} for office environments; and 45 dBA L_{dn} for residences, schools, theaters and other noise sensitive uses.

Objective 4: Minimize human exposure to unhealthful levels of transportation generated noise.

- Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise...

New development should not expose people in their homes, or other noise sensitive environments to noise in excess of 45 dBA L_{dn} , or to noise in excess of 65 dBA L_{dn} in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between 65 and 75 dBA L_{dn} will require mitigation...”

On page 90 of the 1990 Policy Plan under the heading “Environmental Hazards”, the Comprehensive Plan states:

“Objective 6: Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new

structures from unstable soils.

- Policy a: Limit densities on slippage soils, and cluster development away from slopes and potential problem areas.
- Policy b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards.”

On pages 91 to 93 of the 1990 Policy Plan, the Comprehensive Plan states the following:

"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.”

On page 93 of the 1990 Policy Plan as amended on February 10, 1997, under the heading “Environmental Resources”, the Comprehensive 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 11: 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 and restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices ..."

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.

Water Quality Protection

Issue:

The subject property is situated within the County's Chesapeake Bay Watershed generally and within the County's Sugarland Run Watershed specifically. The topography of the land slopes significantly from northeast to southwest. The elevation ranges from approximately four hundred fifty feet above sea level on the east to approximately three hundred fifty feet above sea level on the west. The site is heavily vegetated with mature tree cover at this time. The development plan depicts clearing and grading to the edge of the proposed EQC boundary. Drainage throughout the subdivision, particularly for the lots in the lower elevations may pose a problem.

Resolution:

Because a significant amount of land on the subject property is characterized by environmentally sensitive features, it is suggested that the applicant consider augmenting the EQC areas with additional open space which has the benefit of protecting the EQC feature while simultaneously preserving more of the existing vegetation and natural topography. It is also recommended that the applicant work with the Department of Environmental Management to develop a stormwater system which implements a more dispersed best management practices throughout the entire development. If DEM finds that the site is suitable for a bioretention/rain garden system within non-EQC open space, such a system could reduce the required amount of detention in larger dry ponds. Then more of the natural topography of the site can be maintained with less of an impact on the existing stream system. By addressing the issues of stormwater, open space, passive recreation and pedestrian trail requirements simultaneously in a creative multi-purpose manner, the applicant can achieve the goals intended by the *planned development district* while concurrently integrating the various aspects of the proposal.

Highway Noise

Issue:

A highway noise analysis was performed for Leesburg Pike (Route 7). The analysis produced the following noise contour projections (note DNL dBA is equivalent to dBA L_{dn}):

65 dBA L_{dn}	1650 feet from centerline
70 dBA L_{dn}	550 feet from centerline

It appears that all the homes in the proposed development may be adversely affected by highway noise.

Suggested Solution:

In order to reduce noise in interior areas to 45 dBA L_{dn} or less, any residential structure that will be located within one thousand six hundred fifty feet (1650') of the centerline of Leesburg Pike (Route 7) should be constructed with building materials that are sufficient to provide this level of acoustical mitigation. Guidelines for interior mitigation within the 65-70 dBA L_{dn} impact area are attached.

In order to reduce exterior noise levels in the rear and side yards of lots located at least partially within the projected 65-70 dBA L_{dn} impact area, one or more noise barriers should be provided. The barrier(s) should be of a height sufficient to break all lines of sight between an imaginary plane formed between a line eight feet above the centerline of the highway and a line six feet above the ground in the affected outdoor recreational areas. The barriers should be architecturally solid from ground up with no gaps or openings. A berm, architecturally solid wall, or berm-wall combination can be used as a noise barrier. If desired, the applicant may incorporate rear yard privacy fencing within the noise barrier as long such fencing will meet the above guidelines.

The applicant may pursue other methods of mitigating highway noise if it can be demonstrated through an independent noise study for review and approval by the Department of Environmental Management (DEM), that these methods will be effective in reducing exterior noise levels to 65 dBA L_{dn} or less and interior noise levels to 45 dBA L_{dn} or less.

Soil Constraints

Issue:

The applicant has included the full range of soils information for the subject property with the development plan. Worsham (8B) soil is considered a hydric soil and is associated with wetland features. Furthermore, the entire site is characterized by sloping topography.

Resolution:

Non-tidal wetlands fall within the jurisdiction of Section 404 of the Clean Water Act which is administered by the U.S. Army Corps of Engineers. If jurisdictional wetlands will be affected by the proposed development then the applicant must demonstrate approval from the Corps of Engineers.

A geotechnical study submitted by the applicant to the Department of Environmental Management will ensure that possible soil constraints are addressed in the early stages of the development.

Environmental Quality Corridor

Issue:

The EQC delineation is consistent with the criteria for EQC delineation as cited from the Plan text. It would be highly desirable to supplement the EQC with additional open space areas for preservation of habitat and site topography.

Tree Preservation

Issue:

The subject property is characterized by extensive, mature hardwoods which completely cover the subject property. The tree cover and the natural vegetation provide an important water quality benefit.

Resolution:

If the applicant places the entire amount of land which is accurately defined as EQC under a "conservation easement" to be protected into perpetuity, then tree preservation will ultimately be accomplished.

Barbara A. Byron
RZ/FDP 1998-HM-020
Page 8

TRAILS PLAN:

The Trails Plan depicts pedestrian trails south and east of Sugarland Run and east of Stuart Road. Bicycle trails are depicted north and south of Leesburg Pike. A stream valley trail is shown along Offuts Branch which traverses the northwestern corner of the site. At the time of Site Plan review, the Director, Department of Environmental Management will determine what trail requirements apply to the subject property.

BGD:MAW

**GUIDELINES FOR THE ACOUSTICAL TREATMENT OF RESIDENTIAL PROPERTIES
AND OTHER NOISE SENSITIVE USES WITHIN HIGHWAY NOISE IMPACT ZONES OF
65-70 dBA L_{dn}**

In order to achieve a maximum interior noise level of 45 dBA L_{dn} all units located between the 65-70 dBA L_{dn} highway noise impact contours should have the following acoustical attributes:

1. Exterior walls should have a laboratory sound transmission class (STC) rating of at least 39.
2. Doors and windows should have a laboratory STC rating of at least 28. If windows constitute more than 20% of any facade they should have the same laboratory STC rating as walls.
3. Measures to seal and caulk between surfaces should follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

In order to achieve a maximum exterior noise level of 65 dBA L_{dn} noise attenuation structures such as acoustical fencing, walls, earthen berms or combinations thereof, should be provided for those outdoor recreation areas including rear yards, that are unshielded by topography or built structures. If acoustical fencing or walls are used, they should be architecturally solid from ground up with no gaps or openings. The structure employed must be of sufficient height to adequately shield the impacted area from the source of the noise.

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 1998-HM-020)

SUBJECT: Transportation Impact *Addendum*

REFERENCE: RZ 1998-HM-020; Coscan Brookfield Homes
Traffic Zone: 1748
Land Identification Maps: 6-4 ((1)) 74A, 78
11-2 ((1)) 12, 17

DATE: October 5, 1998

These additional comments reflect the analyses of the Department of Transportation and are based on the development plan revised to October 1, 1998.

The applicant has revised the proposed development plan to delineate only one point of access. The development will be located along a long single ended private street approximately 2,500 feet in length with all access via Reston Avenue. This roadway exceeds the recommended maximum length of 1000 feet for single ended access. The proposed road network also provides no vehicular access to neighboring residential communities. Because of the long single ended access proposed for the development, this office strongly recommends that the connection of the "access road" with Hanna Overlook Court as originally proposed.

AKR/CAA

cc: Michelle Brickner, Deputy Director, Design Review Division, Department of Public Works and Environmental Services

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 1998-HM-020)

SUBJECT: Transportation Impact

REFERENCE: RZ 1998-HM-020; Coscan Brookfield Homes
Traffic Zone: 1748
Land Identification Maps: 6-4 ((1)) 74A, 78
11-2 ((1)) 12, 17

DATE: September 18, 1998

The following comments reflect the analyses of the Department of Transportation. These comments are based on the development plan revised to September 1, 1998 and draft proffers dated September 8, 1998.

Transportation Issues

The applicant is seeking to rezone the referenced properties from R-1 to PDH-1, and to construct 47 single family attached dwelling units, plus a child care facility. The following transportation issues remain unaddressed with the subject application.

1. Draft proffer 6 commits to the construction of frontage improvements along Reston Avenue but qualifies construction upon the relocation of utilities by others. Such a qualification is not appropriate and would likely preclude the construction of frontage improvements. The qualification should be removed. The proffer also indicates that construction will not occur until issuance of the last residential use permit. The frontage improvements should be constructed concurrent with construction of the spine street.
2. The development plan delineates an option to delete the street connection to Hanna Overlook Court. The resulting street system for the development would result in a very long single ended access. The option should be deleted.

3. Right-of-way dedication should be provided along the short segment of Sugarland Road frontage to 56 feet from centerline.
4. Development of the site at the high end of the Plan range without resolution of the above issues is not appropriate.

Trip Generation

The following provides a comparison of trip generation rates associated with the application.

<u>Use</u>	<u>Trips Per Day/P.M. Peak Hour</u>
Existing Zoning: R-1 (49.142 acres, 49 residences)	465 vpd/49 vph ^{1a}
Existing Use: 1 Residence	10 vph/1 vpd ^{1a}
Comprehensive Plan: 0.5 - 1 dwelling unit per acre (24 - 49 residences)	225 - 465 vpd/24 - 49 vph ^{1a}
Proposed Use: 47 detached residences	450 vpd/ 47 vph ^{1a}
Child Care (180 children)	<u>810 vpd/154 vph^{1b}</u>
Total:	1,260 vpd/202 vph

The proposed development is at the high end of the Plan range, and with the proposed child care facility, results in trip rates which exceed rates expected with development at the high end of the Comprehensive Plan range.

Private Street System

Note that this Department has strongly recommended that the development be served by public streets. However, the applicant has chosen not to provide a public street through the community, and private streets are permitted in the requested zoning category. The proposed private street

¹ These trip generation estimates are based on data from Trip Generation, Sixth Edition, Institute of Transportation Engineers, 1997, and utilize the following rates:

- a. Average trip rates per dwelling unit for single family detached residences, (ITE LUC 210).
- b. Rates per child for child care facilities, (ITE LUC 565).

system will be approximately 2,100 feet in length, and with the alternative design identified as Alternative 1, the length of the system will increase to a total distance of approximately 2,500 feet. The applicant has excluded the retail child care facility from an obligation to share in the maintenance responsibility of the private street system. Maintenance of a 2,100 to 2,500-foot long private street system will be a significant financial burden for 47 residences. However, the applicant has proffered to advise potential home buyers that the homeowners will be responsible for all street maintenance.

The applicant is seeking a waiver of the 600-foot maximum length for private streets. Since perspective home buyers will be advised that maintenance of the streets will be the responsibility of the homeowners, this office would not object to approval of the waiver of the 600-foot maximum length as requested by the applicant.

Note that nearby residents have expressed a concern that cut-through traffic would be a major problem if a public street system is provided. Although a significant cut-through problem exists on the connection between Stuart Road and Reston Avenue south of this site, it is generally recognized that the cut-through problem will be resolved when the missing link of Wiehle Avenue is completed. The segment of Wiehle Avenue between Stuart Road and Reston Avenue is slated to go to bid for construction in the spring of 1999. This office does not believe that the provision of a public street spine street through the proposed development will result in a cut-through situation.

Summary

The Department of Transportation does not support approval of the application in its present format, but would not object to approval if the outstanding transportation issues are adequately addressed.

AKR/CAA

cc: Michelle Brickner, Deputy Director, Design Review Division, Department of Public Works and Environmental Services

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator **DATE:** May 11, 1998
 Zoning Evaluation Division, OCP

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ/FDP 1998-HM-020

Tax Map No. 06-4- /01/ /0074-A, 0078-
011-2-/01/ /0012- , 0017

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

1. The application property is located in the Sugarland Run (B-2) Watershed. It would be sewered into the Blue Plains Treatment Plant.
2. 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.
3. A proposed 8 inch pipe line located in Hanna Overlook Court and approx. 40 feet the property is adequate for the proposed use at this time.
4. 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	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Outfall	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

5. Other Pertinent information or comments: _____

FAIRFAX COUNTY WATER AUTHORITY

8560 Arlington Boulevard - P. O. Box 1500
Merrifield, Virginia 22116-0815
(703) 698-5600

April 14, 1998

MEMORANDUM

TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, VA 22035-5505

FROM: Planning Branch (Tel. 289-6363)
Planning and Engineering Division

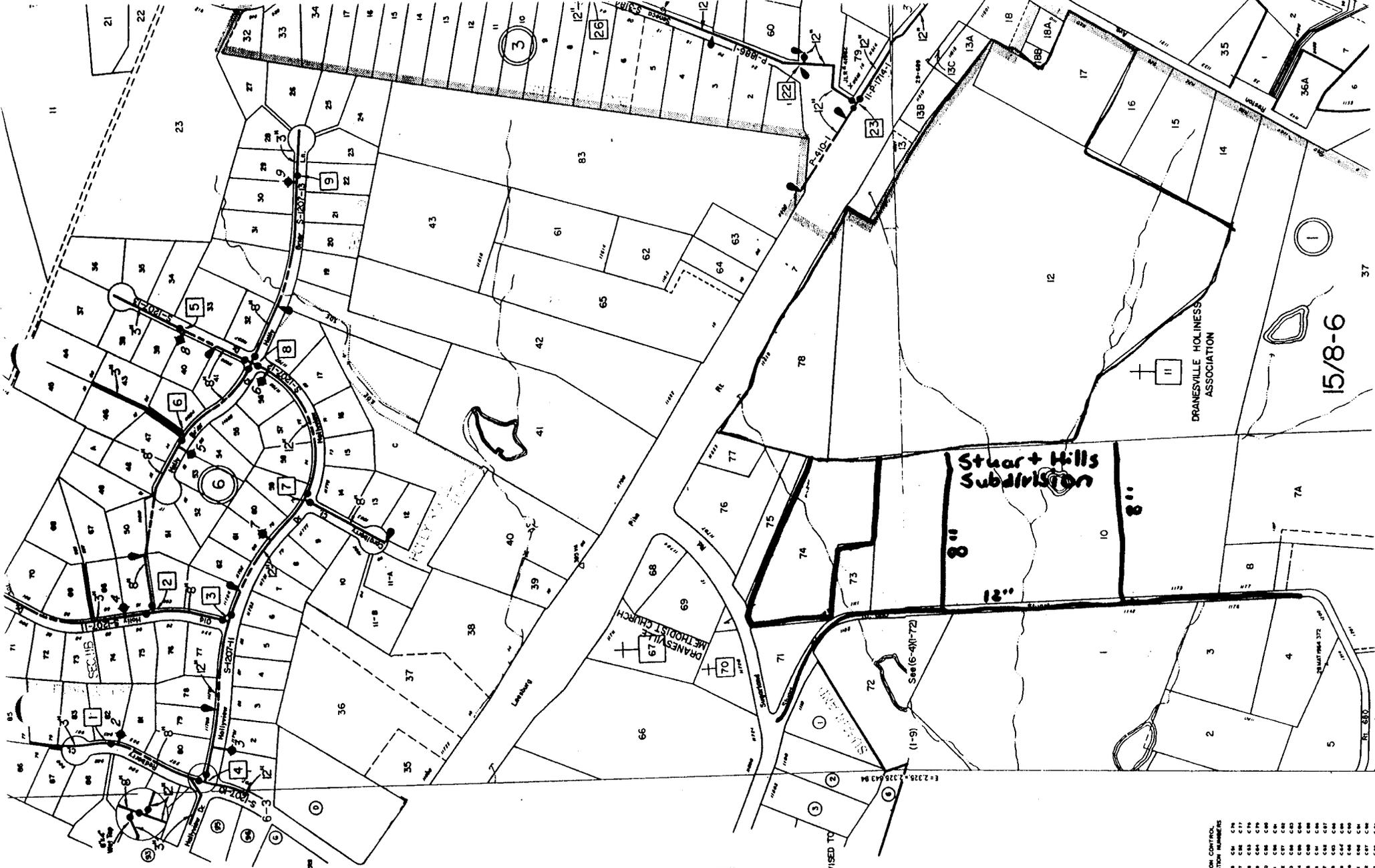
SUBJECT: Water Service Analysis, Rezoning Application RZ 98-HM-020
FDP 98-HM-020

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

1. The application property is located within the franchise area of Fairfax County Water Authority.
2. Adequate water service is not available at the site.
3. Water service is available at the site from existing 8-inch mains located at the Stuart Hills Subdivision. An offsite water main extension will also be required for domestic service and fire protection.
4. The nearest adequate water main available to provide service is approximately 200 feet across Leesburg Pike to an existing 12-inch water main. See enclosed property map.

Diana C McCormick

Diana C. McCormick, P.E.
Acting Manager, Planning



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

April 14, 1998

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

FROM: Ralph Dulaney (246-3868) 
Planning Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application 1998-HM-020 and Final Development Plan 1998-HM-020

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 #12, **Great Falls**.
2. After construction programmed for FY 2000, this property will be serviced by the fire station planned for the area.
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; however, a station location study is currently underway, which may impact this rezoning positively.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division

DATE: JUN 25 1998

VIA: Mark S. Wheatley, Chief Deputy
Fire and Rescue Department

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

FROM: Howard J. Guba, Director
Office of Capital Facilities

JUL 1 1998

SUBJECT: Great Falls Woods - Rezoning # 1998-HM-020

ZONING EVALUATION DIVISION

Staff from the Fire and Rescue Department and the Department of Public Works have received a copy of the Conceptual/Final Development Plan for Great Falls Woods (copy attached). After reviewing this plan, it has been determined that the proposed development will adversely impact ingress/egress to the North Point Fire Station which is proposed for construction in early 1999.

The North Point Fire Station is located at the southeast intersection of Reston Avenue and Leesburg Pike, directly across Reston Avenue from Great Falls Woods (see attached map). The Leesburg Pike/Reston Avenue intersection is not currently signalized and traffic queuing during peak hours has already been identified as a significant design issue. For your information, County staff performed a traffic count at the request of the Virginia Department of Transportation on March 3, 1998. A copy of the relevant data is attached for your reference.

According to the Great Falls Woods plan, the 48 lot residential development and child care center will generate an estimated 1,147 vehicles per day. Approximately 837 of the vehicles per day will be generated by the proposed child care center. As you know, many of the trips to the child care center will likely occur during the critical peak hours.

In view of the above, it is anticipated that Great Falls Woods will seriously impact on the ability of emergency vehicles to maneuver through the Reston Avenue/Leesburg Pike intersection. As a result, it is requested that your office review this issue and determine if the applicant may be required to install or contribute toward the installation of traffic control devices such as preemptive signalization to minimize the impacts to emergency vehicles.

If you have any questions or desire additional information, please contact Steve Aitcheson at 324-5803.

HJG/MSW/swa/npointoc.wpd

Attachments: As Stated

cc: Joan DuBois, Administrative Aide, Hunter Mill District Supervisor's Office
Shiva Pant, Director, Office of Transportation
Ronald N. Kirkpatrick, Assistant to the Director, Office of Capital Facilities



GREAT FALLS WOODS

Proposed Fire Station

North Point Fire Station

Tax Map: 11-2
Watershed D

Scale: 1" = 500'
District: Hunter Mill

AF-C-1
37V
37Z

DATE 3/3/98	Left Turns - Northbound Reston Avenue to Westbound Leesburg Pike (no. of vehicles)	Maximum Queue Turning Left (no. of vehicles)	Right Turns - Northbound Reston Avenue to Eastbound Leesburg Pike (no. of vehicles)	Maximum Queue Turning Right (no. of vehicles)
TIME				
6:15 - 6:30 a.m.	0 vehicles	1 vehicles	13 vehicles	2 vehicles
6:30 - 6:45	3	1	13	3
6:45 - 7:00	7	2	10	3
7:00 - 7:15	3	1	14	7
7:15 - 7:30	4	2	9	4
7:30 - 7:45	10	3	9	2
7:45 - 8:00	5	2	6	2
8:00 - 8:15	6	2	14	1
8:15 - 8:30	7	6	12	2
8:30 - 8:45	7	1	17	3
8:45 - 9:00 a.m.	8	3	18	7
Total a.m. (2 3/4 hours)	60 vehicles peak = 32 v.p.h.	max. Queue = 6	135 vehicles peak = 63 v.p.h.	max. Queue = 7
4:00 - 4:15 p.m.	10	3	9	1
4:15 - 4:30	11	3	7	1
4:30 - 4:45	10	1	2	1
4:45 - 5:00	16	3	9	1
5:00 - 5:15	17	2	13	1
5:15 - 5:30	27	3	13	3
5:30 - 5:45	39	4	7	1
5:45 - 6:00	38	9	5	1
6:00 - 6:15 p.m.	27	2	3	1
Total p.m. (2 1/4 hours)	195 vehicles peak = 131 v.p.h.	max. Queue = 9	68 vehicles peak = 44 v.p.h.	max. Queue = 3

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: 5-21-98

FROM: John W. Koenig, Director
Utilities Planning and Design Division
Department of Public Works

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Coscan Brookfield Homes

Application Number: 1998-HM-020

Type of Application: RZ & FDP

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

Date Received in UP&DD: 04-13-98

Date Due Back to OCP: 05-07-98

Site Information: Location - 6-4((1))74A, 78 & 11-2((1))12, 17
Area of Site - 49.14 acres
Rezoned from - R-1 to PDH-1
Watershed/Segment - Sugarland Run / Dranesville

UP&DD Information:

I. Drainage:

- UP&DD Drainage Complaint files:

Yes No Any downstream drainage complaints on file pertaining to the outfall for this property?

If yes, describe:

- Master Drainage Plan (proposed projects): SU451 and SU452 - Road crossing improvement projects are proposed approximately 500 feet downstream of site.
- UP&DD Ongoing County Drainage Projects: SU0007 Regional Pond S-07, located approximately 1 mile downstream of site, is in design.
- Other Drainage Information: Site outfalls into proposed Regional Pond S-07.

RE: Rezoning Application Review

II. Trails:

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:

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:

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

If yes, describe: **Lots 14, 15, 16, 18, 18A, 18B to the east. Lots 13, 13A, 13B to the north. Lots 71, 73, 75, 76 and 77 to the west.**

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

If yes, describe:

V. Other UP&DD Projects or Programs:

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: **Entrance to the child care center is to close to the intersection of Old Reston Avenue and proposed Access Road "A".**

RE: Rezoning Application Review

Application Name/Number: **Coscan Brookfield Homes / RZ /FDP 1998-HM-020**

******* UTILITIES PLANNING AND DESIGN DIVISION, DPW, RECOMMENDATIONS*******

Note: The UP&DD recommendations are based on the UP&DD 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 UP&DD recommendations are to be considered additional measures over and above the minimum current regulations.

DRAINAGE RECOMMENDATIONS: **None.**

TRAILS RECOMMENDATIONS: **None.**

SCHOOL SIDEWALK RECOMMENDATIONS: **None.**

SANITARY SEWER E&I RECOMMENDATIONS:

Yes NOT REQUIRED

Extend sanitary sewer lines to the development boundaries on the North, East and West 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 during the normal Department of Environmental Management plan review and approval process.

Other E&I Recommendations: **None.**

OTHER UP&DD PROJECT/PROGRAM RECOMMENDATIONS: **The entrance to the child care center should be at least 85' back from the intersection. The entrance onto the proposed Access Road "A" should line up with the entrance into the Fire Station across the street. The proposed dedication on Old Reston Avenue should line up with the properties on the corner.**

UP&DD Internal sign-off by:	Planning Support Branch (Ahmed Rayyan)	AIR
	Utilities Design Branch (Walt Wozniak)	WTW
	Transportation Design Branch (Larry Ichter)	LLI
	Stormwater Management Branch	

JWK/rz98hm20

cc: Gordon Lawrence, Coordinator, Office of Safety, Fx. Co. Public Schools (only if sidewalk recommendation made)
Gilbert Osei-Kwadwo, Chief, Engineering Analysis Planning Branch
Bruce Douglas, Chief, Environment and Development Review Branch

TO: Barbara A. Byron, Director
 Zoning Evaluation Branch (JCP)
 10255 Govt. Center Parkway, Suite 801

Date: June 24, APPENDIX 12
 Map: 6-4-1-74

Acreage: 49.14065 PU#3316

FROM: Facilities Planning (246-3609)

From: R1

To: PDH1

SUBJECT: Schools Analysis, Rezoning Application

Case # RZ/FDP98-HM-020

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

A comparison of estimated student generation between the proposed development plan and that possible under existing zoning area are as follows:

School Level	Unit Type	Proposed Zoning			Unit Type	Existing Zoning			Rezoning	Total School Impact
		Units	Ratio	Students		Units	Ratio	Students	Increase Decrease	
Elem. (K-6)	SF	48	x .4	19	SF	4	x .252	1	18	19
Inter. (7-8)	SF	48	x .072	3	SF	4	x .072	0	3	3
High (9-12)	SF	48	x .157	8	SF	4	x .157	0	8	8

* Schools which serve this property, their current total membership, net operating capacity, and their projections for the next five years are as follows:

School Name and Number	Grade Level	9/30/97 Capacity	9/30/97 Membership	Projected Membership				
				97-98	98-99	99-00	00-01	01-02
Armstrong (3304)	K-6	586	488	466	462	463	465	461
Herndon (3281)	7-8	1100	1201	1221	1207	1178	1152	1226
Herndon (3270)	9-12	2100	2268	2265	2197	2197	2230	2222

Source: Capital Improvement Program, FY 1999-2003 Facilities Planning Services Office

Note: Five-year projections are those currently available and will be updated yearly. School attendance areas subject to yearly review. The effect of the rezoning application does not consider the existence or status of other applications.

Comments:

RECEIVED
 DEPARTMENT OF PLANNING AND ZONING

JUL 13 1998

ZONING EVALUATION DIVISION

**Fairfax
County
Park
Authority**



MEMORANDUM

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

DATE: April 28, 1998

FROM: Lynn Tadlock, Director
Planning and Development Division

RECEIVED

OFFICE OF COMPREHENSIVE PLANNING

MAY 15 1998

SUBJECT: RZ/FDP 1998-HM-020
Great Falls Woods
Loc: 6-4((1))74A,78; 11-2((1))12,17

ZONING EVALUATION DIVISION

The Fairfax County Park Authority (FCPA) staff has reviewed the above referenced application and provides the following comments.

Provide the proportional cost of \$34,062 to the Fairfax County Park Authority to acquire/develop/maintain park and recreation facilities in a nearby park to serve the residents of this development.

The proposed development plan of Great Falls Woods will construct 49 single-family units that will add 170 persons to the current population of Hunter Mill District. The developer is providing a tot lot and a multi-use court at the site, as recreational amenities. Residents of this development will demand several other outdoor facilities such as tennis, volleyball, and use of athletic fields. Deficiencies exist in most recreation facilities in the district. The proportional cost to provide all the amenities for the residents of this development will be \$46,795. After giving the proportional credit for the planned facilities, this impact will be \$34,062.

The Comprehensive Plan for Fairfax County, Virginia, Parks and Recreation, Objective 4, Policy a, states: "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;..."

The Comprehensive Plan for Fairfax County, Virginia, Parks and Recreation, Objective 4, Policy b, states: "Mitigate the cumulative impacts of development which 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".

Barbara Byron
RZ/FDP 1998-HM-020
Great Falls Woods
April 28, 1998
Page 2

cc: Doug Petersen, Planning and Development, FCPA
Dorothea L. Stefen, Plan Review Case Manager, FCPA
Gail Croke, Planning and Development, FCPA
Mubarika Shah, Plan Review Team, FCPA

MEMORANDUM

DATE: 20 April 1998

TO: Barbara Byron, Director
ZED/OCP

FROM: Donald M. Sweig, Ph.D.
Heritage Resources Specialist -III
Resource Management Division
Fairfax County Park Authority
237-4881



REFERENCE: RZ/FDP 1998-HM-020

APPLICANT/PROPERTY NAME: Coscan Brookfield Homes

RECOMMENDATION: Prior to any land disturbing activities on the Application Property, applicants should conduct a Phase-I archaeological survey. If warranted by the Phase-I survey, applicants should conduct Phase-II and Phase-III archaeological surveys.

RATIONALE: NOTE: Battle of Dranesville site. Commemorative marker should be placed.

cc: M. Johnson
B. Naef

APPENDIX 9

CRITERIA FOR ASSIGNMENT OF APPROPRIATE RESIDENTIAL DEVELOPMENT DENSITY

For residential development, appropriate density ranges 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 evaluating a specific development proposal, staff will identify the direct impacts of the project on transportation, the environment and public facilities, the resolution of which is critical if a proposal is to receive favorable consideration. In order to achieve the base level of the density range indicated in the Plan, these direct impacts, and in particular transportation impacts, must be mitigated to the satisfaction of the County.

In cases where measures are proposed which are expected to mitigate satisfactorily direct impacts and the Plan recommends a possible increase in intensity above the base level of the density range, achievement of these higher levels will be based, in part, on the degree to which other development related issues are satisfactorily addressed as determined by application of these development criteria. In general, fulfillment of at least one-half of the relevant development criteria would be expected in order to receive favorable consideration above the base level of the Plan density range. Fulfillment of at least three-fourths of the relevant criteria would be expected in order to receive favorable consideration at the high end except as qualified below. For the purposes of applying these criteria, the "base level" 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" 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.

In applying the Development Criteria to specific projects, consideration will be given to the size of the project and its ability to address in a meaningful way significant development issues. Therefore, for some smaller developments certain criteria may be less significant than they are for larger developments. However, when there has been an identified need or problem which will be exacerbated by the proposed development, credit toward satisfying a particular criterion will be awarded based upon whether proposed commitments by the applicant will significantly advance problem resolution. Additionally, the cumulative impacts of development within a center or corridor can overburden the public facility and infrastructure systems in a manner that cannot be mitigated by a single development proposal. These circumstances may require that the general level of development in areas so affected occur at the lower end of the Plan range until such time as identified deficiencies can be addressed comprehensively.

In addition to the fundamental issues (transportation, environment, public facilities) which must be satisfactorily addressed, the provision of housing for low and moderate income families is of significance to the County. To that end, the County has amended the Zoning Ordinance to mandate the provision of affordable housing in developments containing 50 units or more that are zoned greater than R-1 and are located in an approved sewer service area. As a result of that requirement, Criterion #8 does not pertain to rezoning applications that fall under the requirements of Part 8 of Article 2 of the Zoning Ordinance. In those applications, only the remaining nine (9) Development Criteria (Numbers 1-7, 9 and 10) are potentially applicable to the application and will be used in determining density above the base level of the Plan range. ~~Criterion #8 is applicable to all rezoning applications that do not fall within the requirements of Part 8 of Article 2 of the Zoning Ordinance.~~

In those applications where Criterion #8 is applicable as stated above, the high end in any residential Plan category is not recommended unless Criterion #8 is fully satisfied. Thus, if the applicable density range were 5-8 dwelling units per acre, the maximum achievable density in the absence of the satisfactory fulfillment of Criterion #8 would be 6.8 dwelling units per acre.

If units or land are provided to fulfill Criterion #8 as specified below, a maximum density of 20% above the upper limit of the Plan range could be recommended. For example, where, as above, the applicable density range is 5-8 dwelling units per acre, a maximum density of 9.6 dwelling units per acre could be recommended if the density was determined justified by analysis of the applicable development criteria as stated above. To achieve a maximum density of 20% above the upper limit of the Plan range, fulfillment of Development Criterion #8 requires that 12.5 percent of the total number of units, or land adequate for an equal number of units, be provided to achieve the County's goals for low and moderate income housing. These units must be affordable to those earning 70% or less than the Metropolitan Washington Area Median family income as adjusted by family size. Satisfaction of Criterion #8 may also be achieved by a contribution to the Housing Trust Fund. An appropriate contribution will be in accordance with the formula adopted by the Board of Supervisors in consultation with the Fairfax County Redevelopment and Housing Authority. In those cases where Criterion #8 is satisfied through a contribution, density up to the upper limit of the range may be achieved provided that other applicable criteria are also fulfilled. For applications that do not seek to achieve density at the high end of the range, Criterion #8 can be satisfied through a contribution to the Housing Trust Fund in an amount equivalent to one-half of the amount specified in the formula referenced above.

Due to the differing nature of development impacts at particular sites the development criteria need not be equally weighted and in many instances a single criterion may be overriding in evaluating the merits of a particular proposal. In all cases of development, the responsibility for demonstrating that a proposal mitigates its direct impacts and/or merits consideration for increased density rests with the applicant. Once applicable development issues have been identified by staff, the degree to which these issues have been satisfactorily addressed will be determined by fulfillment of the relevant development criteria.

Development Criteria

1. Provide a development plan, enforceable by the County, in which the natural, man-made and cultural features result in a high quality site design that achieves, at a minimum, the following objectives: it complements the existing and planned neighborhood scale, character and materials as demonstrated in architectural renderings and elevations (if requested); it establishes logical and functional relationships on- and off-site; it provides appropriate buffers and transitional areas; it provides appropriate berms, buffers, barriers, and construction and other techniques for noise attenuation to mitigate impacts of aircraft, railroad, highway and other obtrusive noise; it incorporates site design and/or construction techniques to achieve energy conservation; it protects and enhances the natural features of the site; it includes appropriate landscaping and provides for safe, efficient and coordinated pedestrian, vehicular and bicycle circulation.
2. Provide public facilities (other than parks) such as schools, fire stations, and libraries, beyond those necessary to serve the proposed development, to alleviate the impact of the proposed development on the community.
3. Provide for the phasing of development to coincide with planned and programmed provision of public facility construction to reduce impacts of proposed development on the community.

4. Contribute to the development of specific transportation improvements that offset adverse impacts resulting from the development of the site. Contributions must be beyond ordinance requirements in order to receive credit under this criterion.
5. Dedicate parkland suitable for active recreation and/or provide developed recreation areas and/or facilities in an amount and type determined by application of adopted Park facility standards and which accomplish a public purpose.
6. Provide usable and accessible open space areas and other passive recreational facilities in excess of County ordinance requirements and those defined in the County's Environmental Quality Corridor policy.
7. Enhance, preserve or restore natural environmental resources on-site, (through, for example, EQC preservation, wetlands preservation and protection, limits of clearing and grading and tree preservation) and/or reduce adverse off-site environmental impacts (through, for example, regional stormwater management). Contributions to preservation of and enhancement to environmental resources must be in excess of ordinance requirements.
8. Contribute to the County's low and moderate income housing goals. This shall be accomplished by providing either 12.5% of the total number of units to the Fairfax County Redevelopment Housing Authority, land adequate for an equal number of units or a contribution to the Fairfax County Housing Trust Fund in accordance with a formula established by the Board of Supervisors in consultation with the Fairfax County Redevelopment and Housing Authority.
9. Preserve, protect and/or restore structural, historic or scenic resources which are of architectural and/or cultural significance to the County's heritage.
10. Integrate land assembly and/or development plans to achieve Plan objectives.

CRITERIA FOR ASSIGNMENT OF APPROPRIATE NON-RESIDENTIAL DEVELOPMENT INTENSITY

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

For commercial, industrial and mixed-use projects, fulfillment of Criterion # 8 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.

3:00 PM - Public Hearing on a Residential Cash Proffer Formula.

ISSUE: Public hearing to establish a Residential Cash Proffer Formula in accordance with the provisions of Criterion 8 of the Residential Development Criteria contained in The Policy Plan: The Countywide Element of The Comprehensive Plan for Fairfax County, Virginia (The Policy Plan) which was adopted by the Board on August 6, 1990.

RECOMMENDATION: I recommend that the Board of Supervisors approve the Residential Cash Proffer formula recommended by the Fairfax County Redevelopment and Housing Authority (FCRHA) contained in this item. For rezonings at the High End of the Plan Range, a contribution to the Housing Trust Fund based on 1% of the Aggregate Sales Prices or Total Development Cost (for rental properties) would be requested.

TIMING: On April 29, 1991, the Board of Supervisors authorized a public hearing for May 20, 1991 at 3:00 P.M. on this subject.

BACKGROUND: The Residential Development Criteria require that a Cash Proffer Formula be established by the Board of Supervisors in consultation with the FCRHA. Out-of-Turn Comprehensive Plan Amendment S91-CW-1CP was approved by the Board on April 8, 1991. It provides an incentive for rezoning applicants who do not fall within the requirements of the ADU Ordinance to provide a cash contribution to affordable housing through the rezoning process. Approval of the subject formula is the other requirement necessary for consideration of cash proffers by the Office of Comprehensive Planning. The "Criteria for the Assignment of Appropriate Development Intensity" (Development Criteria) in The Policy Plan adopted by the Board of Supervisors on August 6, 1990, include language for Criterion 8 which states:

Contribute to the County's low and moderate income housing goals. This shall be accomplished by providing either 12.5% of the total number of units to the Fairfax County Redevelopment and Housing Authority, land adequate for an equal number of units or a contribution to the Fairfax County Housing Trust Fund in accordance with a formula established by the Board of Supervisors in consultation with the Fairfax County Redevelopment and Housing Authority.

This Criterion applies to all residential developments which are not subject to the Affordable Dwelling Unit Ordinance. This includes:

- (1) Developments of less than 50 units.
- (2) Developments which are zoned to a density equal to or less than 1 dwelling unit per acre.
- (3) Developments which are not in approved sewer service areas.
- (4) Developments which are four stories or more with an elevator.

One option for fulfilling Criterion 8 is by providing a cash contribution to the Housing Trust Fund. This requires that a formula for cash proffers to the Housing Trust Fund be established by the Board of Supervisors in consultation with the FCRHA. The FCRHA, at its March 14, 1991 meeting, endorsed the formula recommended herein, which was developed in consultation with the Planning Commission and the Office of Comprehensive Planning through the Fairfax County Redevelopment and Housing Authority/Planning Commission Committee, a joint committee of the two entities.

The proposed formula pertains to developments in the first three of the four categories listed above. A separate formula will be proposed for developments which are four stories or more with an elevator.

The Proposed Formula: The formula is two tiered. In order to fulfill Criterion 8, developments at the High End of the Plan Range could contribute 1% of the Aggregate Sales Prices or Total Development Cost (for rental properties) to the Housing Trust Fund. An application which proposes a density that is below the High End of the Plan Range could contribute 0.5% of the Aggregate Sales Prices or Total Development Cost (for rental properties) in order to fulfill the requirements of Criterion 8. An example is provided to show how the two tiered formula will work for sales units.

The FCRHA and the Fairfax County Redevelopment and Housing Authority/Planning Commission Committee further recommend that the amount of the contribution be determined by staff of Housing and Community Development (HCD) and the Department of Environmental Management (DEM) in consultation with the applicant at the time of site plan or

subdivision plat approval. The contribution would also be paid at the time of site plan or subdivision approval. The timing for the determination of the amount would be reflected in the proffer statement.

ENCLOSED DOCUMENTS: Example of Formula
Calculations.

STAFF: Verdia L. Haywood, Deputy County Executive for Human Services; Walter D. Webdale, Director, Department of Housing and Community Development (HCD); Michael J. Scheurer, Director, Housing Development Division, HCD; Jack B. Clark, Senior Development Officer, Housing Development Division, HCD; Caroline B. Planting, Development Officer, Housing Development Division, HCD.

EXAMPLE

Single Family Detached Units, Sales Price \$300,000
Plan Density Range of 3-4 DU/acre, 12 Acre Site

Potential Units on Site:

Base Level:

36 units

Upper Limit of Range:

48 units

Determination of Beginning of High End of Range:

$3 + (1 \times .6) = 3.6$ units/acre
 $12 \text{ acres} \times 3.6 \text{ units/acre} = 43.2$ 43 units

Base Level to High End of Range: 36 - 42 units

$42 \times \$300,000 \text{ Sales Price} \times 1/2\% = \$63,000$
Per Unit Contribution: $\$63,000/42 = \$1,500$

High End of Range: 43 - 48 units

$48 \text{ units} \times \$300,000 \text{ Sales Price} \times 1\% = \$144,000$
Per Unit Contribution: $\$144,000/48 = \$3,000$

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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 456 REVIEW PROCESS: A public hearing process pursuant to 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. 15.1-491 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 Environmental Management.

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