



APPLICATION ACCEPTED: June 21, 2005
PLANNING COMMISSION: June 14, 2006
BOARD OF SUPERVISORS: June 26, 2006
@ 3:00 pm

County of Fairfax, Virginia

June 1, 2006

STAFF REPORT

APPLICATION RZ/FDP 2005-SP-019

SPRINGFIELD DISTRICT

APPLICANT: Midland Road LLC

PRESENT ZONING: I-5

REQUESTED ZONING: PRM (Planned Residential Mixed-Use)

PARCEL(S): 56-2 ((1)) 37

ACREAGE: 18.01 acres

FAR: 1.2

DENSITY: 27.76 du/ac

OPEN SPACE: 30%

PLAN MAP: Fairfax Center Area; Overlay Level: Office use
@ 0.70 FA with option for residential/mixed-use @ 1.2 FAR

PROPOSAL: To rezone from the I-5 District to the PRM District to permit development of a mixed-use development to include multi-family residential, office, and retail uses with an option for a hotel.

O:\tswag\lridgetop RZ 2005-SP-019\RZ FDP 2005-SP-019 cover.doc

Department of Planning and Zoning

Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2005-SP-019, subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of FDP 2005-SP-019, subject to the Board's approval of the rezoning.

Staff recommends approval of a waiver of construction only (escrow to be provided) of a service drive along Route 29

Staff recommends approval of a modification of transitional screening and barrier in favor of that shown on the CDP/FDP

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

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

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



Rezoning Application

RZ 2005-SP-019

Final Development Plan

FDP 2005-SP-019

Applicant: MIDLAND ROAD LLC
Filed: 06/21/2005
Area: 18.01 AC OF LAND; DISTRICT - SPRINGFIELD

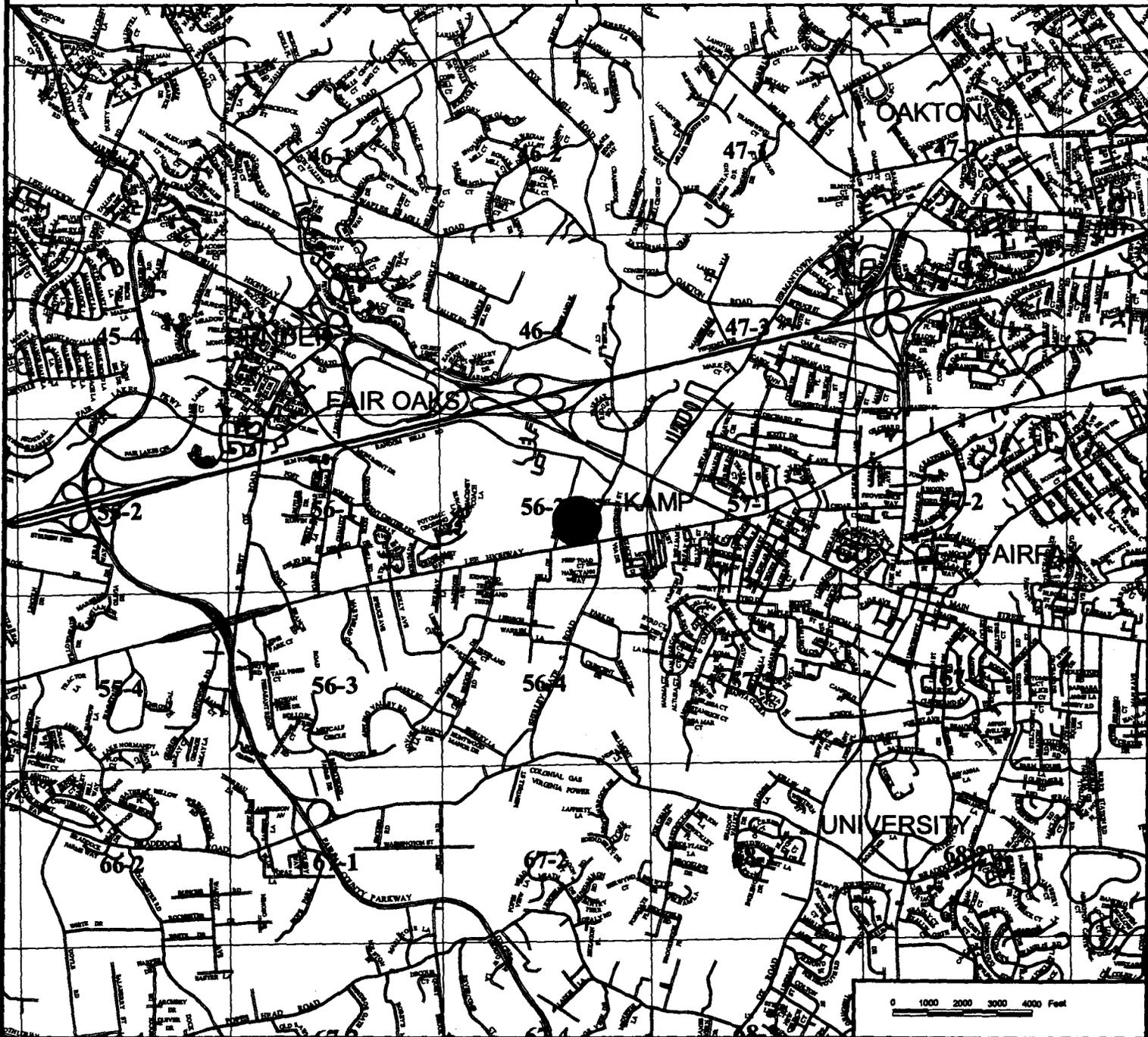
Proposed: MIXED USE
Located: NORTHEAST QUADRANT OF THE INTERSECTION LEE HIGHWAY AND RIDGE TOP ROAD

Zoning: FROM I-5 TO PRM
Overlay Dist:
Map Ref Num: 056-2- /01/ /0037

Applicant: MIDLAND ROAD LLC
Filed: 06/21/2005
Area: 18.01 AC OF LAND; DISTRICT - SPRINGFIELD

Proposed: MIXED USE
Located: NORTHEAST QUADRANT OF THE INTERSECTION LEE HIGHWAY AND RIDGE TOP ROAD

Zoning: PRM
Overlay Dist:
Map Ref Num: 056-2- /01/ /0037

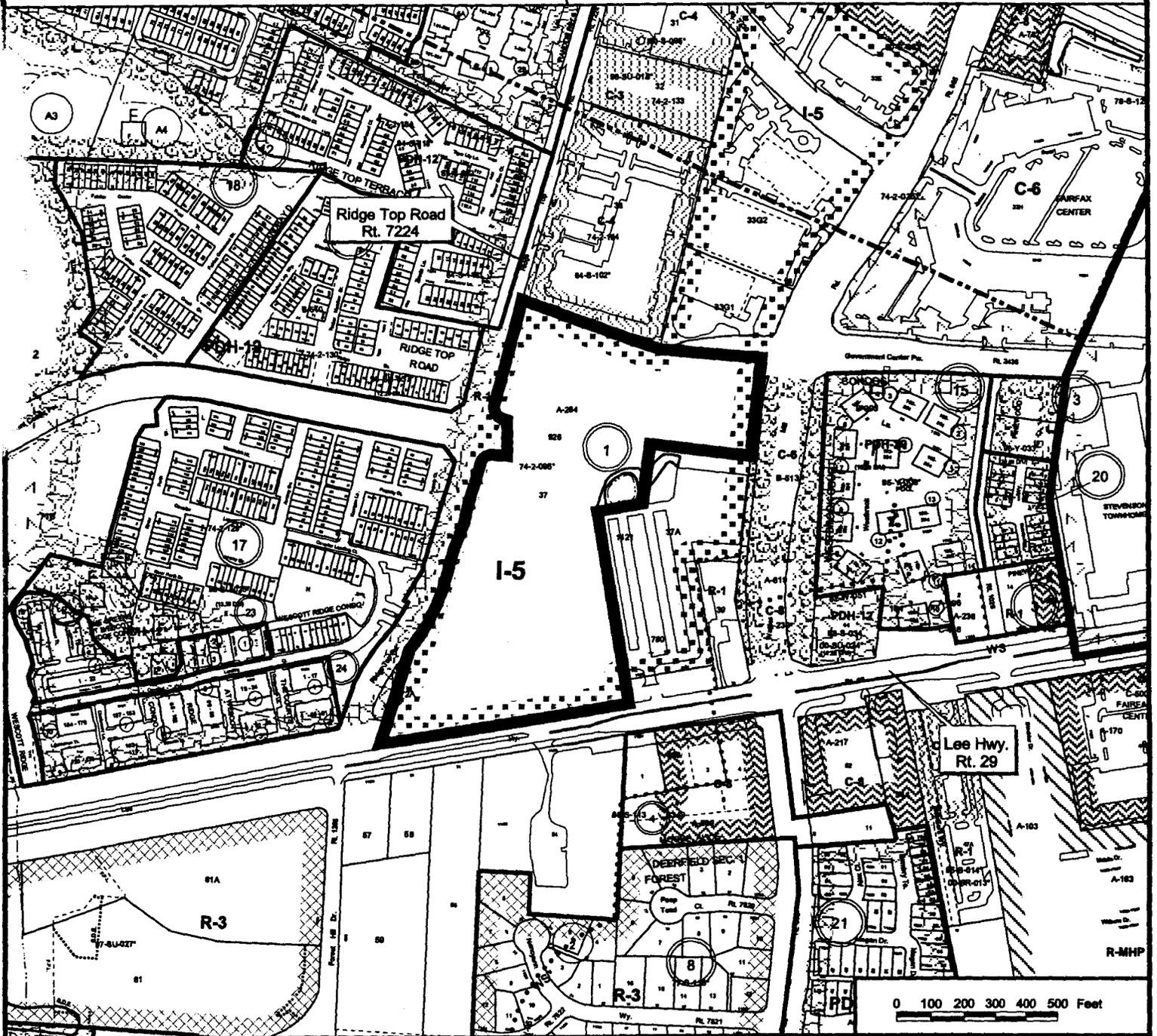


Rezoning Application
RZ 2005-SP-019

Applicant: MIDLAND ROAD LLC
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Final Development Plan
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Overlay Dist:
Map Ref Num: 056-2- /01/ /0037





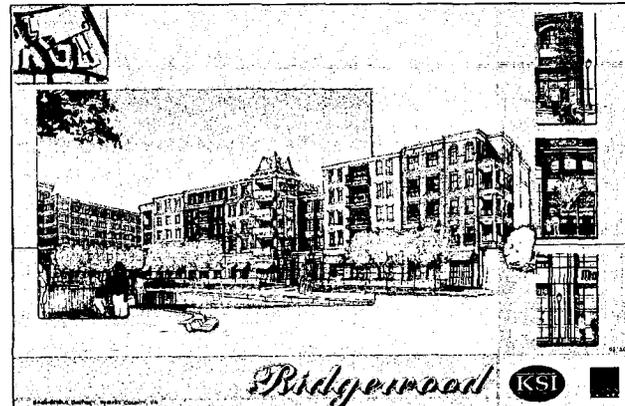
Ridgewood KSI

PERSPECTIVE #1



Ridgewood KSI

PERSPECTIVE #3



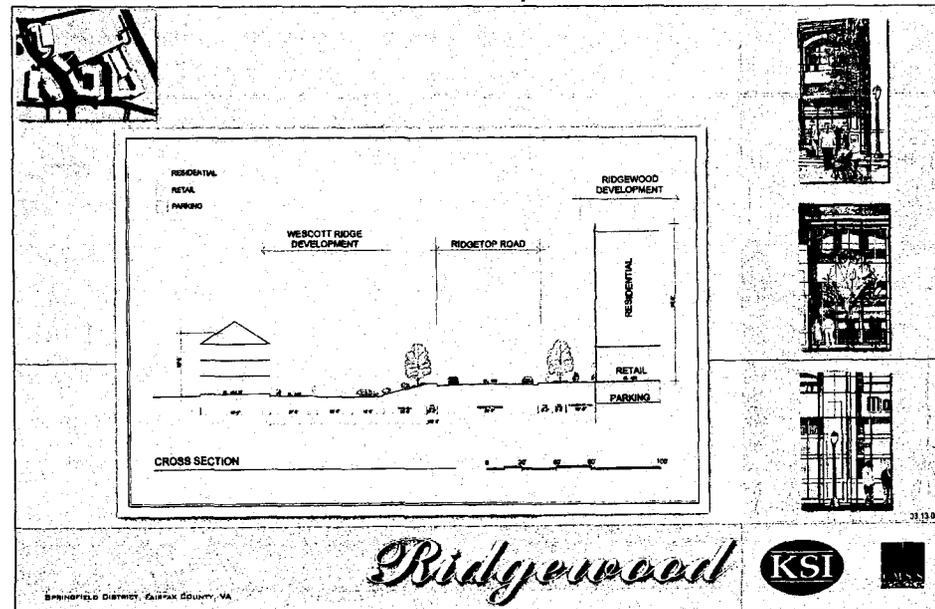
Ridgewood KSI

PERSPECTIVE #4



Ridgewood KSI

PERSPECTIVE #2



Ridgewood KSI

RIDGETOP ROAD SECTION

| | |
|--------------------------|----------|
| PLAN DATE | 05-13-06 |
| DATE OF PREVIOUS EDITION | 05-13-06 |
| DATE OF THIS EDITION | 05-13-06 |
| DATE OF DESIGN REVIEW | 05-13-06 |
| DATE OF APPROVAL | 05-13-06 |
| DATE OF DESIGN REVIEW | 05-13-06 |
| DATE OF APPROVAL | 05-13-06 |
| DATE OF DESIGN REVIEW | 05-13-06 |
| DATE OF APPROVAL | 05-13-06 |

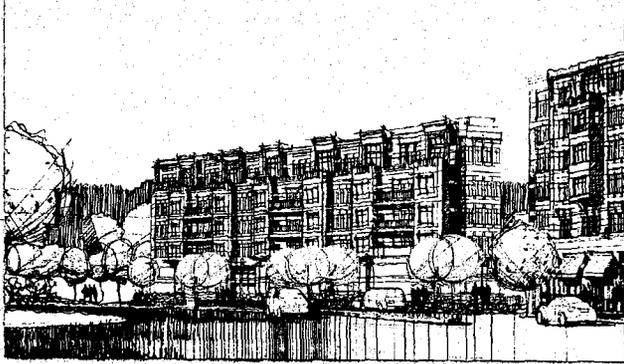
URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS & ARCHITECTS, LAND DEVELOPERS
 11111 LITTLE ROCK TURNPIKE
 ANNUNDALE, VIRGINIA, 22028 (703) 445-8000

DATE: APRIL, 2005
 SCALE: N/A
 CL - N/A

PERSPECTIVE EXHIBITS
 RIDGEWOOD
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SHEET 5 OF 11
 FILE NO: ZP-1614

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03.13.06

Ridgewood



SPRINGFIELD DISTRICT, FAIRFAX COUNTY, VA

PERSPECTIVE #1



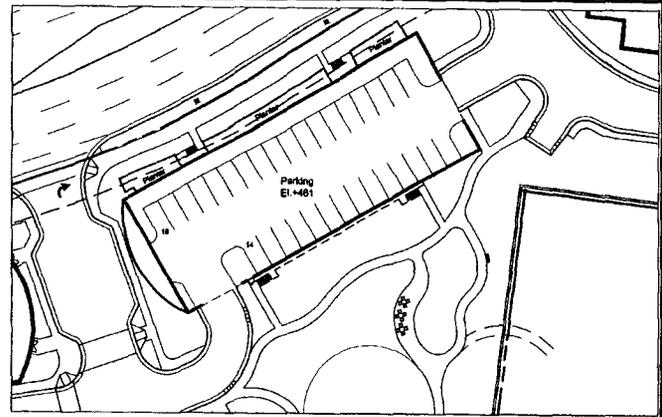
03.13.06

Ridgewood

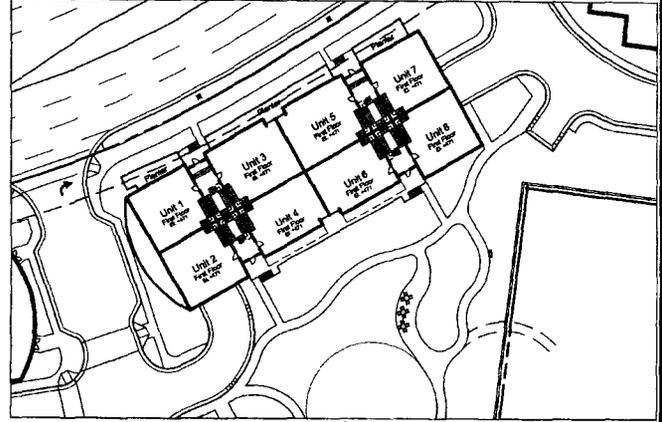


SPRINGFIELD DISTRICT, FAIRFAX COUNTY, VA

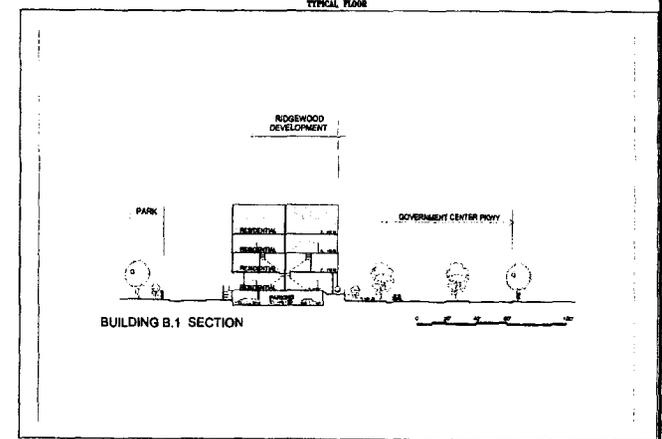
PERSPECTIVE #2



GROUND FLOOR PLAN



TYPICAL FLOOR



BUILDING B.1 SECTION

BUILDING B.1 SECTION

| NO. | DATE | DESCRIPTION | DESIGNED BY | SCALE | APPROVED BY |
|-----|------|-------------|-------------|-------|-------------|
| 1 | | | | | |
| 2 | | | | | |
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DATE: 03/13/06

URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND DEVELOPERS
 7715 LITTLE BAY VILLAGE
 ANNANDALE, VIRGINIA 22003 (703) 646-8888

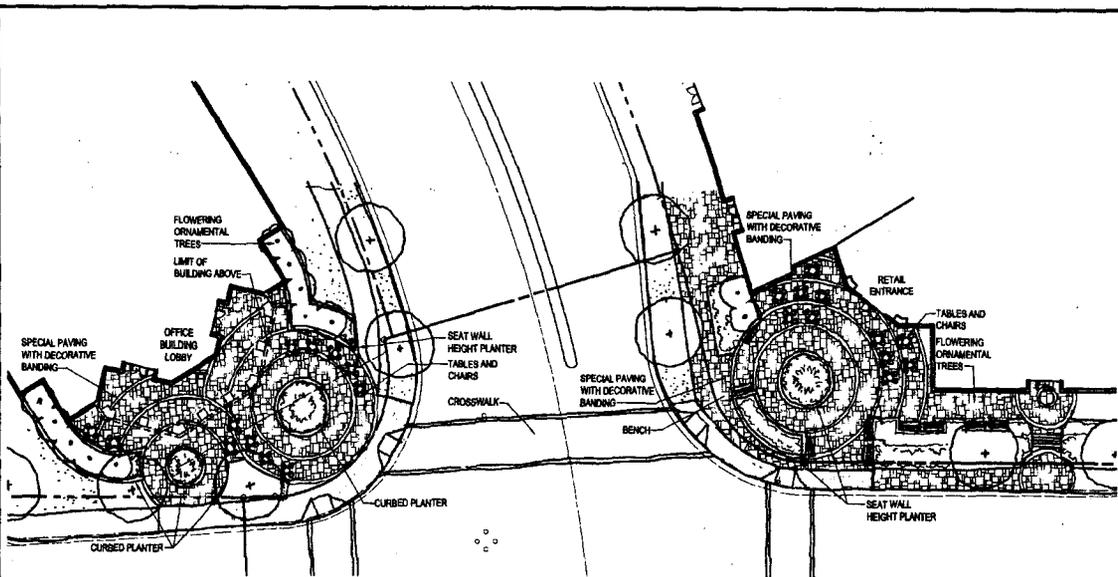


BUILDING 2.1 PLAN AND SECTION
RIDGEWOOD
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 C.L. - N/A

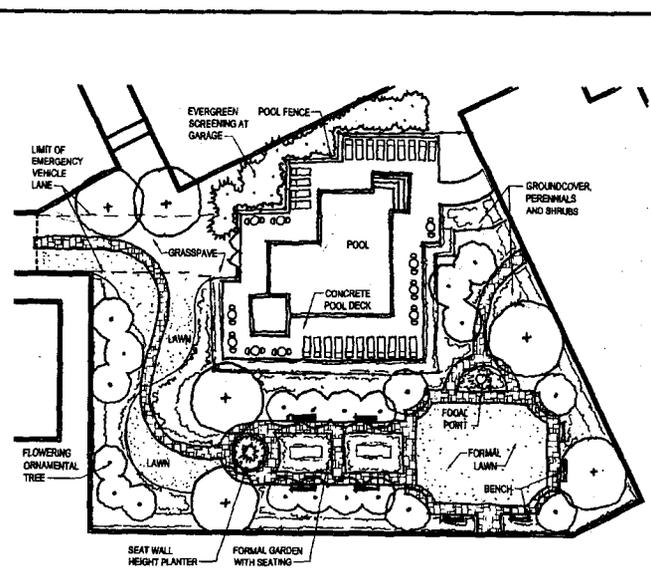
SHEET 5A OF 11

FILE No. ZP-1614

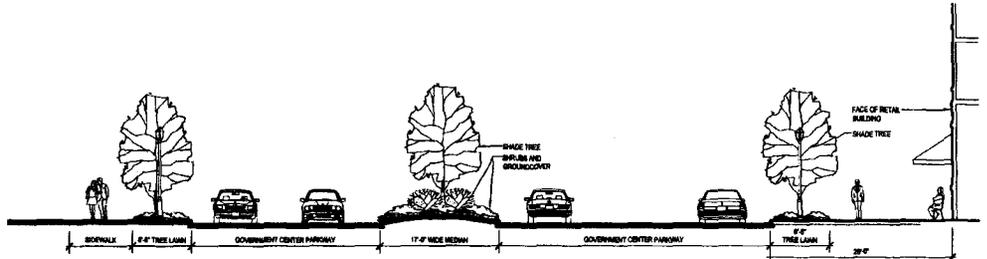
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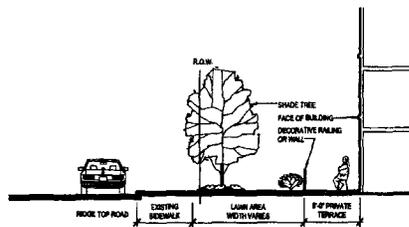
1 RIDGE TOP ROAD AND GOV. CENTER PKWY. PLAZAS
1"=20'



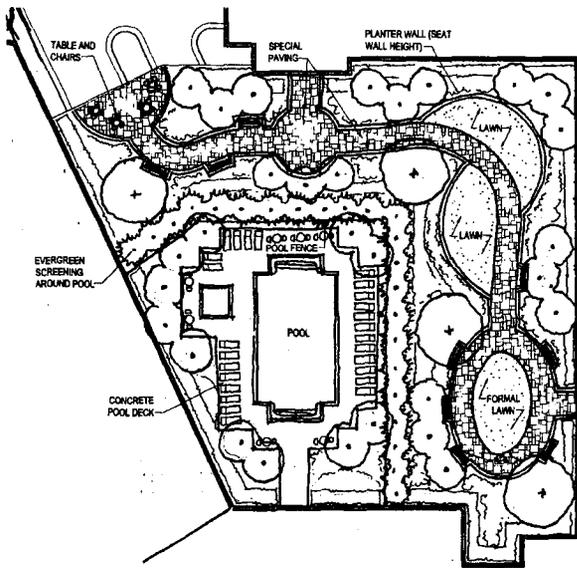
4 BUILDING 3 COURTYARD
1"=20'



2 GOVERNMENT CENTER PARKWAY SECTION
1/8"=1'-0"



3 RIDGE TOP ROAD STREETSCAPE
1/8"=1'-0"



5 BUILDING 2 COURTYARD
1"=20'

NOTES:
1. LANDSCAPING SHOWN IS PRESENTED ONLY TO ILLUSTRATE CHARACTER AND QUALITY OF DESIGN. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING.

| | | | | | |
|-----|----------|-------------|----|------|-------|
| NO. | DATE | DESCRIPTION | BY | CHKD | APP'D |
| 1 | 08/08/08 | PRELIMINARY | CL | CL | CL |
| 2 | 08/11/08 | REVISED | CL | CL | CL |
| 3 | 08/11/08 | REVISED | CL | CL | CL |
| 4 | 08/11/08 | REVISED | CL | CL | CL |
| 5 | 08/11/08 | REVISED | CL | CL | CL |
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| 99 | 08/11/08 | REVISED | CL | CL | CL |
| 100 | 08/11/08 | REVISED | CL | CL | CL |

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

URBAN ENGINEERING & ASSOC., INC.
CITY ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
715 LITTLE WATTE FURNACE
ANNUAL, TORRANCE, CALIF. (909) 484-0066

SCALE: 1"=40'

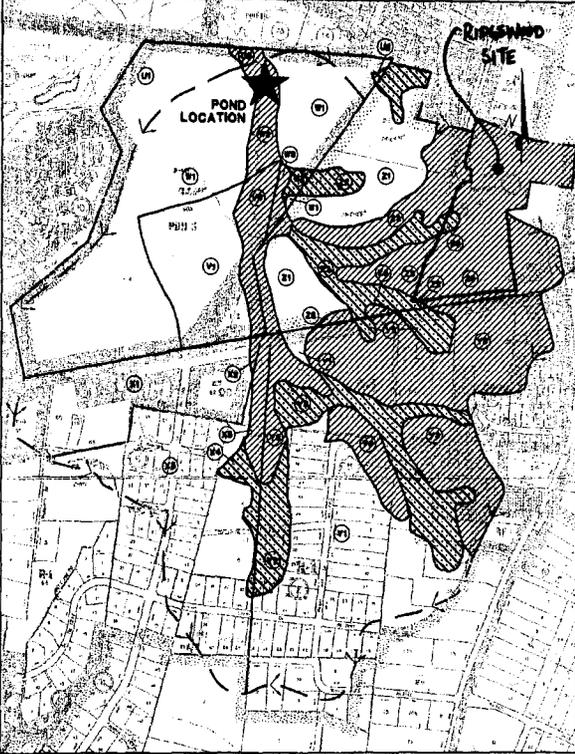
LANDSCAPE DETAILS
RIDGEWOOD
SPRINGFIELD DISTRICT
FAREFAX COUNTY, VIRGINIA

DATE: APRIL 2008
CL/VA

SHEET 8 OF 11
FILE No. ZP-1614

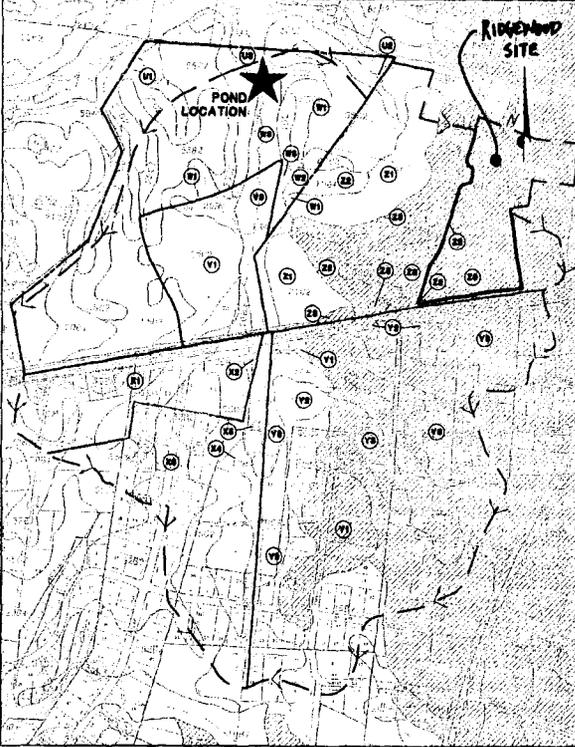
DRAINAGE AREA MAP - ZONING OVERLAY

1:5000



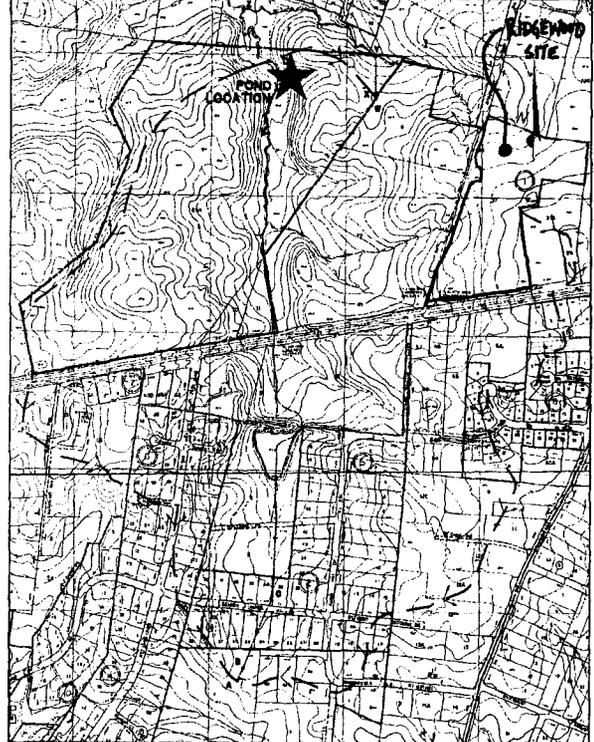
DRAINAGE AREA MAP - SOIL TYPE OVERLAY

1:5000



DRAINAGE AREA MAP - TOPO OVERLAY

1:5000



FAIRFAX CENTER - CN VALUES

| CONTROLLED | | AREA | AREA | AREA | PRE-DEVELOPMENT CN | POST-DEVELOPMENT CN |
|--------------------------|---|--------------|-----------|-----------|--------------------|---------------------|
| SUBAREA | DESCRIPTION | | | | | |
| V1 | ONSITE - SHOPPING CENTER - B SOILS | 83,082 SF | 15.07 AC | 8.97 HA | 85 | 82 |
| V3 | ONSITE - SHOPPING CENTER - D SOILS | 20,194 SF | 4.62 AC | 1.67 HA | 79 | 83 |
| W1 | ONSITE - SFA, MF - B SOILS | 1,070,628 SF | 45.24 AC | 16.31 HA | 85 | 85 |
| W2 | ONSITE - SFA, MF - C SOILS | 28,390 SF | 0.63 AC | 0.26 HA | 73 | 80 |
| W3 | ONSITE - SFA, MF - D SOILS | 198,431 SF | 4.51 AC | 1.82 HA | 79 | 82 |
| X1 | OFFSITE - COMMERCIAL & OFFICE - B SOILS | 963,803 SF | 20.75 AC | 8.40 HA | 65 | 65 |
| X2 | OFFSITE - COMMERCIAL & OFFICE - D SOILS | 14,943 SF | 0.33 AC | 0.14 HA | 79 | 82 |
| X3 | OFFSITE - 2 DU PER ACRE - B SOILS | 1,344,507 SF | 30.87 AC | 12.49 HA | 85 | 85 |
| X4 | OFFSITE - 2 DU PER ACRE - C SOILS | 84,894 SF | 1.93 AC | 0.79 HA | 73 | 80 |
| X5 | OFFSITE - 2 DU PER ACRE - D SOILS | 107,848 SF | 2.48 AC | 1.00 HA | 79 | 82 |
| Y1 | OFFSITE - 3 DU PER ACRE - B SOILS | 1,864,098 SF | 38.20 AC | 15.46 HA | 85 | 85 |
| Y2 | OFFSITE - 3 DU PER ACRE - C SOILS | 795,797 SF | 18.19 AC | 7.40 HA | 73 | 80 |
| Y3 | OFFSITE - 3 DU PER ACRE - D SOILS | 1,703,810 SF | 38.11 AC | 15.83 HA | 79 | 86 |
| Z1 | OFFSITE - SFA, MF & COMMERCIAL & OFFICE - B SOILS | 814,162 SF | 18.50 AC | 7.56 HA | 85 | 85 |
| Z2 | OFFSITE - SFA, MF & COMMERCIAL & OFFICE - C SOILS | 451,315 SF | 10.26 AC | 4.19 HA | 73 | 80 |
| Z3 | OFFSITE - SFA, MF & COMMERCIAL & OFFICE - D SOILS | 1,527,822 SF | 33.67 AC | 14.19 HA | 79 | 85 |
| TOTAL - WEIGHTED AVERAGE | | | 284.14 AC | 115.90 HA | 79 | 85 |

| UNCONTROLLED | | AREA | AREA | AREA | PRE-DEVELOPMENT CN | POST-DEVELOPMENT CN |
|--------------------------|----------------------------|-----------|----------|---------|--------------------|---------------------|
| SUBAREA | DESCRIPTION | | | | | |
| U1 | ONSITE - SFA, MF - B SOILS | 57,173 SF | 12.88 AC | 5.28 HA | 85 | 86 |
| U2 | ONSITE - SFA, MF - C SOILS | 0.11 AC | 0.04 HA | 0.01 HA | 73 | 80 |
| U3 | ONSITE - SFA, MF - D SOILS | 23,848 SF | 0.52 AC | 0.21 HA | 79 | 82 |
| TOTAL - WEIGHTED AVERAGE | | | 13.51 AC | 5.47 HA | 85 | 85 |

ALLOWABLE RELEASE COMPUTATIONS

| STORM EVENT | ALLOWABLE RELEASE CRITERIA | (PRE-DEV. CONTROLLED) | (POST-DEV. UNCONTROLLED) | ALLOWABLE RELEASE | ACTUAL RELEASE |
|-------------|--|-----------------------|--------------------------|-------------------|----------------|
| 2-YEAR | (PREDEVELOPMENT CONTROLLED) - (POSTDEVELOPMENT UNCONTROLLED) | 184 CFS | 30 CFS | 154 CFS | 86 CFS |
| 10-YEAR | (PREDEVELOPMENT CONTROLLED) - (POSTDEVELOPMENT UNCONTROLLED) | 580 CFS | 60 CFS | 520 CFS | 495 CFS |
| 100-YEAR | (NONE) | | | N/A | 1132 CFS |

NOTE

SITE AREA SHOWN ON SWM/BMP COMPUTATION SHEETS INCLUDES ALL THREE PARCELS ASSOCIATED WITH REZONING APPLICATION #12-1906-S1-01/010 (TAX MAP NUMBERS 06-2-01-69A,70A,71)



THIS SHEET REFERENCED FROM FAIRFAX COUNTY PLAN #7656-SP-005-2, ENTITLED "FAIRFAX CENTER REGIONAL STORMWATER MANAGEMENT POND #D-77", PREPARED BY BC CONSULTANTS, APPROVED ON APRIL 10, 2000, FOR INFORMATION PURPOSES ONLY.

DESIGNED BY: DMS
 DRAFTED BY: CAD
 CHECKED BY: MRT
 DATE: AUGUST, 1999
 SCALE: HOR: 1"=800'
 VERT.: -
 SHEET 10 OF 11
 CO. NO. 7656-SP-05
 FILE NO. 06000-43
 CADD NAME: SWM/BMP.DWG

FILE NO. ZP-1814

BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 12700 Fair Lakes Circle, Suite 100, Fairfax, VA, 22033
 (703)449-8100 (703)449-8108 (Fax)
 BCcon@bccon.com

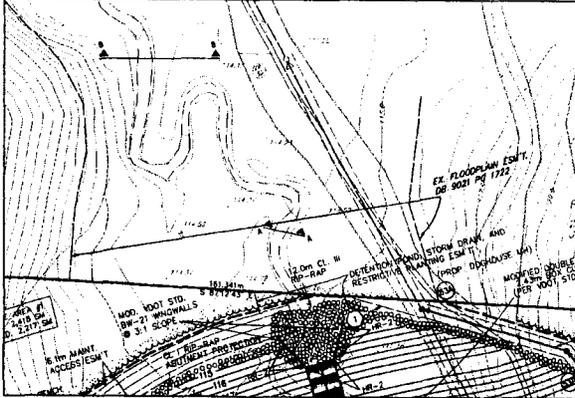


RCN COMPUTATIONS
FAIRFAX CENTER
 REGIONAL STORMWATER MANAGEMENT POND #D-77
 SHEET NUMBER:
 FAIRFAX COUNTY, VIRGINIA

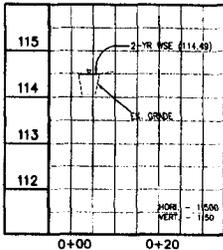
DATE: APRIL 10, 2000
 TIME: 10:00 AM
 PROJECT: SWM/BMP COMPUTATIONS FOR FAIRFAX CENTER REGIONAL STORMWATER MANAGEMENT POND #D-77
 DRAWN BY: CAD
 CHECKED BY: MRT
 DATE: AUGUST, 1999
 SCALE: HOR: 1"=800'
 VERT.: -
 SHEET 10 OF 11
 CO. NO. 7656-SP-05
 FILE NO. 06000-43
 CADD NAME: SWM/BMP.DWG

OUTFALL CROSS-SECTIONS

1:600

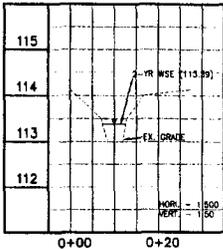


CROSS SECTION A-A



| | |
|----------------------------|--------------|
| MANINGGINS COEFFICIENT | 0.038 |
| FLOW AREA | 1.7 SQ. M |
| WETTED PERIMETER | 4.80 M |
| TOP WIDTH | 4.87 M |
| ACTUAL DEPTH | 0.44 M |
| CRITICAL ELEVATION | 114.41 M |
| CRITICAL SLOPE | 0.021720 M/M |
| VELOCITY | 0.33 M/S |
| VELOCITY HEAD | 0.08 M |
| SPECIFIC ENERGY | 114.58 M |
| FROUDE NUMBER | 0.70 |
| FLOW TYPE | SUBCRITICAL |
| SLOPE | 0.010 M/M |
| DISCHARGE (2-YEAR RELEASE) | 79.0 CFS |

CROSS SECTION B-B



| | |
|----------------------------|---------------|
| MANINGGINS COEFFICIENT | 0.038 |
| FLOW AREA | 1.7 SQ. M |
| WETTED PERIMETER | 4.87 M |
| TOP WIDTH | 5.30 M |
| ACTUAL DEPTH | 0.39 M |
| CRITICAL ELEVATION | 113.33 M |
| CRITICAL SLOPE | 0.0191216 M/M |
| VELOCITY | 0.41 M/S |
| VELOCITY HEAD | 0.09 M |
| SPECIFIC ENERGY | 113.48 M |
| FROUDE NUMBER | 0.74 |
| FLOW TYPE | SUBCRITICAL |
| SLOPE | 0.010 M/M |
| DISCHARGE (2-YEAR RELEASE) | 79.0 CFS |

OUTFALL NARRATIVE

THIS REGIONAL STORMWATER MANAGEMENT POND ACCEPTS RUNOFF FROM SOME 271 ACRES AT THE TOP OF THE OFFICULT RIM WATERSHED. THE DRAINAGE AREA TO THE POND IS MASTER PLANNED FOR SINGLE FAMILY ATTACHED, MULTIFAMILY, COMMERCIAL OFFICE AND RETAIL USES. ON THE SOUTH SIDE OF ROUTE 29, THE AREA IS MASTER PLANNED FOR SINGLE FAMILY DWELLINGS AT A DENSITY OF 2-3 UNITS PER ACRE. THE PEAK RELEASE FROM THIS DRAINAGE AREA WILL BE REDUCED TO BELOW PRE-DEVELOPMENT CONDITIONS FOR THE 2-YEAR AND 10-YEAR STORM. A SIDE-EFFECT OF THIS REGIONAL STORMWATER MANAGEMENT POND IS THE DETENTION OF THE 1-YEAR STORM TO BELOW PRE-DEVELOPMENT LEVELS. THE DETENTION EFFECT OF THIS STORMWATER MANAGEMENT POND WILL MAINTAIN THE QUALITY OF THE DOWNSTREAM WATERSHED.

THE OUTLET CONDUIT FROM THE STORMWATER MANAGEMENT POND CONSISTS OF TWIN BOX CULVERTS, WHICH DISCHARGE NEAR THE NORTHERN BOUNDARY LINE OF THE FAIRFAX CENTER SITE. THIS OUTLET LOCATION SHALL BE PROVIDED WITH PERMANENT OUTLET PROTECTION IN CONFORMANCE WITH THE PUBLIC FACILITIES MANUAL. THE CROSS-SECTIONS ON THIS SHEET SHOW THAT THE EXISTING NATURAL STREAM IS ADEQUATE TO HANDLE THE 2-YEAR STORM WITHIN BED AND BANKS.

PEAK RUNOFF FROM THIS SITE HAS BEEN CONSIDERABLY REDUCED, AND THE EXISTING NATURAL CHANNEL DOWNSTREAM IS SUFFICIENT TO HANDLE THE PROPOSED FLOW. THEREFORE, IT IS THE OPINION OF THE ENGINEER THAT ADEQUATE OUTFALL EXISTS AND THAT THIS DEVELOPMENT WILL NOT DEGRADE THE QUALITY OF THE ADJACENT WATERSHED.

BMP FACILITY DESIGN CALCULATIONS

PLAN NAME: FAIRFAX CENTER
PLAN NUMBER: 7858-SP-05
DATE: 8/6/99
PROJECT: THIS

BMP - I. WATER QUALITY NARRATIVE

REGIONAL STORMWATER MANAGEMENT POND #077 IS BEING CONSTRUCTED IN CONJUNCTION WITH THE FAIRFAX CENTER DEVELOPMENT. DUE TO THE REGIONAL NATURE OF THIS FACILITY, A CONSIDERABLE AMOUNT OF OFFSITE AREA IS BEING CONTROLLED BY THIS REGIONAL STORMWATER MANAGEMENT POND. BMP'S ARE PROVIDED FOR ALL PROPERTIES WITHIN THE DRAINAGE SHED & THE FAIRFAX CENTER SITE AREA.

THIS EXTENDED DETENTION DRY POND WILL UTILIZE A 10' DIAMETER ORIFICE TO PROVIDE 48 HOUR DRAINDOWN. THE DRAINDOWN ORIFICE SHALL BE FITTED WITH A TRASH RACK IN ACCORDANCE WITH FPM PLATE 61-6. THE FACILITY WILL BE MAINTAINED BY FAIRFAX COUNTY.

BMP - II. WATERSHED INFORMATION

PART 1. LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATIONS

| SUBAREA DESIGNATION (1) | "C" (2) | ACRES (3) | (4) |
|--------------------------------|---|-----------|---------|
| V1 | Onsite Shopping Center - B Soils | 0.80 | 15.01 |
| V2 | Onsite Shopping Center - D Soils | 0.85 | 4.62 |
| W1 | Onsite SFA, MF - B Soils | 0.70 | 45.24 |
| W2 | Onsite SFA, MF - C Soils | 0.75 | 0.65 |
| W3 | Onsite SFA, MF - D Soils | 0.80 | 4.51 |
| X1 | Offsite Commercial & Office - B Soils | 0.70 | 20.75 |
| X2 | Commercial & Office - D Soils | 0.80 | 0.33 |
| X3 | Offsite 2 DU per Acre - B Soils | 0.45 | 30.87 |
| X4 | Offsite 2 DU per Acre - C Soils | 0.45 | 1.95 |
| X5 | Offsite 2 DU per Acre - D Soils | 0.50 | 2.48 |
| Y1 | Offsite 3 DU per Acre - B Soils | 0.50 | 38.20 |
| Y2 | Offsite 3 DU per Acre - C Soils | 0.50 | 18.29 |
| Y3 | Offsite 3 DU per Acre - D Soils | 0.55 | 39.11 |
| Z1 | Offsite SFA, MF & Commercial & Office - B Soils | 0.70 | 18.89 |
| Z2 | Offsite SFA, MF & Commercial & Office - C Soils | 0.75 | 10.36 |
| Z3 | Offsite SFA, MF & Commercial & Office - D Soils | 0.80 | 35.07 |
| U1 | Offsite SFA, MF - B Soils | 0.70 | 12.88 |
| U2 | Offsite SFA, MF - C Soils | 0.75 | 0.11 |
| U3 | Offsite SFA, MF - D Soils | 0.80 | 0.55 |
| TOTAL DRAINAGE & ONSITE AREA = | | 299.65 | Ac. (A) |

PART 2. COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

| SUBAREA DESIGNATION (1) | "C" (2) | ACRES (3) | PRODUCT (4) |
|-------------------------|---|-----------|-------------|
| V1 | Onsite Shopping Center - B Soils | 0.80 | 15.01 |
| V2 | Onsite Shopping Center - D Soils | 0.85 | 4.62 |
| W1 | Onsite SFA, MF - B Soils | 0.70 | 45.24 |
| W2 | Onsite SFA, MF - C Soils | 0.75 | 0.65 |
| W3 | Onsite SFA, MF - D Soils | 0.80 | 4.51 |
| X1 | Offsite Commercial & Office - B Soils | 0.70 | 20.75 |
| X2 | Commercial & Office - D Soils | 0.80 | 0.33 |
| X3 | Offsite 2 DU per Acre - B Soils | 0.45 | 30.87 |
| X4 | Offsite 2 DU per Acre - C Soils | 0.45 | 1.95 |
| X5 | Offsite 2 DU per Acre - D Soils | 0.50 | 2.48 |
| Y1 | Offsite 3 DU per Acre - B Soils | 0.50 | 38.20 |
| Y2 | Offsite 3 DU per Acre - C Soils | 0.50 | 18.29 |
| Y3 | Offsite 3 DU per Acre - D Soils | 0.55 | 39.11 |
| Z1 | Offsite SFA, MF & Commercial & Office - B Soils | 0.70 | 18.89 |
| Z2 | Offsite SFA, MF & Commercial & Office - C Soils | 0.75 | 10.36 |
| Z3 | Offsite SFA, MF & Commercial & Office - D Soils | 0.80 | 35.07 |
| U1 | Offsite SFA, MF - B Soils | 0.70 | 12.88 |
| U2 | Offsite SFA, MF - C Soils | 0.75 | 0.11 |
| U3 | Offsite SFA, MF - D Soils | 0.80 | 0.55 |
| (B) TOTAL = | | 190.70 | |
| (B) / (A) = (C) = | | 0.64 | |

WEIGHTED AVERAGE "C" FACTOR

PART 3. COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

| SUBAREA | BMP | REMOVAL EFF. (%) | AREA (AC) | "C" | PRODUCT |
|-------------|-------------------|------------------|-----------|------|---------|
| V1 | REGIONAL DRY POND | 50% | 0.0501 | 1.28 | 3.16% |
| V2 | REGIONAL DRY POND | 50% | 0.0154 | 1.34 | 1.03% |
| W1 | REGIONAL DRY POND | 50% | 0.1510 | 1.10 | 0.31% |
| W2 | REGIONAL DRY POND | 50% | 0.0022 | 1.18 | 0.13% |
| W3 | REGIONAL DRY POND | 50% | 0.0151 | 1.28 | 0.95% |
| X1 | REGIONAL DRY POND | 50% | 0.0892 | 1.10 | 3.81% |
| X2 | REGIONAL DRY POND | 50% | 0.0011 | 1.28 | 0.07% |
| X3 | REGIONAL DRY POND | 50% | 0.1030 | 0.71 | 3.63% |
| X4 | REGIONAL DRY POND | 50% | 0.0065 | 0.71 | 0.23% |
| X5 | REGIONAL DRY POND | 50% | 0.0083 | 0.78 | 0.33% |
| Y1 | REGIONAL DRY POND | 50% | 0.1275 | 0.78 | 5.04% |
| Y2 | REGIONAL DRY POND | 50% | 0.0810 | 0.78 | 2.41% |
| Y3 | REGIONAL DRY POND | 50% | 0.1305 | 0.86 | 5.81% |
| Z1 | REGIONAL DRY POND | 50% | 0.0824 | 1.10 | 3.42% |
| Z2 | REGIONAL DRY POND | 50% | 0.0346 | 1.18 | 2.04% |
| Z3 | REGIONAL DRY POND | 50% | 0.1170 | 1.28 | 7.57% |
| U1 | NONE | 0% | 0.0428 | 1.10 | 0.00% |
| U2 | NONE | 0% | 0.0004 | 1.18 | 0.00% |
| U3 | NONE | 0% | 0.0018 | 1.28 | 0.00% |
| (A) TOTAL = | | | | | 47.6% |

PART 4. DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

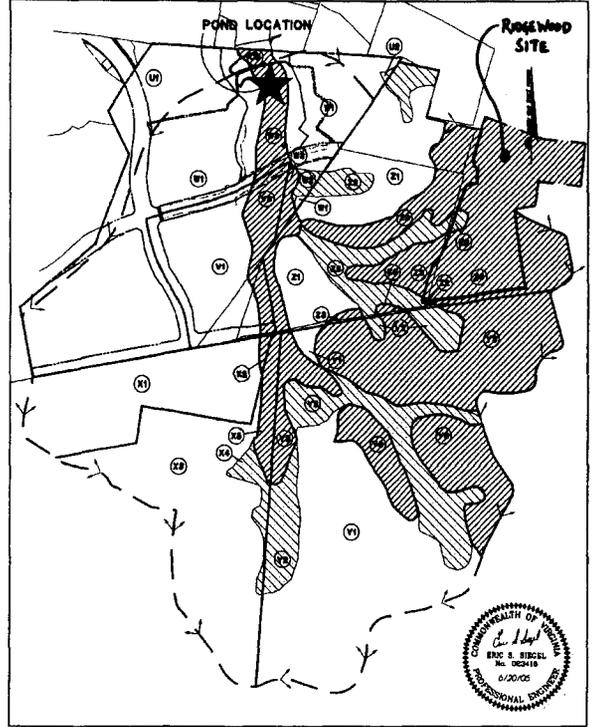
NECESSARY REQUIREMENT: 40% (A)
CHEMSPACE BAY PRESERVATION AREA - NEW DEVELOPMENT
(SEE BMP MANUAL FOR GUIDE TO REQUIREMENTS)

IF 3(A) = 47.6% IS >= 4(A) 40%

THEN PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED

BMP SUBAREA MAP

1:8000



BMP - V. STORAGE

PART 7. COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR EACH PROPOSED BMP FACILITY

| DRY POND SUBAREA DESIGNATION (1) | "C" (2) | ACRES (3) | PRODUCT (4) |
|----------------------------------|---|-----------|-------------|
| V1 | Shopping Center - B Soils | 0.80 | 15.01 |
| V2 | Shopping Center - D Soils | 0.85 | 4.62 |
| W1 | SFA, MF - B Soils | 0.70 | 45.24 |
| W2 | SFA, MF - C Soils | 0.75 | 0.65 |
| W3 | SFA, MF - D Soils | 0.80 | 4.51 |
| X1 | Commercial & Office - B Soils | 0.70 | 20.75 |
| X2 | Commercial & Office - D Soils | 0.80 | 0.33 |
| X3 | 2 DU per Acre - B Soils | 0.45 | 30.87 |
| X4 | 2 DU per Acre - C Soils | 0.45 | 1.95 |
| X5 | 2 DU per Acre - D Soils | 0.50 | 2.48 |
| Y1 | 3 DU per Acre - B Soils | 0.50 | 38.20 |
| Y2 | 3 DU per Acre - C Soils | 0.50 | 18.29 |
| Y3 | 3 DU per Acre - D Soils | 0.55 | 39.11 |
| Z1 | SFA, MF & Commercial & Office - B Soils | 0.70 | 18.89 |
| Z2 | SFA, MF & Commercial & Office - C Soils | 0.75 | 10.36 |
| Z3 | SFA, MF & Commercial & Office - D Soils | 0.80 | 35.07 |
| (A) = | | 286.13 | |
| (B) / (A) = (C) = | | | 181.19 |
| (B) / (A) = (C) = | | | 0.63 |

PART 8. DETERMINE THE STORAGE REQUIRED FOR EACH PROPOSED FACILITY

EXTENDED DETENTION DRY POND
CHART A6-40 VALUE FOR BMP STORAGE PER AC(4.78 + 7(C) - 875 - 1865) CF / AC (A)
DESIGN I (48 HOUR DRAINDOWN)
7(A) + 8(A) = 842,300 CF

PART 9. DETERMINE THE REQUIRED ORIFICE SIZE FOR EACH EXTENDED DETENTION FACILITY

| | |
|---|----------------------|
| BMP STORAGE REQUIREMENT (S) | 842,300 CF |
| (FROM PART 8) | |
| MAXIMUM HEAD (H) AT THE REQUIRED BMP STORAGE | 7.00 FT |
| (ON ELEVATION-STORAGE CURVE) | |
| PEAK OUTFLOW RATE (Q) AT THE MAX HEAD FOR 48 HR DRAINDOWN | 6.28 CFS |
| (Q = S / (0.5 x 3600 x 48)) | |
| REQUIRED ORIFICE AREA (A) | 0.48 FT ² |
| (A = Q ² / (0.8 x (9.81 + H) ^{1.5})) | |
| DIAMETER OF A CIRCULAR ORIFICE (D) | 0.78 FT |
| (D = 2.0 x (A / PI) ^{0.5}) | |
| RADIUS OF CIRCULAR ORIFICE IN INCHES (R) | 4.96" |
| (R = D / 2) | USE 5" (125 mm) |

THIS SHEET REFERENCED FROM FAIRFAX COUNTY PLAN 7858-SP-005-2, ENTITLED "FAIRFAX CENTER REGIONAL STORMWATER MANAGEMENT POND #0-77", PREPARED BY BC CONSULTANTS, APPROVED ON APRIL 10, 2000, FOR INFORMATION PURPOSES ONLY.

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12700 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (Fax)
Bccon@bccon.com



BMP COMPUTATIONS & OUTFALL NARRATIVE

FAIRFAX CENTER

REGIONAL STORMWATER MANAGEMENT POND #0-77

SCALE: AS SHOWN

PROJECT: FAIRFAX CENTER, VIRGINIA

| |
|------------------------|
| DESIGNED BY: EMS |
| DRAWN BY: CAD |
| CHECKED BY: WRT |
| DATE: AUGUST, 1999 |
| SCALE: HOR. 1:8000 |
| VERT. 1:50 |
| SHEET 11 OF 11 |
| CD. NO. 7858-SP-05 |
| FILE NO. 80000-43 |
| CADD NAME: SWR8BMP.DWG |
| FILE NO. ZP-1614 |

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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant, Midland Road LLC, requests approval to rezone 18.01 acres from the I-5 District (General Industrial District) to the PRM (Planned Residential Mixed-Use) District. The application proposes a mixed-use development including office, retail uses, residential units, and an optional hotel, with parking provided primarily in structures. The application proposes a residential density of 27.76 du/ac and an FAR (floor area ratio) of 1.2 (with the more intense option). The applicant is requesting approval of a combined Conceptual/Final Development Plan (CDP/FDP). Details of the development are as follows:

| | Use | Dwelling Units | Gross Floor Area (square feet) | Parking Spaces | Height (feet) |
|---------------------------|----------------|---|--|-------------------|---------------|
| Building (B) 1 | Office | -- | 150,000 | -- | 100 |
| | Retail | -- | 5,000 | -- | |
| <i>Parking (P) 1</i> | -- | -- | -- | <i>525</i> | <i>60</i> |
| B 2.1 | MF Residential | 16 | 33,560 | -- | 80 |
| <i>P 2.1 (under bldg)</i> | -- | -- | -- | <i>32</i> | |
| B 2.2 | MF Residential | 237 | 346,150 | -- | 90 |
| | Retail | -- | 20,000 | -- | |
| <i>P 2</i> | -- | -- | -- | <i>384</i> | <i>30*</i> |
| B 3 | MF Residential | 225 | 291,456 | -- | 70 |
| <i>P 3</i> | -- | -- | -- | <i>384</i> | <i>50</i> |
| B4 (office/retail option) | Retail | -- | 17,100 | -- | 70 |
| | Office | -- | 50,001 | -- | |
| B4 (hotel option) | Hotel | 136 (rooms) | 95,000 | -- | 100 |
| <i>P 4</i> | -- | -- | -- | <i>410</i> | <i>55</i> |
| Totals | -- | 500 du <i>hotel option 136 rooms</i> | <i>B4 office/retail 913,267 B4 hotel 941,166</i> | 1,735 | -- |

* top level open space/plaza

The applicant's draft proffers, Affidavit and Statement of Justification can be found in Appendices 1-3, respectively.

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

Waivers and Modifications Requested:

- Waiver of on-site stormwater management and best management practices in favor of an off-site, regional pond (*final approval to be addressed at site plan*)
- Waiver of construction only (escrow to be provided) of a service drive along Route 29

- Modification of transitional screening and barrier in favor of that shown on the CDP/FDP

LOCATION AND CHARACTER

Site Description:

The 18.01 acre application property is located in the Fairfax Center Area, on the north side of Route 29 (Lee Highway), between Ridge Top Road and Waples Mill Road. The application property does not consolidate the two parcels at the corner of Waples Mill Road and Route 29. The site is currently vacant and forested primarily with pine.

Surrounding Area Description:

| Direction | Use | Zoning | Plan (@ Overlay Level) |
|-----------|---|----------------|--|
| North | Office Mini-warehouse | C-4 I-5 | Fairfax Center Area; Office 0.7 FAR |
| South | Single Family Detached Residential and vacant / wholesale nursery | R-1 | Fairfax Center Area; Residential, 3 du/ac |
| East | Multi-Family Residential Mini-warehouse | PDH-20* I-5 | Fairfax Center Area; Residential, 20 du/ac Option for Mixed use, 1.0 FAR |
| West | Single Family Attached Residential | PDH-12 | Fairfax Center Area; option for Residential, 12 du/ac |

* A narrow strip of C-6 land located along either side of Waples Mill Road, including along the frontage of the application property, was left over from construction of that road and is owned by the County

BACKGROUND

- RZ 74-2-095 was approved on July 19, 1976, to rezone the application property and adjacent storage facility property from the RE-1 and C-6 Districts to the I-I (now I-5) District. Proffers accepted with the application included rights-of-way dedication along Route 29 and Ridge Top Road, and the dedication for and construction of Government Center Parkway Extended; no GDP was proffered. (See Appendix 4 for proffers)
- Comprehensive Plan Amendment No. 04-III-FC2 (adopted on February 27, 2006) modified the Plan language to add an option for mixed-use with an intensity of up to 1.2 FAR. See Plan text which follows.

COMPREHENSIVE PLAN PROVISIONS (See Appendix 5)

| | |
|-------------------------|---|
| Plan Area: | III |
| Planning Sector: | Fairfax Center Area; Sub-Unit Q9 |
| Plan Map: | Fairfax Center Area; Overlay Level: Office use @ 0.70 FA with option for residential/mixed-use @ 1.2 FAR |
| Plan Text: | |

In the Area III volume of the Comprehensive Plan, 2003 edition, Fairfax Center Area, as amended through March 27, 2006, Land Unit Recommendations, page 90-93, the Plan states:

Sub-unit Q9

Sub-unit Q9 consists of the area between Ridge Top Road and Waples Mill Road, north of Route 29. It is planned for office use at an intensity up to 0.70 FAR at the overlay level. As an option, with the consolidation of a minimum of 18 acres, residential/mixed-use at an intensity up to 1.2 FAR may be appropriate, provided that the following conditions are met:

- The character of the development should be primarily mid- or high-rise buildings with retail use integrated within the ground floor of residential and office buildings. Restaurants and ground-floor retail should help create an activity center for residents, visitors, and office workers. A defined and dynamic streetscape should be created along Ridge Top Road, Government Center Parkway, and all internal streets. Pad sites are not allowed.
- Buildings at the corner of Government Center Parkway and Ridge Top Road should be designed to incorporate ground floor retail. It is anticipated that at least 20,000 square feet of a variety of retail, restaurant, and community-serving uses should be located in the vicinity of this intersection.
- A minimum of a 50 foot vegetated buffer should extend from the planned right-of-way line to minimize noise and visual impacts of development along Route 29;
- The office component should total at least 200,000 gross square feet. However, up to 50,000 square feet of office use may be replaced by hotel use;
- The planned extension of Government Center Parkway to Waples Mill Road is to be constructed as a four-lane divided roadway within the first phase of development. Dedication of land, construction or contribution to the Fairfax Center Area Road fund should be made for the planned transportation improvements, which includes the Route 29 and Waples Mill Road interchange;
- Land uses along the periphery of the development should complement the design and orientation of the neighboring land uses. In general building heights should taper towards the south and east, or landscaping should offset and soften the transition of the building heights if this tapering is not feasible. Development also should provide substantial buffering and interparcel access to any unconsolidated parcels;
- A high quality, pedestrian-oriented living environment with recreation spaces, such as open lawn areas, urban parks, plazas and courtyards, should be provided to help meet the recreation needs of residents. Appropriate landscape features and pedestrian

amenities, such as shading, seating, lighting, public art, bus shelters, trash cans, and other street amenities should be provided. A contribution should be made to offset the impact of this development on the active recreation facilities;

- Sidewalks and trails should safely connect the land uses within the development and to the surrounding area. These pedestrian pathways should be part of the overall circulation plan that should include continuous sidewalks, attractive pavement treatments, safe crossings, and bicycle facilities;
- An effective transportation demand management (TDM) program should be provided with each phase of development. It should encourage the use of alternative forms of transportation to reduce the number of vehicular trips. It should be based on the number and type of residential units and non-residential square footage, as deemed appropriate by the Department of Transportation. Any development should establish and implement strategies for the centralized management of the program. The TDM program could include staffing, resources, and dedicated areas for these services. Resources for telecommuting, transit subsidies, and “live where you work” incentives could be provided. Other programs could include, but would not be limited to, rideshare, vanpool, and carpool matching services or guaranteed ride home programs;
- The majority of the required parking should be structured or underground. Attractive façade treatments that are consistent with the overall architectural design should be used for any portion of a parking structures that is visible from the street;
- A geotechnical study should be completed to identify the depth of the asbestos soils and provide appropriate abatement and public safety measures during construction;
- Prior to any development, a survey should be conducted to determine the presence of significant historic archeological resources, using the scope of services approved by the County. The sub-unit has a high potential for these resources as parcel 37 is known to have contained World War II Prisoner of War camp. Should any significant resources be found, then those resources should be conserved or the adverse impacts of any development mitigated. If resources are present, the applicant should work with the History Commission to write and fund the creation and installation of a historic marker on site;
- Affordable housing should be provided through compliance with the Affordable Dwelling Unit Ordinance, an appropriate proffer of land or units for affordable housing, or a financial contribution to the Fairfax County Housing Trust Fund. In addition, the provision of workforce housing to accommodate the needs of individuals or families making from 70 to 120 percent of the County’s median income is encouraged; and,
- Any development should mitigate the impact of the residential component on public schools;

ANALYSIS

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

| | |
|------------------------------|---|
| Title of CDP/FDP: | Ridgewood |
| Prepared By: | Urban Engineering & Assoc., Inc. |
| Original and Revision Dates: | April 2005, as revised through May 18, 2006 |

The combined CDP/FDP consists of 13 sheets.

Sheet 1 is a cover sheet including an index, a vicinity map, and the general notes.

Sheet 2 is the existing conditions and soils map.

Sheet 3 shows the overall layout of the site, including the hotel option for Building 4 (described below), and includes the site tabulations, a chart detailing building data (uses, square footage, parking spaces), and the parking tabulations.

Sheet 4 shows the proposed layout of the ground floor of the development (details below).

Sheet 5 shows perspective views of the site as well as a cross section through Ridge Top Road showing the site's relationship to the Westcott Ridge development to the west.

Sheet 5A shows additional perspectives, floor plans and a cross section of Building B.1 (details below).

Sheet 6 shows the overall landscape plan for the entire site (details below), with a key to the landscape details shown on Sheets 7, 8, and 8A.

Sheet 7 shows landscape details for the park, as well as typical enlargements of landscaping details around the garage and along Route 29. Photos of items such as benches and garbage cans are also shown as examples of the types of items to be provided, not the specific style.

Sheet 8 shows landscape enlargements for the plazas in Buildings 2.2 and 3, the pedestrian plazas at the intersection of Ridge Top Road and Government Center Parkway, as well as sections showing the landscaping details on Government Center Parkway and Ridge Top Road.

Sheet 8A shows landscape enlargements of the building entrance areas of Buildings 2.1, 2.2 and 3, and the landscaping areas around Building 4, hotel option.

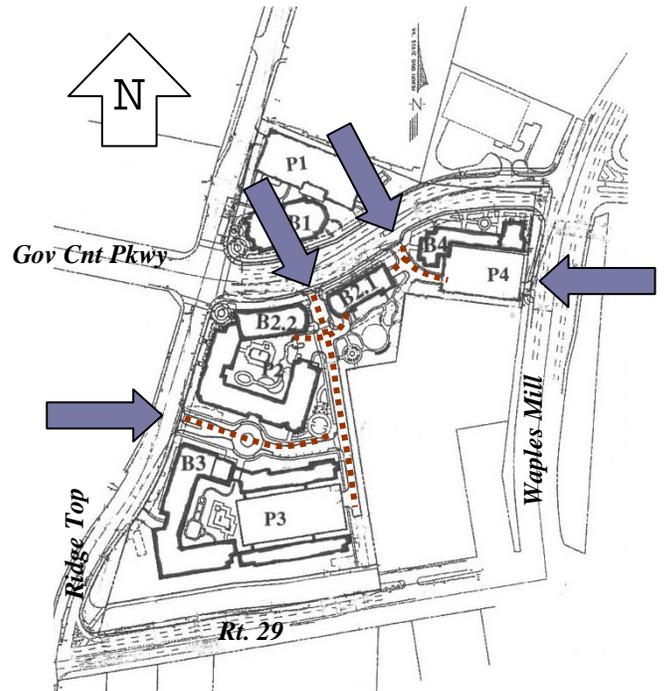
Sheets 9-11 show the stormwater management details (off-site regional pond).

Overall Site Design

The site is proposed to be developed with a mix of uses. Offices, optional hotel, and first floor retail uses are oriented to Government Center Parkway. Residential use is located above the first floor retail along Government Center Parkway, and to the south towards Route 29. Parking is generally located in decks behind and interior to the buildings.

Roads & Access

The development, as depicted on the CDP/FDP, proposes to construct the “missing link” of Government Center Parkway between Ridge Top Road and Waples Mill Road as a four-lane, divided facility. Access is provided to the office use at the north from both Government Center Parkway (right-in, right-out), and Ridge Top Road (full access). Access is provided to the southern portion of the development in the locations shown on the adjacent graphic: two entrances on Government Center Parkway (both right-in, right-out), an entrance on Ridge Top Road (full access), and an interim access point on Waples Mill Road. No access is provided directly to Route 29.



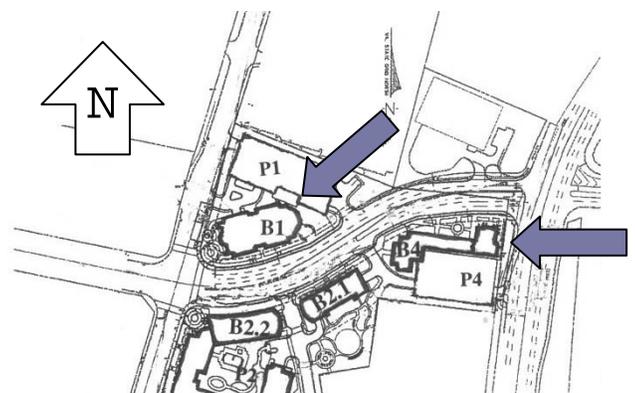
Dotted lines in the graphic to the right show the internal street system, which consists of a north-south spine road extending from Government Center Parkway to the garage for Building 3, with east-west accesses into Buildings 2.1 and 2.2; and an east-west main entrance from Ridge Top Road to the north-south spine road (between Buildings 2.2 and 3). The east-west entrance road is shown to be extended onto the unconsolidated mini-warehousing parcel to the east at such time as that site redevelops. No direct access is provided to Rt. 29.

Building Uses & Layout

The development, as depicted on the CDP/FDP, proposes a mix of office, residential, and retail uses, with an option for a hotel. The maximum intensity proposed is 1.2 FAR. The maximum of 500 residential units proposed equates to a residential density of 27.76 dwelling units per acre.

Office Uses

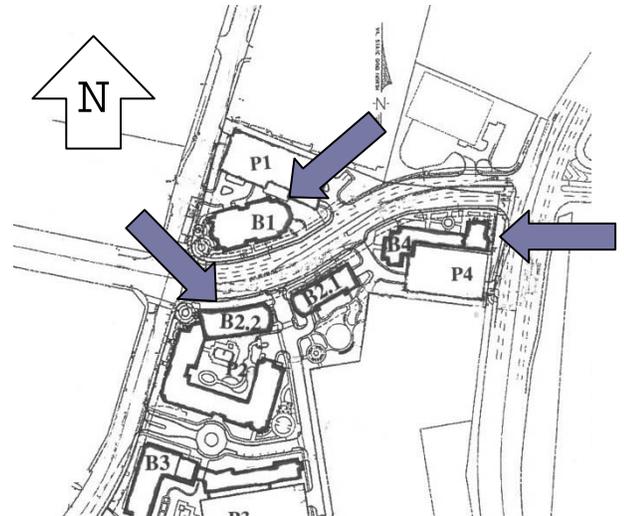
Office uses would be oriented to Government Center Parkway. Building 1, on the north side of Government Center Parkway, is proposed as a stand-alone office building with 150,000 square feet of office (100 feet in height), with the potential for some (5,000 square feet) street level “retail” use, such as an eating establishment.



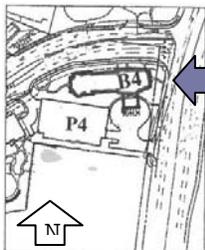
One option for Building 4, at the corner of Government Center Parkway and Waples Mill Road, proposes 50,000 square feet of office on top of street level retail (70 feet in height).

Retail and Related Uses

Retail and related uses are proposed in several buildings oriented to Government Center Parkway. In addition to Buildings 1 and 4 (discussed above), Building 2.2, at the corner of Government Center Parkway and Ridge Top Road, is proposed to have street level non-residential uses totaling 20,000 square feet, with residential units above (90 feet in height). These non-residential uses would generally face Government Center Parkway, but would also wrap around the corner to a portion of the Ridge Top Road frontage. The primary uses proposed for these areas would be classified as retail uses, service uses and/or eating establishments.



Hotel Use

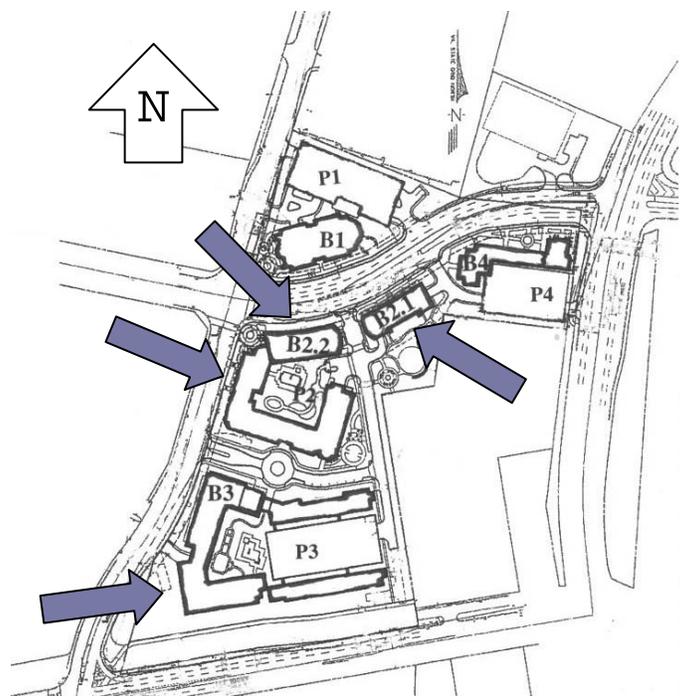


One option for Building 4, at the corner of Government Center Parkway and Waples Mill Road, proposes a hotel to replace the retail/non-residential and office structure. The parking tabs for the CDP/FDP indicates that the hotel would have 136 rooms.

Residential Uses

The CDP/FDP indicates a maximum of 500 residential units in the development. The applicant has not, at this time, made a final decision on construction types which would affect the application of the Affordable Dwelling Unit Ordinance; however, any ADUs which are provided would be included in the maximum as part of the 500 residential units.

Building 2.1, fronting on Government Center Parkway, includes 16 units which



are shown to be stacked townhouse units. The parking for the residences of these units is located underneath the building; visitor parking would be provided with the visitor parking in the adjacent building, Building 2.2.

A portion of Building 2.2, at the corner of Government Center Parkway and Ridge Top Road, includes residential units over the ground floor retail /non-residential uses along the Government Center Parkway frontage. The remainder of the building, wrapping around Ridge Top Road and into the interior of the site, is entirely residential. The building as a whole contains 224 units.

Building 3, at the corner of Ridge Top Road and Route 29, is entirely residential. The U-shaped building includes 240 units, and parking is located between the wings of the building. Garage access is located at one point (on the eastern, open, end of the "U") Additional pedestrian access points are provided from the east-west entrance road (north side of the building) and from Ridge Top Road (west side of the building).

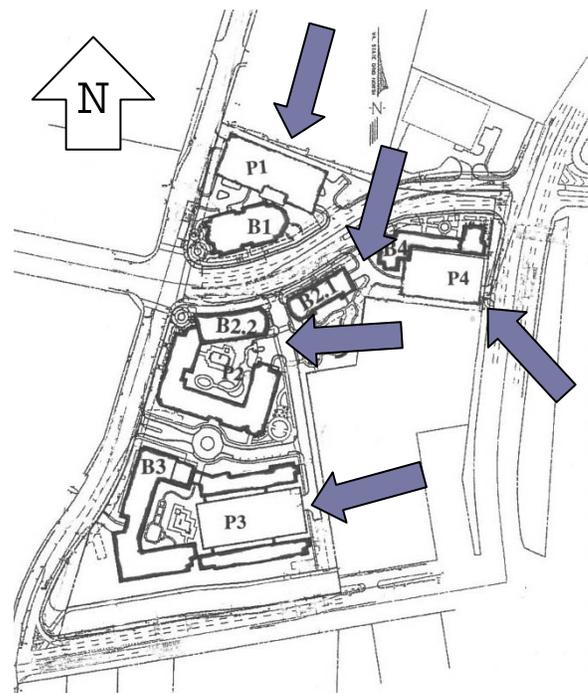
Parking & Garages

As noted, almost all parking for the site is located in structured decks. The CDP/FDP shows a requirement for 1,523 required spaces and the provision of 1,735 spaces.

Parking for Building 1 (office; north of Government Center Parkway) would be in a deck behind the building. One end of this deck will front Ridge Top Road, across from the Westcott Ridge Development.

Parking for Building 2.1 (16 residential units, on Government Center Parkway) is located underneath the building. A majority of the parking level is underground; as shown in the elevations, that portion of the parking level which is above ground will be treated as part of the façade of the building.

Parking for Building 2.2 (mix of non-residential/retail and residential units) would be located behind the building and underneath the residential amenity courtyard. Parking for the residential and non-residential uses would both be included in this deck, but would be segregated, with separate entrances for the retail and residential portions. The non-residential parking will also serve as visitor parking for the residential units in this building and Building 2.1.



Parking for Building 3 is located in a deck surrounded by the U-shaped building. Pedestrian crossover points allow direct access from the parking level into the building. In response to staff's concern that the units fronting Ridge Top Road are a significant distance from the parking, the applicant has indicated verbally that parking will be assigned, with those units being assigned the spaces at the closest end of the parking deck; this commitment has not been formalized with a proffer. A proffer commits to a minimum of 5% of the spaces for visitor parking, which will be provided in such a manner so as to allow access without needing to be checked in by a resident (either prior to a control gate or with a ticket system that could be validated by a resident later).

Parking for Building 4 would be in a deck behind the building (one end of which would front Waples Mill Road). The layout is modified with the hotel option, to allow for a porte-cochere on the rear (south) side of the building. With the hotel option, the parking deck moves further away from Waples Mill Road.

Architecture

A proffer states that the final architectural design of the buildings will be in substantial conformance with the "general type, quality and proportion of materials depicted in the illustrative perspectives, elevations, and sections shown on the CDP/FDP." The proffer further eliminates vinyl siding from use on the exterior of any building facing a public street (but not necessarily from any building visible from a public street). Additionally, proffers commit that rooftop mechanical equipment will be shielded from view from the ground-level of adjacent streets.

The proffers commit to provide 30% brick on all exposed parking garages faces, with additional language that suggests that other design features such as architectural panels, contrasting colors, or ornamental railings may (but not shall) be provided on these exposed faces. The proffer includes commitments that exterior lighting fixtures, if included, will be identical in style to the related building; that a knee wall to block headlight glare will be provided; and that interior and upper level lighting will be screened to prevent glare.

Recreation & Open Space

The CDP/FDP provides for a minimum of 30% landscaped open space. Developed open space areas include courtyards within in Buildings 2.2 and 3 (each containing a pool); a park area located behind Building 2.1; a plaza area behind Building 2.2, and pedestrian plazas on either corner of Government Center Parkway and Ridge Top Road and in front of the Building 4 (in the office/retail option only).

The street plazas (at the corners of Government Center Parkway) include some plantings and a circular pavement pattern, with a planter with a seating wall at the center. These areas are also shown to accommodate outdoor seating for restaurant uses. Details are shown on Sheet 8 of the CDP/FDP.

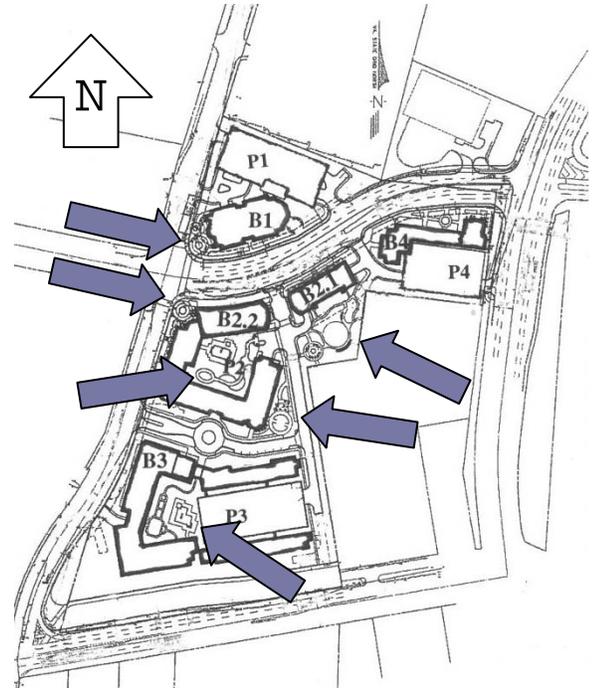
The courtyards (interior to Buildings 2.2 and 3) each include a formal lawn area, a pool and seating areas. Access to these areas is provided from inside the buildings only. Details are shown on Sheet 8 of the CDP/FDP.

The park area (behind Building 2.1) includes a formal lawn area with a gazebo, seating areas, and paths. Screening to the adjacent unconsolidated mini-warehouse use is intended to be removed if and when that parcel redevelops with a compatible use so that this park could be expanded onto that site. The park is somewhat impacted by the garage driveway to Building 2.1 at the western end; however, the detail shows special pavement for this entrance to complement the walkways in the park. Details are shown on Sheet 7 of the CDP/FDP.

The proffers also commit to private, indoor amenities for the use of residents only that include, but are not limited to, a fitness center, a conference/business center, a theater and a game/billiards room. The proffers indicate that a minimum of 6,000 sq. ft. will be devoted to such interior amenities in Building 3, and that a combined minimum of 6,000 sq. ft. will be devoted to such interior amenities in Building 2.2 and Building 2.1 together.

Other Site Amenities

The CDP/FDP shows seating areas, gazebos, and benches in the plan view of the various landscape and amenity areas. Typical illustrations are shown for these items or items such as light standards and garbage cans, though the proffers indicate that these illustrations are intended only to show the type and quality of these items, not the exact style or design.



Landscaping

No existing vegetation is proposed to be preserved on the site. The applicant has shown a landscaping plan including a mix of evergreen and deciduous trees, including landscaping in the interior courtyards and in the pedestrian street spaces. Proffers commit that deciduous trees along Government Center Parkway, Ridge Top Road and the two interior spine streets will be a minimum of 3 inches caliper at the time of planting (no minimum size for deciduous trees is proffered for other landscaped open space areas). All new evergreen trees are proposed to be a minimum of 6 feet in height at the time of planting. The applicant has committed to plantings consistent with those on site to be installed along the County owned strip of land along Waples Mill Road, and the unconsolidated parcel at the corner of Ridge Top Road and Route 29 (subject to the approval of the property owners).

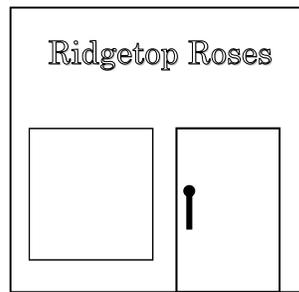
Although not shown on the CDP/FDP, proffers commit to parking lot landscaping in accordance with the PFM on the top of all open parking garages (Buildings 1, 3 and 4).

Streetscape

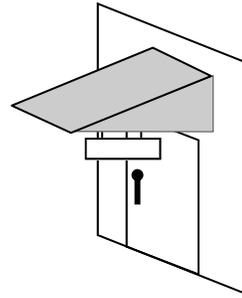
The CDP/FDP shows streetscape consisting of a row of street trees along all street frontages except Route 29. Trees are also shown in the median on Government Center Parkway. The Route 29 frontage shows a vegetated buffer within that area required by the Comprehensive Plan as a vegetated buffer. The retail/non-residential frontage of the site along Government Center Parkway includes a browsing area consisting of a twenty foot wide hardscape area between the landscape strip along the road and the building. Additional landscape plantings are provided in the plaza areas at the corners.

Signage

The applicant has chosen to address the signage issue in the proffers, rather than by providing illustrations in the CDP/FDP. The proffers commit to abide by Article 12 of the Zoning Ordinance (Signs), and that all free-standing signs shall be monument style signs (no pole signs) in the locations shown on the CDP/FDP only. The CDP/FDP shows a sign at the corner of Ridge Top Road and Rt. 29, and a second sign at the main residential entrance on Ridge Top Road. Building mounted signs for the "retail" portion of the project (along Government Center Parkway) are limited to channel letter signs (where the letters are mounted individually to the building; see example below left) and blade signs (flat signs hung under an awning; see example below right).



Channel Letter Sign



Blade Sign

The proffers commit to no internally illuminated building mounted sign on the side of the office building (B1) facing the Wescott Ridge development, but otherwise place no limitations on building mounted signage on either the B1 office building or the hotel (B4).

Pedestrian Connections

The CPD/FDP shows pedestrian-ways (sidewalks or trails) along all street frontages. Connections into the larger buildings are also shown for residents in locations other than the front doors to allow for more efficient pedestrian access. The applicant has committed to provide additional pedestrian easements to the unconsolidated adjacent parcel (the storage site) at the time of its future redevelopment. In addition, the applicant has proffered to public access easements across all sidewalks located outside of the right-of-way, including both internal sidewalks and those along the street frontages. The applicant has also proffered to maintain those sidewalks along the street frontages which lie on or partially on the application property (as opposed to entirely within the ROW).

Stormwater Management

Stormwater management, including best management practices (BMPs) is proposed to be accommodated in an existing regional pond located to the west, on the north side of Government Center Parkway. While staff believes the regional pond will accommodate the site, the applicant has proffered to return for a PCA should this become infeasible.

Comprehensive Plan Analysis (Appendix 5)

The Comprehensive Plan includes several bulleted conditions, paraphrased here, required to achieve development at the proposed level (1.2 FAR). The proposal, with 18.01 acres, meets the acreage requirement for the optional mixed-use development.

- *Primarily mid- or high-rise buildings, retail use integrated on the ground floor.*
- *Defined and dynamic streetscape with restaurants and ground-floor retail along Ridge Top Road, Government Center Parkway, and all internal streets.*

- *No pad sites*
- *Buildings at the corner of Government Center Parkway and Ridge Top Road should incorporate ground floor retail (minimum 20,000 square feet of a variety of retail, restaurant, and community-serving uses)*

All buildings are mid-rise. 20,000 square feet of non-residential uses (intended to be primarily retail, services, and eating establishments) are integrated on the ground floor of the building at the corner of Government Center Parkway and Ridge Top Road (B2.2), and offered as an option on a second building (B4). The applicant has indicated that restaurants will be included (though no absolute requirement is included). No pad sites are provided. A streetscape of sufficient width to accommodate browsing, street seating, and pedestrians is included along the main retail frontage (Government Center Parkway).

- *Minimum 50 foot vegetated buffer along Route 29*

The CDP/FDP previously showed a minimum 50 foot vegetated buffer along Route 29; however, it was later determined that a small amount of additional right-of-way (approximately seven feet) was necessary for the future construction of the intersection at Waples Mill Road and Rt. 29. The applicant has revised the CDP/FDP to provide the additional right-of-way, which will remain as open space in the interim.

- *Office component of at least 200,000 gross square feet*
- *Up to 50,000 square feet of office may be replaced by hotel*

The proposal includes two development options for Building 4. One option would include 50,000 square feet office in addition to other non-residential and retail uses; under that option the overall development would have 200,000 square feet of office uses. The other option would replace the office/retail/non-residential Building 4 with a hotel. Either option is in conformance with this Plan bullet.

- *Construct extension of Government Center Parkway to Waples Mill with first phase of development*
- *Dedication of land, construction or contribution to the Fairfax Center Area Road fund for planned transportation improvements, including the Route 29 / Waples Mill Road interchange*

Proffers and the CDP/FDP commit to the completion of Government Center Parkway prior to the issuance of any Non-RUPs. The applicant has also proffered to a contribution to the Fairfax Center Area Road Fund, though it is expected that the creditable expenses (including dedication and frontage improvements along Route 29 and the extension of Government Center Parkway) will equal or exceed the required contribution.

- *Land uses along periphery should complement design and orientation of neighboring land uses*

- *Building heights should generally taper to the south and east, or landscaping should offset and soften the transition of the building heights*
- *Provide substantial buffering and interparcel access to any unconsolidated parcels*

The highest buildings shown on the CDP/FDP are located along Government Center Parkway. Some buffering is provided against the existing storage facility, which is of relatively low height; from the ground level recreational areas, this screening should adequately buffer the unconsolidated parcel. The proffers and CDP/FDP show interparcel access, both vehicular and pedestrian, to this site to allow future development to be as seamlessly integrated into this development as possible.

- *A high quality, pedestrian-oriented living environment with recreation spaces, such as open lawn areas, urban parks, plazas and courtyards*
- *Appropriate landscape features and pedestrian amenities, such as shading, seating, lighting, public art, bus shelters, trash cans, and other street amenities should be provided.*
- *A contribution should be made to offset the impact of this development on active recreation facilities;*

The CDP/FDP shows several recreational areas for the residents of the development, and a park area that will be available to passers-by. The proffers include commitments to both the P-District requirement for \$955 worth of recreational facilities per unit and to an additional contribution to the Park Authority for off-site active recreational facilities. The landscape details show pedestrian areas, seating areas, and pools for residents, as well as a park and plaza areas which are available for both the residents and the public. Examples of typical street furniture (benches, garbage cans) are also shown.

- *Connect land uses within the development and to the surrounding area with sidewalks and trails*
- *Overall circulation plan should include continuous sidewalks, attractive pavement treatments, safe crossings, and bicycle facilities*

The CDP/FPD shows sidewalks or trails on all street frontages, and pedestrian connections into the site. The largest building, B3, has additional connections into the building to facilitate pedestrian entry to the facility. The applicant has proffered to provide public access easements across all appropriate sidewalks, including those along the external street frontages where some sidewalk areas extend across the boundary between the public right-of-way and the private site.

Additionally, the applicant has provided for pedestrian access easements between the application property and the adjacent unconsolidated parcel at such time as it redevelops. The ability to provide for the seamless development of these two parcels is crucial to not only address plan and policy concerns relating to integrated development, but also to justify development without consolidation.

Finally, the applicant, at staff's request, has proffered to include pedestrian signal heads and related equipment with the traffic signals proposed for the intersections of Government Center Parkway and Ridge Top Road and Government Center Parkway and Waples Mill Road.

- *An effective transportation demand management (TDM) program should be provided*

The applicant has proffered to a TDM program (20% reduction) which does include provisions for monitoring and penalties for non-compliance. Staff would prefer that the applicant improve the proffer by committing to a greater trip reduction, and by committing that the business center shall, rather than may, include free internet access and computers.

- *Majority of required parking structured or underground.*
- *Attractive façade treatments consistent with the overall architectural design should be used for any portion of a parking structures that is visible from the street*

Parking is provided primarily in structured decks; the only surface parking is to allow for short term pick-up and drop-off spaces that are convenient to the entrances of the buildings. The applicant has provided additional details on the CDP/FDP about the parking located under Building 2.1. As shown, it is now clear that the parking is primarily below grade, and the face of the building will appear entirely residential.

As discussed in the CDP/FDP description, the applicant has provided that 30% of all exposed garage faces shall be brick, as well as the potential for additional design components on these faces. Staff would prefer to see stronger language (shall, rather than may) language provided for these additional commitments, but on the whole feel that the proffer meets the intent of the Plan language.

- *Geotechnical study and appropriate abatements for asbestos soils*
- *Archaeological survey for historic archeological resources*
- *If significant historic resources are found, they should be conserved or the adverse impacts of development mitigated.*
- *If resources are present, provide a historic marker on site*

The applicant has proffered to address these conditions.

- *Affordable housing should be provided through compliance with the ADU Ordinance, an appropriate proffer of land or units for affordable housing, or a financial contribution to the Fairfax County Housing Trust Fund*
- *In addition, the provision of workforce housing is encouraged*

Affordable housing and workforce housing are discussed in detail in the Residential Development Criteria below.

- *Mitigate the impact of residential units on public schools*

The applicant has proffered to address this condition with a contribution to offset school impacts, as discussed further in the Public Facilities Section.

Fairfax Center Checklist Analysis (Appendix 17)

The Fairfax Center Checklist is a tool utilized by staff in evaluating a zoning application for conformance with the Comprehensive Plan for the Fairfax Center Area. The Checklist contains transportation, environmental, site design, land use, and public facilities elements.

In order to justify development at the Overlay Level, this application must satisfy all applicable basic elements; all major transportation elements; all essential elements; three-fourths of the applicable minor elements; and one-half of the applicable major elements. Based on staff's analysis as found in Appendix 17, the application satisfies all applicable basic elements; all major transportation elements; all essential elements; 88% of the applicable minor elements; and 78% of the applicable major elements, justifying development at the Overlay Level.

Residential Development Criteria

Fairfax County expects new residential development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing, and being responsive to the unique site specific considerations of the property. For the complete Residential Development Criteria text, see Appendix 19.

Site Design (Development Criterion #1)

This Criterion requires that the development proposal address consolidation goals in the plan, further the integration of adjacent parcels, and not preclude adjacent parcels from developing in accordance with the Plan. The applicant has achieved the minimum acreage required by the Plan (at least 18 acres), and is proposing development at an intensity that is consistent with the recommendations of the Plan (1.2 FAR). Without full consolidation, the Plan recommends the remainder of the land bay be developed at slightly lower intensity (1.0 FAR). This proposal would not preclude the unconsolidated parcel from developing in compliance with the Plan.

The development should provide for a logical design with appropriate relationships within the development. Access should be provided to transit facilities where available, and utilities should be identified to the extent possible. The proposed layout has essentially three residential buildings, each with access to ground level outdoor recreational facilities shown on the CDP/FDP. Additionally, the applicant has indicated that a minimum of 12,000 square feet of indoor facilities such as exercise and game rooms will be provided, split equally between Buildings 2 and 3. While the proffers

suggest that the 16 stacked townhouse units located in Building 2.1 will have access to the facilities and amenities located in Building 2.2, the applicant should provide a specific guarantee to that effect. Compatibility with the surrounding residential neighborhoods is achieved through residential treatments on the facades and streetscaping. In this case, the property is being rezoned from a more intense use (industrial) to a residential use, which should increase the compatibility. While the office building and parking deck on the north side of Government Center Parkway (Building 1) is closer to the street (and therefore the opposing residential uses) the applicant is working to provide appropriate architectural commitments for the garage, and has provided proffers to mitigate the lighting and off-site impacts. Additionally, shadow studies provided by the applicant indicate no negative impact from this building on the facing residential. The proffers commit to provide a "transit stop" (bus stop) as part of the optional transportation demand management (TDM) program. Additionally, the TDM program proposed by the proffers includes the dissemination of transit information and provision of a Smartrip Card to all new residents.

Open space should be useable, accessible, and integrated with the development. Appropriate landscaping should be provided. There is a requirement for 20% landscaped open space in the PRM District; the applicant has provided 30%. This landscaped open space is provided in a mixture of private spaces with access restricted to residents (the courtyards in Buildings 2.2 and 3) and public spaces (the plazas at the corners of Government Center Parkway and Ridge Top Road and the park area behind Building 2.1, adjacent to the unconsolidated parcel). As noted, the applicant needs to provide an explicit commitment that the units in Building 2.1 will have access to the facilities provided for Building 2.2.

Neighborhood Context (Development Criterion #2)

While developments are not expected to be identical to their neighbors, this Criterion states that they should fit into the fabric of the area, especially at the interface between the two. This application directly abuts single family attached development to the west across Ridge Top Road, and multi-family development to the east across Waples Mill Road. As noted, the proposed rezoning to allow mixed-use, including residential, would be more compatible with the adjacent residential uses than the currently approved industrial, although it would be at a higher intensity. Streetscaping that will complement the streetscape on the western side of Ridge Top Road has been provided along that frontage. Very little of the development actually abuts Waples Mill Road, which is also provided with landscaping. The multi-family development to the east is further buffered by berming along its side of the road. This development has further been designed to orient the non-residential uses along Government Center Parkway, which is compatible with the other non-residential uses to the north, both along Ridge Top Road and along Waples Mill Road.

Environment (Development Criterion #3)

This Criterion requires that developments conserve natural environmental features to the extent possible, account for soil conditions, and protect current and future residents from noise and lighting impacts. Developments should minimize off-site impacts from stormwater runoff and adverse water quality impacts. See Appendix 7 for a full environmental analysis. No significant environmental features aside from tree cover exist on the property. The applicant intends to utilize an existing off-site SWM pond, and has proffered to do interior noise mitigation for units which are impacted by highway noise (along Government Center Parkway, according to their noise study). Additionally, the applicant has proffered to address environmental issues including asbestos soils (see the Health Department Memo in Appendix 9) and potential blasting with the standard commitments.

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

This Criterion states that all developments should take advantage of existing quality tree cover—as preserving existing trees is highly desirable to meet the Public Facilities Manual (PFM) requirements—and that, where feasible, utility crossings should be located so as not to interfere with proposed tree save areas. No tree save is proposed on this site because of the intense nature of the development planned and proposed. While utility crossings are not shown, there are no large areas of landscaping that have the potential to be impacted by such crossings. Additionally, the applicant has proffered to substantially conform to the landscaping shown and, if modifications must be made to accommodate utilities, to provide equivalent landscaping in an alternate location. Staff continues to request that, in areas shown as buffer areas (adjacent to the existing storage site) existing vegetation be preserved as deemed appropriate by the Urban Forest Management Branch.

Transportation (Development Criterion #5)

This Criterion requires that developments provide safe and adequate access to the surrounding road network, that transit and pedestrian travel be encouraged, and that interconnection of streets be encouraged. The applicant has provided a development plan which accesses public streets and provides pedestrian connections along the external and interior streets. Proffers additionally commit to provide a TDM program that includes a potential “transit stop” (bus stop). The applicant proposes to construct the extension of Government Center Parkway from Ridge Top Road to Waples Mill Road (which is the same commitment that would be required of any by-right development on the property). The following major transportation issues raised by the Department of Transportation have been resolved by revisions to the CDP/FDP and the proffers:

Route 29:

Right-of-way is shown to be dedicated along Route 29 (the southern boundary of the site) to a minimum of 115 feet from centerline, with additional dedication to 127 feet

from centerline where needed to accommodate the right turn lane onto Ridge Top Road. Frontage improvements are shown to be provided along Route 29 with face of curb placed at 47 feet from centerline (59 feet from centerline for right turn lane at Ridge Top Road).

Intersection of Government Center Parkway & Waples Mill Road:

The proposed Government Center Parkway eastbound approach to Waples Mill Road does not align with the existing westbound approach, as shown on the CDP/FDP. The applicant has proffered to align the intersection as required by VDOT, including possible modifications to the opposite site of the intersection.

Public Facilities (Development Criterion #6)

Criterion 6 states that the impacts on public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management) should be offset by residential development. Impacts may be offset through the dedication of land, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. (Specific Public Facilities issues are discussed in detail in Appendices 10-15)

Sanitary Sewer Analysis (Appendix 10)

The property is located in the Accotink Creek Watershed and would be sewered into the Norman J. Cole Pollution Prevention Plant. The sewer systems surrounding the application property have sufficient capacity to accommodate the proposal.

Fairfax County Water Authority (Appendix 11)

The subject property is located within the Fairfax County Water Authority Service Area. Adequate domestic water service is available from an existing 12 inch main located at the site.

Fire and Rescue (Appendix 12)

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #403, Fairfax City. The requested rezoning currently meets fire protection guidelines, as determined by the Fire and Rescue Department. After construction programmed for FY 2006, the site will be serviced by the new Fairfax Center Fire Station, #440.

Fairfax County Public Schools (Appendix 13)

The proposed development would be served by the Greenbriar East Elementary, Lanier Middle and Fairfax High Schools. The elementary and middle schools are currently over capacity, and all three are expected to be over capacity by the 2009-10

school year. The total number of students generated by this development is projected to be 31 elementary students, 5 middle school students and 14 high school students (50 students total), all of which are new students as the existing industrial zoning would not generate any students. A contribution of \$375,000 would be appropriate. The applicant has proffered the requested school contribution.

Environmental and Site Review Division, Stormwater Management, DPWES (Appendix 14)

The applicant has requested a modification to allow the use of off-site, regional stormwater detention and BMPs. While staff does not believe this will be problematic, it would be preferable for the applicant to proffer that a PCA will be processed should an unforeseen circumstance render the regional pond infeasible.

Fairfax County Park Authority (Appendix 15)

The development would be projected to add approximately 1,227 persons to the current population of the Springfield District. The CDP/FDP shows active recreational amenities including outdoor pools and internal amenities such as game rooms and exercise facilities. The Zoning Ordinance recreational funds are generally anticipated to be expended on the site, and the Park Authority is not compensated for the increased demands for other off-site recreational facilities. Therefore, the applicant should, in addition to the \$955 spent on-site, proffer to contribute additional funds to the Park Authority. The applicant has proffered to both the \$955 as required by the Zoning Ordinance, and to an additional recreational contribution of \$662 per unit (not including the ADUs), or a maximum of \$329,014.

Affordable Housing (Development Criterion #7)

Criterion 7 states that ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County. Satisfaction of this criterion may be achieved by the construction of units, contribution of land, or by a contribution to the Housing Trust Fund. In addition, on this site, specific plan text recommends that the provision of workforce housing be encouraged to justify development at the maximum allowed by the Plan, as proposed.

The Zoning Ordinance defines Affordable Dwelling Units as units which are affordable to families making less than 70% of the area median household income (MHI). While the Fairfax County Board of Supervisors has had a long-standing policy of support for the construction of ADUs, recently, attention has also been drawn to the lack of moderate income housing in the County, often known as “workforce housing.” Workforce housing units are defined as those that serve a population in the income range of 70% to 120% of the MHI. (A popular explanation of workforce housing is units which are affordable for police, fire fighters and teachers.) The Comprehensive Plan language for this site at this density specifically calls out the need for the provision of both ADUs and workforce housing.

As noted, the Board of Supervisors has had a long-standing policy regarding the provision of affordable housing, to be satisfied via the provision of units under the ADU program, or the contribution of funds to the Housing Trust Fund for those buildings that are exempt from the ADU program. Recently, the Board also issued a statement directing staff to develop a Policy that would support affordable/workforce housing for moderate income families. (See Appendix 16) To address this issue in a comprehensive manner, the Board has established the High-rise Affordability Panel of Experts to provide policy recommendations and implementation strategies. A preliminary report is expected from this group in late June, 2006; implementation mechanisms would be expected to be adopted later.

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

At this time, the recommendations of the High-rise Affordability Panel of Experts are not available. Nevertheless, staff believes that some progress towards the Board's stated goal to provide workforce housing is appropriate for this and other similar, pending residential developments. It is possible that the workforce housing program as recommended by the task force may have different components than that provided by this or other developments in the interim. The recommendation for the number (or percent) of units to be included in the program may be higher or lower, and the income limits may be higher or lower than these provided.

The applicant has proffered to meet the ADU Ordinance for those buildings subject to the ordinance. At this time, final details are not available to calculate a unit yield for ADUs, although the applicant has stated that they believe that three ADUs will be required. Additionally, the applicant has proffered to provide a workforce housing program with the following components, which address the workforce housing issue, except as noted:

- ADUs will be provided per the ordinance
- A total of 8% of the units in the total project will be either workforce units or ADUs
- *It is expected that 40 of the 500 units will be either workforce housing units or ADUs (3 ADUs and 37 workforce units)*
- Workforce housing units would be available to residents at or below 83% of the median household income (either rental and for sale) with adjustment factors for unit size
- Workforce housing units would remain in the program under the same time limitations as ADUs (30 years renewable upon each sale for For Sale units; 30 years for Rental units)
- Workforce housing units have the potential to be provided in a mix of unit sizes (two bedroom, one bedroom, studio) but no specific commitment has been made to a particular percentage of each type
- Applicant proposes to provide certification of income levels on the initial sale of for sale units (County to provide certification for resales)
Note: staff believes that keeping certification with the County is extremely important because the County provides many programs and services (such as financial planning) so that the homeowner who qualifies does not subsequently get into financial trouble
- No right of first refusal for the County is provided
Note: staff believes that a right-of-first refusal for 30% of the units is extremely important to allow for the potential for affordable housing in perpetuity
- Applicant would be allowed to modify administration only of the units (not the total number) in coordination with the County, and subject to a determination of substantial conformance
- \$100 contribution per workforce unit to the Fairfax County Redevelopment and Housing Authority for Sale units only to offset administration costs
- No contribution to the Housing Trust Fund for ADU exempt buildings (Board policy is a contribution of ½%)

Heritage Resources (Development Criterion #8)

Criterion 8 requires a development to address potential impacts on historical and/or archaeological resources through research, protection, preservation, or recordation. The application property is the site of a World War II era German prisoners of war camp. The applicant has proffered to conduct archaeological investigation of the site, and to provide a plaque or other monument relating to this history.

ZONING ORDINANCE PROVISIONS (Appendix 18)

The PRM District is established to provide (1) for high density, multiple family residential developments (with a minimum density of 40 dwelling units per acre); and (2) for mixed-use developments consisting primarily of multiple family residential development (with a minimum density of twenty (20) dwelling units per acre) with secondary office and/or other commercial uses. PRM Districts should be located in those limited areas where such high density residential or residential mixed use development is in accordance with the adopted comprehensive plan such as within areas delineated as Transit Station Areas, and Urban and Suburban Centers. The PRM District regulations are designed to promote high standards in design and layout, to encourage compatibility among uses within the development and integration with adjacent developments, and to otherwise implement the stated purpose and intent of this Ordinance.

The application property is located in the Fairfax Center Area, in an area designated as a "Suburban Center, Non-core." Additionally, the Comprehensive Plan language for the site specifically recommends high density mixed use as an option for this property.

Section 6-406- Use Limitations

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

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

The proposed development is primarily multi-family residential with around 20% of the floor area proposed for retail, office and possibly hotel uses. No drive-through facilities are proposed, and parking is provided in excess of Article 11. As noted, the proposal meets the design guidelines found in the Comprehensive Plan text for this site and the Fairfax Center Area Checklist, including landscape buffers to adjacent residential, pedestrian access, and building heights. Furthermore, streetscape and urban

courtyards are provided as open space amenities. Therefore, the proposed development meets the use restrictions.

Section 6-407- Lot Size Requirements

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

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

The application property consists of 18.01 acres; there are no single family attached units proposed.

Section 6-408 – Bulk Regulations

The bulk regulations require that in the PRM District:

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

The building heights and yard requirements, as controlled by Article 16, would require the development to be generally in conformance with the R-30 and/or C-4 regulations (discussed below). The proposed FAR is 1.2.

Section 6-409 – Open Space

The open space regulations require that in the PRM District:

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

The CDP/FDP provides 30% landscaped open space. Proffers and the plan commit to various recreational amenities including courtyards, pools and internal facilities such as gyms. Proffers commit that, should the total amount of \$955 per resident not be spent on the property, any excess shall be contributed to the Park Authority.

Article 16. Sections 16-101 and 16-102

Sect. 16-101 General Standards

Par. 1 requires conformance with the Comprehensive Plan recommendations. The Comprehensive Plan states that this area is planned for office use, with an option for mixed use development at an intensity of up to 1.2 FAR, subject to certain conditions. The applicant proposes to develop the property with a maximum of 500 multi-family units plus office and other non-residential (including retail) with an option for a hotel at

an intensity of 1.2 FAR, which is consistent with the Plan's intensity recommendation, and meets the bulleted conditions.

Par. 2 requires that the proposed design achieve the stated purposes of the PRM district more than would development under a conventional zoning district. The proposed design allows for urban style open space areas including passive recreational courtyards and plazas that would not be required with development under a conventional zoning district (although they might be provided). Parking is provided primarily in structured decks, allowing for a more usable surface than would otherwise be created.

Par. 3 requires protection and preservation of scenic assets. While there is no tree preservation proposed, no areas were identified as exceptionally outstanding. Staff continues to recommend that the applicant consider some tree preservation along the boundary with the unconsolidated mini-warehousing facility, though none is shown on the CDP/FDP.

Par. 4 requires a design which prevents injury to the use of existing development and does not deter development of undeveloped properties. The proposal is intended to provide a transition between adjacent residential properties and the higher intensity commercial corridor along Waples Mill, extending north to Route 50. Ideally, staff would prefer to see consolidation of the entire sub-unit, which would allow for a better alignment of buildings, streets, and open spaces. However, the application property does meet the minimum requirement for development at the proposed intensity.

Par. 5 requires that adequate transportation and other public facilities are, or will be, available to serve the proposed use. As noted in the transportation analysis, all significant issues relating to transportation have been resolved. The applicant has provided for the necessary improvements to several major streets (Government Center Parkway and Rt. 29), provided sidewalks along all of the external streets with appropriate connections to the buildings and internal spaces, and proffered a TDM program. Staff continues to recommend, however, that the TDM commitments be improved.

Par. 6 requires that coordinated linkages among internal facilities and services, as well as connections to major external facilities and services, be provided. The development plan depicts pedestrian sidewalks along the streets. Proffers have been provided relating to interparcel access to facilitate the development of the unconsolidated parcel (mini-warehousing) which should ensure that, once this developer is no longer in control of the site, the future owners or residents do not block the necessary connections to the unconsolidated parcel.

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 conventional districts are the R-30 and C-4 Districts, compared below.

| | <i>Residential buildings</i> | | | | <i>Commercial buildings</i> | | |
|-------------------|------------------------------|-------------------------------------|--|---|-----------------------------|---|--|
| | R-30 | Building 2.1 residential | Building 2.2 retail/residential | Building 3 residential | C-4 | Building 1 office | Building 4 retail/office or hotel |
| Front Yard | 25° ABP, min. 20' | 23' | 20' | 43.8' Rt. 29 20' Ridge Top Road | 25° ABP, min. 40' | 20' Ridge Top Rd (overhang, 25' @ ground level) 23' Gov't Center Parkway | 40' Waples Mill Road* 20' Gov't Center Parkway |
| Side Yard | 25° ABP, min. 10' | none | none | 60' | none | 15' (garage only) | 15' (garage only) |
| Rear Yard | 25° ABP, min. 25' | 32.5' | none | none | 25° ABP, min. 25' | none | none |

* Because of the intervening strip of Board owned property, there is no actual frontage on Waples Mill Road. The measurement referenced here is the setback from the edge of pavement.

All buildings have front setbacks that are at or near the minimum 20 foot front yard found in the R-30 District. In staff's evaluation, the design of the streetscape, including the large pedestrian way along the retail frontage of Government Center Parkway, provides for an appropriate edge to the development, and this standard is addressed.

Par. 2 states that the open space, parking, loading, sign and all other similar regulations shall have application in all planned developments. This application satisfies all of these applicable Zoning Ordinance provisions. The parking requirement is exceeded; and the landscaped open space requirement of 20% is exceeded.

Par. 3 states that streets and driveways shall be designed to generally conform to the provisions of the Ordinance. The internal streets associated with this development appear to meet the PFM standards. Conformance with the sight line standards required by VDOT is illustrated on the CDP/FDP.

Par. 4 states that emphasis should be placed on the provision of recreational amenities and pedestrian access. The development plan includes proposed sidewalks along external and internal streets, as well as internal and external pedestrian plazas. The plan includes in excess of the minimum required landscaped open space, which is provided in a combination of private and public courtyards, plazas, and seating areas. Active recreation is provided for the residents with two pools and commitments to internal facilities such as exercise and game rooms. The proffers indicate that recreational funds required by the P-standards which are not used on-site will be contributed to the Park Authority, and additional recreational funds have been proffered to the Park Authority as well.

Waivers/Modifications

Modification of transitional screening/barrier requirements, in favor of that shown on the CDP/FDP

The transitional screening and barrier requirements would require a 25 foot wide transitional screening strip and a barrier to the single family attached units to the west along the residential portion of the Ridge Top Road frontage (towards Rt. 29), and 35 feet of transitional screening along the retail and office portions of the site (flanking Government Center Parkway). The applicant proposes streetscape improvements along Ridge Top Road that are cohesive with those provided on the other frontages of the site, including a minimum setback of 20 feet. Staff does not object to this modification.

Waiver of construction only of the service drive along Route 29

The applicant has provided for dedication that will allow the ultimate construction of the proposed interchange at Route 29 and Waples Mill Road, including the associated collector/distributor road (C/D road). The project includes construction of the third west-bound lane of Route 29 along the site frontage. Because the ultimate interchange would likely require elevation modifications for the proposed C/D road, Staff does not object to this waiver, so long as the funds for future construction are provided in escrow.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant's proposal achieves the minimum level of consolidation required for development at the proposed density, and provides a development generally in-line with the use and intensity recommendations of the Comprehensive Plan. The proposal carries forward previous commitments (as yet unrealized) to extend Government Center Parkway from its current terminus to Waples Mill Road. In staff's evaluation, the proposal meets the bulleted conditions found in the Comprehensive Plan and will provide an attractive, multi-faceted, urban-style development offering additional services for current and future residents.

Staff Recommendations

Staff recommends approval of RZ 2005-SP-019, subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of FDP 2005-SP-019, subject to the Board's approval of the rezoning.

Staff recommends approval of a modification of transitional screening and barrier requirements, in favor of that shown on the CDP/FDP.

Staff recommends approval of a waiver of construction only of the service drive along Route 29 (funds to be escrowed for future construction).

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

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

APPENDICES

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. Proffers: RZ 74-2-095
5. Plan Citations and Land Use Analysis
6. Transportation Analysis
7. Environmental Analysis
8. Urban Forestry Management Analysis
9. Health Department Memo
10. Sanitary Sewer Analysis
11. Water Service Analysis
12. Fire and Rescue Analysis
13. Schools Analysis
14. Environmental and Site Review Division, Stormwater Management (DPWES)
15. Park Authority Analysis
16. Board Matters; February 5, 2006, re: affordable/workforce housing
17. Fairfax Center Checklist
18. Applicable Zoning Ordinance Provisions Checklist
19. Residential Development Criteria
20. Glossary of Terms

PROFFERS
Midland Road LLC – Ridgewood
RZ 2005-SP-0019

May 26, 2006

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the property owners and Applicant in this rezoning proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference No. 56-2-((1))-37 (hereinafter referred to as the "Property") will be in accordance with the following conditions if, and only if, said rezoning request for the PRM District is granted by the Board of Supervisors of Fairfax County, Virginia (the "Board"). In the event said application request is denied or the Board's approval is overturned by a court of competent jurisdiction, these proffers shall be null and void. The Owners and the Applicant ("Applicant"), for themselves, their successors and assigns, agree that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board, in accordance with applicable County and State statutory procedures. The Proffered Conditions are:

I. GENERAL

1. Substantial Conformance. Subject to the proffers and the provisions of Article 16 of the Zoning Ordinance, under which minor modifications to an approved development plan are permitted, development of the Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan ("CDP/FDP"), prepared by Urban Engineering & Associates, Inc., and dated April 13, 2005, as revised through May 18, 2006. Notwithstanding that the CDP/FDP is presented on thirteen (13) sheets, it shall be understood that the CDP shall be only those elements of the plans that depict the

number and the general location of points of access, the amount and location of open space, peripheral setbacks, limits of clearing and grading, building heights, the total number, type, uses and the general location of buildings and roads (the “CDP Elements”). The Applicant reserves the right to request a Final Development Plan Amendment (“FDPA”) for elements other than the CDP elements from the Planning Commission for all or a portion of the CDP/FDP in accordance with Section 16-402 of the Zoning Ordinance if such an amendment is in accordance with the approved CDP and these proffers.

2. Minor Modifications. In addition to that described above, pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications to the CDP/FDP and these proffers may be permitted as determined by the Zoning Administrator.
3. Maximum Density. The maximum floor area ratio (“FAR”) permitted on the Property shall be 1.2. Based on this maximum FAR, the maximum gross floor area (“GFA”) that may be constructed shall be 941,166 square feet. The Applicant reserves the right to construct a lesser amount of GFA provided that the buildings and Property remain in substantial conformance with that shown on the CDP/FDP as determined by the Zoning Administrator. Similarly, subject to the 1.2 FAR limitation of this proffer, the number of units described on the CDP/FDP may be adjusted upward or downward based on the final design, provided the maximum number of dwelling units shall not exceed 500 units and minimum number of dwelling units shall at least be 400 units.
4. Phasing. Build-out of the Property may proceed in phases. The FAR, GFA and/or number of dwelling units per acre constructed within a respective phase of the project may exceed the maximum density limitations set forth in Proffer 3 so long as such

maximum density limitations are not exceeded over the entirety of the Property that is the subject of the rezoning. The creation of the open space areas and associated improvements may occur in phases, concurrent with the phasing of development/construction of the Property. As such, the total area of open space provided at any given phase of development shall not be required to be equivalent to the 20% overall landscaped open space; provided that the total combined open space at the completion of all development shall satisfy the overall open space requirement as shown on the CDP/FDP. Notwithstanding the above, if the Applicant develops Building 4 with the office/retail option in accordance with the CDP/FDP, then such Building shall be developed in a single phase and such phase shall include the entire office and retail component.

5. Density Credit. Density credit shall be reserved for the Property as provided by Section 2-308 of the Zoning Ordinance for all dedications described herein and/or as shown on the CDP/FDP or as may reasonably be required by Fairfax County, VDOT or others at the time of site/subdivision plan approvals.
6. Architecture. The final architectural design shall be in substantial conformance with the general type, quality and proportion of materials depicted in the illustrative perspectives, elevations, and sections shown on the CDP/FDP. Building facades not shown in the CDP/FDP shall be consistent with the general type, quality and proportion of materials depicted in the illustrative perspectives, elevations, and sections shown on the CDP/FDP. Rooftop mechanical equipment will be shielded from view from the ground-level of adjacent streets. Vinyl siding shall not be used on the exterior of any building facing a public street.

7. Parking Garage Façade(s). In addition to the landscape screening shown on the CDP/FDP, the facades of parking garages labeled P-1 and P-4, and the eastern face of the parking garage labeled P-3 on the CDP/FDP shall be constructed such that a minimum of thirty (30%) of the exposed facades shall be brick of a tone that is consistent with the related companion building. Such facades may also include, as appropriate to the design of the companion building, horizontal and/or vertical reveals, insets of contrasting color, ornamental metal railing or decorative metal detailing along the top panel or other similar treatment that breaks up the continuous façade of the garage in a manner that compliments the architectural details of the related companion building. Exterior lighting fixtures, if included, shall be identical in style to the related companion building.

Additionally, the height of all horizontal panels on all parking garages shall be sufficient to reasonably ensure that the potential glare from headlights of automobiles parked inside the parking garage is screened. Lighting internal to the parking garages shall be located between the beams to prevent glare. Lighting on the upper levels of the parking garages shall be fully cut off and be equipped to prevent glare resulting from direct visibility of light sources onto adjacent residential property. Where fixtures are mounted along the edge of the topmost deck of a parking garage, an opaque house-side shield shall be affixed onto the fixture or adjacent post to eliminate glare so that the lighted portion of the fixture shall not be visible from adjacent residential property.

8. Parking Spaces. At least, five percent (5%) of parking spaces within the parking garage labeled P-2 shall be provided for visitors of the residential units of Buildings 2.1 and 2.2. At least five percent (5%) of parking spaces within the parking garage labeled P-3 shall be provided for visitors of the residential units of Buildings 3. Such visitor spaces shall

be marked as visitor (and/or retail spaces in P-2) and shall be located so as not to require the permission of any resident to utilize the parking space.

9. Loading Spaces. Loading space(s) within a parking garage as indicated on the CDP/FDP, shall have sufficient garage clearance to accommodate delivery trucks in accordance with the standards for clearance of loading spaces in Section 11-202(10) of the Zoning Ordinance.
10. Unifying Elements. All street furniture, including garbage cans, benches and lamp posts, shall be consistent, both in terms of materials and design, throughout the development. Such street furniture shall be consistent in quality and character with the illustrative examples included in the CDP/FDP.
11. Signage. All signage provided on the Property shall comply with Article 12 of the Zoning Ordinance. Any permanent freestanding signs shall be monument type and shall be generally located as shown on the CDP/FDP. Pole signs shall not be permitted on the Property. No illuminated signs shall be permitted on the façade of Building 1 facing Ridge Top Road. All directional and wayfinding signage shall be consistent, both in terms of materials and design, throughout the development.
12. Retail Signage. In addition to the restrictions of Proffer 11, all retail façade signage shall be subject to following additional restrictions. Building mounted signs shall only be channel letter signs or blade signs, as limited below. For purposes of this Proffer 12, channel letter signs shall consist of individual letters mounted directly to the building or to a sign band. All channel letter signs shall be of a consistent scale with others in the development and shall be generally located on a consistent elevation with other channel letter signs. For purposes of this Proffer 12, blade signs shall be flat signs hung

perpendicular to the building façade. Blade signs shall not exceed four (4) square feet and shall only be located under an awning. Open face neon signs and box signs with flat, plexiglass faces shall not be permitted.

II. USES

13. Secondary Uses. All secondary uses referenced below shall be deemed to be “specifically designated on the FDP” such that approval of a separate special exception shall not be required to initiate such a use pursuant to Section 6-405 of the Zoning Ordinance. Other principal and secondary uses permitted in the PRM Zoning District that are not specifically listed in this Proffer may be permitted with the approval of a FDPA and/or a special exception or special permit as required. A PCA shall not be required as long as the proposal remains in substantial conformance with the CDP.

- (A) Affordable dwelling units.
- (B) Bank teller machines, unmanned (not drive-through).
- (C) Business service and supply service establishments.
- (D) Fast food restaurants (not drive-through).
- (E) Eating establishments.
- (F) Commercial Recreational Uses. Such uses may include billiard and pool halls; health clubs; and other similar commercial recreational uses.
- (G) Financial institutions (not drive-through).
- (H) Garment cleaning establishments (not drive-through).
- (I) Hotels. As shown on the CDP/FDP, and at the option of the Applicant, one such use may be located in Building 4, and shall total a minimum of 50,000 square feet and a maximum of 100,000 square feet of GFA.
- (J) Offices. As shown on the CDP/FDP, such use shall be located in Building 1 and, at the option of the Applicant, in Building 4, and shall total a minimum of 150,000 square feet and a maximum of 200,000 square feet of GFA.

- (K) Personal service establishments.
- (L) Quasi Public Uses. Such uses shall include cultural centers, museums and similar facilities; and private clubs and public benefit associations.
- (M) Repair service establishments.
- (N) Accessory Uses and Home Occupations as permitted by Article 10 of the Zoning Ordinance. Such uses shall include ground-floor areas of the buildings devoted to business centers, lobbies, fitness centers, leasing/sales/management offices, recreational/party rooms or other similar uses devoted primarily to supporting the residential buildings.
- (O) Quick-service food stores.
- (P) Light public utility uses.
- (Q) Retail sales establishments. As shown on the CDP/FDP, such use shall be located in Building 2 and, at the option of the Applicant, in Building 1 and/or Building 4, and shall total a minimum of 20,000 square feet and a maximum of 42,100 square feet of GFA. In such areas labeled "Retail" on the CDP/FDP, additional permitted uses shall include uses B, C, D, E, F, G, H, J, K, M, O and P, as identified in this proffer.

14. Residential Building Amenities. In addition to the amenity courtyards shown on the CDP/FDP, the Residential Buildings shall contain interior amenities for the residents of each respective building. These interior amenity uses shall include, but not be limited to, a fitness center, conference/business center, theater and game/billiards room. At least 6,000 sq. ft. of GFA in Building 3 shall be devoted to such interior amenities. A total of at least 6,000 sq. ft. of GFA shall be devoted to such interior amenities in Building 2.1 and Building 2.2.

III. TRANSPORTATION

15. Dedication for Government Center Parkway. The Applicant shall dedicate and convey in fee simple to the Board the right-of-way needed to extend Government Center Parkway through the Property as a four-lane median divided public road as shown on the

CDP/FDP. Such right-of-way shall be of variable width, and shall be located within the Property in the area as generally shown on the CDP/FDP. The exact location and amount of the right-of-way to be dedicated shall be determined in relation to the final engineering design of Government Center Parkway Extended as determined by DPWES and VDOT. Dedication of such right-of-way shall be made prior to or concurrent with site plan approval for the first phase of residential and/or non-residential development on the Property or upon request from Fairfax County, whichever occurs first.

16. Government Center Parkway. Subject to VDOT and DPWES approval, the Applicant shall construct Government Center Parkway as a four-lane median divided public road within the Property in the area as generally shown on the CDP/FDP (“Government Center Parkway Extended”). Government Center Parkway Extended shall be constructed prior to the issuance of the first Residential Use Permit (“RUP”) or Non-Residential Use Permit (“Non-RUP”) for residential or non-residential uses on the Property. As required by VDOT and subject to VDOT approval, the Applicant shall design the intersection of Government Center Parkway Extended and Waples Mill Road to properly align. For purposes of this Proffer, “constructed” shall mean open and available for use by the public but not necessarily accepted by VDOT into the state secondary road system for maintenance. The Applicant shall not be fully released from any applicable performance bonds for the public improvements prior to acceptance of the public improvements by VDOT into the state secondary road system for maintenance.

17. Dedication for Lee Highway. The Applicant shall dedicate and convey in fee simple to the Board right-of-way for public street purposes the area shown on the CDP/FDP. Dedication of such right-of-way shall be made prior to, or concurrent with, site plan

approval for Building 3 on the Property, or upon request from Fairfax County, whichever occurs first.

18. Lee Highway Improvements. Subject to VDOT and DPWES approval, the Applicant shall convert the existing right-turn lane into an additional west-bound lane along the frontage of the Property with Lee Highway and construct a new right-turn deceleration lane in the location as generally shown on the CDP/FDP ("Lee Highway Improvements"). Lee Highway Improvements shall be constructed prior to the issuance of any Non-RUP or RUP for Building 3. For purposes of this Proffer, "constructed" shall mean open and available for use by the public but not necessarily accepted by VDOT into the state secondary road system for maintenance. The Applicant shall not be fully released from any applicable performance bonds for the public improvements prior to acceptance of the public improvements by VDOT into the state secondary road system for maintenance.

In addition to the Lee Highway Improvements and concurrent with the same, the Applicant, shall escrow or otherwise provide Fairfax County the amount necessary to provide for the construction costs for a service drive across the Lee Highway frontage. The amount, type and form of the surety shall be determined by DPWES Bonds and Agreement Branch and the Office of the County Attorney and shall be in accordance with the Fairfax County Bond and Price estimates in effect at the time of site plan approval for Building 3.

19. Waples Mill Road/Government Center Parkway Traffic Signal. Concurrent with the submission of a public improvement plan/site plan for Government Center Parkway Extended, the Applicant shall submit a traffic signal warrant analysis to VDOT for the

intersection of Waples Mill Road and Government Center Parkway Extended. The warrant study shall be based on the full build-out of the approved density on the Property. If such a signal is determined to be warranted by VDOT, then the Applicant shall design, construct and equip a traffic signal at the Government Center Parkway Extended/Waples Mill Road Intersection, including, if deemed appropriate by FCDOT and VDOT, pedestrian countdown signals ("Waples Mill Signal"). Such signal shall include a pedestrian cycle at all crossings, as deemed appropriate by VDOT. Such signal shall be constructed prior to issuance of a Non-RUP or RUP for any phase of development on the Property. If the signal is determined not to be warranted by VDOT at the time of the public improvement plan/site plan approval, the Applicant shall escrow funds for the future construction of Waples Mill Signal, in an amount as determined by FCDOT. Such escrow shall fulfill this proffer.

20. Ridge Top Road/Government Center Parkway Traffic Signal. Prior to the issuance of non-RUPs and/or RUPs for 500,000 sq. ft. of GFA on the Property, the Applicant shall submit to VDOT a warrant study, based on full build-out of the approved density on the Property, for a traffic and pedestrian signal at the Government Center Parkway Extended/Ridge Top Road Intersection. If such a signal is determined to be warranted by VDOT, then the Applicant shall diligently pursue designing, equipping, and constructing the signal, including, if deemed appropriate by FCDOT and VDOT, pedestrian countdown signals. Such signal shall include a pedestrian cycle at all crossings, as deemed appropriate by VDOT and FCDOT.

21. Waples Mill Entrance. The Applicant shall design and construct a right-turn taper on Waples Mill Road as part of the site plan for Building 4 and/or parking garage labeled P-

4, as appropriate, in the location shown on the CDP/FDP. The final design and configuration of the taper shall be subject to review and approval by DPWES and VDOT.

22. Alternate Waples Mill Entrance. The entrance to Waples Mill Road, as shown on the CDP/FDP (the "Access"), shall be closed at such time as the adjacent parcel known as Tax Map 56-2-((1))-37A ("Parcel 37A") is approved for redevelopment by the County and permanent public access is provided between the Property and Waples Mill Road (the "Alternate Access"), provided the Alternate Access is:

- (A) Constructed, open and publicly accessible by Building 4;
- (B) Designed and approved by the Fairfax County Department of Transportation ("FCDOT") and VDOT to accommodate the traffic generated by both Parcel 37A and the Property; and
- (C) Located within 300' of the Access.

Upon such time as the Alternate Access meets the above criteria, as determined by FCDOT, then, upon demand by FCDOT, the Applicant shall grant easements reasonably necessary, including temporary grading and construction easements, to allow the owner of Parcel 37A ("37A Owner") or the County to close, scarify, and landscape the Access. The Applicant shall bear no cost for the construction and/or approval of the Alternate Access, beyond the escrowed funds discussed below. Such landscaping will be substantially equivalent to that shown on the CDP/FDP for the Waples Mill Road frontage. In addition, at the time of site plan approval for Building 4, the Applicant shall escrow funds for the future closing, scarification and landscaping of the Access to be utilized by the entity that will be doing such work. The final amount of such escrow shall be determined in accordance with the County's per unit price schedule. The existence of this potential access closure, the responsibility to grant appropriate easements, and

potential additional landscaping responsibilities shall be disclosed in common association documents.

23. Fairfax Center Area Road (“FCAR”) Fund. The Applicant shall contribute to the FCAR Fund in accordance with the Procedural Guidelines adopted by the Board of Supervisors on November 22, 1982, as amended, subject to credit for all creditable expenses as determined by FCDOT and/or DPWES.
24. Vehicular Interparcel Connection to the East. Prior to site plan approval for either Building 2 or Building 3, whichever occurs first, the Applicant shall convey a public access easement, in a form acceptable to the County Attorney, over a portion of the Property to allow for future interparcel access to connect the internal private streets on the Property to Parcel 37A as designated on the CDP/FDP. The existence of this future interparcel access and the potential additional maintenance responsibilities shall be disclosed in common association documents. Should such interparcel access be constructed, nothing in this Proffer shall prevent the establishment of reasonable maintenance and cost-sharing provisions between the respective landowners.
25. Additional Pedestrian Interparcel Connections to the East. In addition to the primary automobile-related interparcel connection provided for above, after the time the County approves the redevelopment on Parcel 37A in accordance with the recommendations of the Comprehensive Plan, and the 37A Owner or the County requests that the Applicant grant additional pedestrian interparcel connections, in a form acceptable to the County Attorney, to connect the Property and Parcel 37A with a unified pedestrian network, the Applicant shall grant such easements at no cost provided: 1) such pedestrian connections shall be located along the common boundary between the Property and Parcel 37A; 2)

any such potential pedestrian connection shall not conflict or interfere with improvements on the Property or cause improvements on the Property to become non-compliant with any federal, state or local code, ordinance or regulation; and 3) the 37A Owner shall bear the responsibility and cost of obtaining the necessary governmental approvals and easements. Should such pedestrian connections be constructed, nothing in this Proffer shall prevent the establishment of reasonable maintenance and cost-sharing provisions between the respective landowners. The potential for such interparcel connections and the potential additional maintenance responsibilities shall be disclosed in common association documents.

26. Implementation of the Transportation Improvements. In order to implement the transportation improvements referenced in the above proffered conditions, the Applicant shall attempt to acquire, and then if successful, shall dedicate such off-site right-of-way and easements as are necessary to complete the proffered improvements at the Applicant's expense. The Applicant shall use its good faith efforts and offer a reasonable fair market value for said right-of-way and easements and demonstrate these efforts to DPWES. For each of the improvements, in the event the Applicant is successful in acquiring the right-of-way and easements needed to construct the off-site improvements, the Applicant shall construct such off-site improvements.

27. Right-of-Way Acquisition/Condemnation. If, one (1) year subsequent to the initial request by the Applicant to obtain the necessary right-of-way and easements, the Applicant is unable to bring about the dedication by others and the necessary right-of-way and easements, or to acquire by purchase the right-of-way or easements at fair market value, as determined by an MAI (Member of the Appraisal Institute) appraisal,

then the Applicant shall request the Board to condemn the necessary land and/or easements.

It is understood that the Applicant's request to the Board for condemnation will not be considered until the Applicant has demonstrated to the satisfaction of the County their failed attempts to acquire the right-of-way and easements and the Applicant has forwarded the request in writing to the Division of Land Acquisition or other appropriate County official, accompanied by (1) plans, plats and profiles showing the necessary right-of-way or grading easements to be acquired, including all associated easements and details of the proposed transportation improvements to be located on said right-of-way property; (2) an independent appraisal of the value of the right-of-way property to be acquired and of all damages to the residue of the affected property; (3) a sixty (60) year title search certificate of the right-of-way property to be acquired; and (4) an escrow in an amount equal to the appraised value of the property to be acquired and of all damages to the residue which can be drawn upon by the County. It is also understood that in the event the property owner of the property to be acquired is awarded with more than the appraised value of the property and to the damages to the residue in a condemnation suit, the amount of the award in excess of the escrow amount shall be paid to the County by the Applicant within forty-five (45) days of said award. In addition, the Applicant agrees that all reasonable and documented sums expended by the County in acquiring the right-of-way and necessary easements shall be paid to the County by the Applicant within sixty (60) days of written demand.

In the event the County is successful in acquiring the off-site right-of-way and easements necessary to fully complete any or all of these off-site improvements, the

Applicant shall construct the improvement(s) for which right-of-way is available. It is expressly understood that in the event the County abandons efforts or does not acquire the aforesaid right-of-way and/or easements by means of its condemnation powers, the Applicant is relieved of any responsibility under this proffer to construct any off-site portion of the aforesaid transportation improvements specifically affected by the unavailability of the right-of-way, and the Applicant shall escrow, as appropriate, for any uncompleted portions of the transportation improvements. Such escrowed funds shall be utilized by the County for road improvements in the area.

IV. TRANSPORTATION DEMAND MANAGEMENT STRATEGIES (TDM)

28. Bike Parking. In addition to the TDM Plan, the Applicant shall provide secure, weather-protected, bicycle storage for the Residential and Office Buildings, and provide bicycle racks for visitors/tenants/employees. At a minimum the Applicant shall provide one (1) bicycle rack for each Building on the Property with bicycle storage sufficient for at least ten (10) bicycles. Further the Applicant shall provide shower facilities within Building 1 and Building 4, provided Building 4 is developed with an office use, for use by tenants/employees.
29. TDM Plan. TDM Strategies, as detailed below, shall be utilized by the Applicant to reduce trips during peak hours. The TDM strategies shall be utilized to reduce the P.M. peak hour vehicular trips by a minimum of twenty (20%) percent, based on the trip generation rates/equations applicable to such uses as set forth in the Institute of Transportation Engineers, Trip Generation, 7th Edition. Residents and employees shall be advised of all TDM strategies by the TMC, as defined below, with periodic written materials summarizing the availability of the TDM strategies. Transportation coordination duties shall be carried out by a designated property manager(s) or

transportation management coordinator(s) (the "TMC"). The TMC position may be a part of other duties assigned to the individual(s). The following is a non-inclusive list of strategies that shall be implemented to meet the trip reduction goal:

- (A) Within three (3) months following approval of the first building permit on the Property, the Applicant shall designate an individual to act as the TMC for the property whose responsibility will be to implement the TDM strategies with on-going coordination with FCDOT. The TMC shall also be responsible for coordination and communication with any subsequent common association;
- (B) Participation in the Fairfax County Ride Share Program;
- (C) Dissemination of information regarding Metrorail, Metrobus, ride-sharing and other relevant transit options in sale/leasing packages;
- (D) Provide Metro maps, schedules and forms, ride-sharing and other relevant transit option information to residents, tenants and employees through either a common website or a newsletter to be published at least twice a year;
- (E) Provide a pedestrian-friendly sidewalk system to encourage pedestrian circulation;
- (F) Provide Smart Trip cards (or a similar transit fare cards) in the amount of twenty-five dollars (\$25) to all new residents of the project upon execution of their initial lease or at closing, as applicable;

- (G) Provide a transit stop, to be located on the Property or within the public right-of-way, with the necessity and location of such a stop to be determined by FCDOT and VDOT. Such a stop shall include, at a minimum, adequate signage for the transit patrons;
- (H) Buildings shall be hardwired to provide high capacity, high bandwidth communication lines, or the equivalent wireless access. Building management shall encourage individual employers/tenants to provide employees with access to their networks via such lines or via wireless connections; the Applicant shall further provide a common area in one of the residential buildings with business facilities, which may include, but not be limited to, wireless internet access, fax machine, photocopier and desktop computers. Such common area shall be accessible by all residents on the Property; and
- (I) Provide information and coordination of possible carpool and vanpool options to the residents, tenants and employees.

Concurrent with the designation of the TMC, the Applicant shall establish and fund a TDM account in the initial amount of \$50,000. Funds in the TDM Account shall be utilized by the TMC each year to implement the TDM strategies. The TDM account shall be managed by the TMC. A line item for further funding of the TDM account shall be included in the common association budget upon the establishment of the common association. The common association documents shall provide that the TDM account shall not be eliminated as a line item in the common association budget and that funds in

the TDM account shall not be utilized for purposes other than to fund TDM strategies. The TDM account shall be annually funded by pro-rata assessments of residents and commercial owners as implemented as provided in the common association documents. Such funding shall be a minimum of \$25,000 per year, adjusted annually for inflation based on the Consumer Price Index. The TMC shall consult with FCDOT to develop and implement the TDM strategies. TDM strategies C, D, F, and I shall be established prior to, or current with, the issuance of the first RUP on the Property. All other TDM strategies shall be established concurrent with the issuance of the first RUP or Non-RUP for each respective building, as appropriate for each TDM strategy.

One (1) year following the issuance of the first RUP on the Property, the effectiveness of the TDM strategies shall be evaluated using surveys and/or traffic counts prepared by the TMC in cooperation with FCDOT. The Applicant shall submit to FCDOT the result of the surveys in order to determine travel characteristics and whether the required reduction in trips has been achieved. Such TDM surveys shall be conducted annually for at least three (3) years following the initial survey. If the TDM surveys show that the trip reduction objective is being met, then the Applicant shall proceed with the TDM strategies as implemented and shall provide continuing surveys on a bi-annual basis.

In the event the trip reduction objective has not been met after any TDM survey and/or traffic count, the Applicant shall meet with FCDOT to review the strategies in place and to develop modifications to the TDM strategies, adopt additional TDM strategies and/or conduct additional traffic counts, as deemed appropriate by FCDOT, that will facilitate meeting the trip reduction objective. The Applicant shall continue to

conduct annual TDM surveys until such time as the surveys and/or traffic counts demonstrate that the revised TDM strategies have been effective in meeting the trip reduction objective, at which time the TDM surveys may be conducted bi-annually, so long as the trip reduction objective continues to be met. If the trip reduction objective is not met for two consecutive surveys and/or traffic counts, then the Applicant, or successor common association, shall contribute \$50 per residential unit for which a RUP has been issued on the Property and \$0.10 per occupied square foot of commercial space to the TDM account to be utilized on supplemental TDM strategies approved in cooperation with FCDOT. The trip reduction objective, the TDM strategies and potential for such TDM penalty shall be disclosed in common association documents.

V. WORK-FORCE/AFFORDABLE HOUSING

30. ADUs. The Applicant shall provide Affordable Dwelling Units (ADUs) in accordance with Part 8 of Article 2 of the Zoning Ordinance for all residential buildings subject to the provisions of Part 8 of Article 2. Prior to site plan approval for any building required to provide ADUs, the Applicant shall provide calculations for the required number of ADUs in such a building to DPZ for review and approval. Nothing contained in these proffers shall be deemed to alter the administration of the ADUs or the number of ADUs required to be provided pursuant to Part 8 of Article 2.
31. Intent. Proffers 31 to 46 set forth the elements of a work-force housing program that is intended to provide housing units on the Property that will be affordable to future residents who have a median household income of up to 83% of the Washington D.C. metropolitan statistical area median household income ("MHI"), in order to preserve and expand the housing options available in the County.

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

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

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

33. Work-Force Units. A total of eight percent (8%) of the dwelling units built on the Property shall be Work-Force Units and/or ADUs. The creation of Work-Force Units may occur in phases, concurrent with the phasing of development/construction of the Property and may be located entirely within any single residential building on the Property. As such, ADUs and/or Work-Force Units provided at any given phase of development shall not be required to be equivalent to the eight percent (8%); provided that the total number of ADUs and Work-Force Units at the completion of all development shall satisfy the eight percent (8%) overall requirement. Notwithstanding the above, if the percentage of ADUs provided on the Property exceeds eight percent (8%) of the total number of dwelling units, then only ADUs shall be provided, and the Applicant shall not be required to provide Work-Force Units pursuant to these Proffered Conditions.

Sale. The Work-Force Units approved on such site plans, if offered as for-sale units, shall be provided to owner(s) whose MHI is up to eighty-three percent (83%) of MHI. ("Work-Force Sale Units")

Rental. The Work-Force Units approved on such site plans, if offered as rental units, shall be provided to renter(s) whose MHI is up to eighty-three percent (83%) of MHI. ("Work-Force Rental Units")

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

34. Designation on Approved Site Plan. The approved site plan for the respective residential buildings shall designate the number of Work-Force Units, ADUs, and Market-Rate Units by bedroom count. The Applicant shall determine the interior amenities, including the number of bedrooms, for each Work-Force Unit provided. The interior amenities, at a minimum, shall be equivalent to the interior amenities provided for ADUs. If the development of the residential buildings is phased or developed in sections, then the approved site plan for the respective residential buildings shall also contain tabulations of the total number of Work-Force Units, ADUs and Market-Rate Units by bedroom count on the Property.
35. Timing of Provision of the Work-Force Units. RUPs shall not be issued for more than eighty percent (80%) of the total dwellings units approved on the Property, until RUPs have been issued for the required Work-Force Units required pursuant to this Proffer. Furthermore, the development agreement and its security (bond, letter of credit etc.), shall not be released until all of the Work-Force Units approved on the respective site plan have been issued RUPs.
36. Subject to the Administrative Provisions of the ADU Ordinance. It is intended that the Work-Force Units shall be administered in a like-fashion as ADU Units pursuant to Part 8 of Article 2 of the Zoning Ordinance in effect at the time of the execution of these proffered conditions. The following specific provisions of the Zoning Ordinance shall

apply to administration of the Work-Force Units: Sections 2-805, 2-807, 2-810, 2-811, 2-812, 2-813, 2-817, and 2-818, including the recordation of the appropriate restrictive covenants in the land records of Fairfax County, except where such provisions directly conflict with these Proffered Conditions. When these Proffered Conditions conflict with the administrative section(s) of the Zoning Ordinance, these Proffered Conditions shall control, including, but not limited to, the calculation of the sale/resale price and rental rates of Work-Force Units, the right of the Applicant not to offer the Work-Units for sale or rent to FCRHA or a non-profit as specified in Proffer 37 below, and right of the Applicant to qualify the initial purchasers of Work-Force Sale Units, as specified in Proffer 38 below.

37. Availability of Work-Force Units. For Work-Force Units, the Applicant shall not be required to provide a right of first refusal to FCRHA for sixty (60) days and or an identified non-profit for thirty (30) days after the initial notice of sale or rental of Work-Force Units, as required for ADUs by Sections 2-810(2), 2-810(3), 2-810(4), and 2-811(1) of the Zoning Ordinance. Specifically, the Applicant shall have the right to offer Work-Force Units directly to persons meeting the income requirements of these Proffered Conditions in accordance with the applicable administrative provisions of Section 2-810(5) of the Zoning Ordinance.
38. Qualification of Initial Purchasers. For the initial sale of Work-Force Sale Units, the Applicant shall have the right to sell to persons who meet the income restrictions of these Proffered Conditions. Prior to the closing on the initial sale of any Work-Force Sale Unit, the Applicant shall qualify such purchaser by providing a statement to FCRHA, verified under oath which certifies the following:

- (A) The address and name of the development and the name of the owner;
- (B) For the Work-Force Sale Unit to be purchased;
 - (1) the unit address and bedroom count,
 - (2) the date of the closing of the unit,
 - (3) the prospective purchaser's MHI as of the date of the closing,
 - (4) the sale price of the unit and copy of how the sale price was calculated in accordance with these Proffered Conditions,
- (C) To the best of the Applicant's information and belief, the purchaser who will be occupying the Work-Force Sale Unit meets the income criteria established by these Proffered Conditions; and
- (D) The Applicant shall provide FCRHA a copy of the materials used to verify the MHI of the prospective purchaser.

Subsequent prospective purchasers after the initial sale of a Work-Force Sale Unit shall be qualified by the County in accordance with applicable administrative provisions of Part 8 of Article 2 of the Zoning Ordinance or such alternate procedure, that the County may adopt that are in conformance with these proffered conditions.

39. Administrative Contribution. Prior to the issuance of any RUP for a Work-Force Sale Unit, the Applicant shall contribute \$100 per Work-Force Unit shown on the approve site plan to FCRHA. Such funds shall be utilized by FCRHA for administration of the Work-Force Sale Units.
40. Alternative Administration. Notwithstanding Proffer 36, the Applicant reserves the right to negotiate with the appropriate Fairfax County agency, to enter into a separate binding written agreement solely as to the terms and conditions of the administration of the Work-Force Units after the approval of this rezoning. The requisite number and pricing/rents of Work-Force Units and ADUs provided pursuant to these Proffered

Conditions shall not be altered in any manner by such an agreement. Such an agreement shall only consider administrative issues on terms mutually acceptable to both the Applicant and Fairfax County and may only occur after the approval of this rezoning and when the revisions have been deemed to be in substantial conformance with these Proffered Conditions. Fairfax County shall be in no manner obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the Work-Force Units shall be administered in accordance with such an agreement, and Proffer 36 above may become null and void.

41. Alternative County Process. In the event the Board should adopt a process, procedure or ordinance for administering Work-Force Units, or similar income-restricted housing, then the Applicant may, prior to the sale or lease of the first Work-Force Unit on the Property and at its sole option, choose to administer the Work-Force Units provided pursuant to these Proffered Conditions, provided the Applicant shall maintain no fewer than eight percent (8%) of the dwelling units provided on the Property as either ADUs or Work-Force Units.

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

1. For Work-Force Sale Units
83% of MHI times the following adjustment factors
Two Bedroom = 90%
One Bedroom = 80%
Studio = 70%
2. Multiply the result by thirty-eight percent (38%) and divide by twelve (12) to determine the monthly shelter payment. Then subtract the following:

- (A) Estimated monthly property tax. Such tax shall be based on the Fairfax County property tax rate in effect at the time of the sale, and to include any future or additional property taxes for such property, whether imposed by the County, Commonwealth or Federal Government;
 - (B) Estimated monthly homeowners insurance. Such insurance shall be based on the estimated insurance required by a lending institution to secure a loan on a similar dwelling unit;
 - (C) Estimated monthly common association fees. Such fees shall be based on the actual average association monthly fees assessed against the unit for the prior calendar year. Common association fees shall not be included for formula for the initial sale of any Work-Force Unit;
 - (D) Estimated monthly utilities. Such utilities shall be based on the actual average monthly utilities used by the unit for the prior calendar year. Utility fees shall not be included for formula for the initial sale of any Work-Force Unit;
3. Convert the resulting estimated monthly payment, utilizing the interest-rate on a 30-year fixed-rate loan as published by Freddie Mac thirty (30) days prior to any closing and round the result to the nearest whole number, to establish maximum sales price for the unit. The actual sales price may be less than the calculated maximum at the discretion of the Applicant.

The Applicant or any subsequent seller shall provide a copy the sale price calculation to FCRHA prior to closing on the sale of any Work-Force Sale Unit. The initial MHI to determine such initial maximum sale price shall be based upon the date of the issuance of the first RUP for any Work-Force Sale Unit. At a minimum, the MHI and the maximum sale price, as calculated above, shall be adjusted once a year, starting on January 1 of the next calendar year, and annually thereafter. The Applicant reserves the right to make more frequent adjustments. A copy of such annual calculation or any permitted adjustments shall be provided to FCRHA. The MHI shall be the most recent published

MHI as contained in the American Community Survey of the U.S. Census, or other applicable publication as determined by FCRHA in consultation with the Applicant.

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

| | | |
|--|---|-----|
| Work-Force Rental Units | | |
| 100% of MHI times the following adjustment factors | | |
| Two Bedroom | = | 90% |
| One Bedroom | = | 80% |
| Efficiency | = | 70% |

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

The initial MHI to determine such initial maximum monthly rent shall be determined from the date of the issuance of the first RUP for any Work-Force Unit. The MHI and the maximum monthly rent, as calculated above, shall be adjusted once a year, starting on January 1 of the next calendar year, and annually thereafter. A copy of such annual calculation shall be provided to FCRHA. The MHI shall be the most recent published MHI as contained in the American Community Survey of the U.S. Census, or other applicable publication as determined by FCRHA in consultation with the Applicant.

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

45. Condominium Conversion. If a residential building was initially built as a rental project, then is subsequently converted to a condominium project, any existing Work-Force Units shall be maintained as Work-Force Units and shall be administered as Work-Force Sale

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

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

VI. STORMWATER MANAGEMENT

47. Stormwater Management Facilities. The Applicant will fulfill such requirements through the use of the existing regional facility located to the west of the Property in general accordance with the stormwater management narrative on the CDP/FDP, if approved by DPWES. If the Applicant is unable to fulfill such requirement through the use of the regional pond, the Applicant shall file a proffered condition amendment (PCA) to permit an alternative stormwater management facility.

48. Grasscrete Pavers. Concurrent with the construction of each respective phase of development, the Applicant shall install grasscrete pavers in the locations shown on the CDP/FDP to reduce the potential stormwater run-off from the Property. The Applicant shall maintain such areas.

VII. LANDSCAPING

49. Landscaping and Open Space. Site plans submitted for the respective phases of development shall include a landscape plan for that phase of development as generally shown on the CDP/FDP. The Applicant shall maintain such landscaping. Prior to issuance of the first RUP for Building 2.1, the Applicant shall construct the Amenity Open Space identified on the CDP/FDP. All new deciduous trees provided as a part of

the Government Center Parkway Extended streetscape and along Ridge Top Road and the two major internal private streets, as shown on such landscape plan, shall be a minimum of 3.0 inches in caliper at the time of planting. All new evergreen trees used in screening and buffering areas shall be a minimum of six (6') feet in height at the time of planting. Such landscape plan shall be provided in substantial conformance with the landscaping concepts shown on the CDP/FDP. Such landscaping shall include landscaping on off-site properties as shown on the CDP/FDP, provided the Applicant obtains permission at no cost from any applicable owner and/or governmental agency to install such landscaping, except for typical administrative fees and costs associated with the preparation, approval and recordation of deeds, plan and plats. The Applicant shall diligently pursue such permission, and, if unable to obtain such permission, shall demonstrate the failed attempts to DPWES. Further, the Applicant shall disclose the future expansion of the Amenity Open Space shown on the CDP/FDP to Parcel 37A and the additional maintenance obligations associated with such expansion in the common association documents. Such future expansion of the Amenity Open Space shall also be noted on the record plat.

50. Location of Utilities. Along all existing and proposed public rights-of-way, utility lines shall be generally located so as to not interfere with the landscaping concepts shown on the CDP/FDP. The Applicant reserves the right to make minor modifications to such landscaping to reasonably accommodate utility lines provided such relocated landscaping shall retain a generally equivalent number of plantings and continues to reflect the concepts illustrated on the CDP/FDP. For all other areas of the Property, in the event that during the process of site plan review any landscaping shown on the CDP/FDP cannot be

installed in order to locate utility lines, as determined by DPWES, then an area of additional landscaping consisting of equivalent flora generally consistent with that displaced shall be substituted at an alternate location on the Property, subject to approval by Urban Forest Management.

51. Parking Deck Landscaping. The Applicant shall provide planting areas and landscaping on the top level of any open parking garages shown on the CDP/FDP in accordance with requirements of the Public Facilities Manual (PFM). Such landscaping shall be of a similar type and quality to the flora depicted on sheet 5 of the CDP/FDP, but at minimum shall include medium shade trees in adequately sized planters, as determined by Urban Forest Management.

52. Native Trees. Native trees that are conducive to air quality enhancement shall be used within the landscaping, streetscape and open space areas as determined appropriate by Urban Forest Management.

VIII. PEDESTRIAN IMPROVEMENTS

53. Pedestrian Easements. Concurrent with site plan approval for each respective building the Applicant shall place all sidewalks and trails shown on the CDP/FDP on such a site plan in public access easements, in a form acceptable to the County Attorney. The Applicant shall maintain such sidewalks and/or trails located outside the public right-of-way. Additionally, the Applicant shall maintain such sidewalks and/or trails within the public right-of-way that are constructed with specialty paving as identified on the CDP/FDP or any sidewalks and/or trails within the public right-of-way that VDOT will not agree to maintain. The maintenance responsibilities for such sidewalks shall be disclosed in the common association documents.

54. Waples Mill Trail. Concurrent with construction of improvement shown on the site plan for Building 4, the Applicant shall construct a ten (10')-foot wide trail along the Waples Mill Road frontage as shown on the CDP/FDP. The final location of the trail shall be subject to review and approval by DPWES. To the extent the final trail location requires approval from any off-site owner and/or governmental agency, the Applicant shall diligently pursue such permission, from any applicable owner and/or governmental agency, at no cost to the Applicant except for typical administrative fees and costs associated with the preparation, approval and recordation of deeds, plan and plats. If the Applicant is unable to obtain the necessary permission, the Applicant shall escrow the cost for such unconstructed improvements.

55. Lee Highway Trail. Concurrent with construction of the improvement shown on the site plan for Building 3, the Applicant shall construct a ten (10')-foot wide trail within the proposed Lee Highway right-of-way dedication, as shown on the CDP/FDP and the Countywide Trail Plan. The final location and design of said trail shall be subject to VDOT and DPWES approval. To the extent the final trail location requires approval from any off-site owner and/or governmental agency, the Applicant shall diligently pursue such permission from any applicable owner and/or governmental agency, at no cost to the Applicant except for typical administrative fees and costs associated with the preparation, approval and recordation of deeds, plan and plats. If the Applicant is unable to obtain the necessary permission, the Applicant shall escrow the cost for such unconstructed improvements.

IX. RECREATIONAL FACILITIES

56. On-Site Recreational Contributions. Pursuant to Section 6-409 of the Zoning Ordinance, the Applicant shall contribute \$955.00 per each residential unit, exclusive of ADUs,

approved on the Property to the Fairfax County Park Authority to provide recreational facilities to serve the Property. The Applicant shall receive credit against such contribution for the cost of recreational facilities to include, but not to be limited to the cost of improvements for swimming pools (indoor and outdoor), sundecks, outdoor seating areas, pedestrian trails (except those shown on the Comprehensive Plan), plazas, indoor recreational facilities, such as weight training equipment, fitness, billiard rooms, card and game rooms, and indoor multi-purpose courts. The Applicant agrees that only those developed recreational facilities to which the residents of such building shown on the particular site plan under review have access to, will be eligible for credit against the contribution for that site plan. Prior to the approval of the site plan for any Residential Building, the Applicant shall contribute such per unit contributions for each dwelling unit approved on the final site plan for that respective building.

57. Off-Site Recreational Contributions. In addition, the Applicant shall contribute \$662.00 per dwelling unit to the Fairfax County Park Authority for park purposes and/or facilities in the area. Concurrent with the approval of the site plan for any Residential Building, the Applicant shall contribute such per unit contribution for each dwelling unit approved on the final site plan for that respective building.

X. NOISE ATTENUATION

58. Noise Study. The Applicant shall submit a noise study, prior to the building permit application for Building 2 and/or Building 2.1, using a methodology acceptable to DPZ for review and approval by DPZ based on final site grading and topography. A “noise mitigation” sheet will be provided within any applicable site plan submission. This sheet will identify all building facades for which interior noise mitigation measures will be

provided; and a synopsis of the recommendations of the noise study(ies) and how mitigation will be accomplished.

59. Noise Attenuation Measures. As provided in following Proffered Conditions, exterior wall construction techniques shall be provided to ensure that a maximum interior noise level of approximately DNL 45 dBA shall be achieved for any dwelling unit in Building 2 and/or Building 2.1 that fronts onto Government Center Parkway Extended and that a noise study shows will be exposed to noise levels in excess of DNL 65 dBA.

XI. CONSTRUCTION AND GRADING

60. Projection from Building Facades. Bay windows, balconies, awnings, store fronts and other architectural details, as applicable, may be provided for any of the buildings so long as they do not extend more than eight (8') feet beyond the building footprints as depicted on the CDP/FDP and so long as the streetscape features and dimensions as shown on the CDP/FDP are maintained. The respective common association documents shall specify these restrictions on allowable projections.

61. Asbestos Containing Soils. If based on the soils analysis submitted as part of the site plan approval process, DPWS determines that a potential health risk exists due to the presence and associated disturbance of asbestos-containing rock on the Property, the Applicant shall:

- (A) Take appropriate measures as determined by the Fairfax County Health Department to alert all construction personnel as to the potential health risks; and
- (B) Commit appropriate construction techniques as determined by DPWES in coordination with the Fairfax County Health Department to minimize this

risk. Such techniques may include, but shall not be limited to, dust suppression during all blasting and drilling activities and covered transportation of removed materials presenting this risk, and appropriate disposal.

62. Blasting. If blasting is required on-site, the Applicant shall ensure that blasting is done pursuant to Fairfax County Fire Marshal requirements and all safety recommendations of the same, including without limitation, the use of blasting mats. In addition, the Applicant shall:

- (A) Retain a professional consultant to perform a pre-blast inspection of each house or residential building, to the extent that any of these structures are located on the properties listed in Paragraph I of this proffer;
- (B) Prior to any blasting being done, the Applicant shall provide written confirmation to DPWES that the pre-blast survey has been completed and provide a copy of the survey to Fairfax County upon request;
- (C) Require the blasting consultant to request access to any houses, wells, buildings, or swimming pools, by notification to owners in accordance with Paragraph I of this Proffer, to, if permitted by owner, determine the pre-blast conditions of these structures. The Applicant's consultant will be required to give a minimum of fourteen (14) days notice of the scheduling of the pre-blast survey. The Applicant shall provide the residents entitled to pre-blast inspections, the name, address and phone number of the blasting contractor's insurance carrier;

- (D) Require his consultant to place seismographic instruments prior to blasting to monitor shock waves. The Applicant shall provide seismographic monitoring records to County agencies upon their request;
- (E) Notify owners in accordance with Paragraph I of this Proffer, ten (10) days prior to blasting; no blasting shall occur until such notice has been given;
- (F) Upon receipt of a claim of actual damage resulting from said blasting, the Applicant shall cause his consultant to respond within five (5) days of meeting at the site of the alleged damage to confer with the property owner;
- (G) The Applicant will require blasting subcontractors to maintain necessary liability insurance to cover the costs of repairing any damages to structures, which are directly attributable to the blasting activity and shall take necessary action to resolve any valid claims in an expeditious matter; and
- (H) The consultant shall be required to provide an analysis of the potential for gas migration from the site to the Fire Marshal for review and approval prior to blasting. Appropriate gas migration mitigation and/or notification pursuant to County regulations shall be implemented.
- (I) For purposes of this Proffer, the following tax map parcels shall be notified by certified mail at the address indicated in the tax assessment records of Fairfax County:

Tax Map Parcels 56-2-((1))- 33G1, 33G2, 33H, 36, 37A, 39, 40, 54, 55, 57, 58, 61A; 56-2-((4))-1, 2, 4, 6; 56-2-((15))-((4))-102, 103, 201, 202, 203, 204, 301, 302, 303, 304; 56-2-((15))-((6))-102, 103, 201, 202, 203, 204, 301, 302, 303, 304; 56-2-((15))-((7))-102, 103, 201, 202, 203, 204, 301, 302, 303, 304; 56-2-((15))-((8))-102, 103, 201, 202, 203, 204, 301, 302, 303, 304; 56-2-((12))-A1, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 111, 112A; 56-2-((19))-A1, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 94, 95, 96, 97, 98, 99, 100, 101, 102; 56-2-((17))-A, E, N, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51; 56-2-((24))-((1))-1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17; 56-2-((24))-((2))-35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51

63. Archaeological Survey. Prior to any land disturbing activities on the Property, the Applicant shall conduct Phase I and/or Phase II, if determined appropriate by Cultural Resource Management and Protection Section of the Fairfax County Park Authority (CRMPS) archaeological investigation of the site to identify and evaluate archaeological resources that are known and predicted to be present on the property. Prior to initiation of such study, the Applicant's consultant shall meet with CRMPS to determine the methodology to be used in the study. Such methodology as approved by CRMPS, shall be utilized by the consultant. A minimum of one month prior to commencement of the field work portion of the study, CRMPS shall be notified, and CRMPS staff shall be permitted to make field visits to observe the work in progress. Upon completion of field

work, a field meeting shall be held with CRMPS on-site to review the findings and for CRMPS to make recommendation for future study if necessary.

If significant archaeological resources are discovered, as determined by CRMPS, CRMPS shall notify Applicant, in writing within thirty (30) days of the on-site meeting to undertake a Phase III data recovery. A research design for the Phase III prepared in consultation with CRMPS, including appropriate methodology, shall be utilized. Upon completion of the study, an archaeological technical report shall be prepared per the Virginia State and Federal guidelines. Any artifacts, photographs, field notes, or other documentation shall be contributed to CRMPS for curation, with the intent that such artifacts will be available for exhibit in the Fairfax Center area.

64. Historical Marker. The Applicant shall construct a historical marker in the Amenity Open Space, as shown on the CDP/FDP, to commemorate the historical significance of the Property. The final form of the historical marker shall be subject to the approval of the CRMPS. The marker shall be constructed at the same time the Amenity Open Space is completed.

XII. MISCELLANEOUS

65. School Contribution. Prior to the issuance of the building permit for either Residential Building, the Applicant shall contribute \$780.00 per dwelling unit for each dwelling unit approved on the final site plan for that respective building to the Board for capital improvements to schools serving the Property.

66. Temporary Signage. No temporary signs (including “popsicle” style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs, which are prohibited, by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of

Virginia shall be placed on or off-site by the Applicant or at the Applicant's representative. The Applicant shall direct its agents and employees involved in marketing and/or sale of residential units on the Property to adhere to this proffer.

67. Common Association. Prior to issuance of the first RUP or Non-RUP for the Property, the Applicant shall establish a common association in accordance with Virginia law. Such common association may consist of an umbrella owners association for the entire Property, as well as individual condominium owners' associations ("COAs") formed for specific buildings. At a minimum, each COA and the owners of each office and/or hotel building shall be members of the common association. The common association shall be responsible for the obligations specifically identified in these proffers, including all maintenance, TDM, and notification obligations.

68. Successors and Assigns. These proffers shall bind and inure to the benefit of the Applicant and its successors and assigns. Each reference to "Applicant" in these proffers shall include and be binding upon Applicant's successor(s) in interest and/or developer(s) of any portion of the Property.

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

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

MIDLAND ROAD LLC
(Contract Purchaser of
Tax Map No. 56-2-((1))-37)

By: _____

Name: _____

Title: _____

RIDGETOP ROAD LLC
(Title Owner of
Tax Map No. 56-2-((1))-37)

By: _____

Name: _____

Title: _____

REZONING AFFIDAVIT

DATE: MAY 17 2006
 (enter date affidavit is notarized)

I, David R. Gill, Esquire, do hereby state that I am an
 (enter name of applicant or authorized agent)

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

882756

in Application No.(s): RZ/FDP 2005-SP-019
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

| NAME (enter first name, middle initial, and last name) | ADDRESS (enter number, street, city, state, and zip code) | RELATIONSHIP(S) (enter applicable relationships listed in BOLD above) |
|---|---|--|
| Midland Road LLC Agents: Richard W. Hausler Robert C. Kettler | c/o KSI Services, Inc. 8081 Wolftrap Road Vienna, VA 22182-5100 | Applicant/Contract Purchaser of Tax Map No. 56-2-((1))-37 |
| Ridgetop Road LLC Agents: Marvin F. Weissberg Nina V. Weissberg Wesley M. Weissberg Linda F. Thompson | 1901 N. Moore Street, Suite 803 Arlington, VA 22209 | Title Owner of Tax Map No. 56-2-((1))-37 |
| Urban Engineering & Associates, Inc. Agent: David T. McElhaney Sarah G. Sinclair Matthew K. Koirtyohann | 7712 Little River Turnpike Annandale, VA 22003 | Engineers/Agent |

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

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

Rezoning Attachment to Par. 1(a)

DATE: MAY 17 2006
(enter date affidavit is notarized)
RZ/FDP 2005-SP-019

882756

for Application No. (s): _____
(enter County-assigned application number (s))

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

| NAME (enter first name, middle initial, and last name) | ADDRESS (enter number, street, city, state, and zip code) | RELATIONSHIP(S) (enter applicable relationships listed in BOLD above) |
|--|---|---|
| McGuireWoods LLP Agents: Gregory A. Riegler Carson Lee Fifer, Jr. Jonathan P. Rak Erika L. Byrd David R. Gill Dean H. Crowhurst Joanna C. Frizzell Sheri L. Hoy Lisa M. Chiblow Mary B. Schukraft Lori R. Greenlief | 1750 Tysons Boulevard, Suite 1800 McLean, VA 22102 | Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent (former) Attorney/Agent Attorney/Agent (former) Attorney/Agent Planner/Agent Planner/Agent Planner/Agent Planner/Agent |
| M.J. Wells & Associates, L.L.C. Agents: Christopher L. Kabatt Robin L. Antonucci | 1420 Spring Hill Road, Suite 600 McLean, VA 22102 | Engineers/Agents |
| CMSS Architects, PC Agents: Thomas J. Dinneney Payton (nmi) Pond | 11911 Freedom Drive Suite 750 Reston, VA 20190 | Architects/Agents |

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

REZONING AFFIDAVIT

DATE: MAY 17 2006
(enter date affidavit is notarized)

882756

for Application No. (s): RZ/FDP 2005-SP-019
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

Midland Road LLC
c/o KSI Services, Inc.
8081 Wolftrap Road, Vienna, VA 22182-5100

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Members: Robert C. Kettler, Richard W. Hausler, Richard I. Knapp, The Kettler Family Limited Partnership (35.625%)
The Hausler Family Limited Partnership (9.5%)
Managers: Robert C. Kettler, Richard W. Hausler

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

None

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

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

Rezoning Attachment to Par. 1(b)

DATE: MAY 17 2006
(enter date affidavit is notarized)
RZ/FDP 2005-SP-019

8827515

for Application No. (s): _____
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Ridgetop Road LLC
1901 N. Moore Street, Suite 803
Arlington, VA 22209

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Marvin F. Weissberg, Manager/Member, Nina V. Weissberg, Member, Weslie M. Weissberg, Member
The Nina V. Weissberg Family 2000 Trust, Member
The Wesley M. Weissberg Family 2000 Trust, Member

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer,** etc.)
Marvin F. Weissberg, President
Nina V. Weissberg, Vice President/Secretary
Linda F. Thompson, Vice President

=====

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Urban Engineering & Associates, Inc.
7712 Little River Turnpike
Annandale, VA 22003

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
J. Edgar Sears, Jr.
Barry B. Smith
Brian A. Sears

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer,** etc.)
J. Edgar Sears, Jr., President/Treasurer
Barry B. Smith, Vice President/Secretary

(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: MAY 17 2006
(enter date affidavit is notarized)
RZ/FDP 2005-SP-019

882750

for Application No. (s): _____
(enter County-assigned application number (s))

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

KFLP Corporation
c/o KSI Services, Inc.
8081 Wolfrap Road
Vienna, VA 22182-5100

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Robert C. Kettler, sole shareholder

=====

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

None

=====

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

M.J. Wells & Associates, L.L.C.
1420 Spring Hill Road, Suite 600
McLean, VA 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 any class of stock issued by said corporation, and no shareholders are listed below.

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

Martin J. Wells & Associates, Inc.
Terence J. Miller & Associates, Inc.

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and 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: MAY 17 2006

(enter date affidavit is notarized)

RZ/FDP 2005-SP-019

882756

for Application No. (s): _____
(enter County-assigned application number (s))

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

Martin J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, VA 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 any class of stock issued by said corporation, and no shareholders are listed below.

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

Martin J. Wells, sole shareholder

=====

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

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

Terence J. Miller & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, VA 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 any class of stock issued by said corporation, and no shareholders are listed below.

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

Terence J. Miller, sole shareholder

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and 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: MAY 17 2006
(enter date affidavit is notarized)
RZ/FDP 2005-SP-019

8827515

for Application No. (s):
(enter County-assigned application number (s))

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

CMSS Architects, PC
11911 Freedom Drive, Suite 750
Reston, VA 20190

DESCRIPTION OF CORPORATION: (check one statement)

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

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

John H. Crouse
Burrell E. Saunders

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

REZONING AFFIDAVIT

DATE: MAY 17 2006
(enter date affidavit is notarized)

8827515

for Application No. (s): RZ/FDP 2005-SP-019
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

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

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

Equity Partners of McGuireWoods LLP

Ames, W. Allen, Jr.
Anderson, Arthur E., II
Anderson, Donald D.
Andre-Dumont, Hubert
Aucutt, Ronald D.
Bagley, Terrence M.
Baril, Mary Dalton
Barnum, John W.

Barr, John S.
Beane, John C.
Becker, Scott L.
Beil, Marshall H.
Belcher, Dennis I.
Bell, Craig D.
Boland, J. William
Broaddus, William G.

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

Rezoning Attachment to Par. 1(c)

DATE: MAY 17 2006
(enter date affidavit is notarized)
RZ/FDP 2005-SP-019

88275 v

for Application No. (s): _____
(enter County-assigned application number (s))

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

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

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

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

Brown, Thomas C., Jr.
Burke, John W., III
Burrus, Robert L., Jr.
Busch, Stephen D.
Cabaniss, Thomas E.
Cacheris, Kimberly Q.
Cairns, Scott S.
Capwell, Jeffrey R.
Carter, Joseph C., III
Cason, Alan C.
Cogbill, John V., III
Costan, James M.
Cromwell, Richard J.
Culbertson, Craig R.
Cullen, Richard (nmi)
Cutchins, Clifford A., IV
de Cannart d'Hamale, Emmanuel
De Ridder, Patrick A.
Deem, William W.
Dickerman, Dorothea W.
Dillon, Lee Ann
DiMattia, Michael J.
Dimitri, James C.

Douglass, W. Birch, III
Dudley, Waller T.
Dyke, James Webster, Jr.
Edwards, Elizabeth F.
Evans, David E.
Feller, Howard (nmi)
Fennebresque, John C.
Fifer, Carson Lee, Jr.
Foley, Douglas M.
Fox, Charles D. IV
France, Bonnie M.
Franklin, Stanley M.
Freedlander, Mark E.
Freye, Gloria L.
Fuhr, Joy C.
Getchell, E. Duncan, Jr.
Gibson, Donald J., Jr.
Glassman, Margaret M.
Goldstein, Philip (nmi)
Goodall, Larry M.
Gordon, Alan B.
Grandis, Leslie A.

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

Rezoning Attachment to Par. 1(c)

DATE: MAY 17 2006
(enter date affidavit is notarized)

882756

for Application No. (s): RZ/FDP 2005-SP-019
(enter County-assigned application number (s))

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

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

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

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

- | | |
|-----------------------|-------------------------|
| Michels, John J., Jr. | Rifken, Lawrence E. |
| Milton, Christine R. | Riley, James B., Jr. |
| Mulroy, Thomas R. | Riopelle, Brian C. |
| Murphy, Sean F. | Robertson, David W. |
| Newman, William A. | Robinson, Stephen W. |
| Nunn, Daniel B., Jr. | Rogers, Marvin L. |
| Oakey, David N. | Rohman, Thomas P. |
| O'Grady, Clive R. G. | Rosen, Gregg M. |
| O'Grady, John B. | Russell, Deborah M. |
| O'Hare, James P. | Rust, Dana L. |
| Oostdyk, Scott C. | Samuels, Lawrence R. |
| Padgett, John D. | Satterwhite, Rodney A. |
| Pankey, David H. | Schill, Gilbert E., Jr. |
| Parker, Brian K. | Sellers, Jane Whitt |
| Plotkin, Robert S. | Senica, John L. |
| Pellegrini, John B. | Serritella, William D. |
| Price, James H., III | Shelley, Patrick M. |
| Pristave, Robert J. | Skinner, Halcyon E. |
| Pusateri, David P. | Slone, Daniel K. |
| Rak, Jonathan P. | Smith, James C., III |
| Rappaport, Richard J. | Spahn, Thomas E. |
| Reid, Joseph K., III | Spitz, Joel H. |
| Ricciardi, James P. | Stallings, Thomas J. |
| Richardson, David L. | Starkman, Gary L. |
| Riegle, Gregory A. | |

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

Rezoning Attachment to Par. 1(c)

Page 4 of

DATE: MAY 17 2006
(enter date affidavit is notarized)
RZ/FDP 2005-SP-019

882756

for Application No. (s):
(enter County-assigned application number (s))

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

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

(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, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

- Steen, Bruce M.
- Stein, Marta A.
- Stone, Jacquelyn E.
- Strickland, William J.
- Summers, W. Dennis
- Swartz, Charles R.
- Tarry, Samuel L., Jr.
- Thornhill, James A.
- Tirone, Joseph G.
- Van der Mersch, Xavier G.
- Vick, Howard C., Jr.
- Waddell, William R.
- Walker, Howard W.
- Walker, J. Tracy, IV
- Walsh, James H.
- Wangard, Robert E.
- Watts, Stephen H., II
- Wells, David M.
- Westwood, Scott E.
- Whittemore, Anne Marie
- Williams, Steven R.
- Williamson, Mark D.
- Wilson, Ernest G.
- Wood, R. Craig
- Young, Kevin J.
- Younger, W. Carter
- Zirkle, Warren E.

These are the only equity partners in the above-referenced firm

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

Rezoning Attachment to Par. 1(c)

DATE: MAY 17 2006
(enter date affidavit is notarized)

882756

for Application No. (s): RZ/FDP 2005-SP-019
(enter County-assigned application number (s))

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

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

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

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

(Former Equity Partners)

Aaronson, Russell T.
Adams, Robert T.
Baran, Barbara (nmi)
Bart, Hollis Gonerka
Blanco, Jim L.
Bracey, Lucius H. Jr.
Burkholder, Evan A.
Casey, James J.
Courson, Gardner G.
Cranfill, William T.
Crystal, Jules I.
den Hartog, Grace R.
Di Cioccio, Stephen J.
Ezell, Sandra Giannone
Flemming, Michael D.
Gillece, James P., Jr.
Hampton, Glen W.
Harrington, James T.
Hodes, Scott (nmi)
Howard, Marcia Morales

Joslin, Rodney D.
King, Michael H.
Klenk, Timothy C.
Lee, John Y.
Lutter, Paul A.
Nizio, Francis (nmi)
Page, Rosewell II (nmi)
Pelton, Russell M.
Pickens, B. Andrew, Jr.
Sable, Robert G.
Schoeneberger, Keith P.
Smith, Stephen R.
Sterling, David F.
Stroud, Robert E.
Tetzlaff, Theodore R.
Tashjian-Brown, Eva S.
Valeta, Peter J.
Williams, Stephen E.
Yorke, John B.

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

Rezoning Attachment to Par. 1(c)

DATE: MAY 17 2006

(enter date affidavit is notarized)
RZ/FDP 2005-SP-015

882756

for Application No. (s): _____
(enter County-assigned application number (s))

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

The Kettler Family Limited Partnership
8081 Wolftrap Road
Vienna, VA 22182

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

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

General Partner:

KFLP Corporation

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

Rezoning Attachment to Par. 1(c)

DATE: MAY 17 2006

(enter date affidavit is notarized)

RZ/FDP 2005-SP-019

8827515

for Application No. (s): _____
(enter County-assigned application number (s))

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

The Nina V. Weissberg Family 2000 Trust
1901 N. Moore Street, Suite 803
Arlington, VA 22209

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

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

Nina V. Weissberg, Trustee
Beneficiaries: Thoreau A. Martin
Rachel R.W. Martin

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

Rezoning Attachment to Par. 1(c)

DATE: MAY 17 2006

88275 6

(enter date affidavit is notarized)
RZ/FDP 2005-SP-019

for Application No. (s): _____
(enter County-assigned application number (s))

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

The Wesley M. Weissberg Family 2000 Trust
1901 N. Moore Street, Suite 803
Arlington, VA 22209

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

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

Wesley M. Weissberg, Trustee
Beneficiaries: Elinor (nmi) Weissberg
Walter (nmi) Goldberg

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

REZONING AFFIDAVIT

DATE: MAY 17 2006
(enter date affidavit is notarized)

882756

for Application No. (s): RZ/FDP 2005-SP-019
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE** of the land.

2. That no member of the Fairfax County Board of Supervisors, 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 the 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.

REZONING AFFIDAVIT

DATE: MAY 17 2006
(enter date affidavit is notarized)

882756

for Application No. (s): RZ/FDP 2005-SP-019
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, 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 more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

Carson Lee Fifer, Jr., (McGuireWoods LLP) donated in excess of \$100.00 to Michael Frey.

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(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, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land have been listed and broken down, 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

David R. Gill, Esquire

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 17th day of MAY 2006, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

Patricia W. Young
Notary Public

My commission expires: DECEMBER 31, 2006

STATEMENT OF JUSTIFICATION

Midland Road LLC – Ridgewood/Weissberg Property
Tax Map Numbers 56-2-((1))-37
April 14, 2005

I. INTRODUCTION

This application is filed on behalf of Midland Road LLC (the "Applicant"). The application requests approval to rezone an approximately 18-acre site from the I-5 District to the PRM District so as to permit the development of a high-quality residential/mixed-use project with 491 multiple family residential units, 152,400 square feet of office and 32,100 square feet of ground level retail. These uses will be served by a total of approximately 1,820 parking spaces, which will be primarily located in structured parking.

The site is commonly known as the "Weissberg" property, with a tax map number of 56-2-((1))-37 (the "Property"). The Property is located in the Fairfax Center Area and is bounded by Lee Highway to the south, Waples Mill Road to the east, Ridgetop Road to the west. The Property is currently undeveloped, but is surrounded by existing development of various uses and intensities. To the west is the Ridgetop Commons residential community, to the north are several suburban office buildings, to the east are several garden apartments, to the south is "strip" retail along Lee Highway. Abutting the Property to the southeast is a self storage facility.

In order to accomplish this rezoning to allow the proposed development, an out-of-turn comprehensive plan amendment has been initiated by the Board of Supervisors. At the direction of the Board, the rezoning is being process concurrently with the pending Comprehensive Plan Amendment.

II. BACKGROUND

The Property represents one of the last undeveloped parcels in the Fairfax Center area. Situated near the confluence of I-66, Route 50 and Lee Highway, this Property has the unique opportunity to serve as a premiere gateway development as well as anchoring the eastern edge of this emerging center.

Currently, the Property is zoned I-5, General Industrial District, without any proffered conditions. This would permit, by-right, development of traditional suburban office buildings of a similar character to those to the north of the Property at an FAR of 0.50. The by-right development would likely be characterized by large surface parking lots and only minimal amounts of landscaping with none of the complimentary retail and commercial uses that characterize the higher quality development in the area.

Thus the Property has opportunity to serve multiple objectives. In addition to the general benefits from the mixed-use concept, the application facilitates the extension of Government Center Parkway, which will further reinforce the street

network, minimizing the traffic impact on the surrounding communities, and providing an important link in the transit network.

III. OBJECTIVES

The above background has been distilled to several objectives by the applicant, which the applicant believes the project clearly fulfills.

A. Pedestrian Oriented and Pedestrian Friendly

Any mixed-use project should be pedestrian friendly in order to maximize the integration of the uses while providing links to the larger Fairfax Center Area. The proposed development will be oriented at a pedestrian scale, including extensive use of landscaping, sidewalks and open space to encourage pedestrian use of the property, both by future residents of the project and the surrounding community. Further, the proposed street trees and landscaping, the proposed crosswalks and integrated sidewalk network all engender a sense of place. In addition, the location of the proposed southern entrance and open space creates a natural visual connection with the Ridgeway Commons residential community to the west, which reinforces the pedestrian accessibility of the Property.

Lastly, proposed pedestrian improvements will also provide significant inter-parcel access, which reinforces the pedestrian network and lays the foundation for future pedestrian friendly development.

B. Integration of Uses

Mixed-use has always been encompassed in the goals of the Comprehensive Plan. The proposed project represents a true integration of office, retail and residential uses. This level of integration has not always been fully realized in the Fairfax Center Area, and this project represents a unique opportunity to fulfill that goal. Further, the mixed-use nature of the project provides additional benefits including the more efficient use of public infrastructure, reduced trip generation by co-locating employment, residential, and shopping opportunities, and maintaining a sense of place by creating a development which will be utilized during the entire day.

C. Retention of a Signature Office Component

As noted above, a significant office component has always been envisioned for this Property. The parcels to the north have been developed as traditional suburban office. This rezoning both represents an opportunity to retain a signature office component and provide a proper transition from the office uses to the north to the retail and residential uses south and west of the Property.

D. Appropriate Residential Development

This rezoning represents the opportunity to address the need for housing and provide a better balance between the location of jobs and housing. The proposed development will provide a residential product that compliments the surrounding residential development, both in terms of its general architectural style and type of product, while creating a differentiated market option within the community, which creates the opportunity for more residents to remain in the area, further enhancing the vitality of the community.

IV. PROPOSAL

In order to best accomplish the above objectives, the applicant has crafted a development plan that emphasizes high-quality design coupled with a true integration of uses. The proposed uses are described below:

Office Component

The amount, design, and location of the proposed office use responds correctly to the established land pattern and location of public streets. The project retains a significant office component that responds to the site's history and compliments the development to the north. The northeast corner of the site is functionally separated from the rest of the Property by the extension of Government Center Parkway. This parcel provides the ideal location for the proposed premiere "Class-A" signature office building of approximately 152,400 square feet. The building will be served by a parking garage that is an enhancement when compared to surface parking that is much more common in this area. The building will be linked to southern portion of the property by pedestrian crossings, common landscaping and architectural themes as well as the north-south circulation road. Lastly, the northeastern corner of the intersection of the Government Center Parkway and Ridge Top Road will serve as public open space to draw people into the Property and to transition from the office building to the residential uses to the south and west.

Residential Component

The residential component is of a size that provides the "critical mass" to support the office and retail uses and offers valuable product differentiation. The applicant proposes 491 multiple family units in several buildings of varying heights and product types. The most northern residential complex will be divided into two buildings, with a total of 287 dwelling units, and with a shared parking garage of 465 spaces. The top of the parking garage will be serviced by an amenity deck to provide additional recreational opportunities for residents. In addition, the northern wing will have groundfloor retail along Government Center Parkway to service both residents and the surrounding community. The southern residential complex will also be divided into two buildings, with a total of 204

dwelling units, with a shared parking garage of approximately 420 spaces and its own ground-level amenity area.

Each of the residential buildings will be of high-quality design and materials. While the buildings offer a height and design that provides differentiation from current products in the market, all of the residential buildings are generally oriented to provide a more narrow profile to the neighboring residential community, while contributing to the creation of a more urban design along Ridge Top Road. This reduces the visual impact of the mass of these buildings and creates usable areas of common open space which may be utilized by the community at large. The layout of the residential buildings maximizes the usable public open space of the Property and does not "capture" open space in areas not accessible to the public.

Complimentary Retail

The amount of proposed retail is proper and essential to creating the desired "active" streetscape. The proposed retail component is intended to compliment the residential and office uses, creating on-site shopping opportunities for residents and workers, which will enhance the vitality of the development while reducing the need for additional off-site car trips. The largest retail bay, 15,000 square feet, will be integrated as ground floor retail in the northern residential building. This location takes advantage of the corner of Government Center Parkway and Ridge Top Road, as a gateway linking the retail on the eastern portion of the site.

The retail corridor is continued from this ground floor retail to the smaller stand-alone retail bays on the eastern portion of the site. The largest of these bays is approximately 11,100 square feet and all will be served structured parking located behind the retail bays. Both traditional retail and restaurant uses are envisioned for these bays. The total size of the retail development on the Property will be approximately 32,100 square feet.

Transportation

As noted above, the applicant proposes significant transportation improvements, most notably the extension of Government Center Parkway to Waples Mill Road. This extension provides an important link in the transportation network by linking Waples Mill Road to the rest of the Fairfax Center Area. To the extent permitted by VDOT, the project envisions the extension as a boulevard, complete with landscaped medians, broad sidewalks, street trees, and brick-style crosswalks, which will differentiate the project while enhancing the retail component. Significant improvements to the signalization at the intersections of the extension and Ridge Top Road and Waples Mill Road are envisioned as well to allow for safer and more efficient access to the Property.

All of the proposed street improvements will include sidewalks and landscaping to compliment the proposed architectural style of the project and to provide enhanced pedestrian connections.

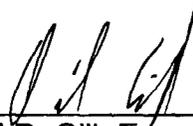
V. COMPLIANCE WITH RESIDENTIAL DEVELOPMENT CRITERIA

The proposed development fully complies with the Residential Development Criteria contained in Appendix 9 of the Land Use Element of the Comprehensive Plan. Detailed compliance with the applicable criteria is summarized in Attachment A.

VI. CONCLUSION

The proposed development is consistent with identified objectives, the general goals of the Fairfax Center Comprehensive Plan, the PRM District recommendations, and the Residential Development Criteria. The development of the Property provides a unique opportunity to create an integrated mixed-use project that will serve as a true gateway and anchor the eastern edge of the Fairfax Corner Area. For all of the aforementioned reasons, the Applicant respectfully requests the Staff and the Planning Commission to endorse, and the Board of Supervisors to approve this rezoning request.

Respectfully submitted,



David R. Gill, Esquire

\\REA\250363.6

ATTACHMENT A

RESIDENTIAL DEVELOPMENT CRITERIA

1. SITE DESIGN

a.) *Consolidation:* The Property is approximately 18 acres and is one of the last undivided tracts in the area. The applicant has attempted to purchase the self storage facility in order to consolidate the block, however, the owner was unwilling to sell. To the extent practicable, the development is in conformance with the Comprehensive Plan's recommendation to consolidate parcels where practicable.

b.) *Layout:*

- The layout provides logical, functional and appropriate relationships on the Property.
- The CDP/FDP depicts several residential buildings that are orientated to maximize public open space, reduce the visual impact on surrounding properties, and provide for the logical extension of infrastructure improvements, including access to off-site transit facilities.

c.) *Open Space:*

- The proposed layout maximizes usable public open space. Further the open space is integrated with throughout the development to maximize accessibility to both residents and the community.

d.) *Landscaping and e) Amenities:*

- The Landscape Plan includes provisions for street trees, shrubs and/or perennial beds to be planted along most of the proposed roads, screening the development from Lee Highway while providing a public space for residents and the community to utilize. Further plantings around the public spaces, sidewalks and other public amenities will enhance the open space.

2. NEIGHBORHOOD CONTEXT

- The proposed community fits into the existing development in terms of compatible uses and density. The proposed development serves as a buffer between the commercial uses to the north and south, and the residential uses to the east and west.
- Consistent with the neighboring communities, the residential development will be oriented to maintain the continuity of open space and to reduce the visual impact of the buildings while providing pedestrian connections to link the site to neighboring developments and the existing pedestrian network.

3. ENVIRONMENT

Preservation: There are no streams, wetlands or environmental features worthy of preservation.

Slopes and Soils: To the extent practicable, the development has been designed to take advantage of the topography of the site to provide a visual link to neighboring communities.

Drainage and Water Quality: The proposed development will utilize a regional off-site SWM/BMP facility, see note 8 of the CDP/FDP.

Noise and Lighting: Through the use of the extensive landscaping, the applicant will reduce the potential noise impact on the surrounding community. In addition, any lighting will meet the light standards of the Zoning Ordinance to reduce the potential impact of glare on the surrounding community.

Energy: Residential units will be constructed in accordance with the thermal guidelines of the CABO Model Energy Program for energy efficient homes.

4. TREE PRESERVATION

- To the extent practicable, existing tree cover will be preserved. The Applicant shall work with the Urban Forester to determine areas worthy of tree preservation.

5. TRANSPORTATION

a.) *Transportation Improvements:* The primary improvement is the construction of the extension of Government Center Parkway across the Property, which will provide an important link from Waples Mill Road to the Government Center area to the west. Further the proposed internal streets provide internal circulation while creating a natural extension of the street grid for the potential redevelopment of the self storage facility. Also, an extensive system of internal pedestrian sidewalks and crossings will link the site to the surrounding community while providing intra-site pedestrian access.

b.) *Transportation Management/Non-motorized Facilities:* The proposed development incorporates a sidewalk/pedestrian connection along both sides of all of the proposed public streets on the site. These connections allows the residential development to the west of the site to access the pedestrian network and better utilize the proposed commercial facilities and open space, facilitating non-motorized travel by both neighboring and on-site residents.

c.) *Streets:* All proposed streets will be designed and constructed to Virginia Department of Transportation (VDOT) standards.

6. PUBLIC FACILITIES

a.) *Sewer.* The property will be serviced by public sewer facilities.

b.) *Schools.* Through proffers the Applicant shall contribute funds to the Fairfax County Board of Supervisors for schools impacted by the proposed development according to the methodology described in the Residential Development Criteria adopted as part of the Comprehensive Plan.

c.) *Parks.* The project offers significant on-site recreational amenities of a type and scale appropriate to a property of this size, thus there is no anticipated impact on area parks.

7. AFFORDABLE HOUSING

Even though the site is concurrently subject to an out-of-turn plan amendment, through proffers, the Applicant will agree to provide 3.5% of the building units for building B as Affordable Dwelling Units.

8. COMPLIANCE WITH CRITERIA FOR PRM ZONING

The proposed development is in conformance with the general standards for planned developments contained in Article 16 of the Zoning Ordinance. Specifically:

- While an out-of-turn plan amendment has been initiated, the project still conforms to the Comprehensive Plan as to type and character of use as well as the sufficiency of public facilities.
- The use of a planned development district generates superior design when compared to conventional alternatives. Specifically, the design flexibility afforded by the planned development district is used to provide substantial, viable and strategically sited open space, with recreational opportunities, while providing integrated residential, retail and office uses that maximize the existing topography.
- Appropriate linkages within internal facilities and connections to major external facilities are provided at a scale appropriate to the development. Most notably, the extension of Government Center Parkway provides an extension of the street grid and provides a major east-west connector. Further, pedestrian trails and sidewalks are provided that connect the project internally and to the surrounding community.

July 19, 1976

The Fairfax County Board of Supervisors
The Massey Building
4100 Chain Bridge Road
Fairfax, Virginia 22030

Re: Proffers-Rezoning Application
74-2-095

Ladies and Gentlemen:

By letter of June 21, 1976, we, the landowners in the above referenced rezoning, proffered that the development of the subject property will be in strict accordance with the conditions set forth therein.

In view of the reduction in the residential density on the Carney and Smith tract, west of the subject property, we hereby amend Item 6 of our proffer of June 21, 1976, to provide as follows:

6. That we will cooperate with the developer of 74-2-035 in realigning the east-west collector road, in the general location shown on the revised conceptual development plan, with the exact location to be determined at the time of site plan review. We will dedicate the right-of-way and build whatever type road is required by traffic generation at that time.

Very truly yours,

Louis J. Carusillo
Louis J. Carusillo

Anna T. Carusillo
Anna T. Carusillo

June 21, 1976

The Board of Supervisors
Fairfax County, Virginia
4100 Chain Bridge Road
Fairfax, Virginia 22030

Re: Proffers - Rezoning Applicaton 74-2-095

Ladies and Gentlemen:

Pursuant to § 15.1-491, subparagraph (a) of the Code of Virginia, 1950, as amended, we the landowners in the above-referenced rezoning, hereby proffer that development of the subject property will be in strict accordance with the conditions set forth below unless amendment thereto is mutually agreed upon by the Board of Supervisors and the landowners:

1. On Lee Highway, Route #29-211, at time of development, we will dedicate right-of-way behind the sidewalk and build road widening with face of curb 35 feet from center line, a 20-foot wide median, a standard 26-foot wide service drive and standard 4-foot sidewalk.
2. A 50-foot landscaped buffer will be provided along Lee Highway, Route #29-211, for the southern boundary of the site. (Buildings will therefore be a minimum of 100 feet from Lee Highway curb).
3. No open storage yards will be permitted within 300 feet of Lee Highway, Route #29-211.
4. Subject to determination at the time of site plan review,

(a) On Ridge Top Road, we will dedicate right-of-way to 35 feet from center line and build road widening to 24 feet from center line with curb, gutter and sidewalk, and in conjunction with the adjacent property owner, construct a deceleration/left turn lane in the median of Lee Highway for eastbound vehicles turning north onto Ridge Top Road; or

(b) We will build a new road through the center of the tract connecting Lee Highway and the east-west collector road, and construct a deceleration/left turn lane in the median of Lee Highway for east bound vehicles turning north onto this road.

5. We will attempt to orient structures away from Lee Highway. The location of buildings will depend upon the location of the north-south road connecting Lee Highway and the east-west collector road.
6. We will cooperate with the developer of 74-2-035 in realigning the east-west collector road, in the general location shown on the revised conceptual development plan, with the exact location to be determined at the time of site plan review. We will dedicate a 90-foot wide right-of-way and build whatever type road is required by traffic generation.
7. At the time of site plan approval, we will contribute \$1,000.00 per acre being developed to the off-site road improvements, in accordance with an agreement between the County and the Route 50-66 Association.
8. Development will be in general accordance with the revised conceptual development plan submitted with the application, with the following exceptions:
 - (a) Building locations are schematic only.
 - (b) Street locations will be determined at the time of site plan review.
 - (c) It is unlikely that the tract will be developed as a unit.

Very truly yours,



Louis J. Carusillo

Anna T. Carusillo



County of Fairfax, Virginia

MEMORANDUM

DATE: April 24, 2006

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

FROM: Pamela G. Nee, Chief *PJN*
Environment and Development Review Branch, DPZ

SUBJECT: Comprehensive Plan Land Use Analysis: RZ 2005-SP-019
Weisberg Property - Ridgewood

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced Rezoning (RZ) application and final development plan (FDP)/conceptual development plan (CDP) dated April 13, 2005 as revised through March 30, 2006. The extent to which the proposed use, intensity and development plans are consistent with the guidance contained in the Comprehensive Plan, is noted.

DESCRIPTION OF THE APPLICATION

The applicant seeks to rezone 18.01 acres of land from the I-5 Zoning District to the PRM Zoning District to develop a residential mixed use project. Two residential buildings and two office buildings are proposed with street level retail at an overall intensity of 1.16 floor area ratio (FAR) or 913,267 gross square feet of development. A maximum of 500 new residential units or a total gross floor area of approximately 690,000 square feet, including street level retail, is proposed for Buildings 2 and 3. Under the proposed hotel option, a 95,000 square foot hotel would replace one of the office buildings, resulting in an overall intensity of 1.2 FAR or 941,166 square feet of development. 201,000 square feet of office will be built if the hotel use is not constructed while 150,000 square feet of office will be built under the hotel option. A total of approximately 42,000 square feet of street level retail will be provided in Building 1, Building 2 and Building 4. 1,735 parking spaces are proposed for the development with a substantial majority being structured parking with very limited surface parking. As part of the proposed development the applicants will construct Government Center Parkway through to Waples Mill Road as a four-lane median divided section. Building heights will range from 30 feet for Building 3, which is to be a multi-family residential structure, up to 100 feet for Building 1, which is noted as office with street level retail; parking structures will range in height from 30 feet (P2 parking) to 60 feet (P1 parking). If Building 4 is constructed as office it will have a proposed height of 70 feet. If Building 4 is constructed as a hotel, then

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it will have a proposed height of 100 feet. The applicants are seeking waivers of on-site stormwater management, a waiver of the service drive along Lee Highway (Route 29), a waiver of the transitional screening requirements and a modification of the crossover space to be reviewed by the Virginia Department of Transportation (VDOT).

LOCATION AND CHARACTER OF THE AREA

The subject property is located in Sub-unit Q9 of the Fairfax Center Area. The proposed development will have frontage on Lee Highway, Ridgetop Road, Government Center Parkway and Waples Mill Road. Within Sub-unit Q9 there are two other parcels, located generally in the southeast corner of the sub-unit, which are not part of this proposed development. Parcel 37A is zoned I-5 and currently developed with a self-storage facility. Parcel 39 is zoned R-1 and developed with a single-family residential structure. Properties located immediately to the north of the proposed development are zoned C-4 and I-5 and are developed with office and mini warehouse respectively. Properties located on the west side of Ridge Top Road are all zoned PDH-12 and developed with townhomes along Government Center Parkway and multi-family residential structures along Lee Highway. To the east the Zoning Map indicates C-6 property, although this land area all appears to be right-of-way for Waples Mill Road. The land on the east side of Waples Mill Road in this area is zoned PDH-20 and developed with multi-family dwelling units.

COMPREHENSIVE PLAN CITATIONS

On February 27, 2006, the Board of Supervisors approved Out-of-Turn Plan Amendment (OTPA) S04-III-FC2 which amended the Fairfax County Comprehensive Plan, Area III, 2003 edition, Fairfax Center Area, Land Unit Q, Land Use Recommendations, pages 91-93 , to read as follows:

“Sub-unit Q9

Sub-unit Q9 consists of the area between Ridge Top Road and Waples Mill Road, north of Route 29. It is planned for office use at an intensity up to 0.70 FAR at the overlay level. As an option, with the consolidation of a minimum of 18 acres, residential/mixed-use at an intensity up to 1.2 FAR may be appropriate, provided that the following conditions are met:

- The character of the development should be primarily mid- or high-rise buildings with retail use integrated within the ground floor of residential and office buildings. Restaurants and ground-floor retail should help create an activity center for residents, visitors, and office workers. A defined and dynamic streetscape should be created along Ridge Top Road, Government Center Parkway, and all internal streets. Pad sites are not allowed.
- Buildings at the corner of Government Center Parkway and Ridge Top Road should be designed to incorporate ground floor retail. It is anticipated that at least 20,000 square feet of a variety of retail, restaurant, and community-serving uses should be located in the vicinity of this intersection.
- A minimum of a 50 foot vegetated buffer should extend from the planned right-of-way line to minimize noise and visual impacts of development along Route 29;

- The office component should total at least 200,000 gross square feet. However, up to 50,000 square feet of office use may be replaced by hotel use;
- The planned extension of Government Center Parkway to Waples Mill Road is to be constructed as a four-lane divided roadway within the first phase of development. Dedication of land, construction or contribution to the Fairfax Center Area Road fund should be made for the planned transportation improvements, which includes the Route 29 and Waples Mill Road interchange;
- Land uses along the periphery of the development should complement the design and orientation of the neighboring land uses. In general building heights should taper towards the south and east, or landscaping should offset and soften the transition of the building heights if this tapering is not feasible. Development also should provide substantial buffering and interparcel access to any unconsolidated parcels;
- A high quality, pedestrian-oriented living environment with recreation spaces, such as open lawn areas, urban parks, plazas and courtyards, should be provided to help meet the recreation needs of residents. Appropriate landscape features and pedestrian amenities, such as shading, seating, lighting, public art, bus shelters, trash cans, and other street amenities should be provided. A contribution should be made to offset the impact of this development on the active recreation facilities;
- Sidewalks and trails should safely connect the land uses within the development and to the surrounding area. These pedestrian pathways should be part of the overall circulation plan that should include continuous sidewalks, attractive pavement treatments, safe crossings, and bicycle facilities;
- An effective transportation demand management (TDM) program should be provided with each phase of development. It should encourage the use of alternative forms of transportation to reduce the number of vehicular trips. It should be based on the number and type of residential units and non-residential square footage, as deemed appropriate by the Department of Transportation. Any development should establish and implement strategies for the centralized management of the program. The TDM program could include staffing, resources, and dedicated areas for these services. Resources for telecommuting, transit subsidies, and “live where you work” incentives could be provided. Other programs could include, but would not be limited to, rideshare, vanpool, and carpool matching services or guaranteed ride home programs;
- The majority of the required parking should be structured or underground. Attractive façade treatments that are consistent with the overall architectural design should be used for any portion of a parking structures that is visible from the street;
- A geotechnical study should be completed to identify the depth of the asbestos soils and provide appropriate abatement and public safety measures during construction;
- Prior to any development, a survey should be conducted to determine the presence of significant historic archeological resources, using the scope of services approved by the County. The sub-unit has a high potential for these resources as parcel 37 is known to have contained World War II Prisoner of War camp. Should any significant resources be found, then those resources should be conserved or the adverse impacts of any development mitigated. If resources are present, the applicant should work with the History Commission to write and fund the creation and installation of a historic marker on site;
- Affordable housing should be provided through compliance with the Affordable Dwelling Unit Ordinance, an appropriate proffer of land or units for affordable

housing, or a financial contribution to the Fairfax County Housing Trust Fund. In addition, the provision of workforce housing to accommodate the needs of individuals or families making from 70 to 120 percent of the County’s median income is encouraged; and,

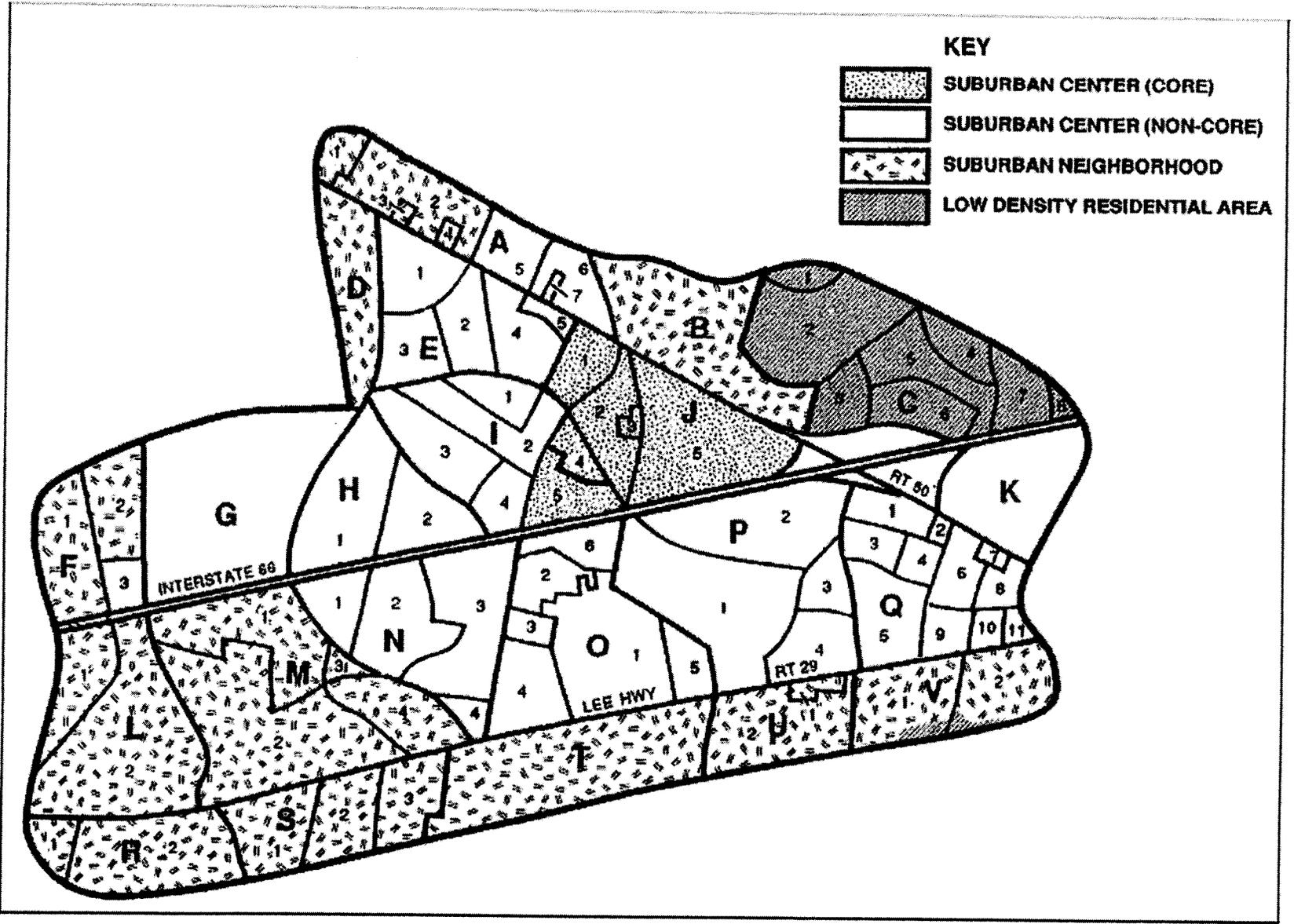
- Any development should mitigate the impact of the residential component on public schools;

Any remaining, unconsolidated parcels may develop at an intensity up to 1.0 FAR office/mixed-use, if all relevant conditions above are achieved and appropriate inter-parcel access is provided to the adjacent development. . . .

LAND UNIT SUMMARY CHART – LAND UNIT Q

| <u>Sub-unit</u> | <u>Approximate Acreage</u> | |
|--------------------|----------------------------|---------------|
| Q9 | 25 | |
| Sub-unit | Recommended Land Use | Intensity/FAR |
| Baseline Level | | |
| Q9 | Office | .15 |
| Intermediate Level | | |
| Q9 | Office | .35 |
| Overlay Level | | |
| Q9 ⁵ | Office | .70 |

⁵Residential/mixed-use at a 1.2 FAR may be appropriate with consolidation of at least 18 acres of the Sub-unit and other conditions.”



COMPREHENSIVE PLAN MAP: Fairfax Center Area

ANALYSIS

The subject property is located in Sub-unit Q9 of the Fairfax Center Area which is planned for office use at .70 FAR at the overlay level with an option, with the consolidation of a minimum of 18 acres, for residential mixed use development at an FAR of 1.2 if several conditions are satisfied. The applicant has met the minimum land consolidation condition and is seeking a rezoning to the PRM Zoning District in order to develop a residential mixed use project at an FAR of 1.16 or 1.2 with the hotel option under the Comprehensive Plan's overlay level option. The extent to which the proposed use, intensity and development plans are consistent with these site-specific Comprehensive Plan conditions are discussed below.

The first Plan condition specifies that the development should be configured in mid-rise or high-rise structures with a mixture of office, residential and retail uses with an option for hotel and a well defined streetscape presence which encourages pedestrian usage and access to the area. Proposed building heights including parking structures range from 30 to 100 feet. The plans depict approximately 42,000 square feet of ground floor retail and the applicant is proposing a pedestrian friendly streetscape area as part of the developed areas along Government Center Parkway and Ridge Top Road. No pad sites are proposed consistent with Plan guidance. Staff finds that this Plan condition has been satisfied.

The residential mixed use Plan option also specifies a minimum of 20,000 square feet of ground floor retail uses to include a variety of retail, restaurant and community serving uses be located at the corner of Government Center Parkway and Ridge Top Road. The majority of the 42,000 square feet of ground floor retail uses are located at or near this intersection. Staff finds that this Plan condition has been satisfied.

In order to shield proposed residential structures from noise and visual impacts along Route 29 the Plan recommends a minimum buffer area of 50 feet. The development plan depicts a minimum buffer area of 50 feet along Route 29. A mixture of canopy trees, evergreens and ornamental trees is proposed within this buffer area. The development plan shows that this area of landscaping extends to the corner of Route 29 and Ridge Top Road. Staff finds that this Plan condition has been satisfied.

The applicant has committed to 200,000 square feet of office with an option to construct 150,000 square feet of office with a 95,000 square foot hotel. These thresholds are consistent with the Plan condition stipulating a minimum of 200,000 gross square feet for office with 50,000 square feet of office being allowed to be replaced by hotel use.

The applicant has proffered to provide construction, dedication and right-of-way improvements for Government Center Parkway, Lee Highway, Ridge Top Road and Waples Mill Road. The applicant has also committed to design, construct and equip a traffic signal at Waples Mill Road and Government Center Parkway extended, if warranted. The applicant has made a similar commitment for the intersection of Government Center Parkway and Ridge Top Road. The applicant has also committed to provide a contribution to the Fairfax Center Area Road

Fund, subject to credit for expenses incurred for the above-noted improvements. These commitments appear to be consistent with transportation improvements identified in the Plan condition but will be ultimately subject to review and approval by the staff in the Fairfax County Department of Transportation (FCDOT). The applicants have also submitted a Transportation Demand Management (TDM) plan. Any final determination regarding the adequacy of the TDM plan will be made by staff from FCDOT.

Staff feels that the applicant has generally provided acceptable commitments to meet the design and orientation of neighboring land uses as well as the pedestrian friendly environment as recommended by the Comprehensive Plan for this area. However, some landscaping features contained in the central portion of the site could be improved in a manner which is better integrated into the site and the surrounding properties.

In accordance with the recommendations of the Comprehensive Plan, the majority of the required parking for the proposed development will be located underground or within structured parking areas. Very little surface parking is proposed as part of this development. Staff feels that this Plan conditions has been addressed.

In accordance with the recommendations of the Comprehensive Plan for the subject property, the applicants have provided commitments regarding measures which will be taken during construction to reduce the potential impacts of asbestos soil exposure to construction worker and provide adequate suppression measures. The applicants have also provided appropriate commitments should on-site blasting be required.

Proffer 58 details the applicant's commitment to conduct a Phase I and Phase II archeological survey of the subject property to determine if there are any resources related to the presence of a World War II prisoner of war camp in the area. In the event that resources are recovered the applicants may be required to conduct a Phase III recovery plan for the site subject to a determination by Cultural Resource Management and Protection Section of the Fairfax County Park Authority. As part of the final commitment related to these effort the applicants should construct a historical marker to be located within the open space amenity area of the proposed development.

The Comprehensive Plan clearly addresses the need to ensure affordable housing is an element of this proposed development. The applicants have provided proffers related to the provision of work-force housing and/or Affordable Dwelling Units (ADU's). The proffers have been constructed in a manner which would allow a combination of ADU's and/or workforce housing. Staff is generally not satisfied with the proffers related to workforce housing and ADU's, and the applicant's unwillingness to meet the commitment to the housing trust fund is not consistent with intent of the Plan to provide a broad range of affordable housing in this area through a variety of mechanisms. Staff feels that this element of the proposed development is a work in progress subject to further discussions and revised proffers.

The Comprehensive Plan recommends that any development on this site should mitigate the impact of the residential component on public schools. The applicants have committed to a contribution of \$780.00 per dwelling unit for schools contribution.

Staff concludes that there are areas of the proposed development which should be refined at this stage. The amenity open space parcel is not presented in a location that is ideally suited for outdoor recreation. Access to the parking garage for Building 4, the office/hotel building, should be designed in a manner which would permit future access from Parcel 37A; however, there does not appear to be a firm commitment to this future conversion. As noted above, the workforce housing and ADU commitments are not fully consistent with the intent of Comprehensive Plan recommendation on affordable housing for this area and therefore these commitments should be refined further. Finally, while the applicant is meeting the required water quantity and quality controls staff feels that there is clearly an opportunity to incorporate LID into the design of the proposed development to further improve water quality and runoff reduction in this area.

PGN:JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: May 4, 2006

TO: Barbara A. Byron, Director
Zoning Evaluation Division

FROM: Angela Kadar Rodeheaver, Chief *AKR*
Site Analysis Section
Department of Transportation *by CAA*

SUBJECT: Transportation Impact Addendum

FILE: 3-4 (RZ 2005-SP-019)

REFERENCE: CDP/FDP 2005-SP-019; Midland Road L.L.C.
Traffic Zone: 1600
Land Identification: 56-2 ((1)) 037

The following revised comments reflect the position of the Department of Transportation, and are based on the Conceptual Development Plan/Final Development Plan and draft proffers both revised to May 2, 2006.

Transportation Issues

This department does not object to the proposed concept for development of the site, but does not support approval of the application as submitted due to the excessive number of remaining transportation concerns. The following transportation issues remain outstanding with the current submission.

1. Two of the loading spaces for Building 1 are located approximately 200 feet from the closest building entrance, and this appears to be a pedestrian entrance to the building. One space is under the building. A more practical location for the spaces should be considered.
2. A single exit lane is delineated for the primary site exit onto Ridgetop Road east of Government Center Parkway. The applicant should consider a two lane exit.
3. The plan does not provide convenient areas for passenger drop-off and pick-up for Buildings 2.1 and 4 relative to the building entrances.

4. The proposed Government Center Parkway eastbound approach to Waples Mill Road does not align with the existing westbound approach. Commitments to better align the intersection are needed. The applicant should commit to modify the intersection approaches as deemed appropriate by VDOT at time of preliminary design plan for the extension of Government Center Parkway. In addition, the applicant should be aware that restriping of the westbound approach will likely be needed with signalization of the intersection.
5. The loading space/service area for the five retail uses along Government Center Parkway will not be convenient for daily or minor deliveries. As such, delivery to these businesses will likely be problematic. The stopping of delivery vehicles within the eastbound travel lanes of Government Center Parkway would impede traffic flow and could create a safety hazard. A better site design could eliminate this concern.
6. Delineate the future garage connection to the south for garage P.4, and commit that the structure design will accommodate the shifting of the access from the east to the south. Any modifications to the garage structure should be at this applicant's expense – not the party shifting the access driveway. [There are no garage impacts anticipated if the hotel option is exercised].
7. The “pro-rata” commitment to a sharing of maintenance costs for interparcel access has been deleted from the latest proffers in favor “reasonable maintenance and cost sharing provisions”. The term pro-rata should be reinstated in proffers where deleted.
8. The commitment to evaluating the initial effectiveness of the TDM program through surveys may not be adequate. Traffic Counts may be appropriate as determined by the Department of Transportation, with the survey and/or counts to occur within six months after build out. A definition of final build out as sale or initial rental of all units may also be appropriate.
9. The lack of a penalty for non-obtainment of trip reduction is less than desirable.

AKR/CAA

Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services.



County of Fairfax, Virginia

MEMORANDUM

DATE: March 24, 2006

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

FROM: Pamela G. Nee, Chief *PHL*
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ 2005-SP-019
Ridgewood

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the development plan dated February 13, 2006 and proffers dated March 16, 2006. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

In the Fairfax County Comprehensive Plan, Policy Plan, 2003 Edition, Environment section as amended through November 15, 2004, on page 4 through 15, the Plan states:

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

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protection and restoration of the ecological quality of streams is important to the conservation of ecological resources in Fairfax County. Therefore, efforts to minimize adverse impacts of land use and development on the County's streams should be pursued.

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

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

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
- Where feasible, convey drainage from impervious areas into pervious areas.
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements.
- Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas.
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

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

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

In the Fairfax County Comprehensive Plan, Policy Plan, 2003 Edition, Environment section as amended through November 15, 2004, on pages 9 and 10, the Plan states:

“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.

Policy b: Reduce noise impacts in areas of existing development.

New development should not expose people in their homes, or other noise sensitive environments, to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA. Because recreation areas cannot be screened from aircraft noise and because adverse noise impacts can occur at levels below DNL 65 dBA, in order to avoid exacerbating noise and land use conflicts and to further the public health, safety and welfare, new residential development should not occur in areas with projected aircraft noise exposures exceeding DNL 60 dBA. Where new residential development does occur near Washington Dulles International Airport, disclosure measures should be provided.”

In the Fairfax County Comprehensive Plan, Policy Plan, 2003 Edition, Environment section as amended through November 15, 2004, on page 11, the Plan states:

“Unlike some parts of the United States, Fairfax County is not subject to major natural disasters such as earthquakes, or major forest fires. However the County is not free of natural and human made hazards to new and existing development.

There are hazards to property in some areas of the County posed by wet or unstable soils. Marine clay soils found in the eastern part of the County and shrink-swell clay soils found primarily in the western area can cause foundation failures, cracked and shifting walls, and in extreme cases, catastrophic slope failure. Asbestos bearing soils may pose a health risk to construction workers requiring special precautions during excavation.

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 b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards.”

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

Issue:

The subject property is located within the Difficult Run watershed. The applicants have indicated that the site drains to an existing regional facility which serves existing development within the Fairfax Center Area. Staff in the Department of Public Works and Environmental Services (DPWES) has indicated that there appears to be adequate volume to permit a waiver of on-site stormwater management. While the required volume and water quality management controls are apparently being met by the existing pond, staff feels that there may be additional opportunities to provide on-site water quality improvement measures through the use of a variety of Low Impact Development (LID) techniques. To date, the only area of the current plans that could be classified as such an application is a fire lane comprised of grass pavers.

Resolution:

Proposed water quality and quantity control measures appear to be adequate at this stage. However, while staff recognizes that the nature of this type of development is not conducive to substantial tree preservation areas or the establishment of conservation easements, there are clearly opportunities with the proposed development to incorporate such elements as planter boxes, porous pavers, green roof areas and biofiltration areas. While staff have noted these options no apparent effort has been made to incorporate any of these elements into the proposed development. Staff would strongly encourage the applicants to seek opportunities for LID as part of the proposed development. Any final determination regarding stormwater management and BMPs for the proposed development will be made by staff in DPWES.

Transportation Noise

Issue:

The subject property has frontage on Lee Highway (Route 29), Government Center Parkway and Ridge Top Road. Based on the findings contained in the applicants noise study the only area impacted by noise levels exceeding 65 dBA DNL were noted along Government Center Parkway. Outdoor activities in this area were largely limited to pedestrian traffic on the sidewalks with some impacts to residential units located above street level. According to the proffers exterior walls will be used to mitigate noise in outdoor activity areas which may be

impacted by noise levels exceeding 65 dBA DNL and interior areas will be mitigated through the use of appropriate construction materials.

Resolution:

While the applicants have generally addressed this concern in a manner that is consistent with staff's recommendations the proffers relating this issue are not clearly stated and should be revised to state that the interior noise shall be mitigated to no more than 45 dBA DNL and exterior noise shall be mitigated to no more than 65 dBA DNL for outdoor activity areas, such as patios and eating areas. While a refined acoustical analysis may be submitted at the time of site plan review it should be subject to review and approval by staff in the Department of Planning and Zoning, not DPWES as is stated in the current proffers.

Asbestos Soils

Issue:

Fairfax County soils maps indicate the presence of asbestos bearing soils and bedrock on the subject property. This area is also indicated as having a shallow depth to bedrock which could necessitate blasting during construction phases for the proposed development. The asbestos bearing materials present a potential health risk for those coming in contact with the materials. As such, the applicants will be required to provide appropriate protective measures for construction workers on-site during clearing and grading phases of the proposed development as well as suppression methods to ensure that any asbestos which might be encountered cannot become airborne and present a hazard to individuals on adjacent properties.

Resolution:

The applicants are aware of these conditions and have provided a number of proffered commitments to address both the potential asbestos issues and blasting issues which might be encountered during clearing and grading phases of the proposed development.

PGN:JRB

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Tracy Strunk, Senior Staff Coordinator
Zoning Evaluation Division, DPZ

DATE: April 3, 2006

FROM: Jessica Strother, Urban Forester II
Forest Conservation Section, DPWES

SUBJECT: Ridgewood, CDP/FDP 2005-SP-019

RE: Your Request received on March 24, 2006

This review is based on the Conceptual Development Plan (CDP) and Final Development Plan (FDP) stamped as received by the Department of Planning and Zoning on March 14, 2006. Draft proffers were not included. An Existing Vegetation Map (EVM) was not included with the CDP/FDP. Two site visits were conducted in late March 2006.

Site Description: The Ridgewood property is a consolidation of three parcels totaling 18 acres and is surrounded or adjacent to residential or commercial development on all sides. The forest cover is characterized as mature, early successional vegetation that consists of Eastern red cedar, red maple, green ash, Virginia pine and some oak. There are several 1/8-1/4 acre areas that are devoid of vegetation that contain grassland. Despite the existence of younger successional forest cover, some groupings of this forest cover, excluding the Virginia pine, contain quality screening and buffering capabilities.

1. **Comment:** An Existing Vegetation Map (EVM) was not included with the CDP/FDP. Because this site is almost completely forested, it is particularly important to provide an EVM that includes the type of forest cover, it's age and overall health.

Recommendation: The Applicant should provide a detailed EVM.

2. **Comment:** There is no preservation of any of the existing forest cover on the property and none of this forest cover is being used to address transitional screening requirements. Maintaining some of the forest cover is desirable for water and air quality benefits, and moderating air temperature. Younger forest growth is hardy and can withstand some construction impacts, and should be preserved and used for buffering and screening, in part, on this property. The County's Comprehensive Plan, Area Wide Recommendations for the Fairfax Center Area recommend that new development be designed to incorporate vegetative screens, berms and set-backs. The Environmental Improvements section of the Comprehensive Plan for the area recommends the provision of additional screening and buffering, landscaping in the right-of-way, above standard ordinance requirements for landscaping and the provision of energy conservation design. Additionally, the Comprehensive Plan recommendations for Parcel Q-9 recommend providing a defined and dynamic streetscape and a 50 foot buffer from the right-of-way of Route 29.

Recommendation: The CDP/FDP should be revised and designed to preserve some of the trees and existing forest cover where transitional screening is required and where it would contribute to the goals of the Comprehensive Plan regarding buffering, screening and environmental health. The following design considerations should be planned for:

- Provide a 50 foot wide area tree preservation area along the Route 29 frontage.
- Provide a 20-30 foot wide tree preservation area buffer between the travel aisle and the proposed buildings in the southeastern segment of the property, extending to the rear of proposed 2.1 Residential Building.
- Transitional screening is required along Waples Mill Road adjacent to the retail use and parking garage. Consider preserving existing vegetation to meet the requirement.

The limits of clearing and grading should be revised to reflect these changes. Supplemental plantings should be incorporated into the screening yards and buffers, where needed.

3. **Comment:** Transitional screening has not been provided along the Ridge Top Road frontage. Berming and effective screening should be provided. As indicated in the previous comment the Comprehensive Plan recommends considerable screening, berming and buffering for projects in the Fairfax Center Area.

Recommendation: Revise the CDP/FDP to provide planted transitional screening and berming that is effective in buffering the site.

4. **Comment:** When the site has been redesigned to include tree preservation discussed in comment 1 and 2 above, the Applicant should provide a commitment to preservation through the provision of a tree survey and tree preservation plan. The primary focus in providing tree preservation areas is to provide screening, buffering and an area to receive supplemental plantings.

Recommendation: The following proffer language is suggested to address these issues:

- a. "The Applicant shall contract a certified arborist to prepare a tree preservation plan to be submitted as part of the first site plan submission. The plan shall be reviewed and approved by the Urban Forest Management Division. The tree preservation plan shall consist of a tree survey which includes the location, species, crown spread and condition rating percent of all trees that are 6 feet or greater. The condition analysis shall be prepared using methods outlined in the ninth edition of The Guide for Plant Appraisal. The area to be surveyed includes all tree preservation areas reflected on the CDP/FDP. A recommendation shall be made by the certified arborist as to which trees are healthy and appropriate to be of benefit from a screening and buffering standpoint. Specific tree preservation activities include, but shall not be limited to pruning, mulching and fertilization."

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

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

5. **Comment:** Information regarding existing and proposed utilities must be shown, in order to evaluate if the proposed landscaping is possible. Additionally, more specific information is needed regarding sight distance and the VDOT right-of-way as they relate to proposed street trees within the interior and periphery of the site

Recommendation: The CDP/FDP should be revised to provide this information in as much detail as possible.

6. **Comment:** Adequate planting space for at grade planting strips is needed to effectively provide for the proposed street trees, within the interior and periphery of the site. It appears that the planting strips may be too narrow and will conflict with sidewalks and utility strips. Additionally, three large parking structures are proposed and there is no proposed parking lot landscaping or an aesthetic treatment to soften the effect of these structures. The Comprehensive Plan recommends intensively buffering and landscaping new development projects in the Fairfax Center Area.

Recommendation: The Applicant should commit to proffer language that ensures adequately sized planting areas and landscaping on the open parking structures be provided. Small to medium shade trees should be used in adequately sized planters on the parking decks. The CDP/FDP should be revised with specific detail to reflect these changes.

7. **Comment:** The tree cover calculations are incomplete because the numbers of trees proposed to meet tree cover have not been included. Additionally, if trees are preserved that information should be included.

Recommendation: The CDP/FDP must be revised to include sufficient information as to how tree cover is being met. Show the numbers of trees and any tree save.

Ridgeway
RZ 2005-SP-0019
Page 2 of 4

JGS/
IQ# 111961

cc: Michael McMahon, Chair, Fairfax County Tree Commission
Environmental Planner, Environmental and Development Review Branch, ZED
RA File
DPZ File



FAIRFAX COUNTY

DEPARTMENT OF HEALTH

Division of Environmental Health
Community Health and Safety
10777 Main Street, Suite 102
Fairfax, Virginia 22030-6903

Telephone: (703) 246-2300 Fax: (703) 278-8157

TDD: (703) 591-6435

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division

THROUGH: Dennis Hill, Director
Environmental Health Division *DH*

FROM: Jim Armstrong, Supervisor *JA*
Community Health and Safety Section

SUBJECT: Application No. RZ/FDP 2005-SP-019; 11606 Lee Highway, Fairfax, VA ;
TM # 56-2 1 37

DATE: July 6, 2005

The Soils Map indicates that "orange soils" or actinolite/tremolite mineral deposits are present at this proposed construction site. Therefore, a potential health hazard exists at this location of naturally occurring asbestos.

Special safety precautions are required to construct and develop projects in "orange soils". These safety precautions are designed to protect the public health as well as the health and safety of the personnel who develop and construct these projects. These Directives must be implemented in order to proceed with the project.

The Health Department has additional information for naturally occurring asbestos soils, on our web site at www.co.fairfax.va.us/service/hd/asbintro.htm. If you have any questions, please contact John Yetman at 703-246-8421.



County of Fairfax, Virginia

MEMORANDU

DATE: April 27, 2006

TO: Tracy Swagler
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Gilbert Osei-Kwadwo
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: RZ 2005-SP-019, Tax Map No. 056-2-((01))-0037

Most of the sanitary sewer facilities within the vicinity of the property for the referenced application do have adequate capacity to provide sewer service. The applicant needs to show exactly how the development intends to connect to an existing sanitary line.

FAIRFAX COUNTY
WASTEWATER MANAGEMENT



Quality of Water = Quality of Life

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035
Phone: 703-324-5030, Fax: 703-803-3297
www.fairfaxcounty.gov/dpwes

Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard
Fairfax, Virginia 22031

PLANNING AND ENGINEERING DIVISION
C. DAVID BINNING, P.E., DIRECTOR

July 11, 2005

TELEPHONE (703) 289-6325

FACSIMILE (703) 289-6382

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

Re: RZ 05-SP-019
FDP 05-SP-019
Water Service Analysis

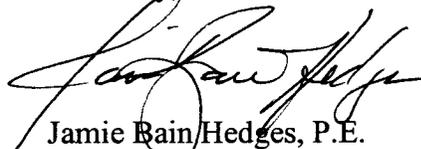
Dear Ms. Byron:

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

1. The property is located within the Fairfax Water service area.
2. Adequate domestic water service is available at the site from an existing 12-inch water main located at the property. See the enclosed water system map. The Generalized Development has been returned to Plan Control for distribution to Engineering Firm.
3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

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

Sincerely,



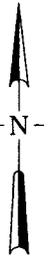
Jamie Bain/Hedges, P.E.
Manager, Planning Department

Enclosures (as noted)

PIPE MATERIAL LEGEND

- A.C.P.
- C.I.P.
- D.I.P.
- P.C.C.P.
- STEEL
- COPPER
- PLASTIC
- GALVANIZED
- - - APPROVED CONST.

- XX AS-BUILT COMPLETE
- XX AS-BUILT INCOMPLETE
- XX AS-BUILT NOT DRAWN

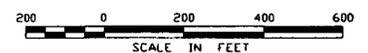


VCS-83 COORDINATE SYSTEM - 1000 FOOT GRID
 VIRGINIA STATE PLANE, NORTH, FEET
 NAD-83 DATUM

CONTOUR INTERVAL 5-FOOT

| | | |
|------|------|------|
| 46-3 | 46-4 | 47-3 |
| 56-1 | 56-2 | 57-1 |
| 56-3 | 56-4 | 57-3 |

FAIRFAX COUNTY
 SECTION
 56-2



The information contained on this page is NOT to be construed or used as a "legal description". Fairfax Water does not provide any guaranty of accuracy or completeness regarding the map information. Any errors or omissions should be reported to the Technical Services Branch of the Planning and Engineering Division. In no event will Fairfax Water be liable for any damages, including but not limited to loss of data, lost profits, business interruption, loss of business information or any other pecuniary loss that might arise from the use of this map or information it contains.

JULY 2005



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

July 11, 2005

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

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ
2005-SP-019 and Final Development Plan FDP 2005-SP-019

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 #403, Fairfax City.
2. **After construction programmed for FY 2006, this property will be serviced by the fire station Fairfax Center (440).**
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is ____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

Date: 7/11/05

Case # RZ-05-SP-019

Map: 56-2

PU 4450

Acreage: 18.0

Rezoning

From : I-5 To: PRM

TO: County Zoning Evaluation Branch (DPZ)

FROM: FCPS Facilities Planning (246-3609)

SUBJECT: Schools Impact Analysis, Rezoning Application

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

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

| School Name and Number | Grade Level | 9/30/04 Capacity | 9/30/04 Membership | 2005-2006 Membership | Memb/Cap Difference 2005-2006 | 2009-2010 Membership | Memb/Cap Difference 2009-2010 |
|------------------------|-------------|------------------|--------------------|----------------------|-------------------------------|----------------------|-------------------------------|
| Greenbriar East 2254 | K-6 | 638 | 765 | 761 | -123 | 749 | -111 |
| Lanier 2501 | 7-8 | 775 | 1013 | 1014 | -239 | 1032 | -257 |
| Fairfax 2500 | 9-12 | 2075 | 2055 | 2030 | 45 | 2232 | -157 |

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

| School Level (by Grade) | Unit Type | Proposed Zoning | | | Unit Type | Existing Zoning | | | Student Increase/Decrease | Total Students |
|-------------------------|-----------|-----------------|-------|----------|-----------|-----------------|-------|----------|---------------------------|----------------|
| | | Units | Ratio | Students | | Units | Ratio | Students | | |
| K-6 | HR | 491 | X.063 | 31 | NA | 0 | 0 | 0 | 31 | 31 |
| 7-8 | HR | 491 | X.011 | 5 | NA | 0 | 0 | 0 | 5 | 5 |
| 9-12 | HR | 491 | X.028 | 14 | NA | 0 | 0 | 0 | 14 | 14 |

Source: FY 2006-2010, Facilities Planning Services Office Enrollment Projections

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

Comments

Based on the approved proffer guidelines the 50 students generated by this rezoning would justify a \$375,000 proffer for schools. (50 students x \$ 7,500 per student)

A new elementary school at West Fairfax site will be opened in the school year 2006-07. This new school will relieve overcrowding at Greenbriar East Elementary School. In addition, Fairfax City is planning to increase capacity at Lanier M.S. to 1100 students and Fairfax H.S. to 2200 students. These capacity increases will relieve the projected overcrowding at the middle and the high school.

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: July 19, 2005

FROM: Qayyum Khan, Chief Stormwater Engineer 
Site Review West, Environmental and Site Review Division
Land Development Services, DPWES

SUBJECT: Rezoning Application Review, RZ/FDP 2005-SP-019, *Generalized Development Plan - Ridgewood/Weissberg Property* dated June 27, 2005, Tax Map #056-2-01-0037 (Property), Springfield District,

We have reviewed the referenced submission and offer the following comments:

Chesapeake Bay Preservation Ordinance (CBPO)

There are no encroachment that is proposed within the Resource Protection Areas on the subject property.

Floodplain Regulations

There are no proposed encroachment within the regulated floodplains on the Property.

Additional Comments

1. The applicant is required to analyze the capacity of the existing drainage system and ensure that the runoff is adequately conveyed to the off-site Fairfax Central regional stormwater management pond.

If you have any questions, or need further assistance, please contact Yosif Ibrahim at 703-324-1720.

cc: Carl Bouchard, Director, Stormwater Planning Division, DPWES
Asaad Ayyoubi, Director, Site Review West, Environmental and Site Review Division,
Yosif Ibrahim, Stormwater Engineer, Site Review WES, DPWES
DPWES
Zoning Application File



FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM



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

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

DATE: August 10, 2005

SUBJECT: RZ/FDP 2005-SP-019, Ridgewood
Tax Map Number: 56-2 ((1)) 37

BACKGROUND

Fairfax County Park Authority staff has reviewed the proposed Development Plan dated June 20, 2005 for the above referenced application. The application requests a rezoning from the I-5 district to the PRM district and proposes the development of 491 multi-family residential units (including 7 affordable dwelling units), 152,400 square feet of office use and 32,100 square feet of ground level retail on 18 acres. The development could add 1227 new residents to the Springfield Supervisory District.

COMPREHENSIVE PLAN CITATIONS

1. Park Services and New Development (The Policy Plan, Parks and Recreation Objective 4, p. 6-7, adopted June 20, 2005)

“Provide for current and future park and recreational needs through a combination of development of new and existing sites and the optimal use of all existing facilities.

Policy f: Integrate urban-scale parks into mixed-use developments or major employment centers.”

2. Park Services and New Development (The Policy Plan, Parks and Recreation Objective 6, p. 8, adopted June 20, 2005)

“Ensure the mitigation of adverse impacts to park and recreation facilities and service levels caused by growth and land development through the provision of proffers, conditions, contributions, commitments, and land dedication.

- Policy a: Offset residential development impacts to parks and recreation resources, facilities and service levels based on the adopted facility service level standards (Appendix 2). The provision of suitable new park and recreational lands and facilities will be considered in the review of land development proposals in accordance with Residential Development Criteria - Appendix 9 of the Land Use element of the Countywide Policy Plan.
- Policy b: To implement Policy a. above, residential land development should include provisions for contributions, or dedication, to the Park Authority of usable parkland and facilities, public trails, development of recreational facilities on private open space, and/or provision of improvements at existing nearby park facilities.
- Policy c: Non-residential development should offset significant impacts of work force growth on the parks and recreation system.
- Policy f: Encourage developers to cooperatively develop publicly accessible urban parks, connective trails, park amenities and active recreation facilities in Tysons Corner Urban Center, Transit Station Areas, Suburban Centers, Community Business Centers and identified "Town Centers" or mixed-use activity centers.
- Policy g: Apply appropriate design standards to all facilities proposed for inclusion in the park system."

3. Urban Park Development (The Policy Plan, Parks and Recreation, Park Classification System, Local Parks, p. 10-11, adopted June 20, 2005)

"In urban areas, urban-scale local parks are appropriate. These publicly accessible urban parks should include facilities that are pedestrian-oriented and provide visual enhancement, a sense of identity, opportunities for social interactions, enjoyment of outdoor open space and performing and visual arts. Urban parks are generally integrated into mixed use developments or major employment centers in areas of the County that are planned or developed at an urban scale. Areas in the County that are generally appropriate for urban parks include Tysons Corner Urban Center, Transit Station Areas, Suburban Centers, Community Business Centers and identified "Town Centers" or mixed-use activity centers. Urban parks can be administered by private land owners, Fairfax County Park Authority, or through joint public and private sector agreements for public benefit.

Primary elements of urban-scale local parks are ease of non-motorized access and a location that complements, or is integrated with, surrounding uses. Features may include urban style plazas, mini-parks, water features and trail connections, oriented to pedestrian and/or bicycle use by employees and residents. Park architectural characteristics reflect the built environment. Short-term, informal activities and programmed events during lunch hours and after-work hours are intended to foster social interactions among users,

provide leisure opportunities, and create a visual identity to strengthen sense of place and orientation. In urban areas, park size is typically less than five acres and often under ½ acre. Service area is generally within a 5-10 minute walking distance from nearby offices, retail and residences. Well-conceived and executed design is critical to the viability of this type of park. To be successful urban parks need high visibility, easy access, lots of pedestrian traffic, immediacy of casual food service, access to basic utilities, landscaped vegetated areas, ample seating, high quality materials, a focal point or identity, regular custodial maintenance, and an inviting and safe atmosphere.”

4. Heritage Resources (The Policy Plan, Heritage Resources, Objective 1, p. 3)

“Identify heritage resources representing all time periods and in all areas of the County.”

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

5. Heritage Resources (The Policy Plan, Heritage Resources Objective 3, page 4)

“Protect significant historical resources from degradation or damage and destruction by public or private action.”

6. Natural Resources (The Policy Plan, Parks and Recreation Objective 2, p. 6, adopted June 20, 2005)

“Policy k: Minimize the effects of storm water outfalls on parkland.”

7. Parks/Open Space/Recreation (Fairfax Center Area, Area-Wide Recommendations, Parks and Recreation section, p. 41)

“The Fairfax Center Area represents both an opportunity and a challenge to create a new model for the provision of park and recreation facilities in an urban environment. The opportunity is to enhance the quality of life by locating these facilities in close proximity to the workplace as well as residences within a Suburban Center. The challenge is to institute cooperative public and private sector efforts to protect significant ecological and heritage resources and to provide a full range of facilities to accommodate the active and passive recreational needs of the community. Planning for places to play should therefore be a major priority in the development of the Fairfax Center Area.”

8. Parks/Open Space/Recreation (Fairfax Center Area, Area-Wide Recommendations, Community and District Parks section, p. 41)

“A proposed Community Park should be sited in the eastern portion of the Fairfax Center Area and developed with athletic fields. Land dedication and facility development should be achieved through a combination of public and private funding. Sufficient land area should be dedicated to the Fairfax County Park Authority from all proposed development in this area. In addition to athletic fields, a diversified complement of other

Community Park facilities should be developed and managed by the Fairfax County Park Authority on this site.”

9. Parks/Open Space/Recreation (Fairfax Center Area, Land Unit Q, Parks and Recreation Recommendations, p. 91)

“A proposed Community Park should be located in Sub-unit Q5 or in conjunction with Sub-unit P4. Land for this Community Park should be dedicated to the Fairfax County Park Authority. This park should be developed by the Fairfax County Park Authority to include athletic fields as well as additional active and passive facilities.”

10. Parks/Open Space/Recreation (Fairfax Center Area, Land Unit Q, Sub-Unit Q5 Recommendations, p. 90)

“...Any proposal for residential or residential/mix must...dedicate land for development of a community park as outlined under the Parks and Recreation recommendations.”

ANALYSIS AND RECOMMENDATIONS

The Park Authority’s primary concern is the lack of park and recreational facilities for the proposed commercial and residential uses. The residents of this development will need access to outdoor recreational facilities. There exists a severe shortage of active recreation facilities such as athletic fields, courts, playgrounds, skateboarding facilities and outdoor open areas. A lack of developable parkland in this area has limited the Park Authority’s ability to provide these types of facilities.

The adopted Comprehensive Plan for Land Units P4 and Q5 of the Fairfax Center Area recommends that proposed developments dedicate land for a community park as well as provide funds for development of athletic fields and other active and passive recreational facilities to serve area residents. As development has occurred in Land Units P4 and Q5, however, a new community park to provide the needed active recreation has not been secured. The subject property is the only remaining opportunity in Sub-Unit Q5, and in the wider Fairfax Center vicinity, and it appears that this property may not economically support a large land dedication to the Fairfax County Park Authority as called for in this Land Unit of the Area Plan.

The application proposes to rezone the property from the I-5 district to the PRM district to permit the development of a residential mixed-use project with 491 multifamily residential units. Based on the average household size of 2.5 in the Fairfax Planning District, the addition of 491 dwelling units will result in the addition of approximately 1,227 new residents to the current population of the Springfield Supervisory District. Based on the current Local Park service level standard of five acres of parkland per 1,000 residents, the application will result in the need for six additional acres of local parkland. Recognizing the limited opportunities for parkland dedication onsite, the Park Authority recommends offsetting the impact of this development through a combination of development of private, smaller, onsite recreational facilities and a dedication for larger offsite recreational facilities at public parkland.

Onsite Facilities:

The Fairfax Center Area Design Guidelines and the Parks Policy Plan support the concept of integrating urban-scaled public open spaces into proposed mixed-use developments. Features such as plazas, gathering places, special landscaping and street furniture are appropriate to be integrated into the site and surrounding areas. Recreation uses such as tennis courts, multi-use courts, volleyball courts, tot lots and skateboarding facilities may be incorporated into an urban setting to provide residents and employees on-site recreation opportunities.

Based on the Zoning Ordinance Sections 6-110 and 16-404, the applicant shall provide \$955 per non-ADU (affordable dwelling unit) residential unit for outdoor recreational facilities to serve the development population. With 484 non-ADUs proposed, the Ordinance-required contribution is \$462,220. The Park Authority recommends that the Ordinance-required contribution be spent on developing an integrated urban park that includes active recreation and public plaza space onsite. The Park Authority recommends that this park be owned and maintained by the community within this development but should allow for public access during daylight hours. The Park Authority is available to consult with the applicant regarding appropriate design for this recreational and public space area.

Dedication to Offset Impact of Proposed Development:

The need for a community park in Sub-unit Q5 of the Fairfax Center Area is recognized and recommended in the adopted Comprehensive Plan language. As development has occurred in Land Units P4 and Q5, however, the Plan recommendation for a community park has not been implemented, exacerbating the deficiency of park facilities even as many new homes and residents are added to the area. The only active recreation opportunities in the vicinity are one tennis court and one multi-use court at Carney Park approximately one-quarter mile to the west of this site. These facilities fall well short of meeting existing service level demands let alone the additional impact of the proposed development. In order to offset the additional impact caused by the proposed development, the applicant should provide an additional \$325,155 (\$265 per estimated resident) to the Park Authority for active recreational facility development at one or more of our sites located within the service area of this development.

Cultural Resources Impact:

Archival review indicates that the National Register eligible, 19th century, Manassas Gap Railroad runs through the southern part of the property. In addition, an article by Herman and Hones (1991-1992) in Volume 23 of the *Yearbook of the Fairfax County Historical Society* (pp. 5-13) states on page 8, "On March 26, 1945, the Zoning Administrator, H. Russell White, approved a permit which allowed the (German) POW camp to be located on the site of the former State Road Convict Camp between Centreville and Fairfax City on the north side of Lee Highway (State Route 29), west of Shirley Gate Road." Based on this research, the property has a high potential for the recovery of significant archaeological resources related to the POW camp.

The Park Authority recommends that the applicant provide a Phase I archeological field survey, using a Scope of Work approved by the Cultural Resource Management and Protection Section of the Park Authority. That scope should include an in-depth historic archival assessment designed to determine if the post-World War II German POW camp was located on the property. If any archaeological resources are found and determined to be potentially significant then a Phase II assessment and, if necessary, Phase III data recovery should be performed in accordance with a Scope approved by the Cultural Resource Management and Protection Section. All archaeological reports produced as a result of Phase I, II or III studies should be submitted for approval to the Cultural Resource Management & Protection Section of the Park Authority within thirty days of completion of the studies.

Natural Resources Impact:

The plan shows that stormwater will be conveyed to the regional stormwater management pond at Carney Park. The plan states on Sheet 1 that "On-site SWM facilities will be designed at the time of final site plan . . ." During final site plan approval, the Park Authority encourages the applicant to seek to minimize stormwater runoff onto Park Authority property with the use of low impact development (LID) technologies, such as green roofs and on site infiltration.

cc: Irish Grandfield, Senior Park Planner, Park Planning Branch
Sandra Stallman, Acting Manager, Park Planning Branch
Cindy Messinger, Director, Resource Management Division
Liz Crowell, CRMP
Chron Binder
File Copy

Following discussion regarding similar efforts by churches in the southeastern part of the County, Vice-Chairman Bulova clarified that Supervisor Hudgins' motion would invite members of the faith communities throughout the County that participate in this program.

The question was called on the motion, as clarified, which carried by a vote of nine, Chairman Connolly being out of the room.

Vice-Chairman Bulova returned the gavel to Chairman Connolly.

13a.

HIGH RISE AFFORDABILITY PANEL RECOMMENDATIONS
(10:33 a.m.)

HAYWOOD/STALZER

- (P) Supervisor Hudgins reminded the Board that at its October 17, 2005, meeting, it agreed in principle that, where feasible, the provision of affordable/workforce housing throughout the County is highly desirable and in the public interest. The Board directed staff to expeditiously review and research an analysis presented at the previous Housing and Community Development Committee meeting, and it further agreed that an expert panel would work with staff to develop a policy statement and guidelines to be forwarded to the Board for approval pertaining to the affordability of high rise and workforce housing development in the County. At the meeting of the Housing and Community Development Committee held earlier in the morning, staff presented a unanimous recommendation on behalf of the panel.

Supervisor Hudgins moved that the Board accept and adopt the High Rise Affordability Panel's Policy Statement and Guidelines and proceed with the following recommendations:

- That the County establish a Policy that supports affordable/workforce housing for a range of moderate income families with incomes up to 120 percent of the Area Median Income.
- That the County may consider a variety of options to encourage the development and preservation of affordable/workforce housing, including amending the Comprehensive Plan and Zoning Ordinance, and including the use of density bonuses.
- That the County will actively participate, as appropriate, in the development of affordable/workforce housing, potentially by providing and facilitating public/private financing and the granting or leasing of County-owned and other available land.

- That the County may consider a variety of regulatory changes to foster affordable/workforce housing, such as potentially the reduction of development and operating costs, and increased flexibility in development requirements.
- That the County will actively work to implement long-term affordable/workforce housing for rental and homeownership.

Supervisor Hudgins further moved that the Board direct the panel to continue its deliberations to develop a series of more specific recommended actions to be presented to the Board for consideration no later than June 30, 2006; and further, that should the panel require expansion to accommodate necessary insight and input from desired segments of the industry, that it be expanded as needed. Names of those individuals will be submitted to the Board for appointment. Supervisor Hyland seconded the motion

Following a brief discussion regarding affordable housing, homelessness, and workforce housing, the question was called on the motion, which carried by unanimous vote.

14a.

MASTER GARDENER DAY (10:38 a.m.)

FITZGERALD

Supervisor Smyth noted that the Fairfax County Master Gardeners Association, Incorporated is a nonprofit organization of volunteers who receive training under the auspices of Virginia and Fairfax County Cooperative Extension offices. The first class of Fairfax County Master Gardeners graduated on March 25, 1976, nearly 30 years ago. She described the services they offer.

Accordingly, Supervisor Smyth asked unanimous consent that the Board proclaim March 25 as "*Master Gardener Day*" in Fairfax County and direct staff to invite Master Gardeners to the March 13 Board meeting to be recognized for their service to the community. Without objection, it was so ordered.

15a.

**SENIOR CITIZEN ISSUES MEETING (PROVIDENCE DISTRICT)
(10:40 a.m.)**

FITZGERALD

Supervisor Smyth announced that the Mantua Civic Association and her office are co-sponsoring a Senior Citizens Issues meeting on Saturday, February 25 from 10 a.m. to 12:30 p.m. at the Mantua Elementary School cafeteria, 9107 Horner Court in Fairfax. The meeting will begin with opening remarks and a welcome as well as a presentation from Chairman Connolly on tax breaks for seniors. This will be followed by panel presentations on transportation for seniors, affordable senior housing, community-based senior services and Medicare Part D. There will also be a question-and-answer session and a resource fair. The meeting

FAIRFAX CENTER CHECKLIST

Case Number:

RZ/FDP 2005-SP-019

Plan Date:

5/18/2006

Not

Applicable Applicable Essential Satisfied Comments

| I. AREA WIDE BASIC DEVELOPMENT ELEMENTS | | | | | |
|--|---|---|---|---|-------------|
| A. Roadways | | | | | |
| 1. Minor street dedication and construction | | x | x | x | |
| 2. Major street R.O.W. dedication | | x | x | x | |
| B. Transit | | | | | |
| 1. Bus loading zones with necessary signs and pavement; Bus pull-off lanes | x | | | | |
| 2. Non-motorized access to bus or rail transit stations | | x | | x | |
| 3. Land dedication for transit and commuter parking lots | x | | | | |
| C. Non-motorized Transportation | | | | | |
| 1. Walkways for pedestrians | | x | x | x | |
| 2. Bikeways for cyclists | | x | x | x | trail on 29 |
| 3. Secure bicycle parking facilities | | x | | x | TDM proffer |

| II. AREA WIDE MINOR DEVELOPMENT ELEMENTS | | | | | |
|--|---|---|---|---|-------------------|
| A. Roadways | | | | | |
| 1. Major roadway construction of immediately needed portions | | x | x | x | Gov't Center Pkwy |
| 2. Signs | x | | | | |
| B. Transit | | | | | |
| 1. Bus shelters | | x | | x | |
| 2. Commuter parking | x | | | | |
| C. Non-motorized transportation | | | | | |
| 1. Pedestrian activated signals | | x | x | x | |
| 2. Bicycle support facilities (showers, lockers) | | x | x | x | |
| D. Transportation Strategies | | | | | |
| 1. Ridesharing programs | | x | | x | TDM proffer |
| 2. Subsidized transit passes for employees | | x | | x | TDM proffer |
| III. AREA WIDE MAJOR DEVELOPMENT ELEMENTS | | | | | |

FAIRFAX CENTER CHECKLIST

Transportation Systems

Case Number:

RZ/FDP 2005-SP-019

Plan Date:

5/18/2006

Not

Not Applicable
 Applicable
 Essential
 Satisfied
 Comments

| A. Roadways | | | | | |
|--|---|---|---|---|-----------|
| 1. Contribution towards major (future) roadway improvements | | x | x | x | road fund |
| 2. Construct and/or contribute to major roadway improvements | x | | | | |
| 3. Traffic signals as required by VDOT | | x | x | x | |
| B. Transit | | | | | |
| 1. Bus or rail transit station parking lots | x | | | | |
| C. Transportation Strategies | | | | | |
| 1. Local shuttle service | x | | | | |
| 2. Parking fees | x | | | | |
| D. Non-motorized Circulation | | | | | |
| 1. Grade separated road crossings | x | | | | |

FAIRFAX CENTER CHECKLIST

Environmental Systems

Case Number:

RZ/FDP 2005-SP-019

Plan Date:

5/18/2006

Not

Applicable Applicable Essential Satisfied

Comments

| I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS | | | | | |
|--|---|---|---|---|-------------------|
| A. Environmental Quality Corridors (EQC) | | | | | |
| 1. Preservation of EQCs as public or private open space | x | | | | |
| B. Stormwater Management (BMP) | | | | | |
| 1. Stormwater detention/retention | | x | x | x | |
| 2. Grassy swales/vegetative filter areas | | x | | x | grasscrete pavers |
| C. Preservation of Natural Features | | | | | |
| 1. Preservation of quality vegetation | x | | | | |
| 2. Preservation of natural landforms | x | | | | |
| 3. Minimize site disturbance as a result of clearing or grading limits | | x | | x | |
| D. Other Environmental Quality Improvements | | | | | |
| 1. Mitigation of highway-related noise impacts | | x | | x | |
| 2. Siting roads and buildings for increased energy conservation (Including solar access) | | x | | x | |

| II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS | | | | | |
|--|---|---|---|---|------------------------|
| A. Increased Open Space | | | | | |
| 1. Non-stream valley habitat EQCs | x | | | | |
| 2. Increased on-site open space | | x | | x | 30% provide (20% req.) |
| B. Protection of Ground Water Resources | | | | | |
| 1. Protection of aquifer recharge areas | x | | | | |
| C. Stormwater Management (BMP) | | | | | |
| 1. Control of off-site flows | | x | x | x | |
| 2. Storage capacity in excess of design storm requirements | x | | | | |
| D. Energy Conservation | | | | | |
| 1. Provision of energy conscious site plan | | x | | | |

III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS

FAIRFAX CENTER CHECKLIST

Environmental Systems

Case Number:

RZ/FDP 2005-SP-019

Plan Date:

5/18/2006

Not

Applicable Applicable Essential Satisfied Comments

| A. Innovative Techniques | Not Applicable | Applicable | Essential | Satisfied | Comments |
|--|----------------|------------|-----------|-----------|----------|
| 1. Innovative techniques in stormwater management | | X | | X | |
| 2. Innovative techniques in air or noise pollution control and reduction | X | | | | |
| 3. Innovative techniques for the restoration of degraded environments | X | | | | |

FAIRFAX CENTER CHECKLIST

Provision of Public Facilities

Case Number:

RZ/FDP 2005-SP-019

Plan Date:

5/18/2006

Not
Applicable Applicable Essential Satisfied Comments

| I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS | | | | | |
|--|---|--|--|--|--|
| A. Park Dedications | | | | | |
| 1. Dedication of stream valley parks in accordance with Fairfax County Park Authority policy | x | | | | |
| B. Public Facility Site Dedications | | | | | |
| 1. Schools | x | | | | |
| 2. Police/fire facilities | x | | | | |

| II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS | | | | | |
|--|---|---|--|---|--|
| A. Park Dedications | | | | | |
| 1. Dedication of parkland suitable for a neighborhood park | | x | | x | |
| B. Public Facility Site Dedication | | | | | |
| 1. Libraries | x | | | | |
| 2. Community Centers | x | | | | |
| 3. Government offices/facilities | x | | | | |

| III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS | | | | | |
|---|---|---|--|---|--|
| A. Park Dedications | | | | | |
| 1. Community Parks | x | | | | |
| 2. County Parks | x | | | | |
| 3. Historic and archeological parks | | x | | x | |
| B. Public Indoor or Outdoor Activity Spaces | | | | | |
| 1. Health clubs | x | | | | |
| 2. Auditoriums/theaters | x | | | | |
| 3. Athletic fields/major active recreation facilities | x | | | | |

FAIRFAX CENTER CHECKLIST

Land Use - Site Planning

Case Number:

RZ/FDP 2005-SP-019

Plan Date:

5/18/2006

Not

Applicable Applicable Essential Satisfied

Comments

| I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS | | | | | |
|--|---|---|---|---|--|
| A. Site Considerations | | | | | |
| 1. Coordinated pedestrian and vehicular circulation systems | | x | x | x | |
| 2. Transportation and sewer infrastructure construction phased to development construction | x | | | | |
| 3. Appropriate transitional land uses to minimize the potential impact on adjacent sites | | x | x | x | |
| 4. Preservation of significant historic resources | | x | | x | |
| B. Landscaping | | | | | |
| 1. Landscaping within street rights-of-way | | x | x | x | |
| 2. Additional landscaping of the development site where appropriate | | x | x | x | |
| 3. Provision of additional screening and buffering | | x | | x | |
| II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS | | | | | |
| A. Land Use/Site Planning | | | | | |
| 1. Parcel consolidation | | x | | | |
| 2. Low/Mod income housing | | x | x | x | |
| B. Mixed Use Plan | | | | | |
| 1. Commitment to construction of all phases in mixed-use plans | | x | | x | |
| 2. 24-hour use activity cycle encouraged through proper land use mix | | x | x | x | |
| 3. Provision of developed recreation area or facilities | | x | | x | |

FAIRFAX CENTER CHECKLIST

Land Use - Site Planning

Case Number: RZ/FDP 2005-SP-019
Plan Date: 5/18/2006

Not
 Applicable Applicable Essential Satisfied

| III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS | | | | | |
|--|--|---|--|---|-----------------|
| | | | | | Comments |
| A. Extraordinary Innovation | | | | | |
| 1. Site design | | X | | X | |
| 2. Energy conservation | | X | | | |

FAIRFAX CENTER CHECKLIST

Detailed Design

Case Number:

RZ/FDP 2005-SP-019

Plan Date:

5/18/2006

Not
Applicable Applicable Essential Satisfied Comments

| I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS | | | | | |
|--|--|---|---|---|--|
| A. Site Entry Zone | | | | | |
| 1. Signs | | X | X | X | |
| 2. Planting | | X | X | X | |
| 3. Lighting | | X | X | X | |
| 4. Screened surface parking | | X | X | X | |
| B. Street Furnishings | | | | | |
| 1. Properly designed elements such as lighting, signs, trash receptacles, etc. | | X | X | X | |

| II. AREA WIDE MINOR DEVELOPMENT ELEMENTS | | | | | |
|---|--|---|---|---|--------------------------------|
| A. Building Entry Zone | | | | | |
| 1. Signs | | X | | X | |
| 2. Special planting | | X | | X | |
| 3. Lighting | | X | | X | |
| B. Structures | | | | | |
| 1. Architectural design that complements the site and adjacent developments | | X | | X | |
| 2. Use of energy conservation techniques | | X | | | need standard proffer for CABO |
| C. Parking | | | | | |
| 1. Planting - above ordinance requirements | | X | | X | |
| 2. Lighting | | X | | X | |
| D. Other Considerations | | | | | |
| 1. Street furnishing such as seating, drinking fountains | | X | | X | |
| 2. Provision of minor plazas | | X | X | X | |

FAIRFAX CENTER CHECKLIST

Detailed Design

Case Number:

RZ/FDP 2005-SP-019

Plan Date:

5/18/2006

Not

Applicable Applicable Essential Satisfied

Comments

| III. AREA WIDE MAJOR DEVELOPMENT ELEMENTS | | | | | |
|---|---|---|---|---|--|
| | | | | | |
| A. Detailed Site Design | | | | | |
| 1. Structured parking with appropriate landscaping | | x | x | x | |
| 2. Major plazas | x | | | | |
| 3. Street furnishings to include structures (special planters, trellises, kiosks, covered pedestrian areas (arcades, shelters, etc.), Water features/pools, ornamental fountains, and special surface treatment | | x | x | x | |
| 4. Landscaping of major public spaces | | x | | | |

FAIRFAX CENTER CHECKLIST

Summary

Case Number:

RZ/FDP 2005-SP-019

Plan Date:

5/18/2006

I. BASIC DEVELOPMENT ELEMENTS

| | |
|------------------------|-------------|
| 1. Applicable Elements | 22 |
| 2. Elements Satisfied | 22 |
| 3. Ratio | 1.00 |

II. MINOR DEVELOPMENT ELEMENTS

| | |
|------------------------|-------------|
| 1. Applicable Elements | 24 |
| 2. Elements Satisfied | 21 |
| 3. Ratio | 0.88 |

III. MAJOR DEVELOPMENT ELEMENTS

| | |
|------------------------|-------------|
| 1. Applicable Elements | 9 |
| 2. Elements Satisfied | 7 |
| 3. Ratio | 0.78 |

IV. ESSENTIAL DEVELOPMENT ELEMENTS

| | |
|------------------------|-------------|
| 1. Applicable Elements | 25 |
| 2. Elements Satisfied | 25 |
| 3. Ratio | 1.00 |

V. MAJOR TRANSPORTATION DEVELOPMENT ELEMENTS

| | |
|------------------------|-------------|
| 1. Applicable Elements | 2 |
| 2. Elements Satisfied | 2 |
| 3. Ratio | 1.00 |

VI. LOW/MODERATE INCOME HOUSING ELEMENT

yes

no

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

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

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

16-102 Design Standards

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

- 1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.
- 2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
- 3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

RESIDENTIAL DEVELOPMENT CRITERIA

Fairfax County expects new residential development to enhance the community by: fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on other public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing and, being responsive to the unique site specific considerations of the property. To that end, the following criteria are to be used in evaluating zoning requests for new residential development. The resolution of issues identified during the evaluation of a specific development proposal is critical if the proposal is to receive favorable consideration.

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

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

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

1. Site Design:

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

- a) *Consolidation:* Developments should provide parcel consolidation in conformance with any site specific text and applicable policy recommendations of the Comprehensive Plan. Should the Plan text not specifically address consolidation, the nature and extent of any proposed parcel consolidation should further the integration of the development with adjacent parcels. In any event, the proposed consolidation should not preclude nearby properties from developing as recommended by the Plan.
- b) *Layout:* The layout should:
 - provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);
 - provide dwelling units that are oriented appropriately to adjacent streets and homes;

- include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities;
 - provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units, and the use of pipestem lots;
 - provide convenient access to transit facilities;
 - Identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.
- c) *Open Space:* Developments should provide usable, accessible, and well-integrated open space. This principle is applicable to all projects where open space is required by the Zoning Ordinance and should be considered, where appropriate, in other circumstances.
- d) *Landscaping:* Developments should provide appropriate landscaping: for example, in parking lots, in open space areas, along streets, in and around stormwater management facilities, and on individual lots.
- e) *Amenities:* Developments should provide amenities such as benches, gazebos, recreational amenities, play areas for children, walls and fences, special paving treatments, street furniture, and lighting.

2. Neighborhood Context

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

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

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

3. Environment:

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

- a) *Preservation:* Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas.
- b) *Slopes and Soils:* The design of developments should take existing topographic conditions and soil characteristics into consideration.
- c) *Water Quality:* Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and low-impact site design techniques.
- d) *Drainage:* The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite or offsite) should be shown on development plans.
- e) *Noise:* Developments should protect future and current residents and others from the adverse impacts of transportation generated noise.
- f) *Lighting:* Developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.
- g) *Energy:* Developments should use site design techniques such as solar orientation and landscaping to achieve energy savings, and should be designed to encourage and facilitate walking and bicycling.

4. Tree Preservation and Tree Cover Requirements:

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

5. Transportation:

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

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

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

6. Public Facilities:

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

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

All rezoning applications for residential development are expected to offset their public facility impact and to first address public facility needs in the vicinity of the proposed development. Impact offset may be accomplished through the dedication of land suitable for the construction of an identified public facility need, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.

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

7. Affordable Housing:

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County. Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

- a) *Dedication of Units or Land:* If the applicant elects to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance: a maximum density of 20% above the upper limit of the Plan range could be achieved if 12.5% of the total number of single family detached and attached units are provided pursuant to the Affordable Dwelling Unit Program; and, a maximum density of 10% or 20% above the upper limit of the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number of multifamily units are provided to the Affordable Dwelling Unit Program. As an alternative, land, adequate and ready to be developed for an equal number of units may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity as may be approved by the Board.

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

8. Heritage Resources:

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

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

- a) Protect heritage resources from deterioration or destruction until they can be documented, evaluated, and/or preserved;
- b) Conduct archaeological, architectural, and/or historical research to determine the presence, extent, and significance of heritage resources;
- c) Submit proposals for archaeological work to the County for review and approval and, unless otherwise agreed, conduct such work in accordance with state standards;
- d) Preserve and rehabilitate heritage resources for continued or adaptive use where feasible;
- e) Submit proposals to change the exterior appearance of, relocate, or demolish historic structures to the Fairfax County Architectural Review Board for review and approval;
- f) Document heritage resources to be demolished or relocated;
- g) Design new structures and site improvements, including clearing and grading, to enhance rather than harm heritage resources;
- h) Establish easements that will assure continued preservation of heritage resources with an appropriate entity such as the County's Open Space and Historic Preservation Easement Program; and

- i) Provide a Fairfax County Historical Marker or Virginia Historical Highway Marker on or near the site of a heritage resource, if recommended and approved by the Fairfax County History Commission.

ROLE OF DENSITY RANGES IN AREA PLANS

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

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

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 by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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|---------|---|---------|--|
| A&F | Agricultural & Forestal District | PDH | Planned Development Housing |
| ADU | Affordable Dwelling Unit | PFM | Public Facilities Manual |
| ARB | Architectural Review Board | PRC | Planned Residential Community |
| BMP | Best Management Practices | RC | Residential-Conservation |
| BOS | Board of Supervisors | RE | Residential Estate |
| BZA | Board of Zoning Appeals | RMA | Resource Management Area |
| COG | Council of Governments | RPA | Resource Protection Area |
| CBC | Community Business Center | RUP | Residential Use Permit |
| CDP | Conceptual Development Plan | RZ | Rezoning |
| CRD | Commercial Revitalization District | SE | Special Exception |
| DOT | Department of Transportation | SEA | Special Exception Amendment |
| DP | Development Plan | SP | Special Permit |
| DPWES | Department of Public Works and Environmental Services | TDM | Transportation Demand Management |
| DPZ | Department of Planning and Zoning | 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, DPWES |
| FDP | Final Development Plan | VC | Variance |
| GDP | Generalized Development Plan | VDOT | Virginia Dept. of Transportation |
| GFA | Gross Floor Area | VPD | Vehicles Per Day |
| HC | Highway Corridor Overlay District | VPH | Vehicles per Hour |
| HCD | Housing and Community Development | WMATA | Washington Metropolitan Area Transit Authority |
| LOS | Level of Service | WS | Water Supply Protection Overlay District |
| Non-RUP | Non-Residential Use Permit | ZAD | Zoning Administration Division, DPZ |
| OSDS | Office of Site Development Services, DPWES | ZED | Zoning Evaluation Division, DPZ |
| PCA | Proffered Condition Amendment | ZPRB | Zoning Permit Review Branch |
| PD | Planning Division | | |
| PDC | Planned Development Commercial | | |