



COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX  
4100 CHAIN BRIDGE ROAD  
FAIRFAX, VIRGINIA 22030



December 1, 1982

STAFF REPORT

APPLICATION NUMBER FDP 78-P-130-2

PROVIDENCE DISTRICT

Applicant: Cadillac Fairview Urban Northeast, Inc.

Present Zoning: PDC

Requested Zoning: no change

Proposed Use: Single-Family

Acreage: 4.9 acres

Attached and Detached Dwellings

Subject Parcels: 49-4 ((1)) pt. of 67

Application Filed: August 17, 1982

Planning Commission Public Hearing : December 9, 1982

Board of Supervisors Public Hearing : January 10, 1983

Staff Recommendation:

The staff recommends that FDP 78-P-130-2 be approved subject to the conditions set forth at Appendix 1 of this report.

It should be noted that it is not the intent of the 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.



# FINAL DEVELOPMENT PLAN

Number: FDP 78-P-130-2

District: Providence

Acreage: 4.9 acres

Section Sheet: 49-4

Existing Zoning: PDC

Subdivision: ((1))

Lot: pt. of 67

Applicant: Cadillac Fairview Urban Northeast, Inc.





# FINAL DEVELOPMENT PLAN

Number: FDP 78-P-130-2

District: Providence

Acreage: 4.9 acres

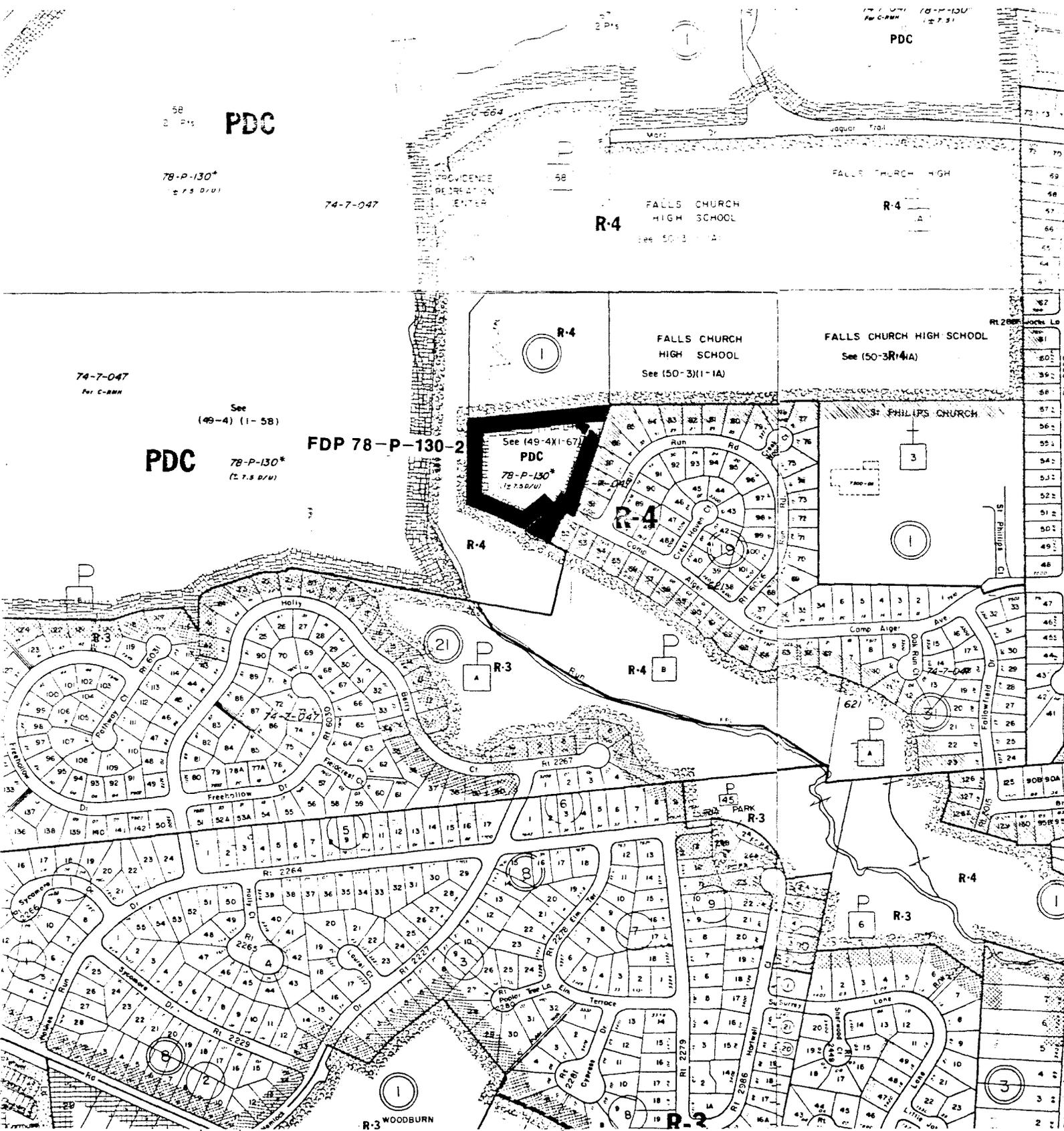
Section Sheet: 49-4

Existing Zoning: PDC

Subdivision: ((1))

Lot: pt. of 67

Applicant: Cadillac Fairview Urban Northeast, Inc.



58  
PDC  
78-P-130\*  
(2.7.5 D/U)

74-7-047

R-4  
FALLS CHURCH HIGH SCHOOL  
See (50-3)(1-1A)

PDC

FALLS CHURCH HIGH

R-4

74-7-047  
Pl. C-AMH

PDC  
78-P-130\*  
(2.7.5 D/U)

FDP 78-P-130-2

See (49-4)(1-67)  
PDC  
78-P-130\*  
(2.7.5 D/U)

R-4  
FALLS CHURCH HIGH SCHOOL  
See (50-3)(1-1A)

FALLS CHURCH HIGH SCHOOL  
See (50-3)(1-1A)

St. PHILLIPS CHURCH

R-4

R-4

R-3

R-4

R-4

R-3

R-3 WOODBURN

R-3

R-3



SCHOOL BOARD OF FAIRFAX COUNTY  
ZONED R-4  
USE: SCHOOL

FAIRFAX COUNTY PARK AUTHORITY  
ZONED R-4  
USE: PARK

FAIRFAX COUNTY PARK AUTHORITY  
ZONED R-4  
USE: PARK

TO BE CONNECTED TO FAIRFAX COUNTY PARK AUTHORITY

EX 80 SAN SEW CRANT.

LOT 85

LOT 86

LOT 87

LOT 88

LOT 51

CAMP ALGER  
RT. 2436

TRAIL RUN RD.

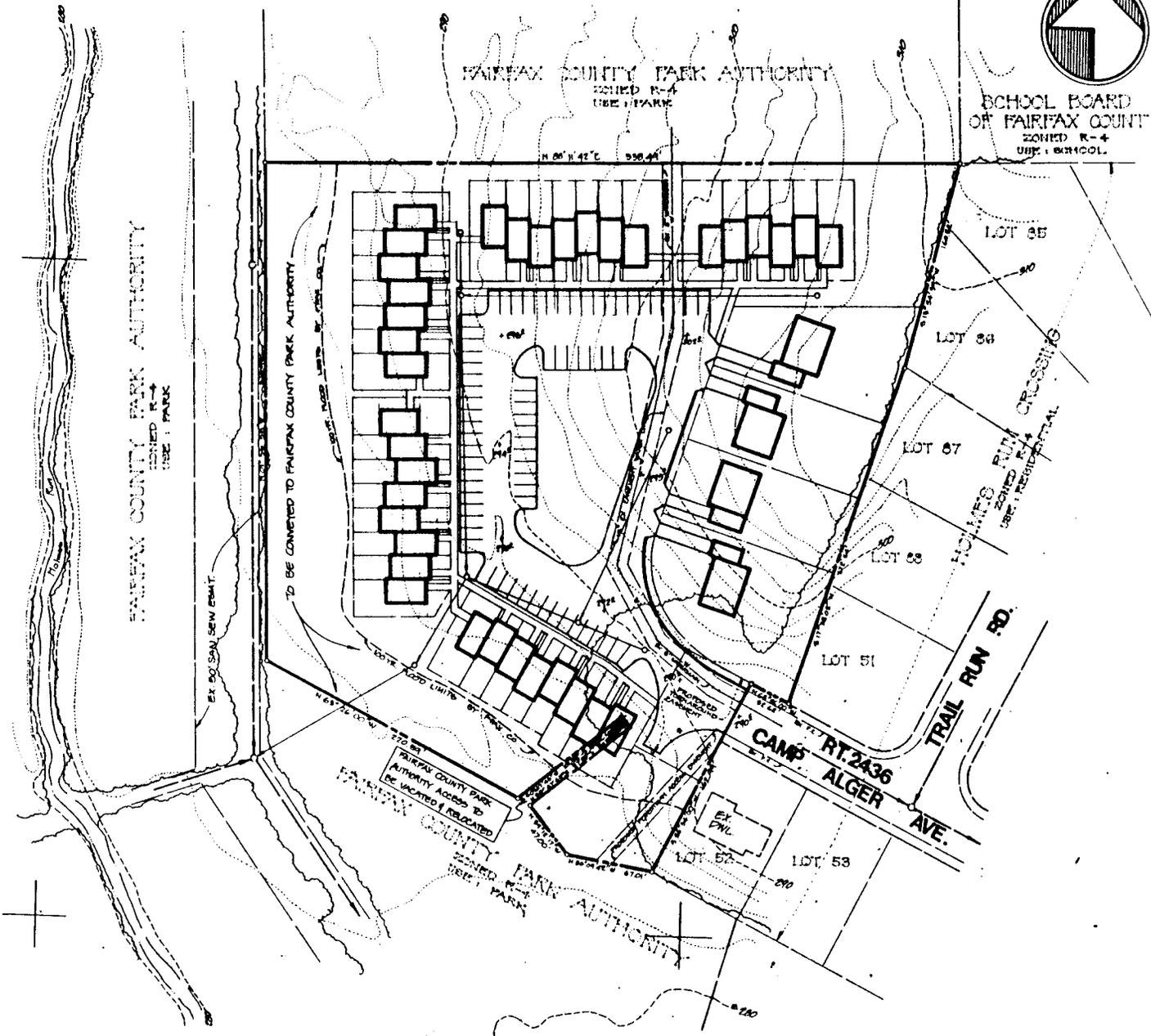
HOLMES RUN CROSSING  
ZONED R-4  
USE: RESIDENTIAL

FAIRFAX COUNTY PARK AUTHORITY  
Authority Access to  
be vacated & relocated

LOT 52

LOT 53

FAIRFAX COUNTY PARK AUTHORITY  
ZONED R-4  
USE: PARK



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

DESCRIPTION OF THE APPLICATION

The applicant requests Final Development Plan (FDP) approval for a 4.9 acre portion of the 197-acre Planned Development Commercial (PDC) District granted to Cadillac-Fairview, Inc. Forty dwelling units are proposed, of which thirty-six would be townhouses and four would be detached.

Descriptive materials submitted by the applicant appear at Appendix 3.

BACKGROUND INFORMATION

On May 18, 1981, the Board of Supervisors approved Rezoning Application RZ 78-P-130. The approval rezoned approximately 197 acres of land to the PDC District. With the approval of the PDC District a Conceptual Development Plan was also approved subject to development conditions. These conditions may be found at Appendix 4. The property which is the subject of the current application for approval of a Final Development Plan was designated on the Conceptual Development Plan for the uses presently proposed.

LOCATION AND CHARACTER OF THE AREA

The property is located at the western terminus of Camp Alger Avenue. The site is bounded on the west and south by the Holmes Run stream valley, on the north by the Providence Recreation Center, and on the east by single family dwelling units zoned R-4.

DEVELOPMENT PLAN ANALYSIS

The proposed FDP has the following features:

- o Forty single family dwelling units of which thirty-six would be townhouses and four would be detached.
- o The proposed development would locate all the housing units on a common court. The townhouses would have parking bays along their frontage and the detached dwellings would have individual driveways.
- o Either single-family detached units or open space would abut existing single-family dwellings to the east.
- o Access to the site would be gained via an extension of Camp Alger Avenue.
- o That portion of the Holmes Run stream valley which lies on this property would be conveyed to the Fairfax County Park Authority. The floodplain lies along the southern and western periphery of the site.
- o Three separate trail facilities would be accommodated through the site. All three would originate at Camp Alger Avenue. One would lead from Camp Alger Avenue, through the floodplain, to the main Holmes Run stream valley trail. Another would offer pedestrian access along the proposed sidewalks to the Providence Recreation Center to the north. And another would offer bicycle access to the Recreation Center via the interior street and a sidewalk.
- o In those locations where proposed townhouses would be adjacent to existing detached dwellings, transitional screening would be provided as a visual and activity buffer.

Concerns which remain outstanding include:

- o A failure to specify the type of trail to be constructed along the floodplain. The Park Authority recommendations with regard to this matter appear at Appendix 5. The construction standard which they recommend should be required.

- o The provision of a pedestrian/bicycle trail between the two rows of townhouses on the north of the site raises grave concerns as to the compatibility of the facility with the residential use. If the trail facility were to be constructed as recommended by the Park Authority, it would likely function to attract off-site traffic to and from the recreation center. Should the trail be constructed as a four-foot wide asphalt facility it would likely be compatible with the residential use because it would not be as attractive. In summary, though it is essential that a trail facility be provided for this development's access to the recreation center, attraction of neighborhood traffic between the proposed dwellings would adversely affect their habitability. Lastly, this trail suggested by the Park Authority would not be the only means of bicycle access to the recreation center from Camp Alger Avenue. Access to the recreation center could be gained via the second trail on the site which would be located along the stream valley.
  
- o No provision is made for the establishment of any limits of clearing along the eastern boundary of the property. If possible, the preservation of existing vegetation would enhance the development proposal.

Of the proffered conditions which were adopted by the Board of Supervisors numbers A2, A4, B1 and C1 (See Appendix 4) apply to this portion of the PDC development. This Final Development Plan conforms with these conditions.

#### STAFF CONCLUSIONS AND RECOMMENDATION

##### Conclusions

The development proposed, as depicted in the FDP and qualified by the conditions set forth at Appendix 1, would be in harmony with the policies embodied in the Comprehensive Plan and in conformance with the approved Conceptual Development Plan.

##### Recommendation

The staff recommends that FDP 78-P-130-2 be approved subject to the conditions set forth at Appendix 1 of this report.

It should be noted that it is not the intent of the 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.

APPENDICES:

1. Proposed Final Development Plan Conditions
2. Applicant's Affidavit.
3. Applicant's Descriptive Materials
4. Conceptual Development Plan Conditions
5. Park Authority Comments and Analysis
6. Transportation Impact Analysis
7. Environmental Analysis Checklist

## PROPOSED FINAL DEVELOPMENT PLAN CONDITIONS

The staff recommends that the Board condition the approval of FDP 78-P-130-2 by requiring conformance with the following development conditions:

1. That portion of the Holmes Run 100-year floodplain shown on the Final Development Plan will be dedicated to the Fairfax County Park Authority.
2. All trails and easements proposed will conform with the guidelines set forth by the Fairfax County Park Authority in their memo dated September 23, 1982 with the exception that the proposed trail between the townhouses should not exceed four (4) feet in width.
3. The transfer of the approximately 650 square foot access pipestem from the Fairfax County Park Authority to the applicant/owner.
4. No clearing of trees will be permitted along the eastern portion of the site except for those areas within 20 feet around proposed structures.

I, Martin D. Walsh, Agent, do hereby make oath and affirm that I am an applicant in Rezoning Application Number I 78-P-130 and that to the best of my knowledge and belief, the following information is true:

- 1. (a) That the following constitutes a listing of names and last known 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 having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors, and all agents who have acted on behalf of any of the foregoing with respect to the application:

Table with 3 columns: Name, Address, Relationship. Rows include Cadillac Fairview Urban Northeast, Inc., Wills Investment, Inc. & WHP, Inc., Dewberry & Davis, and Martin D. Walsh.

- (b) That the following constitutes a listing of the shareholders of all corporations of the foregoing who own ten (10) per cent or more of any class of stock issued by said corporation, and where such corporation has ten (10) or less shareholders, a listing of all the shareholders:

Table with 3 columns: Name, Address, Relationship. Row contains N/A.

- (c) That the following constitutes a listing of all partners, both general and limited, in any partnership of the foregoing:

Table with 3 columns: Name, Address, Relationship. Row contains None.

- 2. That no member of the Fairfax County Board of Supervisors or Planning Commission owns or has any interest in the land to be rezoned or has any interest in the outcome of the decision. EXCEPT AS FOLLOWS: (If none, so state)

Table with 3 columns: Name, Address, Relationship. Row contains None.

- 3. That within the five (5) years prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his immediate household and family, 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 outstanding bonds or shares of stock with a value in excess of fifty dollars (\$50), 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 fifty dollars (\$50) or more with any of those listed in Par. 1 above. EXCEPT AS FOLLOWS: (If none, so state)

Table with 3 columns: Name, Address, Relationship. Row contains None.

WITNESS the following signature:

M. D. Walsh Agent for Applicant

The above affidavit was subscribed and confirmed by oath or affirmation before me this 29th day of November 19 82 in the State of Virginia. My commission expires 3/25/85

Mary Ann Tarregrossa Notary Public

FINAL DEVELOPMENT PLAN  
REPORT  
FAIRVIEW PARK

Rezoning Case No. FDP 78-P-130  
For PDC

Applicant - Cadillac Fairview Urban Northeast Inc.  
1850 K. Street  
Suite 550  
Washington, D.C. 20006

Engineering/Planning - Dewberry & Davis  
8401 Arlington Boulevard  
Fairfax, Virginia 22031

Date - September 1982

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FOREWORD

This report is presented to fulfill the subject rezoning application's requirement for Final Development Plan submission as noted in the Fairfax County Zoning Ordinance 16-100 entitled "Standards for all Planned Developments" and Section 16-500 entitled "Submission Requirements for all P Districts except PRC Districts."

## I. BRIEF SUMMARY OF THE PROJECT

The subject of rezoning application FDP 78-P-130 addresses the southeast portion of Fairview Park, which is an overall planned development of commercial and residential uses on 178 <sup>+</sup> acres located in the southeast quadrant of the I-495/Route 50 interchange. The Conceptual Development Plan for a Planned District Commercial (PDC) for all of Fairview Park was approved by the Board of Supervisors on May 18, 1982. The approved CDP for Fairview Park depicted office and retail commercial uses and limited residential uses west of Holmes Run and residential uses in those portions east of Holmes Run. The southeastern area at the end of Camp Alger Avenue was approved in the CDP for 40 residential units with the proviso that single family detached units would be developed along the eastern boundary line and single family attached units would be developed on the north, west and south.

The proposed Final Development Plan implements the type, number and location of residential uses approved for this area by the Board of Supervisors in the Conceptual Development Plan. Thirty-six townhouses are proposed along the northern, western and southern portions of the site with four single family detached units planned along the eastern boundary. That portion of the site within the Holmes Run Stream Valley is proposed for dedication to the Fairfax County Park Authority. A new pedestrian access easement from Camp Alger Avenue to the Holmes Run Stream Valley is proposed to replace an inadequate, but previously recorded, pedestrian access easement. Vehicular access to the site will be by way of Camp Alger Avenue.

INFORMATION RELATED TO THE FAIRVIEW PARK FINAL DEVELOPMENT PLAN (Section 16-502)

1. Vicinity Map (Section 16-502, paragraph 1)

The Final Development Plan submitted separately contains a vicinity map drawn at a scale of 1" = 2,000 feet.

2. Boundary Survey (Section 16-502, paragraph 2)

See the Final Development Plan, submitted separately.

3. Final Detailed Land Use Plan (Section 16-502, paragraph 3)

See the Final Development Plan, submitted separately.

4. Architectural Sketches of Typical Structures Including Lighting Fixtures, Signs, and Landscaping (Section 16-502 , paragraph 4)

Architectural sketches of typical proposed structures are included in the appendices to this report.

5. Location and Design of All Screening of Measures (Section 16-502, paragraph 5)

The proposed development is composed of single family detached and attached residential units. The single family detached units abut other single family homes, along the eastern boundary of the site. No screening between these uses is necessary or provided. The single family attached units are bounded on the north, west and south by public parkland and/or stream valley open space and no screening is provided in these areas. Screening along the southeastern boundary of the site, where the proposed attached units abut an existing single family detached unit will utilize existing vegetation where possible and be supplemented by the appropriate requirements of Section 13-109 and 110, where and if necessary.

6. Provision of Public Utilities (Section 16-502, Paragraph 6)

Public utilities for the proposed development are as indicated on the detailed Land Use Plan. Sanitary sewer trunk lines, water distribution mains, telephone and electric service are presently available or accessible to the site and will be

constructed or extended by the developer and/or the utility company as may be appropriate.

7. Stormwater Management Plan (Section 16-502, Paragraph 7)

Stormwater detention and/or retention, will be provided in the detention reservoir previously approved in conjunction with the FDP for the commercial area as well as that reservoir planned east of Jaguar Trail Drive pursuant the approved CDP.

8. Proposed Approximate Development Schedule (Section 16-502, Paragraph 7)

The precise development schedule is a function of market demand and other considerations and is not known at this time.

9. Tabular Data (Section 16-502, Paragraph 9)

A. Total number of dwelling units by type:

Single Family Detached .....	4
Single Family Attached .....	36
Total Units Within Proposed Development .....	40

B. Residential density in units

Per Acres ..... Not Applicable

C. Total floor area and floor area ratio ..... Not Applicable

D. Total area in open space ..... Not Applicable

E. Total area in developed recreational open space ..... See Below

Recreation facilities will be provided within the homeowners open space which meet or exceed that required by Section 16-110, Paragraph 2 of the Fairfax County Zoning Ordinance. Alternatively, the subdivider may elect to provide \$300 cash per dwelling unit at the time of each building permit issuance in lieu of the coincident development of the recreation facilities.

F. Total number of offstreet

parking and loading spaces ..... a ratio of two (2) spaces  
per unit or 80 Parking spaces  
will be provided

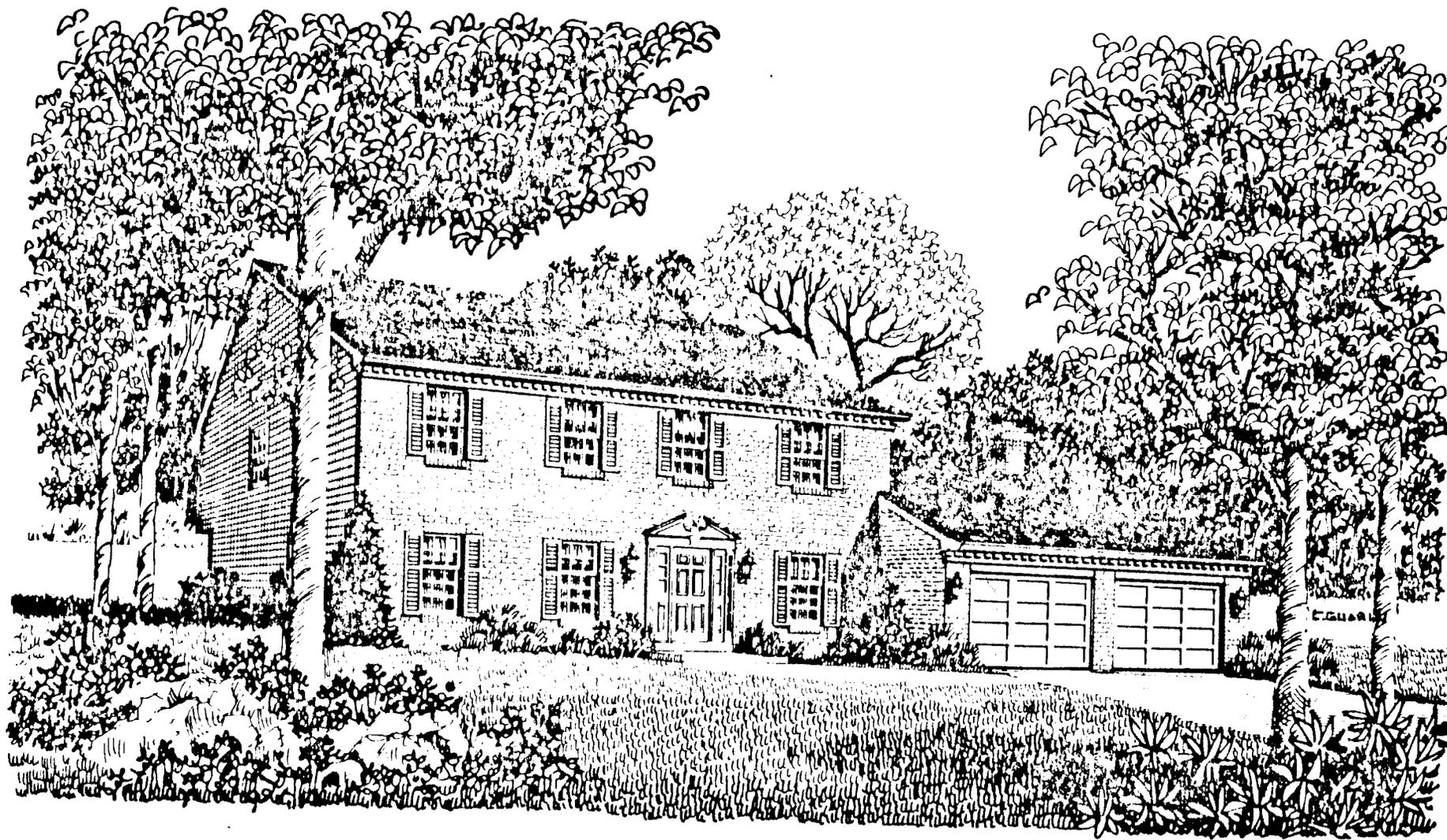
G. Amount of density or floor

area applied for under the bonus  
provisions, and the calculations supporting  
the specific development provisions  
giving rise to such bonus application ..... No bonus units requested

10. Conformance of the Proposed Development to All Applicable Ordinances,  
Regulations and Adopted Standards (Section 16-502, paragraph 10)

The proposed development of the subject property shall conform to all legal  
ordinances, regulations and adopted standards applicable at the time of engineering  
design.

NOTE: The statements, data and/or descriptive material contained herein are for  
informational purposes only and may be subject to change or modification resulting  
from revisions to the Final Development Plan map and/or the "Proffer Statement",  
and therefore, the information contained herein shall not be considered binding upon  
the applicant.



Illustrative Perspective  
Single Family Detached  
(Subject to Change)



Illustrative Elevation  
Single Family Attached  
(Subject to Change)

PROFFERS

Recognizing his responsibility to the community and to the planning process, the applicant is making the commitments contained hereafter.

These commitments are presented as a "package", the economic impact of which has been carefully determined. Any substantive change in the development plan would necessarily result in a review of the "package" and any increase in any of the listed commitments or any additional commitments could not be made without a similar review.

The following commitments are intended as an integral part of the PDC submission and conceptual development plan and are binding on the applicant provided such PDC and conceptual development plan are approved. However, the location of buildings and of residential mix shown on illustrative plans shall be considered for illustrative purposes only and the specific location of buildings, residential unit mix and related development matters shall be determined at the time of final development plan approval pursuant to provisions of Fairfax County ordinances.

In addition to required approval or approval of modifications of Final Development Plan(s) pursuant to paragraph 4 of Section 16-402 of the Zoning Ordinance, such plan(s) shall be subject to public hearing and action by the Board of Supervisors in a manner prescribed by paragraph 7 of the above cited section.

These commitments shall be binding upon the applicant/owners only upon approval of the requested PDC zoning and the conceptual development plan submitted with Applications 78-P-130 and 80-P-073.

A. LAND USE

1. Subject development shall have no more than 2.25 million square feet of non-residential development on the area west of Holmes Run Stream Valley. At least 35% of the area west of the Holmes Run stream shall be provided as natural and landscaped open space. Underground or multilevel structured parking is encouraged to preserve the maximum amount of undisturbed open space. The non-residential development shall be an integrated business park consisting of no more than 1.9 million square feet of office space, 50,000 square feet of retail commercial space and 500 room hotel, and 250 residential units.

2. The Holmes Run Stream Valley shall be preserved as a stream valley park and dedicated to Fairfax County Board of Supervisors in accordance with the County's adopted stream valley policy.

3. Office building shall not exceed 15 stories in height and hotel/apartment buildings to the west of Holmes Run Stream Valley may exceed 15 stories but in no event shall they exceed 180 feet which is the equivalent height of a 15 story office building.

4. Applicant agrees that the portion of the quadrant east of Holmes Run, north and northwest of Falls Church High School, will be developed for residential units not to exceed 400 dwelling units. These units shall not exceed 3 stories in height. The vacant 10 acre portion of the quadrant south of Falls Church High School will be developed as single family detached units along the eastern property line with attached units adjoining the Fairfax County Park and Stream Valley to the north, west and south respectively as shown on schematic plan for this area.

5. Applicant shall dedicate to the Fairfax County Board of Supervisors land to serve future residents at the location adjacent to Arlington Boulevard and west of Jaguar Trail in that portion outside Stream Valley.

6. Applicant agrees that any retail commercial uses on the site will serve primarily the demand of the other non-residential uses on the site and will be integrated with the overall design and layout of the site.

7. A substantial open space buffer of no less than 250 feet, with 300 feet desirable, consisting of the existing tree cover and supplemented with additional landscaping will be provided along the southern perimeter of the site to eliminate any adverse visual impact upon the detached single family residences to the south of the site. If requested to do so by Fairfax County, this buffer shall be dedicated to the County and maintained in its natural state. However, it is understood that nothing herein shall preclude the installation of any utilities, storm water detention and/or siltation and erosion control devices in accord with Fairfax County Ordinances and Standards.

8. The height of all structures within 500 feet of the southern boundary of the site shall be limited to 6 stories so as to be visually unobtrusive to the stable low density residential communities to the south and east of the site. Applicant agrees to comply with the tapering of heights from the north to the south as shown on the Conceptual Development Plan.

9. The provision of lighting in buildings located within areas of the site abutting adjacent residences and communities shall be visually unobtrusive to and compatible with such residences and adjacent communities. As a general rule, parking lot lighting shall not exceed 13 feet in height.

10. Applicant shall provide internal recreation facilities in accordance with the provisions of Section 6-209 (2) of the Fairfax County Zoning Ordinance. Type and location of such will

be specified on final development plan. Any recreational facilities constructed within areas to be dedicated to the Park Authority shall be subject to the approval of the Park Authority. Applicant will provide a trail connection between southeast and northeast quadrants.

B. TRANSPORTATION

1. Primary residential vehicular access to the tract from Route 50 will be via Jaguar Trail and Camp Alger Avenue. Non-residential access will be provided directly from Route 50 by means of a new interchange located generally west of the Holmes Run Stream Valley. (As shown on applicant's submission)

2. Access to the office-hotel-retail portion of the tract will be provided by a new Route 50 grade separated interchange east of the existing I-495-50 interchange and generally west of Holmes Run Stream Valley. (See Exhibit 1 as subsequently amended) Construction of all transportation improvements on Exhibit 1 shall be the responsibility of the owners of the northeast and southeast quadrants of Route 50 and 495 and said improvements shall be dedicated as public facilities.

3. Applicant agrees to abide by existing covenants which prohibit vehicular access from areas west of Holmes Run to residential neighborhoods south and east of the site. Existing covenants do not preclude proposed construction for the new Route 50 interchange ramps.

4. Applicant agrees to improve a portion of Jaguar Trail and Marc Drive adjacent to the site as well as the intersection of Jaguar and Route 50 in order to accommodate the traffic generated by the residential development of that portion east of Holmes Run Stream Valley in the manner shown on Exhibit 1 as subsequently amended and in accordance with the Fairfax County and VDH&T standards.

5. In the event that the applicant is unable to obtain easements or rights of way necessary for the proposed transportation improvements, the applicant agrees to bear the expense of condemnation for said easements or rights of way which Fairfax County will undertake promptly at the request of the applicant.

6. Applicant agrees that all vehicular access improvements shall meet with the approval of Fairfax County and the Virginia Department of Highways and Transportation (VDH&T); with Federal Highway Administration approval as necessary as well for the new Route 50 interchange and associated I-495 improvements.

7. Applicant agrees to aggressively encourage ridesharing by office building tenants to reduce traffic generated by site development during peak traffic periods by phasing the implementation of the transportation control strategies listed below at appropriate stages in the development of the site; and maintaining these strategies until the applicant provides evidence to the Board of Supervisors that there is no further need. Where appropriate, applicant agrees to work with other area employers (i.e., Mobil, AAA and employers on northeast quadrant) in implementation of this ridesharing.

- ° Establish a formal carpool/vanpool program for Fairview Park employees which will be operational under the direction of the transportation coordinator no later than when 500,000 square feet of commercial space is occupied in either or both tracts provided by and at the expense of the occupants of the commercial uses.
- ° With technical assistance from Washington COG, provide matching service for carpooling and vanpooling candidates.
- ° Developer shall fully fund a position of "transportation coordinator" with appropriate private staff support.
- ° Designate convenient spaces as preferred parking for carpools/vanpools.
- ° Institute a pay parking policy with incentives for ridesharing participants and to reduce concentration of peak-hour traffic.

8. Applicant agrees to aggressively encourage mass transit use, including construction of bus shelters and pedestrian walkways linking adjacent communities to more convenient bus shelters.

9. In the event that WMATA does not operate direct feeder bus service to and between Fairview Park and the Dunn Loring Metro station, the applicant agrees to implement a peak-hour shuttle bus service to the Dunn Loring Metro station in coordination with other major developments in the immediate area.

10. A traffic analysis shall be conducted under the direction of the transportation coordinator at applicant's expense to determine the magnitude of total peak-hour office trips generated by this development. Said analysis shall occur:

- a. Within six (6) months after at least 2.4 million square feet of the total of 3.6 million square feet of office use is completed.
- b. Six (6) months after completion of full development of 3.6 million square feet of office use.

If the total peak-hour trips generated by commercial development by the subject property and the companion tract exceed either 3,300 inbound A.M. trips or 2,971 outbound P.M. trips and these excess trips create a significant change in the peak-hour level of service from that which would be computed in the absence of such trips at either the new interchange on Route 50 or at the northeast tract connection to Routes 29-211, additional transportation strategies shall be developed to reduce the peak-hour effect of the incremental trips to a level commensurate with the above allowable AM and PM peak hour trips.

If the total peak-hour generated trips after occupancy of 2.4 million square feet of commercial uses exceed 75% of either 3,300 inbound A.M. trips or 75% of 2,971 outbound P.M. trips, issuance of building permits for commercial uses in excess of 3.0 million square feet may be deferred by the Board of Supervisors for a period not to exceed two years to allow development and implementation of additional transportation strategies designed to assure that at the time of occupancy of the total of 3.6 million square feet of commercial use the peak-hour traffic generated by the subject property and the companion tract shall not exceed the above projections.

In order to agree impartially on the degree of the incremental impact (if any) and the most practical strategies for implementation (if required) traffic recommendations developed by the transportation coordinator shall be submitted to the Board of Supervisors. If the Board of Supervisors does not agree with the traffic analysis, the Board of Supervisors shall submit said analysis for review to an arbitration board. Said arbitration board shall consist of the following members:

- (1) One representative transportation consultant appointed and funded by Fairview Park developer.
- (2) One representative transportation consultant appointed and funded by developer of northeast quadrant.
- (3) One representative transportation engineer appointed by Fairfax County Board of Supervisors.
- (4) One representative transportation engineer appointed by VDH&T.

If the said arbitration board cannot reach a consensus opinion on the said analysis, a fifth traffic consultant shall be

appointed by the four traffic consultants selected pursuant to the above procedure. The decision of the fifth transportation consultant concerning the accuracy of said analysis shall be binding upon all parties. Compensation of the fifth traffic consultant shall be paid equally by developers of northeast and southeast quadrant unless otherwise determined by the Fairfax Board of Supervisors.

Upon approval of the arbitration board, appropriate transportation strategies shall be instituted by applicant as soon as practical. If the peak-hour traffic levels are under the allowable limits, no action shall be taken.

In the event that revised strategies shall be required as described, additional monitoring and/or analysis shall be conducted by applicant to determine the adequacy of the revised strategies and the results submitted to the Board of Supervisors of Fairfax County for review and additional procedures in accord with the provisions of this proffer shall be undertaken by applicant if requested by the Board of Supervisors.

In the event additional monitoring and/or analysis and/or revised strategies shall be required from time to time in accordance with this provision, the cost of the revised strategies and the additional monitoring and/or analysis shall be paid by the developers of the subject property and the companion property and/or occupants of the commercial uses.

11. Construction of substantially all the foregoing transportation improvements including the overpass and associated ramps shall be completed prior to first occupancy of the commercial portions of the development. However, with the concurrence of the County and VDH&T, certain portions of the improvements, such as the additions to the I-495 CD lanes may be deferred until a later phase of development. The issuance of building permits for commercial structures shall be dependent upon receipt by appropriate governmental authority of assurance that the grade separation at US Route 50 and associated ramps shall be available for use prior to the date of first occupancy of the commercial facilities.

C. ENVIRONMENT

1. Holmes Run Stream Valley Shall be preserved as a stream valley park in accordance with the County's adopted stream valley policy. However, the applicant shall have the right to construct and provide for utilities, storm water detention facility, siltation and erosion devices, interchange ramps, recreational facilities and such other improvements including but not limited to selective clearing necessary for improvements of the stream channel and/or sound forest management practices. Applicant shall dedicate said land to the County.

2. Applicant agrees to provide non-vehicular access to and through the Holmes Run Stream Valley as shown on the conceptual development plan.

3. Applicant agrees that a portion of the existing tree cover (not less than 25 feet of natural tree cover and/or landscaped open space) shall be preserved as a natural open space, screen and buffer along the periphery with I-495 and Route 50, while permitting points of visibility at selected intervals.

4. The applicant agrees to provide stormwater detention facilities which are designed in accord with the requirements and objectives of Fairfax County for the Upper Holmes Run watershed. More specifically, the applicant shall provide for detention/retention which will control peak discharge for the post-development state in excess of that which is calculated for the pre-development condition. This commitment shall be accomplished by the provision of detention reservoirs located in the northeastern and northwestern tributaries of the Holmes Run which traverse this property, more specifically identified by the Fairfax County Department of Public Works as detention reservoir sites DR 494-4 and DR 503-1. These reservoirs shall be designed for the 25-year and 2-year frequency storms of one-hour durations and generally will be in substantial conformance with the following design characteristics for each of the two reservoirs.

DR 494-4

Q25 In = 548 cfs  
Q25 Out = 85 cfs

$t_p$  In = 15 minutes  
 $t_p$  Out = 70 minutes

25-Year Storage Volume Required = 21 acre feet

Q2 Out = 26 cfs

$t_p$  Out = 135 minutes

2-Year Storage Volume Required = 13 acre feet

DR 503-1

Q25 In = 782 cfs

Q25 Out = 595 cfs

$t_p$  In = 20 minutes

$t_p$  Out = 25 minutes

25-Year Storage Volume Required = 5 acre feet

Q2 Out = 356 cfs

$t_p$  Out = 25 minutes

2-Year Storage Volume Required = 1.6 acre feet

It shall be understood that provision of these storm water detention facilities will require the modification of the two aforementioned tributaries. Furthermore, whereas the applicant intends to maximize the preservation of the open space buffer, more specifically described as condition A-7, the applicant will minimize the provision of storm water detention facilities in the southwestern tributary which traverses the subject site, however the applicant shall provide for those siltation and erosion control devices including temporary siltation ponds which may be requested or required in accord with the Fairfax County Public Facilities Manual.

5. Applicant will comply with all Federal, state and local air and noise laws, ordinances and regulations applicable to development of this site.

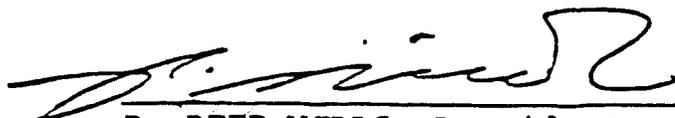
6. Fairfax County identifies the subject property as an area of potential adverse noise impact resulting from adjacent highway uses.

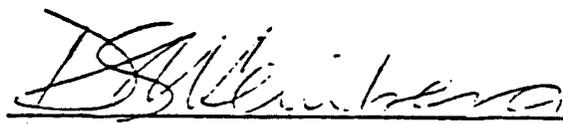
In order to mitigate the adverse impact, if any of highway noise, residential units constructed on the subject property shall have the following acoustical attributes:

- a. Roofs and exterior walls shall be designed to have a laboratory sound transmission class (STC) of at least 39.
- b. Doors and windows shall be designed to have a laboratory sound transmission class (STC) of at least 28.
- c. Adequate sealing and caulking between surfaces shall be accomplished.

No structures for either commercial or residential use shall be erected within the 75 dba Ldn noise zone, such zone is more particularly shown on plat prepared by the Fairfax County staff and is attached to the Staff Report, being further that area within 400 feet of the centerline of I-495.

  
\_\_\_\_\_  
WILLIAM H. PLANK, President  
WHP, Inc., Partner, Fox Chase Joint  
Venture

  
\_\_\_\_\_  
P. REED WILLS, President  
Wills Investment, Inc., Partner,  
Fox Chase Joint Venture

  
\_\_\_\_\_  
DAVID S. WEINBERG,  
Executive Vice President  
C.F. Properties (Virginia), Inc.

5/11/81

PROPOSED INTERCHANGE IMPROVEMENTS  
(SEE SEPARATE STUDY)

ARLINGTON BLVD RT 50

4400 DC

HOTEL/RETAIL/APARTMENTS  
OR OFFICE  
(NOT TO EXCEED 15 SPACES)

OFFICE  
HI-RISE  
(NOT TO EXCEED  
15 SPACES)

OFFICE  
AND/OR HOTEL/RETAIL  
APARTMENTS  
HI-RISE  
(NOT TO EXCEED  
15 SPACES)

OFFICE  
AND/OR HOTEL/RETAIL  
APARTMENTS  
(NOT TO EXCEED  
8-16 SPACES)

MID-RISE  
(NOT TO EXCEED  
8 SPACES)

MID-RISE  
(NOT TO EXCEED  
8 SPACES)

OFFICE AND APARTMENTS  
LOW TO MID-RISE  
(NOT TO EXCEED 8 SPACES)

MAY INCLUDE GARDEN  
APT, STACKED TOWNHOUSE  
AND/OR TOWNHOUSES NOT TO  
EXCEED 3 STORIES

PCPA

FCHS

SINGLE FAMILY  
ATTACHED  
(TOWNHOUSES)

4400 DC

CAPITAL BELTWAY J I 488

1.9 MA OFFICE  
500K+ RETAIL  
500 RM HOTEL  
4250 DC

HOLMES-RUN STREAM  
VALLEY PARK

11/11/20  
CCI 4-2-1

DEWELL, REAGAN & SMITH



Fairfax County Park Authority

**M E M O R A N D U M**

**To :** Sidney R. Steele, for Staff Coordinator  
Chief, Zoning Evaluation Branch - OCP

**Date:** 9-23-82

**From :** Richard W. Jones, Superintendent  
Division of Land Acquisition, FCPA

**Subject :** FDP-78-P-130-2  
Loc: 49-4-((1))-67

The Fairfax County Park Authority, at their regular meeting on September 21st, reviewed the subject FDP and moved the following:

- That the portion of the Holmes Run 100 year floodplain shown on the attached plat reduction be conveyed to the Fairfax County Park Authority and not the Board of Supervisors, as originally proffered, since it adjoins existing FCPA Holmes Run Stream Valley holdings to the South, West and North.
- That the Developer should provide an 8'-0" wide concrete sidewalk from parking lot to property line as access to the adjacent park. A standard concrete curb-cut ramp should be provided and one stall of the proposed parking eliminated or moved to permit unrestricted trail access out to parking lot. The area directly in front of the trail access should be painted and signed as "NO PARKING".
- That a landscape buffer be provided along both sides of the 8' wide sidewalk and split rail fencing be provided at both ends of the sidewalk as shown.
- That a barricade should be provided at the property line to restrict unauthorized vehicular access. Design of barricade by Fairfax County Park Authority Trail Planner.
- That a public access easement should be provided over the area approximately as shown on the attached plat reduction to ensure public access for both bicyclists (through parking area) and pedestrians (along proposed concrete sidewalks).
- That an 8'-0" wide TX-2, Type I asphalt trail be provided over land to be dedicated to the Fairfax County Park Authority with standard curb cut ramps as shown.
- That, since the Developer will provide public access easements, a trail and dedication of the floodplain to the Fairfax County Park Authority, the Authority approve the transfer of approximately 650 square feet from FCPA holdings to the Rezoning Applicant, provided that all costs incurred are at the expense of the Applicant.

ATTACHMENT: Reduced Plat

CC: Dewberry & Davis -- 8401 Arlington Blvd., Fairfax, VA. 22031  
Uscar Hendrickson - DEM (Department of Environmental Management)  
Edwin R. Spann - Office of Comprehensive Planning (OCP)

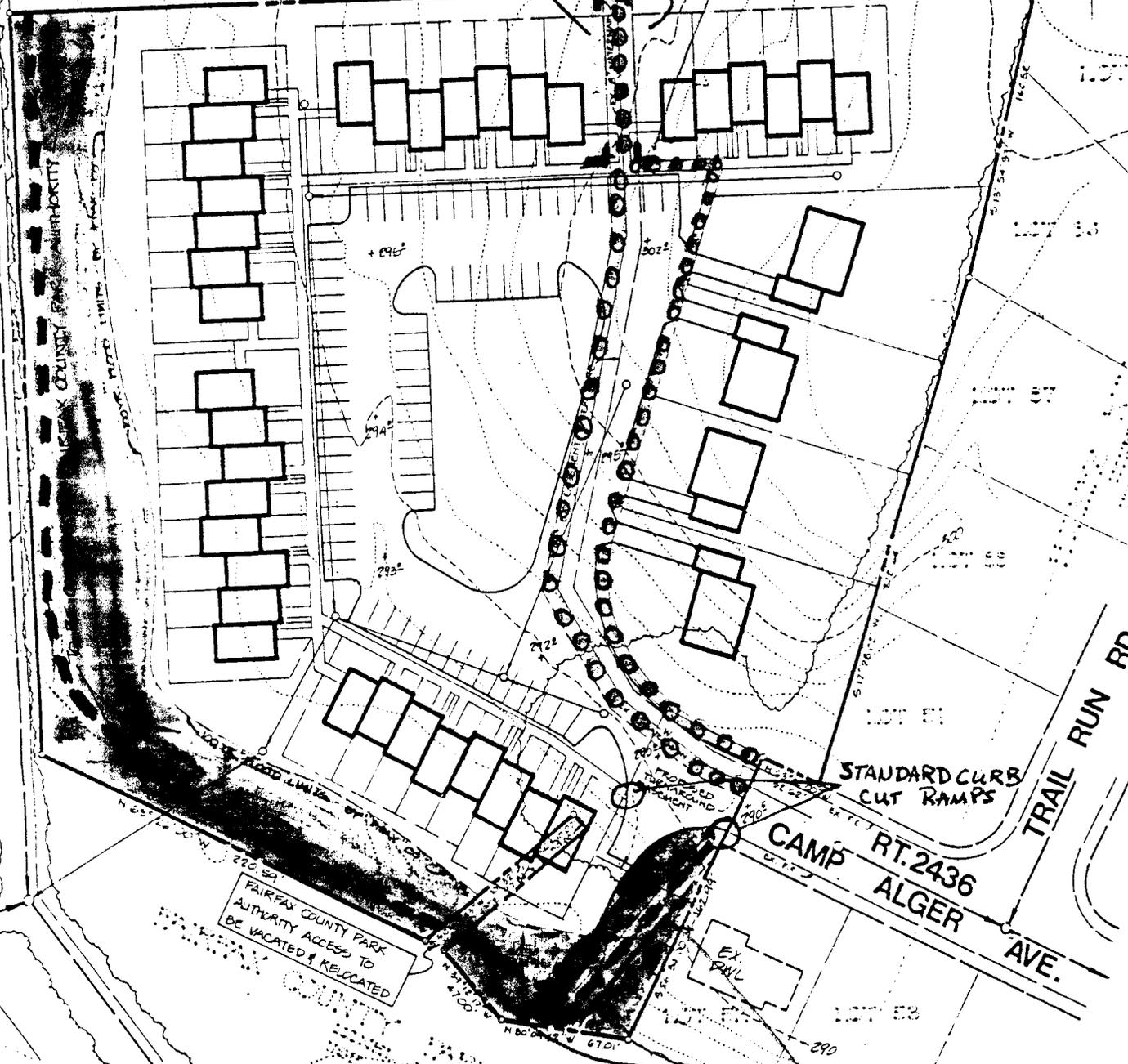
FAIRFAX COUNTY PARK AUTHORITY  
ZONED R-1  
USE: PARK

Future F.C.P.A.  
TRAIL TIE

LANDSCAPE  
BUFFER

FENCING

N 66° 11' 42" E 598.42'



FAIRFAX COUNTY PARK  
AUTHORITY ACCESS TO  
BE VACATED & RELOCATED

STANDARD CURB  
CUT RAMPS

CAMP RT. 2436  
ALGER AVE.

8'0" WIDE TX-2, TYPE I

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

TO: Sidney R. Steele, Division Director  
 Zoning Evaluation Division, OCP <sup>DATE</sup> November 19, 1982

FROM: Robert L. Moore *RLM*  
 Office of Transportation

FILE NO: 3-4

SUBJECT: Transportation Impact

REFERENCE: RDP78-P-130-2, Cadillac Fairview, 49-4 ((1)) 67

IMPACT ANALYSISCompatibility with the Adopted Plan

This application presents no potential for conflicts with the transportation recommendations of the Comprehensive Plan.

Traffic Impacts

The proposed development would generate about 328 vpd. This value is only slightly larger than the 320 vpd that was anticipated at the time the property was rezoned. This difference in potential trip generation results from substitution of four single family detached dwellings for the same number of townhouses along the eastern boundary of the site. This Office does not consider the change to be significant.

The trip volumes noted above are based on rates of 10 vpd per single family detached dwelling and 8 vpd per townhouse. The single family detached rate is from the ITE Trip Generation report. The townhouse rate is from Fairfax County Five Year Plan data.

DESIGN CONSIDERATIONS

The subject site is at the end of a relatively long single-ended access. This design limits the quality of emergency access and traffic circulation. However, there do not appear to be any alternative access options available.

SUMMARY

This application is substantially in accordance with the conceptual development plan approved at the time of rezoning. The one apparent change involves the unit type mix and a resulting small increase in the potential trip generation of the proposed development. The estimated traffic increase, of 8 vpd, would not create any significant increased impact on the surrounding street system.

RLM/JCH/thp

Project Number: FDP-78-P-130-2

Location: 49-4((1))67

Existing Zoning: PDC

Proposed Zoning and/or Use: 40 D.U.'s

Acreage: \_\_\_\_\_

Site Features	Presence		Comments
	yes	no	
A. Geology: Coastal Plain, Piedmont, Triassic			A. Piedmont geologic province. Bedrock may occur from 10-50' below the surface.
1. shallow bedrock . . . . .	X		
2. groundwater resource . . . . .		X	
3. mineral resources . . . . .		X	
B. Topography:			
1. steep slopes (>15%) . . . . .		X	
2. irregular landform . . . . .		X	
C. Hydrology:			C. Holmes Run tributary of Cameron Run, near headwaters, is sited just to west of site.
1. water features . . . . .	X		
2. critical location in watershed . . . . .	X		
3. water supply watershed . . . . .		X	
D. Soils:			D. Mixed alluvial soils in floodplain; rest of site has Glenville silt loam, characterized by high seasonal water table. These wet soils are poorly drained, and rate marginal for building support.
1. marine clays . . . . .		X	
2. shrink-swell clays . . . . .		X	
3. highly erodible soils . . . . .		X	
4. high water table soils . . . . .	X		
5. soils with low bearing strength . . . . .	X		
6. poor infiltration soils . . . . .	X		
E. Vegetation, Wildlife & Open Space:			E. Site and floodplain are currently in natural cover and provide significant habitat. EQC within floodplain boundaries. Some hardwoods, pines to the east of the stream valley.
1. quality vegetation . . . . .		X	
2. wildlife habitat . . . . .		X	
3. adopted EQC . . . . .		X	

Environmental Quality	Problems		Comments
	yes	no	
F. Noise:			G. Nonpoint source pollution into Holmes Run due to runoff from this development is possible. Water quantity/quality controls could perhaps be combined with those being used across the stream on the Cadillac-Fairview office park site.
1. airport noise . . . . .		X	
2. highway noise . . . . .		X	
3. railroad noise . . . . .		X	
4. other types of noise . . . . .		X	
G. Water:			I. Visual analysis of views from site to office/hotel development shows no substantial impact given preservation and perhaps supplementing of tree cover on and off-site to west of housing.
1. point source pollution . . . . .		X	
2. nonpoint source pollution . . . . .	X		
H. Air:			
1. mobile source pollution . . . . .		X	
2. stationary source pollution . . . . .		X	
I. Aesthetics: For example: internal views, views from site, views of site from adjacent development . . . . .		X	
J. Other: . . . . .			

## GLOSSARY

This Glossary is presented to assist citizens in a better understanding of Staff Reports; it should not be construed as representing legal definitions.

**BUFFER** - A strip of land established as a transition between distinct land uses. May contain natural or planted shrubs, walls or fencing, singly or in combination.

**CLUSTER** - The "alternate density" provisions of the Zoning Ordinance, which permits smaller lots and pipestem lots, if specified open space is provided. Primary purpose is to preserve environmental features such as stream valleys, steep slopes, prime woodlands, etc.

**COVENANT** - A private legal restriction on the use of land, recorded in the land records of the County.

**DEVELOPMENT PLAN** - Conceptual, Final, Generalized. A Development Plan consists of graphic, textual or pictorial information, usually in combination, which shows the nature of development proposed for a parcel of land. The Zoning Ordinance contains specific instructions on the content of development plans, based upon the purpose which they are to serve. In general, development plans contain such information as: topography, location of streets and trails, means by which utilities and storm drainage are to be provided, general location and types of structures, open space, recreation facilities, etc. A Conceptual Development Plan is required to be submitted with an application for the PDH or PDC District; a Final Development Plan is a more detailed plan which is required to be submitted to the Planning Commission after approval of a PDH or PDC District and the related Conceptual Development Plan; a Generalized Development Plan is required to be submitted with all residential, commercial and industrial applications other than PDH or PDC.

**DEDICATE** - Transfer of property from private to public ownership.

**DENSITY** - Number of dwelling units divided by the gross acreage being developed (DU/AC). Density Bonus is an increase in the density otherwise allowed, and granted under specific provisions of the Zoning Ordinance when developer provides excess open space, recreation facilities, moderately priced housing, etc.

**DESIGN REVIEW** - The Division of the Department of Environmental Management which reviews all subdivision plats and site plans for conformance with County policies and requirements contained in the Zoning Ordinance, the Subdivision Control Ordinance, the Public Facilities Manual, the Building Code, etc, and for conformance with any proffered plans and/or conditions.

**EASEMENT** - A right given by the owner of land to another party for specific limited use of that land. For example, an owner may give or sell easements to allow passage of public utilities, access to another property, etc.

**OPEN SPACE** - The total area of land and/or water not improved with a building, structure, street, road or parking area, or containing only such improvements as are complementary, necessary or appropriate to use and enjoyment of the open area.

**Common** - All open space designed and set aside for use by all or designated portions of residents of a development, and not dedicated as public lands (dedicated to a homeowners association which then owns and maintains the property).

**Dedicated** - Open space which is conveyed to a public body for public use.

**Developed Recreation** - That portion of open space, whether common or dedicated, which is improved for recreation purposes.

**PROFFER** - A Development plan and/or written condition, which, when offered by an owner and accepted by the Board of Supervisors, becomes a legally binding part of the regulations of the zoning district pertaining to the property in question. Proffers, or proffered conditions, must be considered by the Planning Commission and submitted by an owner in writing prior to the Board of Supervisors public hearing on a rezoning application, and thereafter may be modified only by an application and hearing process similar to that required of a rezoning application.

**PUBLIC FACILITIES MANUAL** - The manual, adopted by the Board of Supervisors, which defines guidelines which govern the design of those facilities which must be constructed to serve new development. The guidelines include streets, drainage, sanitary sewers, erosion and sediment control and tree preservation and planting.

**SERVICE LEVEL** - An estimate of the effectiveness with which a roadway carries traffic, usually determined under peak anticipated load conditions.

**SETBACK, REQUIRED** - The distance from a lot line or other reference point, within which no structure may be located.

**SITE PLAN** - A detailed plan, to scale, depicting development of a parcel of land and containing all information required by the Zoning Ordinance. Site plans are required, in general, for all townhouse and multi-family residential development and for all commercial and industrial development.

**SUBDIVISION ORDINANCE** - An ordinance regulating the division of land into smaller parcels and which, together with the Zoning Ordinance, defines required conditions laid down by the Board of Supervisors for the design, dedication and improvement of land.

**SUBDIVISION PLAT** - A detailed drawing, to scale, depicting division of a parcel of land into two or more lots and containing engineering considerations and other information required by the Subdivision Ordinance.

**USE** - The specific purpose for which a parcel of land or a building, is designed, arranged, intended, occupied or maintained.

**Permitted** - Uses specifically permitted by the Zoning Ordinance Regulations of the Zoning District within which the parcel is located. Also described as a Conforming Use.

**Non-Conforming** - A use which is not permitted in the Zoning District in which the use is located but is allowed to continue due to its existence prior to the effective date of the Zoning Regulation(s) now governing.

USE - Continued.

**Special Permit** - A use specified in the Zoning Ordinance which may be authorized by the Board of Zoning Appeals or the Board of Supervisors in specified zoning districts, upon a finding that the use will not be detrimental to the character and development of the adjacent land and will be in harmony with the policies contained in the latest adopted comprehensive plan for the area in which the proposed use is to be located. A Special Permit is called a Special Exception when granted by the Board of Supervisors.

**Transitional** - A use which provides a moderation of intensity of use between uses of higher and lower intensity.

**VARIANCE** - A permit which grants a property owner relief from certain provisions of the Zoning Ordinance when, because of the particular physical surroundings, shape or topographical condition of the property, compliance would result in a particular hardship or practical difficulty which would deprive the owner of the reasonable use of the land or building involved. Variances may be granted by the Board of Zoning Appeals after notification, advertising, posting and conduct of a public hearing on the matter in question.

**VPD** - Vehicle trips per day (for example, the round trip to and from work equals two VPD). Also ADT - Average Daily Traffic.

#### ENVIRONMENTAL TERMS

**ACOUSTICAL BERM** - Usually a triangular-shaped earthen structure paralleling a highway noise source and extending up from the elevation of the roadway a distance sufficient to break the line of sight with vehicles on the roadway.

**AQUIFER** - A permeable underground geologic formation through which groundwater flows.

**AQUIFER RECHARGE AREA** - A place where surface runoff enters an aquifer.

**CHANNEL ENLARGEMENT** - A development-related phenomenon whereby the stream's bank full capacity is exceeded with a greater frequency than under natural undeveloped conditions, resulting in bank and stream bottom erosion. Hydrology literature suggests that flows produced by a storm event which occurs once in 1.5 years are the channel defining flows for that stream.

**COASTAL PLAIN GEOGRAPHIC PROVINCE** - In Fairfax County, it is the relatively flat southeastern 1/4 of the County, distinguished by low relief and a preponderance of sedimentary rocks and materials (sands, gravels, silts) and a tendency towards poorly drained soils.

**dB(A)** - Abbreviation for a decibel or measure of the noise level perceived by the ear in the A scale or range of best human response to a noise source.

**DRAINAGE DIVIDE** - The highest ground between two different watersheds or subheds.

**ENVIRONMENTAL LAND SUITABILITY** - A reference to a land use intensity or density which should occur on a site or area because of its environmental characteristics.

**ERODIBLE SOILS** - Soils susceptible to diminishing by exposure to elements such as wind or water.

**FLOODPLAIN** - Land area, adjacent to a stream or other surface waters, which may be submerged by flooding; usually the comparatively flat plain within which a stream or riverbed meanders.

**IMPERVIOUS SURFACE** - A natural or man-made surface (road, parking lot, roof top, patio) which forces rainfall to runoff rather than infiltrate.

**MONTMORILLONITIC CLAY** - A fine grained earth material whose properties cause the clay to swell when wet and shrink when dry. In addition, in Fairfax County these clays tend to slip or slump when they are excavated from slope situations.

**NEF** - Noise Exposure Forecast - A noise description for airport noise sources.

**PERCENT SLOPE** - The inclination of a landform surface from absolute horizontal; formula is vertical rise (feet) over horizontal distance (feet) or V/H.

**PIEDMONT GEOGRAPHIC PROVINCE** - The central portion of the County, characterized by gently rolling topography, substantial stream dissection, V-shaped stream valley, an underlying metamorphic rock matrix (schist, gneiss, greenstone) and generally good bearing soils.

**PIES/ENVIRONMENT** - Project Impact Evaluation - A systematic, comprehensive environmental review process used to identify and evaluate likely environmental impacts associated with individual project or area plan proposals.

**SHRINK-SWELL RATE** - The susceptibility for a soil's volume to change due to loss or gain in moisture content. High shrink-swell soils can buckle roads and crack foundations.

**SOIL BEARING CAPACITY** - The ability of the soil to support a vertical load (mass) from foundations, roads, etc.

**STREAM VALLEY** - Any stream and the land extending from either side of it to a line established by the high point of the concave/convex topography, as delineated on a map adopted by the Stream Valley Board. For purposes of stream valley acquisition, the five-criteria definition of stream valleys contained in "A Restudy of the Ponick Watershed" (1969) will apply. The two primary criteria include all the land within the 100-year floodplain and the area along the floodplain in slopes of 15 percent or more.

**STORM WATER MANAGEMENT** - An emerging art/science that attempts to treat storm water runoff at the source and as a resource. Storm water management programs seek to mitigate or abate quantity and quality impacts typically associated with development by the specific design of onsite systems such as Detention Devices which slow down runoff and in some cases improve quality, and Retention Systems, which hold back runoff.

**TRIASSIC GEOGRAPHIC PROVINCE** - The western 1/4 of Fairfax County, characterized by broad expanses of nearly level topography, subtle ridge lines, a shallow depth to sedimentary rocks which are locally intruded by igneous rocks and a tendency towards soils with high shrink-swell properties.