

October 16, 1987

PROFFERED CONDITIONS
RANDOLPH WILLIAMS AND DAVID HOLLEY
OWNERS/APPLICANTS
RZ 86-D-116

KENNETH M. THOMPSON II, TRUSTEE
APPLICANT
RZ 87-D-017

Pursuant to Section 15.1-491(a) of the Code of Virginia, as amended, the undersigned hereby proffer that, in the event the Fairfax County Board of Supervisors grants a rezoning of the subject property to the C-3 District and vacates existing Summit Road as requested, then the property will be developed by the Applicants (or its successors or assigns) in substantial conformance with the Generalized Development Plan, submitted as part of rezoning applications 86-D-116, and 87-D-017, dated August 27, 1987, and revised through October 15, 1987, prepared by Dewberry & Davis (the Plan), and further, that development of the property will be in accordance with the following:

1. The properties that are the subject of Rezoning Applications 86-D-116 and 87-D-017 will be developed under a common site plan, and will be bound by all conditions listed herein. In order to acknowledge these obligations on all the subject properties, these proffers are executed by the applicants and owners of these properties.

2. The total gross floor area for the subject property will not exceed a 0.65 Floor Area Ratio for the total gross site area. The two commercial buildings will contain approximately 98,290 square feet.
3. The height of the two commercial buildings, as measured from the finished grade around these buildings, will conform to the maximum building height requirement of the C-2 District.
4. Parking spaces will be provided approximately as shown on the Plan. Parking will be provided in two deck structures and under both buildings; these facilities will provide approximately 90 percent of the total parking provided, and the remainder will be in surface parking lots. The lower levels of the parking decks will be screened from Dolley Madison Boulevard and Fleetwood Road through a combination of earth fill, structural walls and landscaping; the upper levels of the parking decks will be screened with a combination of a minimum 36" wall (as part of the deck structure) and landscaping.
5. A minimum of 34% of the gross site area will be landscaped open space as generally shown on the Plan.
6. A landscaped park area will be provided between the two commercial buildings, approximately 70 feet in width, as shown on the Plan.

7. Landscaping will be provided in substantial conformance with the Landscape Plan dated October 6, 1987, as may be approved by the Director of DEM. The Applicant may vary the types of landscaping materials represented but the overall intent of the plan with regard to (i) mixture of deciduous and evergreen trees, trees and shrubbery; (ii) density and location of plantings; and (iii) size/caliber of material when installed, will be maintained in the final application.

8. A 6 foot wide pedestrian trail will be constructed along the entire frontage of Dolley Madison Blvd. running through the landscaped open space. A connecting trail will also be constructed between the two commercial buildings as shown on the Plan. The trail will be placed in a public access easement for use by the general public at all times. The trail will be maintained by the building owner(s). Low level lighting will be provided along the trail as shown on the landscape plan and seating areas will be constructed along the trail for passive recreational use. Landscaping will be provided along the trail as shown on the Plan. All sidewalks and trails will be constructed in accordance with the "McLean Design Standards" now in effect.

9. Parking lot and exterior building lighting will be provided in accordance with the "McLean Design Standards" as described in the Comprehensive Plan of Fairfax County.

10. As represented on the Plan, the two commercial buildings will be of approximately equal floor area, dimensions and height. The buildings will be designed in a traditional or colonial style, using brick and glass, with other material for accent. The buildings will have sloped roofs with dormers; the roof will have a pitch of no greater than 15:12. Windows will be styled after residential wood-sash windows with muntins. The lower level of each building will employ brick or stone arches over windows and building entrances. A cornice will be provided below the eaves. Brick color will be in the range of red to brown. All exposed portions of retaining walls facing Dolley Madison Boulevard will be faced with brick.

11. Right-of-way and widening of Fleetwood Road will be provided in accordance with the requirements of the Department of Environmental Management. Curb, gutter and sidewalk will be provided as shown. Entrances on Fleetwood Road, will be as shown on the Plan.

The applicant will provide a 6-foot wide pedestrian trail in a public access easement adjacent to the existing right-of-way for use by the general public as noted in Condition Number 8 above. In addition, the applicant will provide temporary grading and construction easements for possible future improvements to Dolley Madison Boulevard.

12. No entrance/exits from the property will be made onto Dolley Madison Boulevard. The existing curb cut at Summit Road will be closed by the applicants as shown on the Plan and replaced with curb and gutter in accordance with Virginia Department of Transportation (VDOT) standards and continuous landscaping will be provided.
13. Signs on the property will meet all Fairfax County regulations and will be in accordance with the "McLean Design Standards" now in effect. Any building mounted signs oriented to Dolley Madison Boulevard will not be lighted, except that "backlighted" building identification signs may be provided subject to the review and approval of the McLean Planning Committee. Further, no signs will be placed on the facades parallel to Dolley Madison Boulevard.
14. In satisfaction of the VDOT requirement for the design and improvement of the Beverly Road/Dolley Madison Boulevard intersection, the applicant will provide for the design and installation to VDOT Standards of the necessary signalization to achieve a satisfactory level of service as determined by VDOT. If such improvements are not provided within five years of the issuance of the Non-RUP of the second building, then all funds contributed by the applicant and accumulated interest will be returned to the then owner(s) of the property.
15. During normal business hours, parking on the lower deck levels and under the buildings will have controlled access with assigned or designated spaces.

16. There will be no fast food restaurants in the office buildings.

17. The portions of the proposed office buildings located between 40' and 120' from the centerline of Dolley Madison Boulevard having highway noise levels between 70 and 75 dBA Ldn, will have the following acoustical attributes:
 - a. Exterior walls will have a laboratory sound transmission class (STC) of at least 39; and

 - b. Doors and windows will have a laboratory sound transmission class (STC) of at least 28. If "windows" function as the walls, then they will have the STC specified for exterior walls.

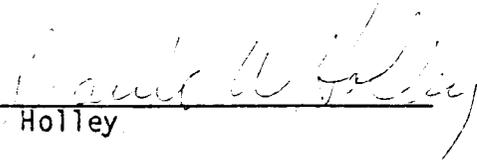
 - c. Adequate measures to seal and caulk between surfaces will be provided.

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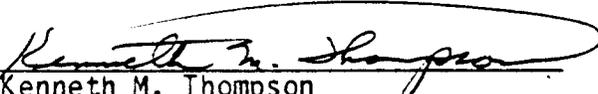
Respectfully Submitted,

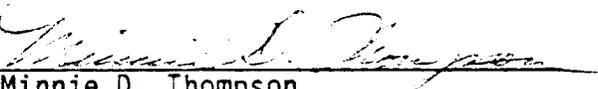
Owner/Applicants:

By: 
L. Randolph Williams

By: 
David W. Holley

Applicant : 
Kenneth M. Thompson II, Trustee

Owner: 
Kenneth M. Thompson

Owner: 
Minnie D. Thompson