



FAIRFAX COUNTY

APPLICATION FILED: November 15, 2002
APPLICATION AMENDED: March 4, 2003
PLANNING COMMISSION: April 24, 2003
BOARD OF SUPERVISORS: May 5, 2003 @ 3:30 p. m.

V I R G I N I A

April 10, 2003

STAFF REPORT

APPLICATION RZ/FDP 2002-MV-040

MOUNT VERNON DISTRICT

APPLICANT: Spring Hill Seniors, L. L. C.

PRESENT ZONING: R-C

REQUESTED ZONING: PDH-12

PARCEL(S): 106-4 ((1)) 54 pt.

ACREAGE: 46.80 acres

DENSITY: 9.4 du/ac

OPEN SPACE: 12.6 acres (27 percent)

PLAN MAP: Institutional

PROPOSAL: To Develop an Age Restricted Graduated Care Community with a Maximum of 442 Dwelling Units consisting of Active Adult Housing (306 Dwelling Units) and Senior Independent Living Units (136 Dwelling Units)

STAFF RECOMMENDATIONS:

Staff recommends that RZ 2002-MV-040 and the associated Conceptual Development Plan be approved subject to the draft proffers contained in Appendix 1.

Staff further recommends that the Planning Commission approve FDP 2002-MV-040 subject to the Board of Supervisors approval of RZ 2002-MV-040 and the associated Conceptual Development Plan.

Staff further recommends that the Board of Supervisors approve a waiver of the limitation on the length of private streets pursuant to the provisions of Par. 3, Sect. 11-103.

Staff further recommends that the Board of Supervisors approve a variance in the PDH District to allow a six foot tall fence in a front yard along Silverbrook Road pursuant to the provisions of Sect. 18-401.

Staff further recommends that the Board of Supervisors direct the Director, Department of Public Works and Environmental Services to grant a modification of the tree cover requirements pursuant to Par. 1 of Sect. 13-404, which allows a modification on sites devoid of tree cover to allow eleven percent tree cover, in lieu of the required fifteen percent.

Staff further recommends that the Board of Supervisors approve the action of the ARB for the demolition of the Culinary Arts Building (R-40) and approve the action to deny the demolition of Guard Tower #2 (R-55) with the understanding that the applicant may return to the ARB at a future date for reconsideration with regard to the Guard Tower.

Staff further recommends that the Board of Supervisors approve the demolition of Guard Tower #3 (R-56) which is listed in Attachment B of the MOA as a structure that is considered appropriate for demolition without an adaptive reuse feasibility study.

It should be noted that sewer service is not available to this property at this time and construction of a pump station and force main is required to provide service. Should the Board approve this application, that approval in no way guarantees that sewer capacity will be available to serve this site when the property is developed.

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 recommendation 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.



Rezoning Application

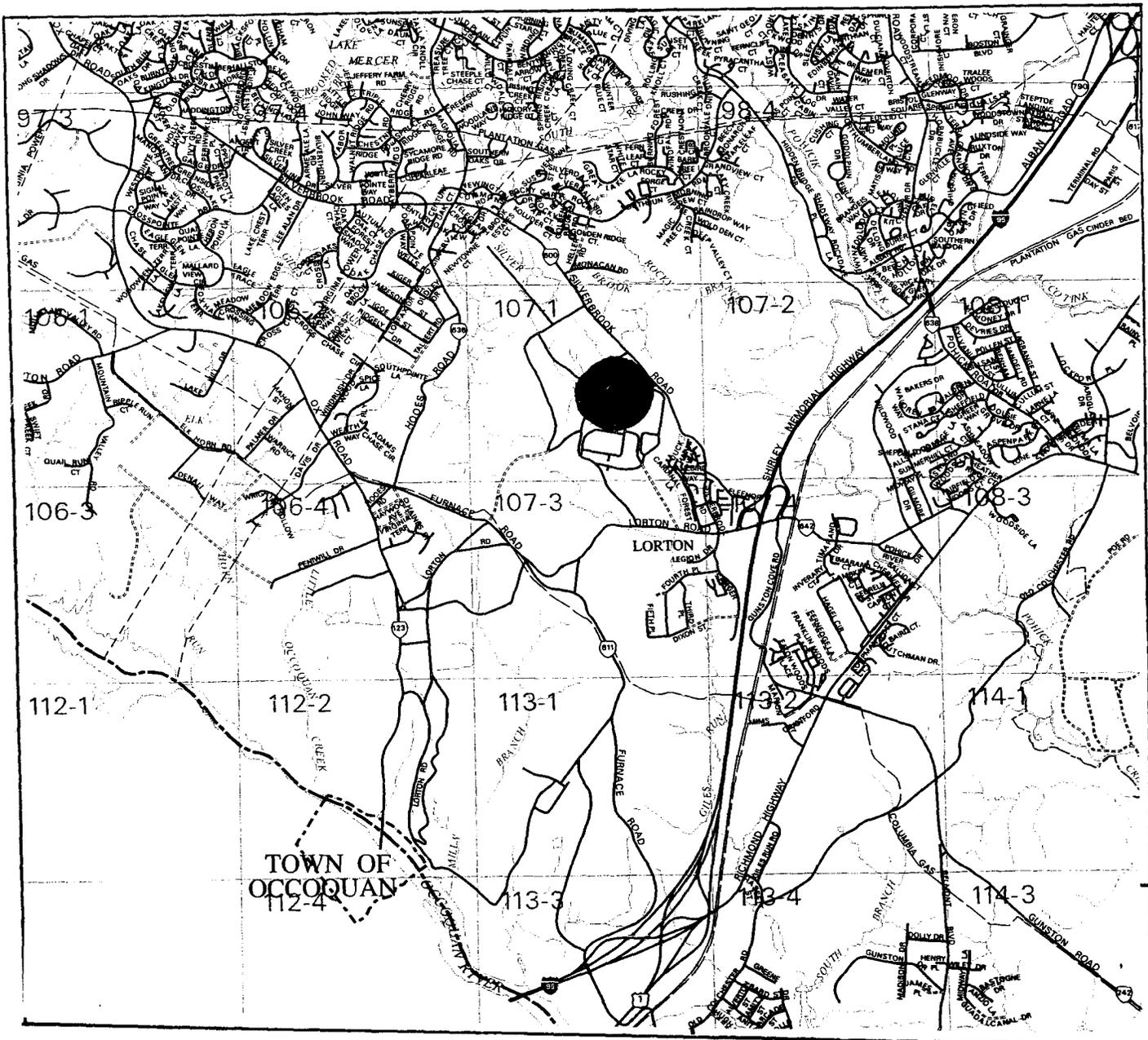
RZ 2002-MV-040

Applicant: SPRING HILL SENIORS, LLC
Filed: 11/15/2002 - AMENDED 03/04/2003
Area: 46.80 AC OF LAND; DISTRICT - MOUNT VERNON
Proposed: RESIDENTIAL DEVELOPMENT
Located: SOUTH OF SILVERBROOK ROAD APPROXIMATELY 1000 FEET NORTH OF ITS INTERSECTION WITH PLASKETT LANE
Zoning: FROM R- C TO PDH-12
Overlay Dist:
Map Ref Num: 106-4- /01/ /0054 PT.

Final Development Plan

FDP 2002-MV-040

Applicant: SPRING HILL SENIORS, LLC
Filed: 11/15/2002 - AMENDED 03/04/2003
Area: 46.80 AC OF LAND; DISTRICT - MOUNT VERNON
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Zoning: PDH-12
Overlay Dist:
Map Ref Num: 106-4- /01/ /0054 PT.



Rezoning Application

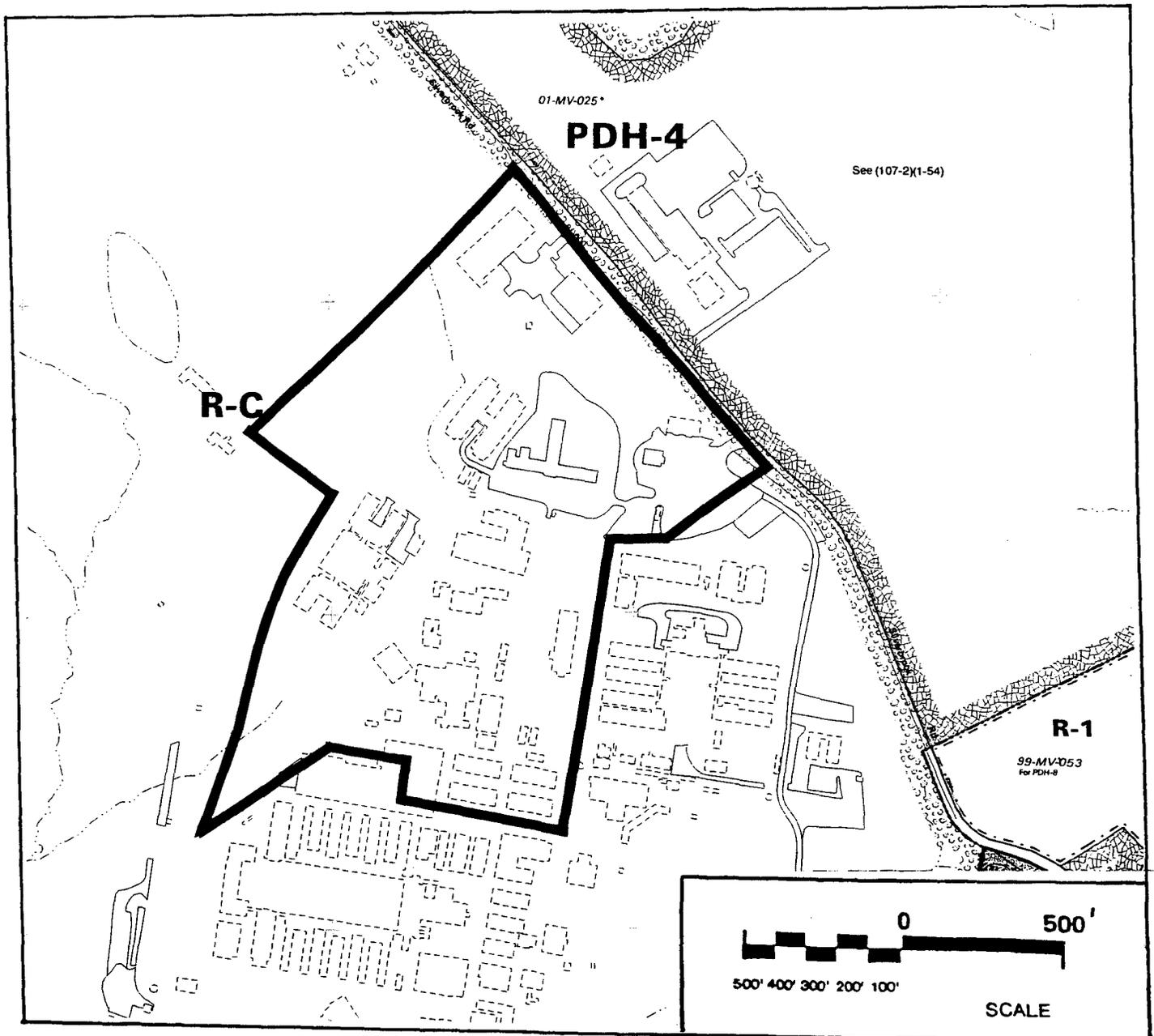
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Overlay Dist:
Map Ref Num: 106-4- /01/ /0054 PT.



CONCEPTUAL/FINAL DEVELOPMENT PLAN SPRING HILL SENIOR CAMPUS

MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

NOTES:

1. THE PROPERTY DELINEATED BY THIS PLAN IS CURRENTLY ZONED R-C (RESIDENTIAL - CONSERVATION DISTRICT) AND IS LOCATED AS FOLLOWS:

Lot Map Number	Dated	Page	Property Owner
106-41(1)54 (PART)	13/18	2200	BOARD OF SUPERVISORS OF FAIRFAX

2. THE APPLICANT IS:
SPRING HILL SENIORS, LLC
C/O XBI SERVICES, INC.
8041 WOODTRAP ROAD
VIENNA, VA 22182
(703) 841-8000
(703) 841-9630 FAX

3. THE AGENT FOR CONTRACT PURCHASER IS:
WALSH, COLUCCI, LUBELEY, EMRICH & TERPAK, P.C.
ATTN: KEITH MARTIN
COURTHOUSE PLAZA - 13TH FLOOR
2200 CLARENDON BOULEVARD
ARLINGTON, VIRGINIA 22201

4. TOTAL SITE AREA IS 46.80 AC.

5. TOPOGRAPHY (2' CONTOUR INTERVAL) SHOWN IS FROM AN AERIAL SURVEY, PREPARED BY AIR SURVEY, DATED MARCH 2002.

6. NO GRAVE OR BURIAL SITE IS KNOWN TO EXIST ON THIS PROPERTY.

7. THE PROPERTY SHOWN ON THIS CONCEPT IS IN THE MOUNT VERNON MAGISTERIAL DISTRICT, THE LOWER POTOMAC SANITARY SEWER DISTRICT, AND THE FOXGROVE & HILL BRANCH WATERSHEDS. PUBLIC WATER AND SEWER SHALL BE PROVIDED THROUGH EXISTING AND PROPOSED FACILITIES.

8. STORMWATER DETENTION AND BEST MANAGEMENT PRACTICES HAVE BEEN PROVIDED PER CHAPTER 118, AND SHALL BE PROVIDED IN OFF-SITE DETENTION PONDS UNLESS WAIVED OR ACCEPTED BY DPWS. DOWNSTREAM DRAINAGE IMPROVEMENTS ARE BELIEVED TO BE ADEQUATE.

9. THERE IS NO FLOODPLAIN OR RESOURCE PROTECTION AREA (R.P.A.) LOCATED WITHIN THE SUBJECT PROPERTY.

10. THERE ARE NO KNOWN HAZARDOUS WASTE MATERIALS, TOXIC SUBSTANCES, EXISTING STORAGE TANKS, OR CONTAINERS ON-SITE.

11. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, EXCEPT THE FOLLOWING:

- APPROVAL IS HEREBY REQUESTED TO ALLOW FOR PRIVATE STREETS AS SHOWN HEREON. (E.D. 13-201)
 - APPROVAL IS HEREBY REQUESTED FOR A WAIVER OF THE REQUIREMENT THAT PRIVATE STREETS NOT EXCEED 800 FEET IN LENGTH. (E.D. 11-10352, PAR. 3)
 - APPROVAL IS HEREBY REQUESTED FOR MODIFICATION TO REDUCE TREE CANOPY REQUIREMENT UP TO 25%. (E.D. 13-404, 1)
 - APPROVAL IS HEREBY REQUESTED FOR VARIANCE TO ALLOW FOR SOUND WALL ALONG SILVERBROOK ROAD NOT TO EXCEED EIGHT FEET IN HEIGHT.
 - APPROVAL IS HEREBY REQUESTED FOR VARIANCE TO ALLOW FOR FENCE NOT TO EXCEED SIX FEET IN HEIGHT ALONG SILVERBROOK ROAD AND THE SCHOOL ACCESS ROAD.
12. EXISTING WATER MAINS, EXISTING SANITARY SEWERS, AND EXISTING STORM DRAINS ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY PER AVAILABLE RECORDS. FURTHERMORE, THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES, AND THOSE SHOWN ARE APPROXIMATE. NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 26' OR GREATER ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY. A 15' WIDE PUBLIC UTILITY EASEMENT IS PROPOSED ALONG SILVERBROOK ROAD.

13. ALL NECESSARY PUBLIC UTILITIES ARE BEING MADE READILY ACCESSIBLE TO THE SITE INCLUDING A PROPOSED PUMP STATION AND FORCE MAIN AND WILL BE EXTENDED OR IMPROVED BY THE APPLICANT OR UTILITY COMPANY AS MAY BE APPROPRIATE.

14. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING AND LOCATION OF UTILITIES.

15. THE PROPOSED DEVELOPMENT CONFORMS TO THE RECOMMENDATIONS SET FORTH IN THE ADOPTED COMPREHENSIVE PLAN FOR THE LOWER POTOMAC PLANNING DISTRICT.

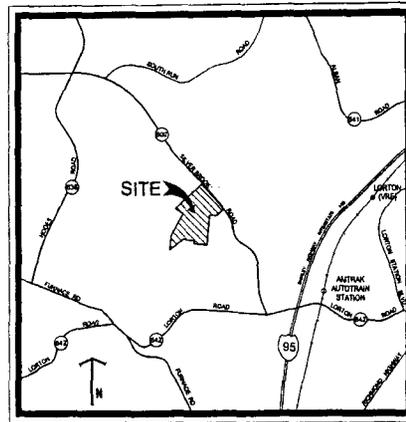
16. THE PROPOSED DEVELOPMENT SHOWN ON THIS PLAN IS NOT CONTAINED WITHIN AN AIRPORT NOISE IMPACT ZONE, ACCORDING TO THE FAIRFAX COUNTY OFFICE OF COMPREHENSIVE PLANNING.

17. TRAILS ARE REQUIRED PER THE FAIRFAX COUNTY TRAIL PLAN AND ARE SHOWN ON THIS PLAN (MAJOR GREENWAY TRAIL PER THE TRAILS AND OPEN SPACE SYSTEM MAP, FIGURE 12, OF THE L-1 LAUREL HILL COMMUNITY PLANNING SECTOR). NO COUNTY TRAIL IS REQUIRED ALONG THE SOUTH SIDE OF SILVERBROOK ROAD. A COUNTY TRAIL IS BEING PROPOSED ALONG THE NORTH SIDE OF SILVERBROOK ROAD BY OTHERS.

18. THE FOOTPRINTS, SIZES, AND LOCATIONS OF ALL STRUCTURES AND LOTS REPRESENTED HEREON ARE APPROXIMATE AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN. BUILDING FEATURES ARE SUBJECT TO FINAL ARCHITECTURAL PLANS.

19. PROPOSED DEVELOPMENT AREAS INCLUDING, BUT NOT LIMITED TO: RIGHT-OF-WAY, SITE AREA, OPEN SPACE, AND TREE COVER CALCULATIONS ARE APPROXIMATE AND WILL BE VERIFIED DURING FINAL ENGINEERING.

20. DEVELOPMENT SCHEDULE OF THIS PROJECT IS CONTINGENT UPON PLAN APPROVAL.



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VICINITY MAP

SCALE: 1" = 200'

AGENT FOR CONTRACT PURCHASER:

WALSH, COLUCCI, LUBELEY, EMRICH & TERPAK, P.C.
ATTN: KEITH MARTIN
COURTHOUSE PLAZA - 13TH FLOOR
2200 CLARENDON BOULEVARD
ARLINGTON VIRGINIA- 22201

PREPARED BY:

BOWMAN CONSULTING GROUP, LTD.
14020 THUNDERBOLT PLACE, SUITE 300
CHANTILLY, VA. 20151

IN COORDINATION WITH:

STUDIO 39
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VIRGINIA 22310

DEWBERRY AND DAVIS
8401 ARLINGTON BOULEVARD
FAIRFAX, VIRGINIA 22031

BEERY RIO AND ASSOCIATES
8001 BRADDOCK ROAD - 4th FLOOR
SPRINGFIELD, VIRGINIA 22151

SHEET INDEX

- COVER SHEET
- MASTER PLAN / SITE TABULATIONS
- CONCEPTUAL / FINAL DEVELOPMENT PLAN
- PEDESTRIAN CIRCULATION PLAN
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- MULTI-FAMILY ILLUSTRATIVE LANDSCAPE PLANS
- ILLUSTRATIVE BOULEVARD SECTIONS
- ILLUSTRATIVE STREET SECTION / DETAILS
- ILLUSTRATIVE SILVERBROOK ROAD STREETScape SECTIONS
- ILLUSTRATIVE GREENWAY / OPEN SPACE SECTIONS
- SITE DETAILS

Bowman
CONSULTING

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Suite 300
Chantilly, Virginia 20151
Phone: (703) 444-1800
Fax: (703) 441-1817
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COVER SHEET
SPRING HILL SENIOR CAMPUS
FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT

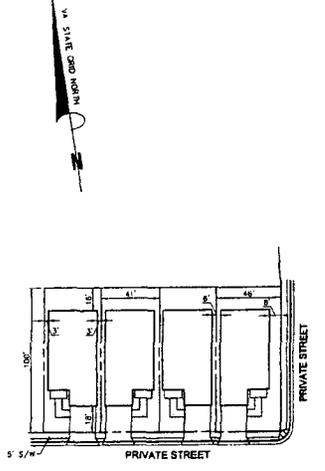
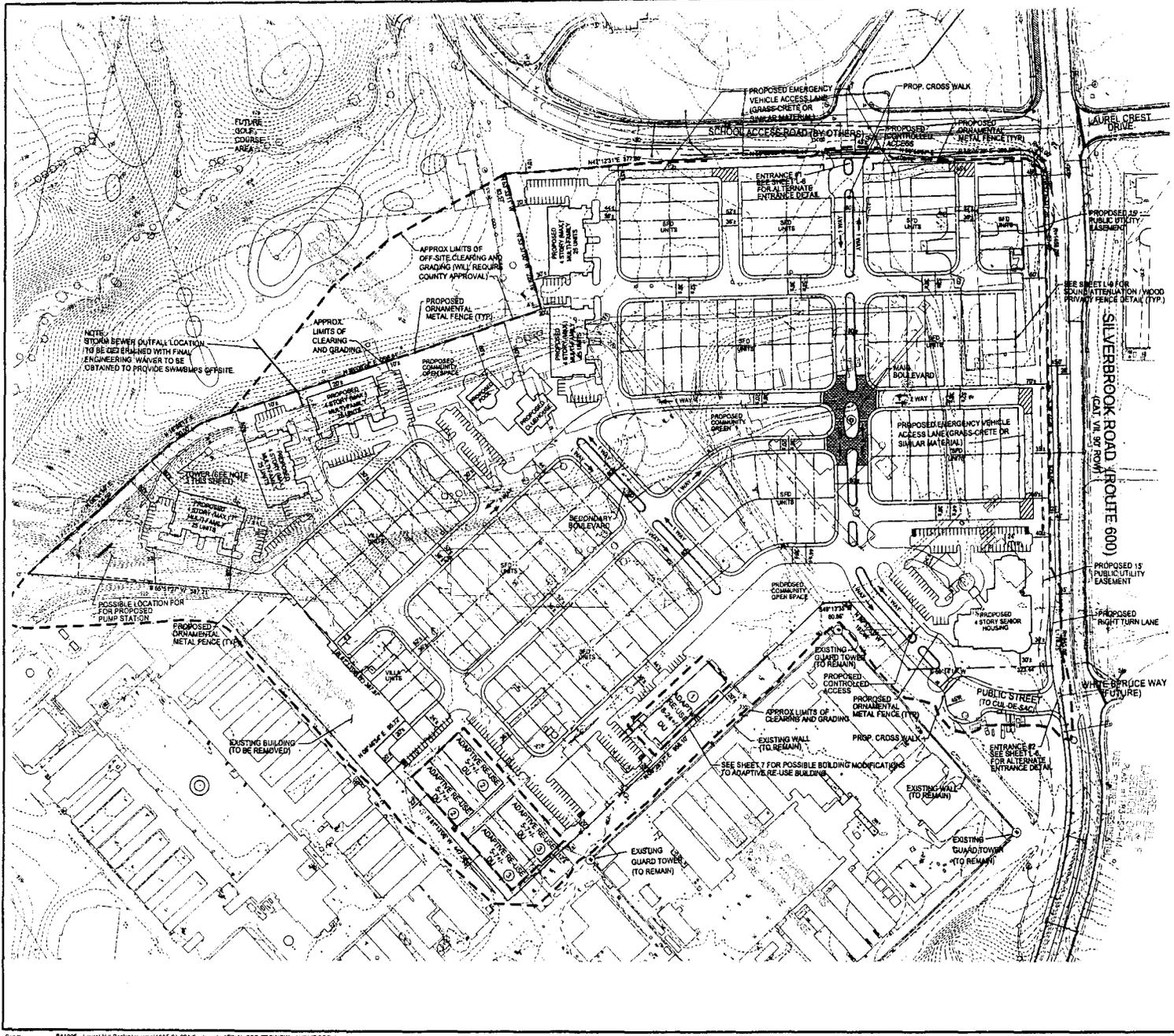
COUNTY PROJECT NUMBER



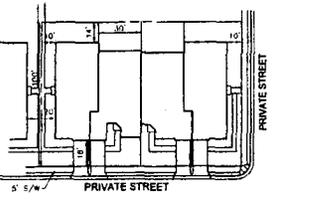
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3/14/03	3rd SUBMISSION
3/26/03	4th SUBMISSION
3/21/03	5th SUBMISSION

DATE	DESCRIPTION
SV	EG
DESIGN	DRAWN
SCALE	AS NOTED
JOB No.	1905-02-004
DATE:	NOVEMBER 13, 2002
FILE No.	1905-0-ZP-004

SHEET 1 of 6



SINGLE-FAMILY DETACHED (SFD) UNITS
SCALE: 1" = 40'



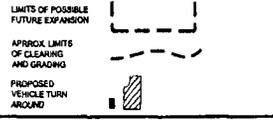
SINGLE-FAMILY ATTACHED VILLA UNITS (4-6 UNITS)
SCALE: 1" = 40'

MINIMUM YARDS AND SETBACKS

- SINGLE-FAMILY ATTACHED UNIT**
MIN. LOT WIDTH: 30 FT. (40 FT. CORNER LOT)
MIN. YARDS & SETBACK: (ft)
A. FRONT (DRIVEWAY AREA) 18 FT.
B. REAR 14 FT.
C. SIDE 0 FT.
D. CORNER (SIDE) 10 FT.
- SINGLE-FAMILY DETACHED UNIT**
MIN. LOT WIDTH: 41 FT. (46 FT. CORNER LOT)
MIN. YARDS & SETBACK: (ft)
A. FRONT (DRIVEWAY AREA) 18 FT.
B. REAR 18 FT.
C. SIDE 3 FT.
D. CORNER (SIDE) 8 FT.

- NOTE:**
1. ALL PROPOSED HEAD-IN PARKING SPACES TO BE 11.5' UNLESS NOTED.
 2. ALL PROPOSED SIDEWALKS WITHIN PRIVATE STREET EASEMENTS TO BE 5 FEET UNLESS NOTED.
 3. TOWER TO REMAIN SUBJECT TO REVIEW AND APPROVAL BY AEB. AT SUCH TIME THAT PERMISSION MAY BE GRANTED TO REMOVE TOWER, IT MAY BE REMOVED WITHOUT NEED FOR A PCA OR CPDPA.

LEGEND



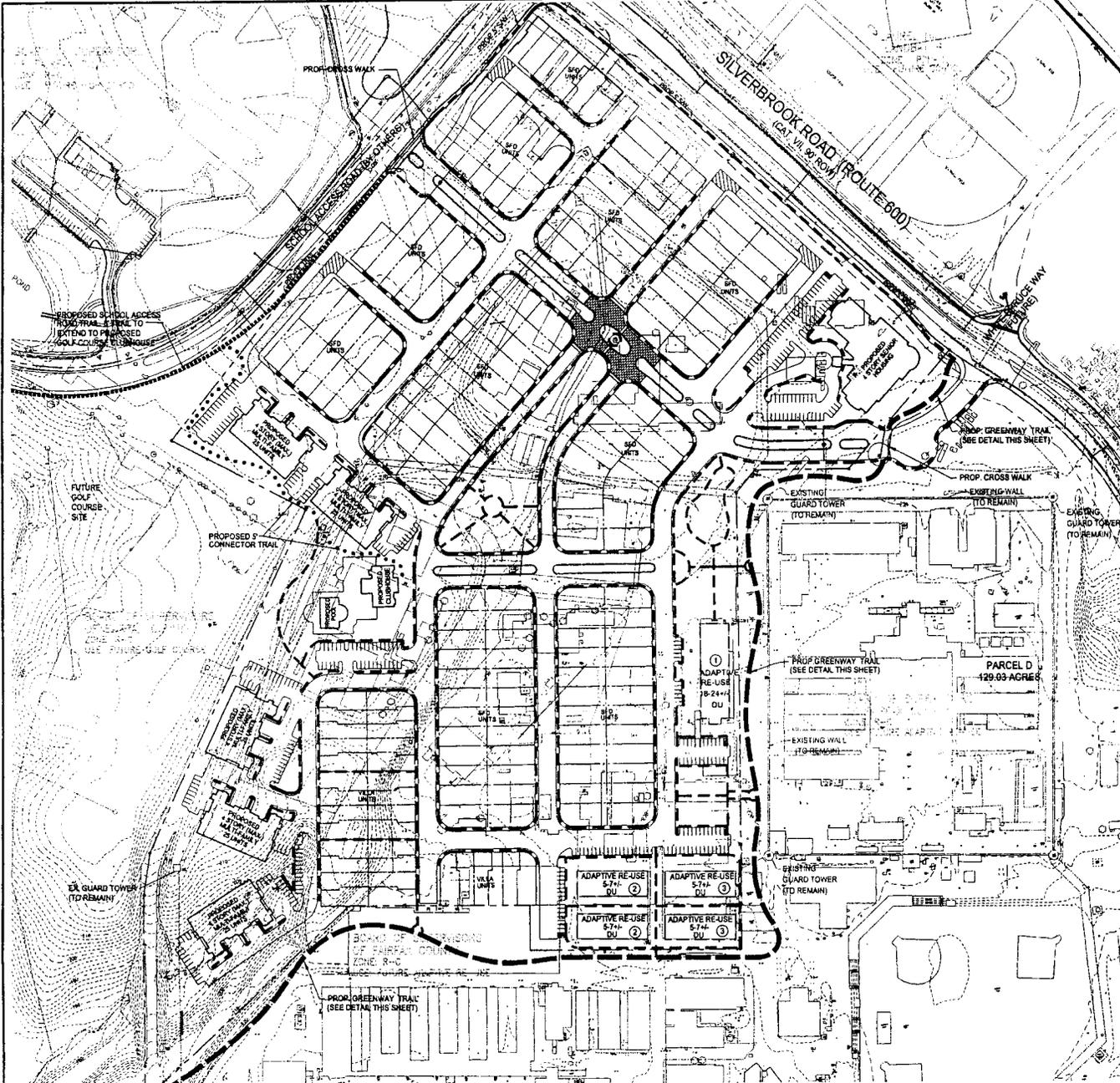
Bowman Consulting Group, LLC
10000 Woodloch Forest Drive
Cherry Hill, Virginia 22111
Phone: (703) 444-1600
Fax: (703) 444-1610
www.bowmanconsulting.com

CONCEPTUAL-FINAL DEVELOPMENT PLAN
SPRING HILL SENIOR CAMPUS
FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT

COUNTY PROJECT NUMBER

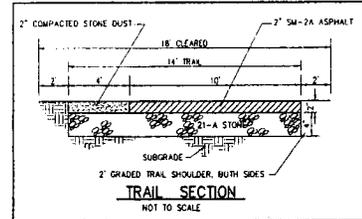


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3/14/03	3rd SUBMISSION	
3/28/03	4th SUBMISSION	
3/31/03	5th SUBMISSION	
PLAN STATUS		
3/24/03	2nd SUBMISSION	
3/14/03	3rd SUBMISSION	
3/28/03	4th SUBMISSION	
3/31/03	5th SUBMISSION	
DATE	DESCRIPTION	
SV	EB	MSB
DESIGN	DRAWN	CHKD
SCALE 1" = 100'		
JOB No. 1905-02-004		
DATE: NOVEMBER 15, 2002		
FILE No. 1905-D-27-004		
SHEET 3 OF 6		



WALKWAY / TRAIL LEGEND

- PROPOSED WALKWAY
- PROPOSED GREENWAY TRAIL
- PROPOSED SCHOOL ACCESS ROAD TRAIL
- PROPOSED CONNECTOR TRAIL



NOTE:
SEE PROFFERS FOR FURTHER DESCRIPTION REGARDING
PROPOSED GREENWAY TRAIL DESIGN

Bowman Consulting Group, LLC
3800 Commonwealth Drive
Cherry Hill, Virginia 20715
Phone: (703) 444-1100
Fax: (703) 444-6411
www.bowmanconsulting.com

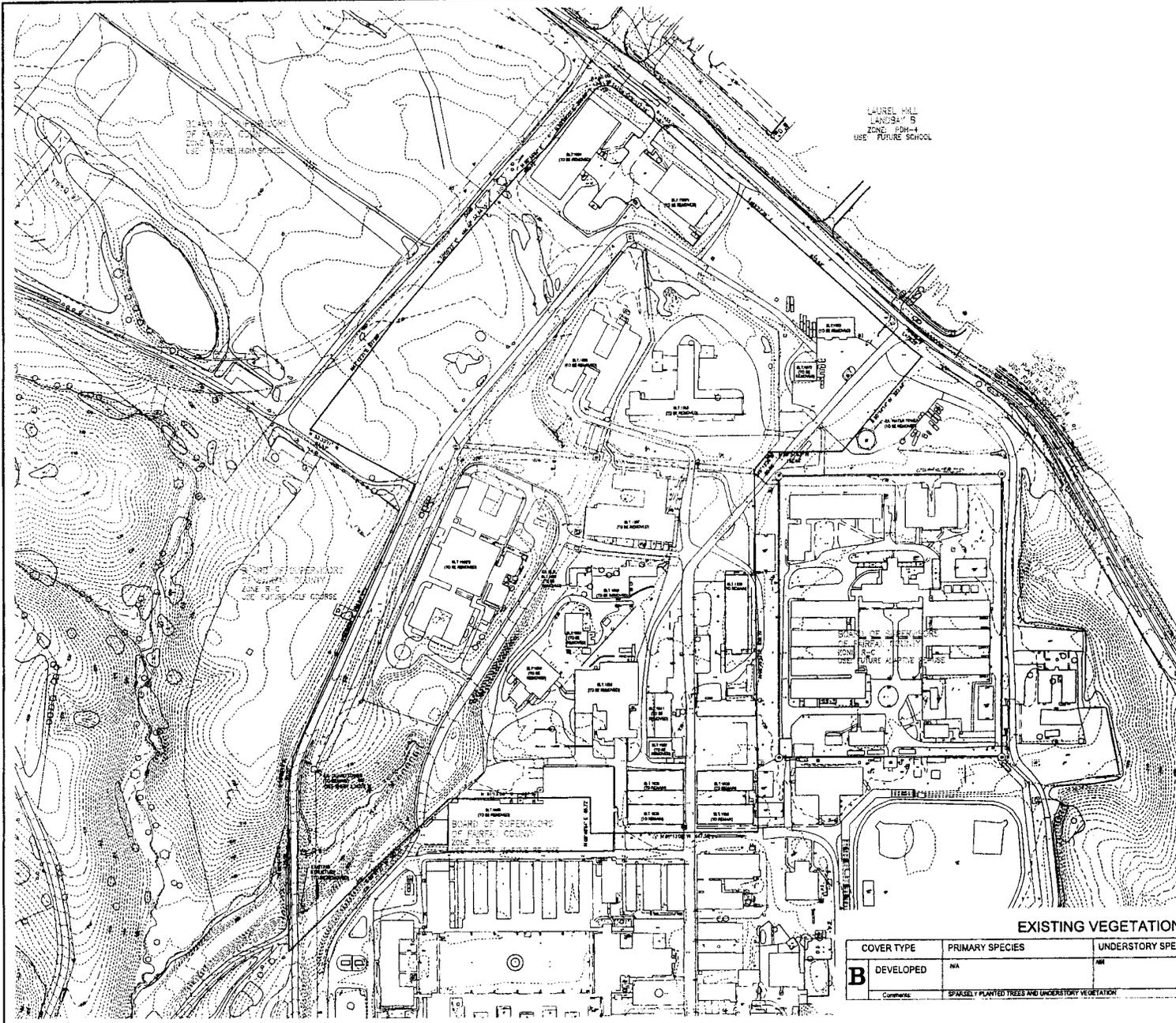
PEDESTRIAN CIRCULATION PLAN
SPRING HILL SENIOR CAMPUS
FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT

COUNTY PROJECT NUMBER



DATE	DESCRIPTION
3/2/05	2nd SUBMISSION
3/14/05	3rd SUBMISSION
3/28/05	4th SUBMISSION
3/31/05	5th SUBMISSION

DATE	DESCRIPTION
SV	DESIGN
EB	DRAWN
MGB	CHKD
SCALE	1" = 100'
DATE	NOVEMBER 15, 2005
FILE No.	1905-D-27-004

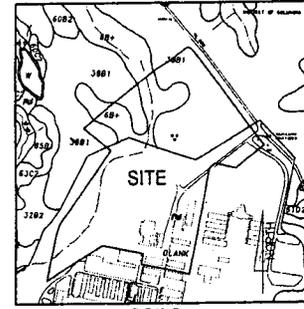


LAUREL HILL
LANDMARKS
ZONE 204-4
USE - FUTURE SCHOOL

LAUREL HILL
LANDMARKS
ZONE 204-4
USE - FUTURE HOME OFFICE

LAUREL HILL
LANDMARKS
ZONE 204-4
USE - FUTURE GOLF COURSE

BOARD OF SUPERVISORS
OF FAIRFAX COUNTY
ZONE 204-4



SOILS
SCALE: 1" = 500'
68+ - HYATTSVILLE FINE SANDY LOAM
38B1 - BELTSVILLE LOAM, UNDULATING PHASE
BLANK - DISTURBED SOIL

LEGEND:
EXISTING VEGETATION

EXISTING VEGETATION LEGEND

COVER TYPE	PRIMARY SPECIES	UNDERSTORY SPECIES	SUCCESSIONAL STAGE	CONDITION	AREA (ACRES)
B DEVELOPED	N/A	N/A	N/A	N/A	46.80 AC.
Comments: SPARSELY PLANTED TREES AND UNDERSTORY VEGETATION					TOTAL AREA 46.80 AC.

Bowman
CONSULTING

Bowman Consulting Group, LLC
10000 Lakeside Drive
Chantilly, Virginia 20151
Phone: (703) 444-2000
Fax: (703) 444-8400
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EXISTING VEGETATION MAP
SPRING HILL SENIOR CAMPUS
FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT

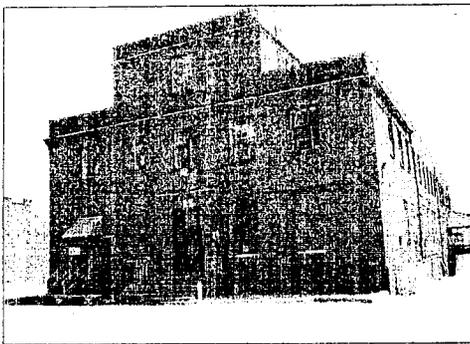
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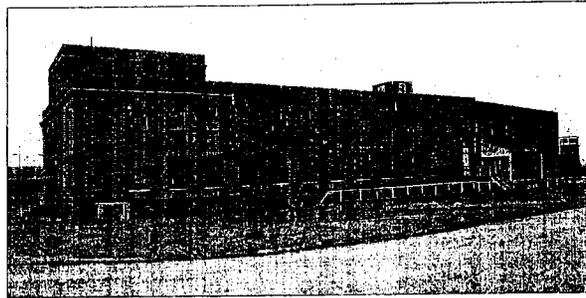
PLAN STATUS
3/14/03 1ST SUBMISSION
3/26/03 2ND SUBMISSION
3/27/03 3RD SUBMISSION

DATE DESCRIPTION
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DESCR BOWMAN CHG
SCALE 1" = 100'
JOB No. 1905-02-004
DATE NOVEMBER 15, 2003
FILE No. 1905-D-2P-004

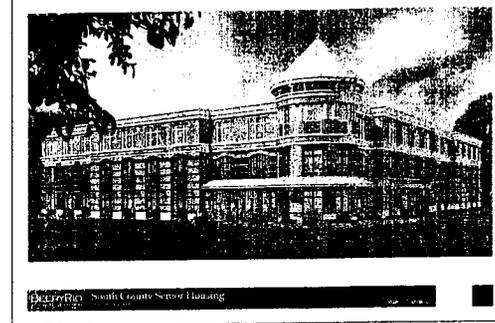
SHEET 5 OF 6



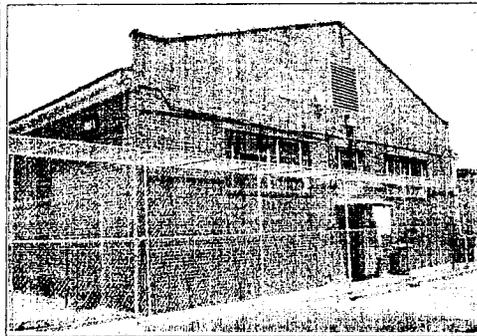
① ADAPTIVE RE-USE - MULTI-FAMILY RESIDENTIAL
(FORMER COMMISSARY BUILDING)
NORTHERN FACADE



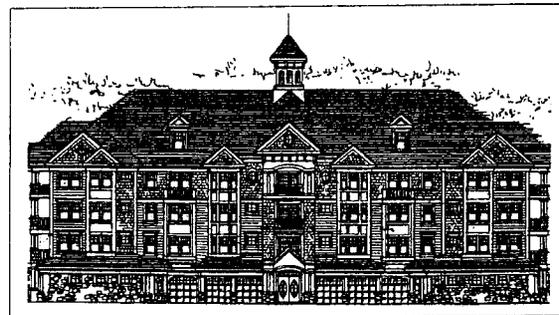
① ADAPTIVE RE-USE - MULTI-FAMILY RESIDENTIAL
(FORMER COMMISSARY BUILDING)
WESTERN FACADE



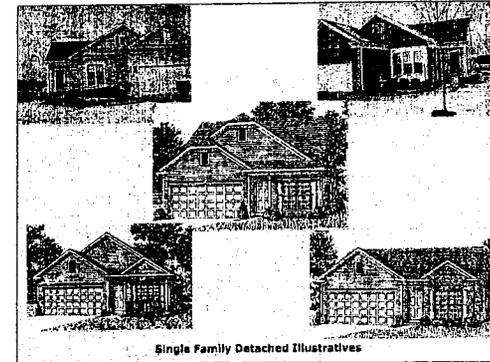
SENIOR HOUSING LIVING FACILITY ILLUSTRATIVE



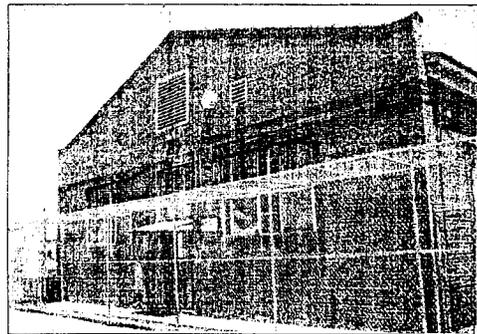
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(FORMER DORMITORY BUILDING)
EASTERN FACADE



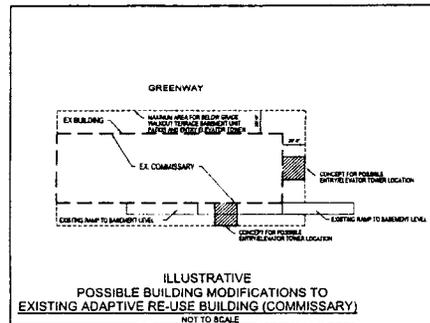
MULTI-FAMILY ILLUSTRATIVE



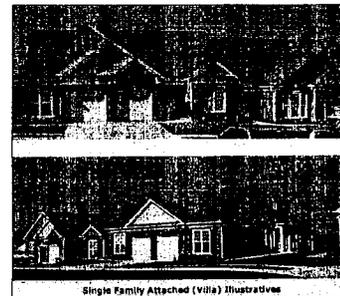
Single Family Detached Illustratives



③ ADAPTIVE RE-USE - MULTI-FAMILY RESIDENTIAL
(FORMER DORMITORY BUILDING)
WESTERN FACADE



Clubhouse Illustrative

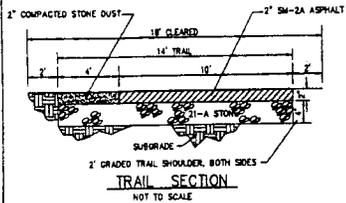


Single Family Attached (Villa) Illustratives

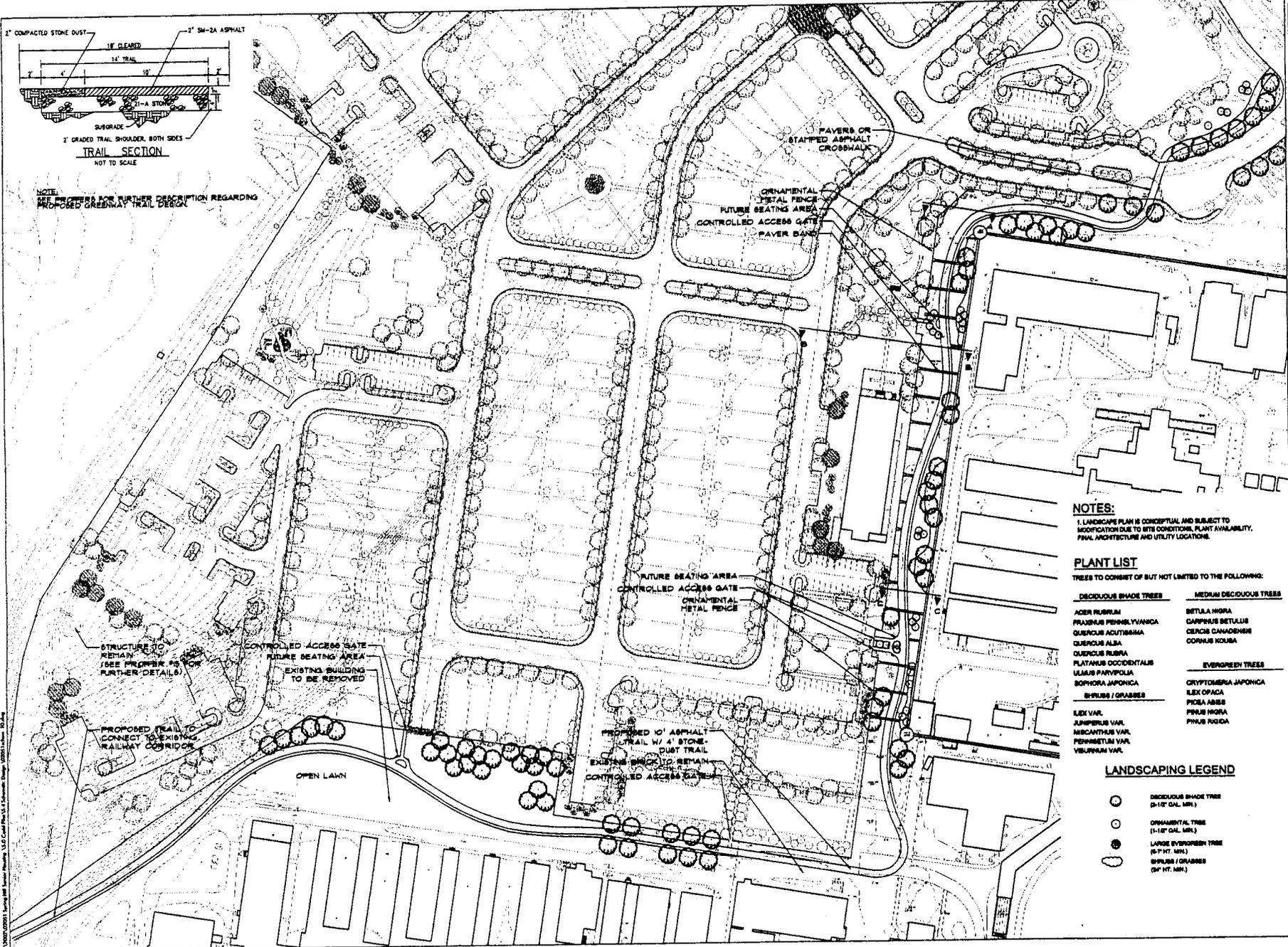


PLAN STATUS	
3/20/03	2nd SUBMISSION
3/14/03	3rd SUBMISSION
3/26/03	4th SUBMISSION
3/31/03	5th SUBMISSION

DATE	DESCRIPTION
SV	EB
DESIGN	DRAWN
SCALE	R - NTS
JOB No.	1905-02-004
DATE	NOVEMBER 15, 2004
FILE No.	1905-D-27-004



NOTE:
SEE PROFFER FOR FURTHER DESCRIPTION REGARDING
PROPOSED GREENWAY TRAIL DESIGN



NOTES:
1. LANDSCAPE PLAN IS CONCEPTUAL AND SUBJECT TO
MODIFICATION DUE TO SITE CONDITIONS, PLANT AVAILABILITY,
FINAL ARCHITECTURE AND UTILITY LOCATIONS.

PLANT LIST

TREES TO CONSIST OF BUT NOT LIMITED TO THE FOLLOWING:

DECIDUOUS SHADE TREES	MEDIUM DECIDUOUS TREES
ACER RUBRUM	BETULA NIGRA
FRAXINUS PENNSYLVANICA	CORYLUS BETULUS
QUERCUS ADUSTIBAMA	CERCIS CANADENSIS
QUERCUS ALBA	CORNUS KOLBA
QUERCUS RUBRA	
PLATANUS OCCIDENTALIS	
ULMUS PARVIFOLIA	
SOPHORA JAPONICA	CRYPTOMERIA JAPONICA
	SELEX OPACA
	PICEA ABIES
	PINUS NIGRA
	PINUS RIGIDA

LANDSCAPING LEGEND

- DECIDUOUS SHADE TREE (8" DBL. MIN.)
- ORNAMENTAL TREE (14" DBL. MIN.)
- LARGE EVERGREEN TREE (8" FT. MIN.)
- SHRUBS / GRASSES (8" FT. MIN.)

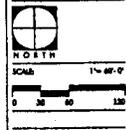
Studio 39
 Landscape Architects, P.C.
 4010 Greenway Drive, Suite 100
 Fairfax, Virginia 22031
 Tel: 703.771.2200 Fax: 703.771.2288
 Email: studio39@studio39.com

SPRING HILL SENIOR CAMPUS
 MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA
 SPRING HILL SENIORS, LLC

DATE: 03/17/20
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

REVISION	DATE
03/17/20	11.08.20
03/17/20	03.03.20
03/17/20	03.17.20
03/17/20	03.14.20
03/17/20	03.11.20

GREENWAY LANDSCAPE PLAN

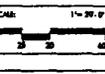


L-2

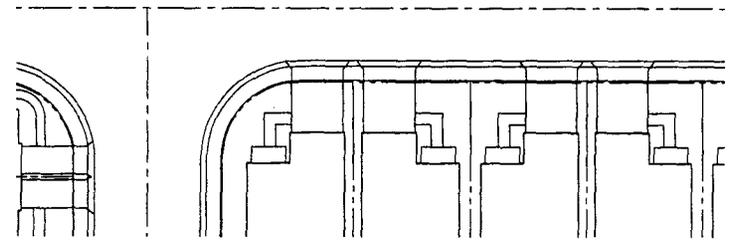
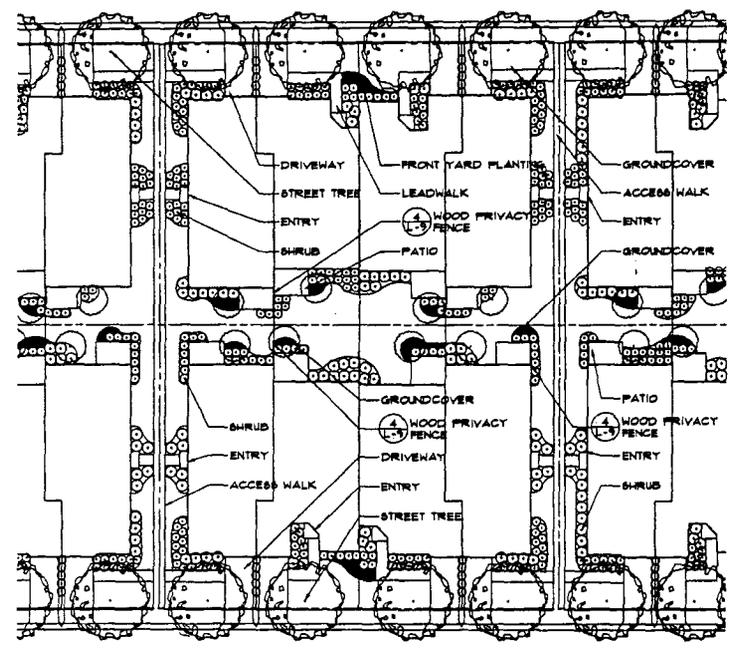
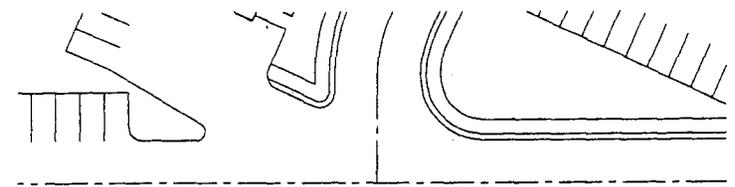
CONCEPTUAL / FINAL DEVELOPMENT PLAN

REVISED:	
CON / R/P	11.26.00
CON / P/P 2nd SUBMISSION	05.03.00
CON / P/P 3rd SUBMISSION	05.17.00
CON / P/P 4th SUBMISSION	05.24.00
CON / P/P 5th SUBMISSION	05.31.00

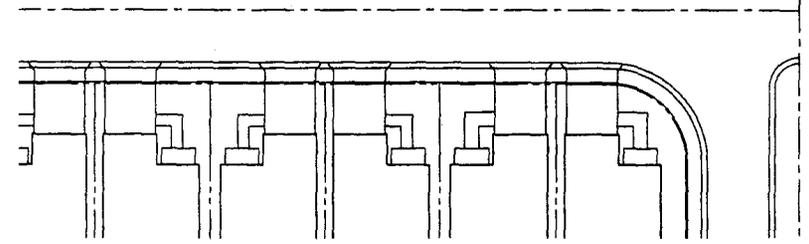
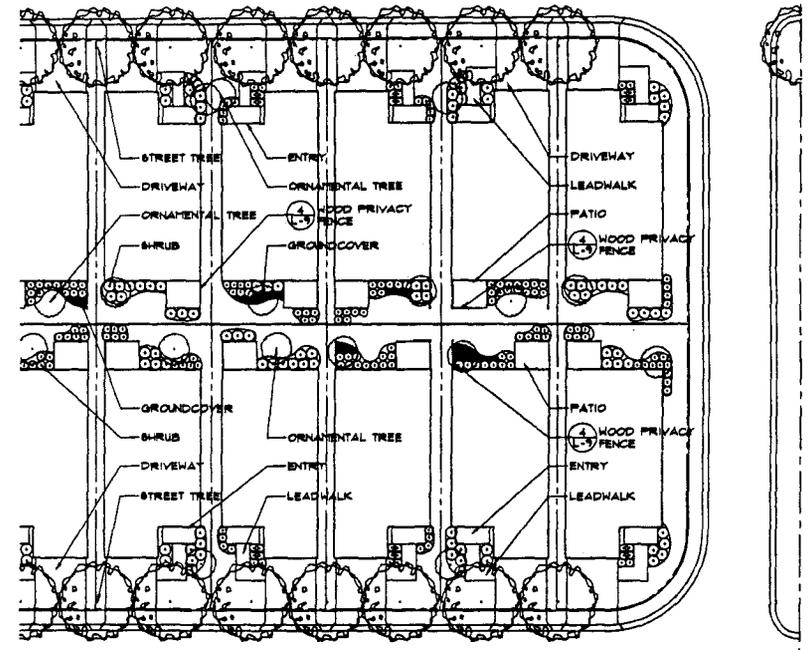
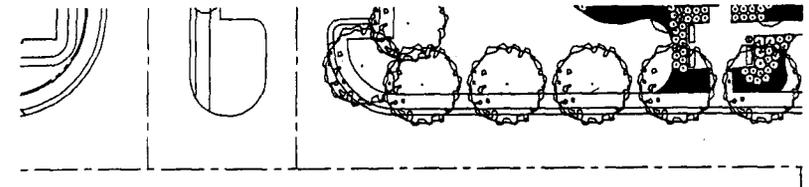
SINGLE FAMILY
ILLUSTRATIVE
LANDSCAPE PLANS



L-3



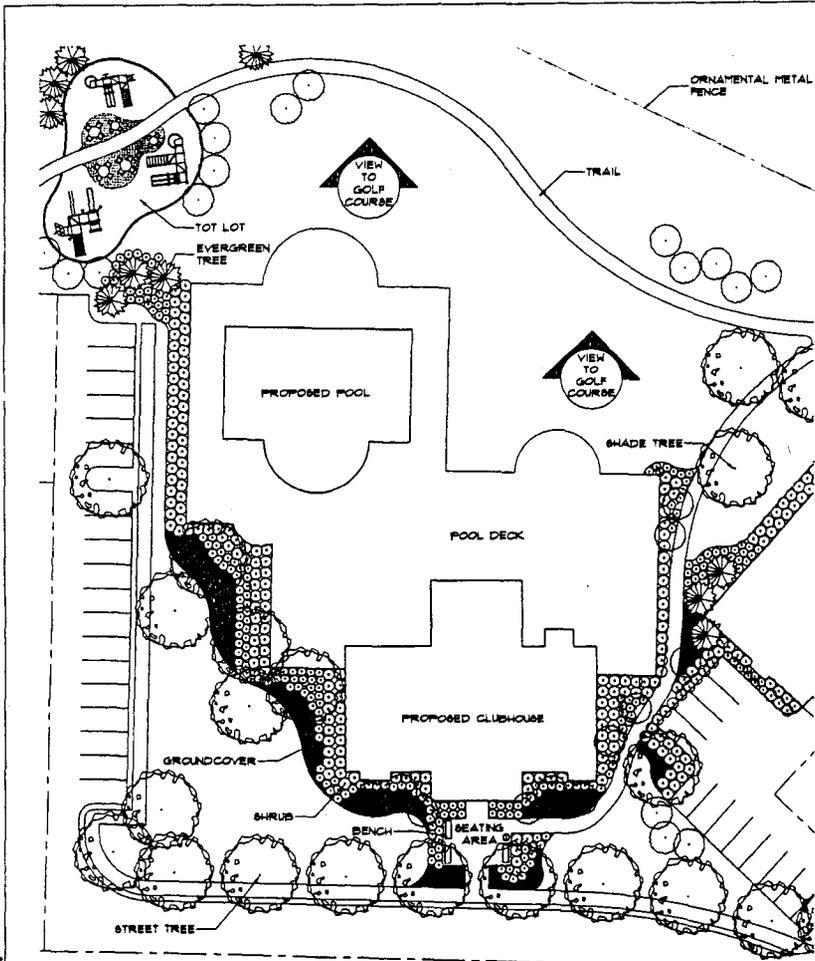
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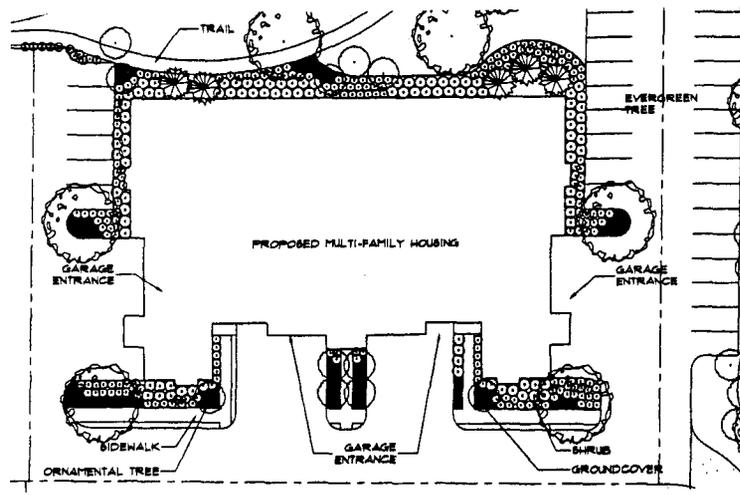
ILLUSTRATIVE SINGLE FAMILY
DETACHED LANDSCAPE PLAN

* NOTE: THIS DRAWING IS SCHEMATIC AND REPRESENTS THE GENERAL QUALITY AND CHARACTER OF THE LANDSCAPE. FINAL LANDSCAPE TO BE COMPLETED AT THE SITE PLAN STAGE.

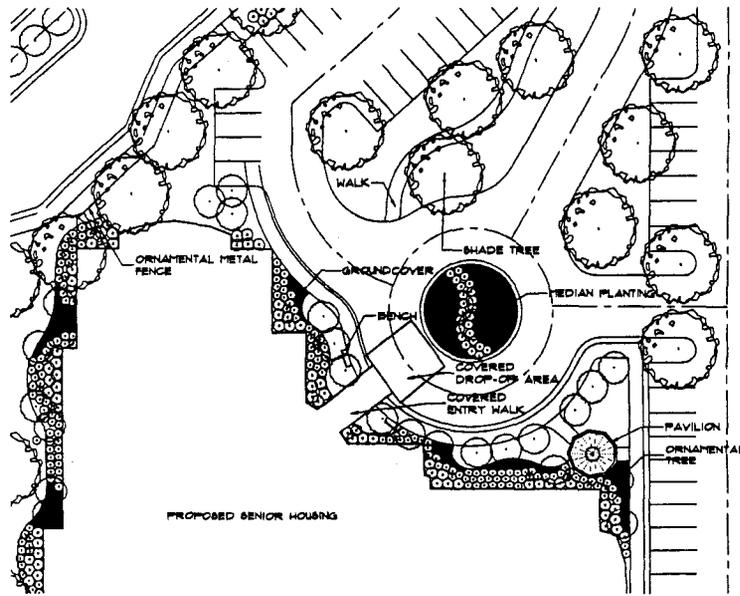
13/007/07001 Spring Hill Senior Campus - Mount Vernon U.S. Capitol Plaza U.S. Information Design 10/2000 Landscaping 02/04



POOL AND CLUBHOUSE LANDSCAPE PLAN



TYPICAL MULTI-FAMILY HOUSING LANDSCAPE PLAN



SENIOR HOUSING ENTRY COURT LANDSCAPE PLAN



XXXX
Studio39
XXXX

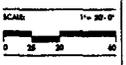
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SPRING HILL SENIOR CAMPUS
MOUNT VERNON DISTRICT FARMINGTON COUNTY, VIRGINIA
SPRING HILL SENIORS, LLC

REVISIONS:

CP / RP	11.06.02
CP / RP BY SUBMITTER	03.03.02
CP / RP BY SUBMITTER	03.17.02
CP / RP BY SUBMITTER	03.21.02
CP / RP BY SUBMITTER	03.31.02

MULTI-FAMILY
ILLUSTRATIVE
LANDSCAPE PLAN

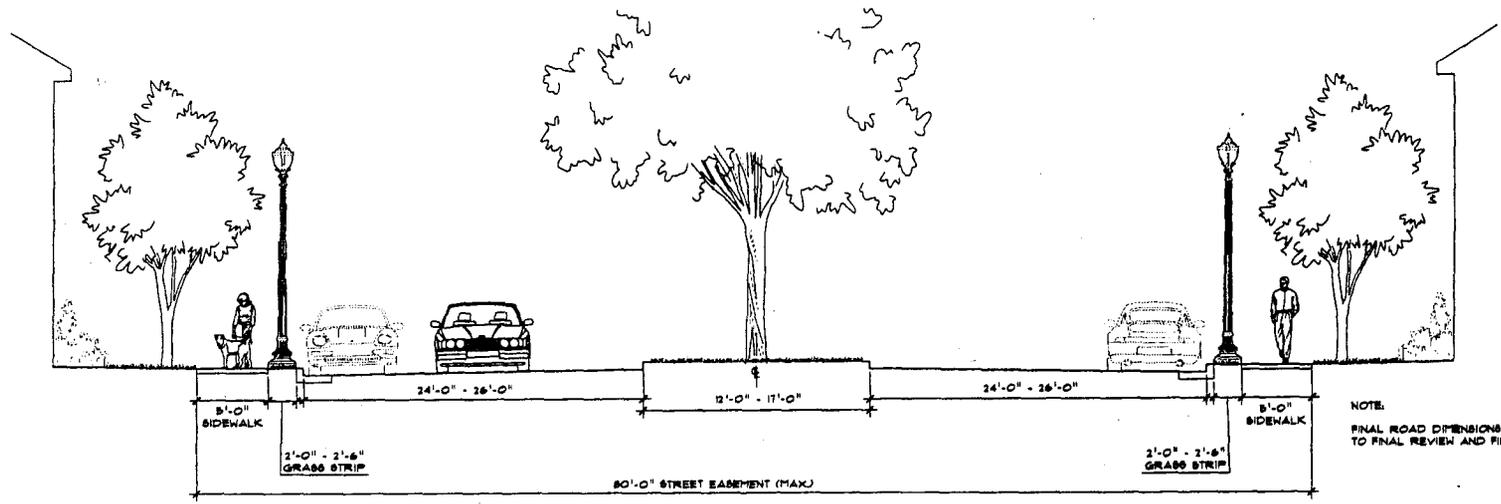


L-4

CONCEPTUAL / FINAL
DEVELOPMENT PLAN

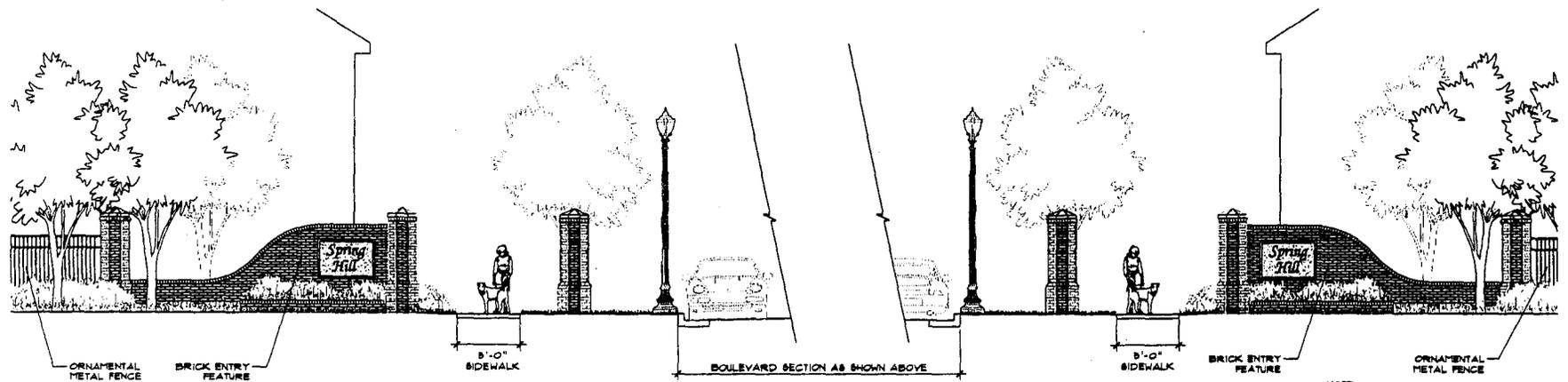
P:\2002\0201 Spring Hill Senior Housing - L.S. Callahan, L.S. Schmitt, Designer, 02/01/02 02:49

* NOTE: THIS DRAWING IS SCHEMATIC AND REPRESENTS THE GENERAL QUALITY AND CHARACTER OF THE LANDSCAPE. FINAL LANDSCAPE TO BE COMPLETED AT THE SITE PLAN STAGE.



NOTE:
 FINAL ROAD DIMENSIONS ARE SUBJECT
 TO FINAL REVIEW AND FIRE MARSHALL.

TYPICAL BOULEVARD



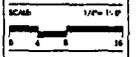
NOTE:
 THIS DRAWING IS FOR ILLUSTRATIVE
 PURPOSES ONLY. THE ENTRY FEATURE
 SHOWN REPRESENTS THE GENERAL MASS
 AND CHARACTER. ACTUAL ARCHITECTURE
 MAY BE MODIFIED AT SITE PLAN STAGE.

MAIN ENTRY

REVISIONS:

01/10/2011	01/10/2011
02/02/2011	02/02/2011
03/17/2011	03/17/2011
03/24/2011	03/24/2011
03/31/2011	03/31/2011

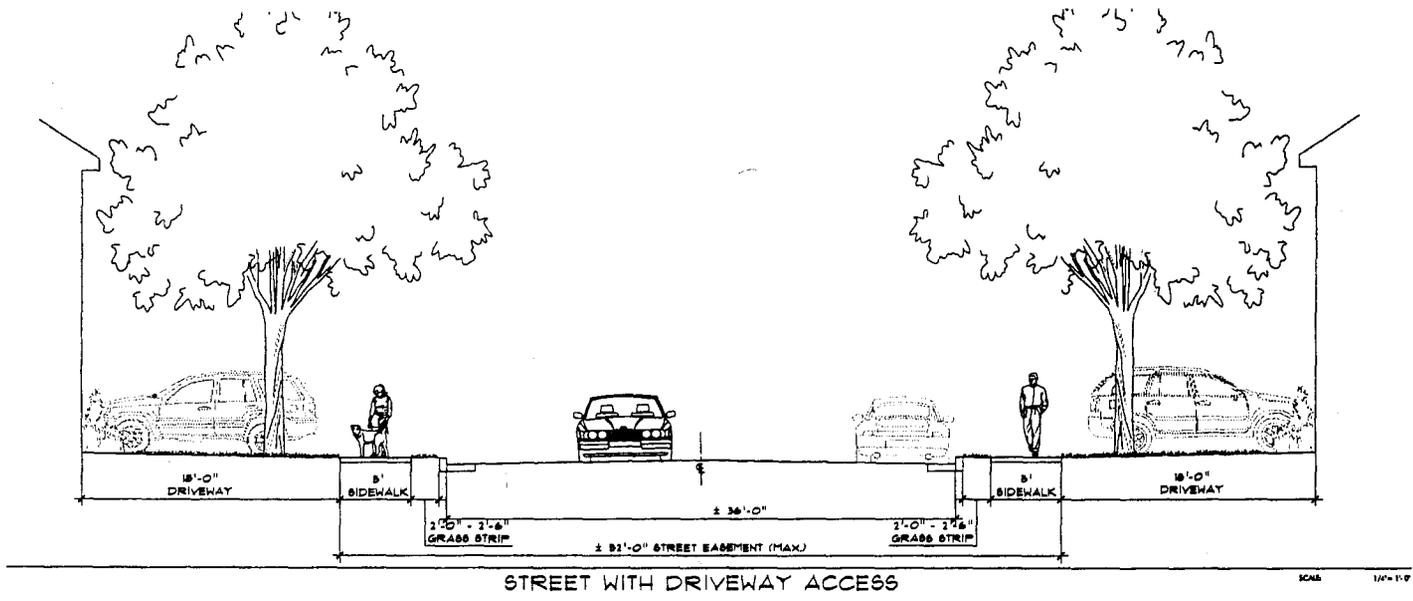
ILLUSTRATIVE
 BOULEVARD
 SECTIONS



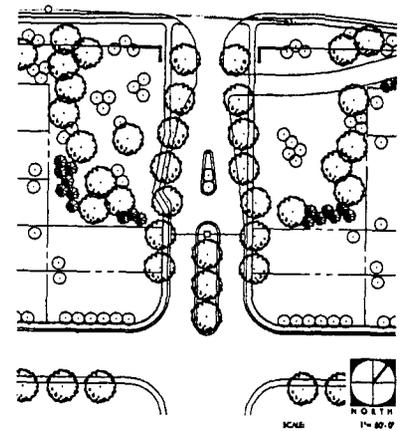
L-5

CONCEPTUAL / FINAL
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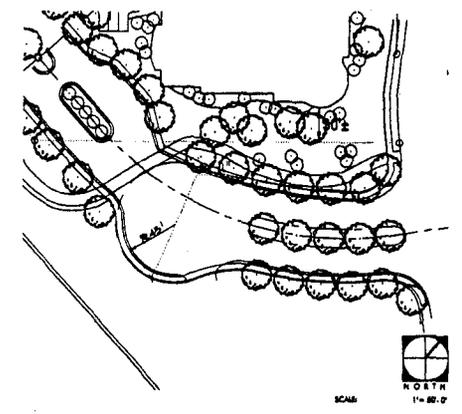
1/10/2011 10:51 AM Spring Hill Senior Campus, U.S. Capitol Plaza, U.S. Capitol, Washington, DC 20540, Drawing: 1000001, Revision: 001.dwg



STREET WITH DRIVEWAY ACCESS



ALTERNATE ENTRANCE #1



ALTERNATE ENTRANCE #2

REVISION	
CP / RW	11.08.02
CP / RW AND SIGNAGE	03.03.02
CP / RW AND SIGNAGE	03.17.02
CP / RW AND SIGNAGE	03.24.02
CP / RW AND SIGNAGE	04.21.02

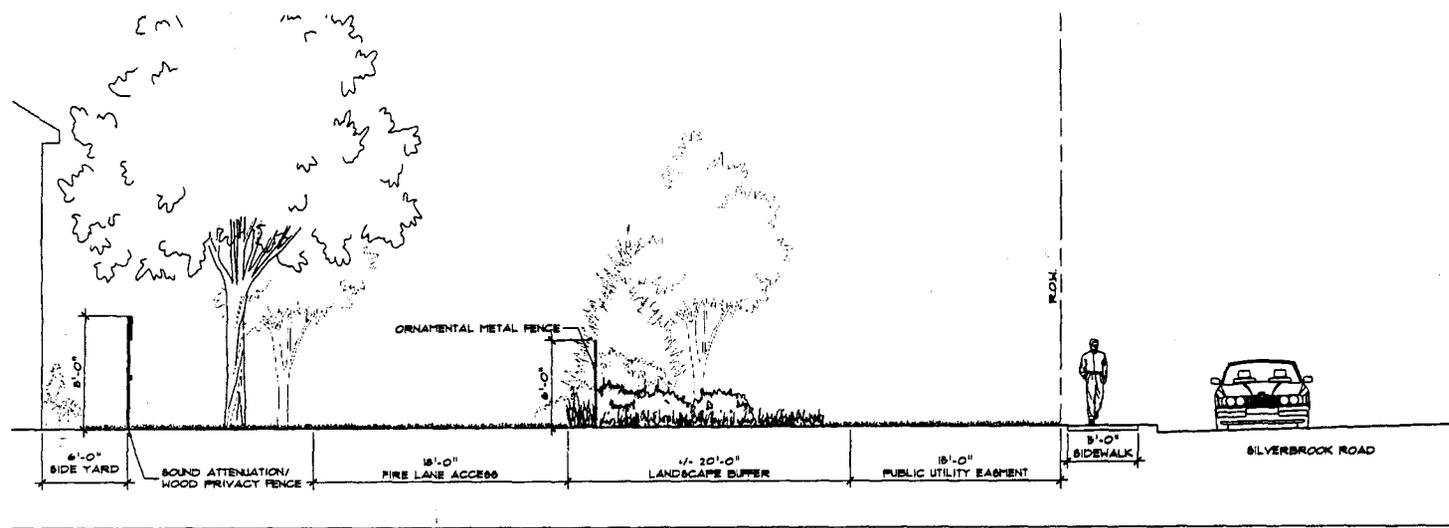
ILLUSTRATIVE
STREET
SECTION/DETAILS

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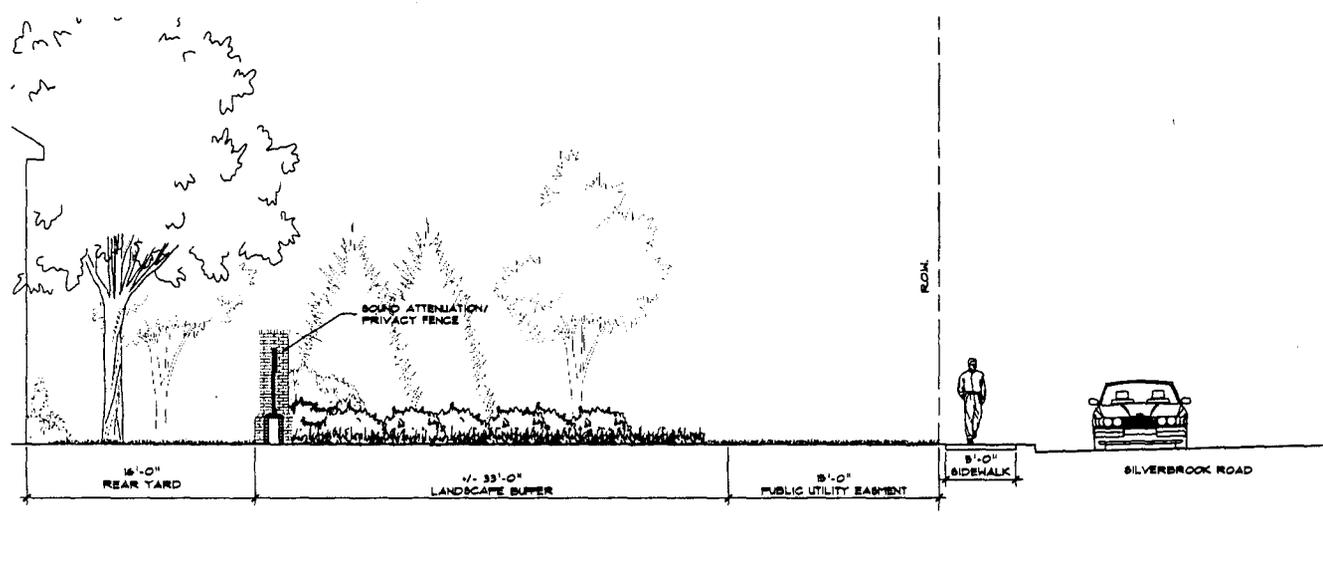


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 Email: landscape@shsc.org

SPRING HILL SENIOR CAMPUS
 MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA
 SPRING HILL SENIORS, LLC



SECTION D - SILVERBROOK ROAD STREETSCAPE

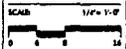


SECTION E - SILVERBROOK ROAD STREETSCAPE

DATE: 08/11/08
 DRAWN BY: [Name]
 CHECKED BY: [Name]

REVISION:	
01 / 10	11.08.07
02 / 10	03.02.08
03 / 10	03.17.08
04 / 10	03.24.08
05 / 10	03.31.08

ILLUSTRATIVE
 SILVERBROOK RD.
 STREETSCAPE
 SECTIONS



L-7

CONCEPTUAL / FINAL
 STREETSCAPE PLAN

A:\00000001_Sprng Hill Senior Campus Mount Vernon, VA\CAD\Plan\1.1_Silverbrook_Design\00201.dwg 08/11/08



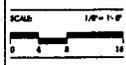
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 4115 Chesapeake Drive, Suite 100
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 Email: landscape@studio39.com

SPRING HILL SENIOR CAMPUS
 MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA
 SPRING HILL SENIORS, LLC

NOT TO SCALE
 UNLESS OTHERWISE NOTED
 ALL DIMENSIONS IN FEET AND INCHES
 UNLESS OTHERWISE NOTED

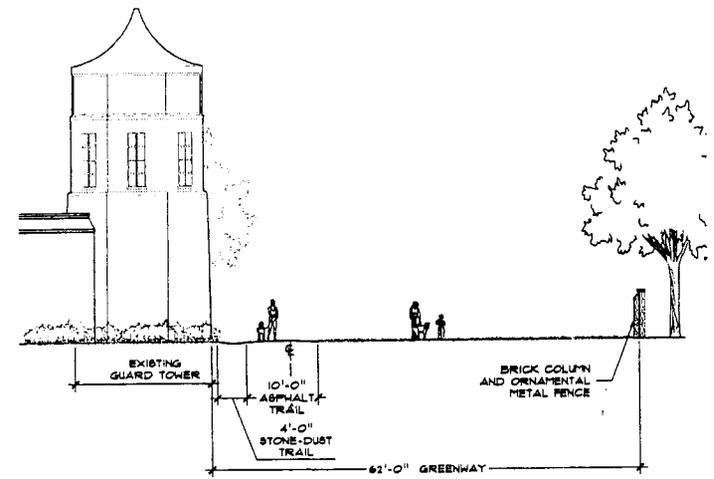
REVISION	DATE
CP / TP	11.04.08
CP/TP BY SARBONCH	03.03.09
CP/TP BY SARBONCH	05.17.09
CP/TP BY SARBONCH	03.24.09
CP/TP BY SARBONCH	03.31.09

ILLUSTRATIVE
 GREENWAY/OPEN
 SPACE SECTIONS

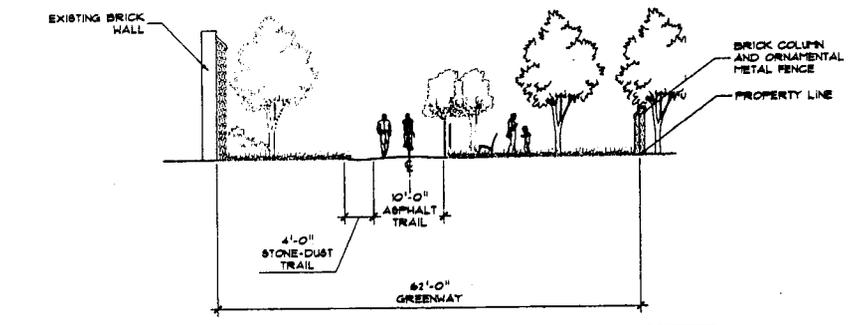


L-8

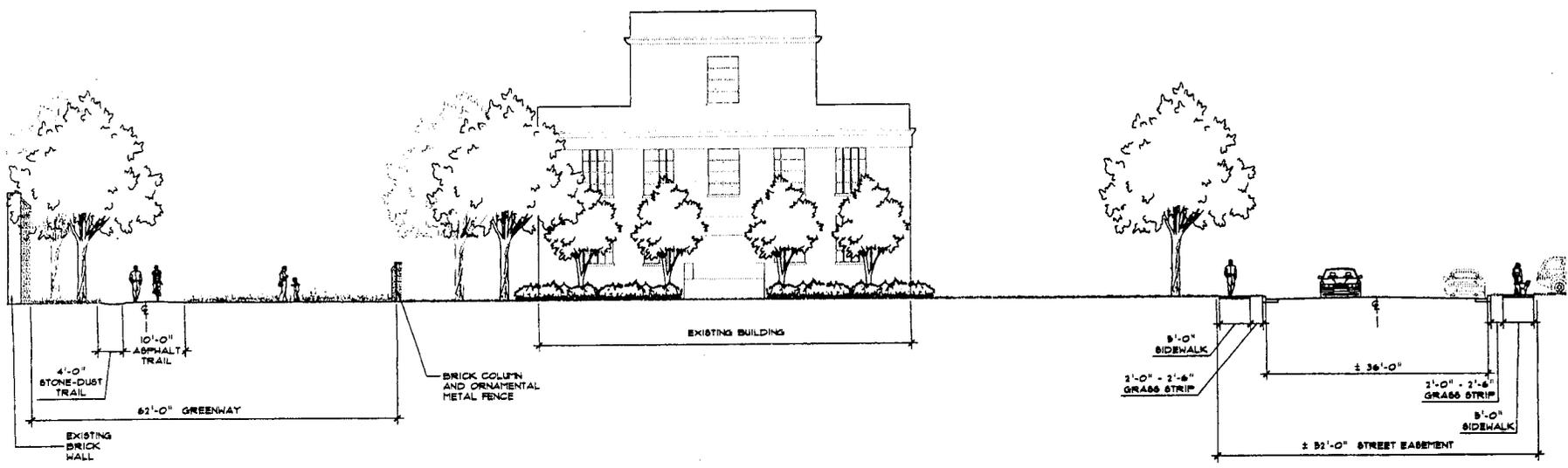
CONCEPTUAL / FINAL
 DEVELOPMENT PLAN



SECTION A - GREENWAY



SECTION C - INTERPRETIVE GREENWAY



SECTION B - GREENWAY AND OPEN SPACE

P:\2008\200801 - Spring Hill Senior Housing - U.S. Capitol Hill - U.S. Government - Design - 10/20/08 - 10/21/08 - 10/21/08



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

DESCRIPTION OF THE APPLICATION

The applicant, Spring Hill Seniors, L. L. C., is the contract purchaser of a 46.8 acre portion of Laurel Hill ("The Lorton Reformatory"), the former District of Columbia Department of Corrections (DCDC) facility in Lorton, which the Board of Supervisors has purchased from the Federal Government. The applicant is proposing to rezone the application property from the R-C (Residential – Conservation) District to the PDH-12 (Planned Development Housing – 12 Dwelling Units per Acre) District to allow the redevelopment of this area as an age restricted graduated care facility consisting of two different housing types, active adult housing (306 dwelling units) and independent senior living (136 dwelling units). The application is not filed pursuant to the special exception provisions of the Zoning Ordinance that permit elderly housing; the development density and other attributes are being reviewed under the provisions that apply to the PDH-12 District. The proposed density is a maximum of 442 dwelling units, at 9.4 dwelling units per acre (du/ac). Twenty-seven (27) percent of the site is to be open space. The application includes commitments to construct the Laurel Hill Greenway, a major open space amenity through the former Lorton Reformatory property that connects to the Cross County Trail in the vicinity of Pohick Road.

The application includes requests for modifications and waivers to allow private streets longer than 600 feet in length; to reduce the required tree cover to 11 percent from 15 percent and for the approval of a variance in the PDH District to allow a six foot tall fence in a front yard along Silverbrook Road.

The application property is located within the portion of the Lorton Reformatory complex that has been identified as a National Register-eligible Historic District. The re-use plan for the property states that the Board of Supervisors should hold a public hearing if heritage resources in the eligible historic district are proposed to be adaptively reused or demolished. Certain structures are proposed to be demolished; the public hearing requirement will be accomplished through the public hearing on the rezoning application.

A reduced copy of the proposed combined Conceptual/Final Development Plan (CDP/FDP) is included in the front of this report. The applicant's draft proffers are included as Appendix 1. The applicant's affidavit is Appendix 2 and the applicant's statements regarding the application are included as Appendix 3.

All proposals to rezone land to a Planned Development District are subject to the provisions of Part 1 of Article 16, Development Plans, which includes General Standards and Design Standards. The relevant standards are contained in the Excerpts from the Zoning Ordinance found in Appendix 13.

LOCATION AND CHARACTER

The application property is located on the southwest side of Silverbrook Road, approximately 1000 feet north of the intersection of Plaskett Lane and Silverbrook Road. The property is a portion of the former DCDC prison facility in Lorton. The application property was utilized for prison facilities and does not contain landscaping. It includes several buildings, most of which will be razed as part of the proposed redevelopment for residential use. Five of the existing buildings that are historic will be adaptively reused as multi-family buildings and are so identified on the CDP/FDP. These are located along the southern boundary and include a grouping of four brick dormitory buildings (built in 1938) in the southeastern corner of the property and the former commissary building (built in 1935) located north of the dormitory buildings. Sheet 5 of the CDP/FDP depicts the existing conditions on the site, including buildings and Sheet 6 includes photographs of the adaptive reuse buildings. The property also includes two guard towers that are historic resources. The culinary arts building and one of these guard towers are to be demolished. The other guard tower is to be preserved but may be removed after further consideration by the Architectural Review Board (ARB).

The application property is surrounded by land that was also part of the Lorton Reformatory property. Pursuant to the approval of RZ 2001-MV-025, a portion of the former prison property located across Silverbrook Road was rezoned to the PDH-4 District to allow the development of approximately 740 dwelling units, of which 150 are to be townhomes, known as Laurel Hill. The land immediately opposite the application property, where the transportation center for the DCDC is located, will be conveyed back to the County for the development of an elementary school.

The northern portion of the northwestern boundary of the application property abuts land that will be developed with the future South County High School under a public/private partnership. On April 7, 2003, the Board of Supervisors approved an intent to enter into a Master Development Agreement to facilitate the construction of the school site. A new public street, which is to be aligned with Laurel Crest Way that provides access to the Laurel Hill residential development on the east side of Silverbrook Road, will be constructed between the application property and the future high school. The remaining area of the northwestern boundary abuts an area that is planned to be developed as a public golf course administered by the Fairfax County Park Authority (FCPA).

The area to the south includes the workhouse area that was part of the early development of the Lorton Reformatory. This area has been identified as an area to be adaptively reused through preserving most of the historic structures. The area to the east is also planned to be adaptively reused; it is the site of the maximum security area which is enclosed by high brick walls and includes guard towers at the corners.

BACKGROUND

As stated previously, the application property is part of what is now known as Laurel Hill, which is the former site of the DCDC facilities in Lorton. The Board of Supervisors has purchased approximately 2324 acres of this property from the Federal General Services Administration (GSA).

The transfer of the property is subject to a Memorandum of Agreement (MOA) between the County and the federal government that established procedures for the preservation, adaptive reuse and/or demolition of the historic structures that were part of the DCDC. The MOA was executed by the Advisory Council on Historic Preservation and implemented under Section 106 of the National Historic Preservation Act. The Section 106 review process determined that the DCDC contains a National Register-eligible Historic District (552 acres). One of the terms of the MOA stipulates that the ARB review development activities within the National Register-eligible Historic District. In addition to the MOA requirement for ARB review, the re-use plan for the property indicates that the Board of Supervisors shall hold a public hearing to determine if heritage resources should be preserved, adaptively reused or demolished. On April 7, 2003, the Board of Supervisors extended the Approved Sewer Service Area (ASSA) to include this property.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area:	III
Planning District:	Lower Potomac Planning District
Planning Sector:	Laurel Hill Planning Sector (LP1)
Land Unit/Sub-unit	Land Unit 3/Sub-unit 3B

On Page 41 of 116, Laurel Hill Plan, in the Area IV volume of the Comprehensive Plan, 2000 Edition, the Plan states:

“Land Unit 3 is comprised of approximately 610 acres of which approximately 25 percent is in environmentally sensitive areas (see Figure 16). The land unit is generally bounded by Lorton Road and Giles Run on the south, Silverbrook Road on the north, and Hooes Road on the west. A tributary of Giles Run, with steep slopes, is located parallel to Hooes Road. The Laurel Hill Greenway generally divides the land unit into the two sub-units. In addition, three of the five major ponds in LP1 are located in this land unit. The former Maximum Security and former Central Facility are currently located in the eastern portion of the land unit.

Environmentally sensitive features such as Giles Run and its tributaries, heritage resources such as the Nike site and Laurel Hill House site and appropriate physical facilities such as the original Maximum Security and Central Facility Buildings (circa 1920's and 1930's), should be preserved and are

planned for adaptive reuse. Development of this Land Unit should include the land uses described under the guidance for the Subunits.

...

Sub-unit 3B: The character of developable land in this Sub-unit is gently rolling terrain, similar to that of Sub-unit 3A, with the Giles Run EQC located along the southwest boundary. Access to this Sub-unit is provided from Silverbrook and Lorton Roads. It is separated from Sub-unit 3A by the Laurel Hill Greenway.

The major land use elements are the former Maximum Security and former Central Facility redevelopment area and the adaptive reuse area. The redevelopment area is located on approximately 30-35 acres at the junction of the Laurel Hill Greenway and Silverbrook Road. A condition of the redevelopment should be to provide funds for new public facilities for this planning sector and if possible provide funds for demolition of buildings not considered appropriate for adaptive reuse as well as funds for the restoration of buildings identified for adaptive reuse in this subunit.

The remainder of the former Maximum Security and former Central Facility (i.e., approximately 70-75 acres) is an adaptive reuse area. Other features of this sub-unit include the preservation of the Laurel Hill house as a Heritage Resource area within the Countywide Park and adaptive reuse of a portion of the former Maximum Security and former Central Facility. Development within this sub-unit should occur under the following additional guidance:

- The redevelopment area should provide for a Graduated Care Facility for the elderly which includes a commercial component limited to support retail and service uses. Other uses appropriate within this redevelopment area include: non-hospital institutional or public uses, including higher educational uses and health care service uses, excluding hospital uses. The only adaptive reuse potential within the redevelopment area is the commissary and a warehouse, which were both built in the 1990's. These new facilities should be evaluated for reuse for institutional and warehouse uses. In the redevelopment area, an alternative use should be parks and recreational use.
- The remainder of the former Maximum Security and former Central Facility should be considered for adaptive reuse. The original masonry structures, built in the 1920's and 1930's, should be preserved and if possible, adaptively reused. In addition, the former administration building and chapel should also be considered for adaptive reuse. Adaptive reuse could include governmental and non-hospital institutional uses. If preservation and adaptive reuse of some of the structures is determined, after a public hearing by the Board of Supervisors, to not be feasible, this area should be used for park and open space.

- The Laurel Hill Greenway should inter-connect with the redevelopment area and the adjacent areas and be integrated in a manner that creates a focal feature within this Sub-unit.
- The Laurel Hill House and its gardens should be designated as a heritage resource area within the Countywide Park with a minimum of 20 acres to ensure that these resources are adequately conserved and protected.
- The remaining acreage west of the Laurel Hill House site and south of the former Maximum Security and former Central Facility should be part of the Countywide Park. Additional recreational facilities characteristic of a Countywide Park should be developed in this area.”

And on page 25 of 116 under the heading “*Area Wide Recommendations*”:

“The redevelopment area on the northwestern portion of the former Central Facility is envisioned to provide a potential Graduated Care Facility for the elderly which may include support retail and service uses as well as for other governmental and institutional uses, excluding hospital uses. The remainder of the former Central Facility is planned for preservation as heritage resources or adaptive reuse. Adaptive reuse may include non-hospital institutional, public, and recreational uses. Those structures which have been determined, after a public hearing by the Board of Supervisors, to not be appropriate for preservation as heritage resources or for adaptive reuse should be demolished. A condition for any development should be to provide for demolition of structures that are within or immediately adjacent to the redevelopment area. The former Occoquan Facility is planned for adaptive reuse which may include a variety of other uses such as non-hospital institutional uses, public uses, educational uses, cultural and art uses, research and development uses, and recreational uses. Specific sites that should be considered for adaptive reuses and preservation include the ballfield, food center, gymnasium, chapels, landscape office, blacksmith shop, administration building, educational facility, locomotive shop, slaughterhouse, and two towers (W45 and W46). At both of these locations, older solid masonry structures are where the adaptive reuse is anticipated to be concentrated. These areas are to be conveyed to Fairfax County and/or the Fairfax County Park Authority.

And on Page 26 of 116 under the heading “*Land Use and Design Recommendations and Guidelines*”:

- “• All planned development should be designed to take advantage of the many EQCs as an important development amenity; to enhance vistas to heritage resources; to work with the site topography; and to create a cohesive design which will contribute towards a sense of place.

- In the County-wide park south of Silverbrook Road, a public golf course should be provided and should be designed in a manner that physically connects the EQCs and greenways.
- A pedestrian and bicycle circulation system (i.e., trails and sidewalks) should be provided adjacent to all arterial and collector roads within the property (i.e., Silverbrook Road, Hooes Road, Lorton Road, Ox Road and Furnace Road). This system of trails and sidewalks should provide linkages between residential areas and the Stream Valley Parks and Trail System. (See Open Space/Pedestrian Systems Section for additional guidance.)
- A Graduated Care Facility for the elderly which may include support retail and service uses should be provided and located in the redevelopment area at the former Central Facility to take advantage of the potential facilities such as recreational and educational uses which are planned to be located in this general area.
- Educational opportunities such as vocational, technical, adult education and higher learning are encouraged and should be located in the two main adaptive reuse areas. The Occoquan Facility, in particular, is encouraged to be adaptively reused for educational purposes or a museum for heritage and cultural preservation.
- Historic buildings and sites should be either incorporated into public parks or adaptively reused where appropriate to ensure that these resources are adequately conserved and protected.
- Due to the high potential for Archaeological Resources in this Sector, a Phase 1 Archaeological Survey should be performed prior to any development. Based on the findings from the Phase 1 survey, a Phase 2 and, if needed, a Phase 3 with mitigation/conservation plans should be developed, which may result in recommendations for historic districts and/or landmark designations.”

...

And on Page 32 of 116 under the heading “*Open Space/Pedestrian Systems Recommendations and Guidelines*”.

- “• The abandoned railroad bed running through Planning Sector LP1 should be developed as a major linear open space feature to be known as the Laurel Hill Greenway. The Greenway corridor will generally be 80 to 100 feet in width unless constrained by the location of existing facilities suitable for preservation and/or reuse. The trail within the Laurel Hill Greenway will be planned and developed for multipurpose non-motorized usage, (i.e., pedestrian and bicycle) and should link the planned residential neighborhoods north of Silverbrook Road, with the two

adaptive reuse areas and with recreational amenities, as well as providing pedestrian linkages between the South Run/Pohick Greenway and the Occoquan Regional Park.

- The Laurel Hill Greenway, which is planned to be the major linear open space feature within LP1, should be developed in phases as the redevelopment of the former D.C. Department of Corrections property occurs.”

The Comprehensive Plan Map shows this property to be planned for Institutional Uses.

ANALYSIS

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

Title of the Combined CDP/FDP:	Spring Hill Senior Campus
Prepared By:	Bowman Consulting/Studio 39
Original and Revision Dates:	November 15, 2002 as revised through March 31, 2002

The combined CDP/FDP is comprised of two sets of sheets totaling fifteen sheets. The first six sheets were prepared by Bowman Consulting; sheets L-1 through L-9 were prepared by Studio 39.

CDP/FDP – Spring Hill Senior Campus	
Sheet #	Description of Sheet
1 of 15	Cover Sheet
2 of 15	Master Plan/Site Tabulations
3 of 15	Conceptual/Final Development Plan & Lot Details
4 of 15	Pedestrian Circulation Map
5 of 15	Existing Vegetation Map including Existing Improvements
6 of 15	Illustrative Architectural Elevations and Photographs
L-1 of 15	Landscape Plan
L-2 of 15	Greenway Landscape Plan
L-3 of 15	Single Family Illustrative Landscape Plans
L-4 of 15	Multi-Family and Clubhouse Illustrative Landscape Plans
L-5 of 15	Illustrative Boulevard Sections
L-6 of 15	Illustrative Street Section/Details
L-7 of 15	Illustrative Silverbrook Road Streetscape Sections
L-8 of 15	Illustrative Greenway/Open Space Sections
L-9 of 15	Site Details – Lighting, Benches and Fencing

The following features are depicted on the proposed combined CDP/FDP:

- Development Description. The application proposes to develop an age restricted graduated care facility consisting of active adult dwelling units and senior independent dwelling units. Community-wide amenities are provided, some facilities and services are oriented specifically to the senior independent dwellings. Occupancy of the active adult dwelling units is restricted to families wherein one member is aged 55 or older; the senior independent dwelling units are restricted in age to 62 or older. Persons under eighteen (18) years of age would be prohibited from residing in the development.

The total number of dwelling units will be 442 resulting in a density of 9.4 dwelling units per acre (du/ac). The 306 active adult dwelling units are to consist of 149 single family detached dwelling units, 32 single family attached dwelling units (identified as "Villas") and 125 multi-family units. A total of 136 senior independent living units are proposed; all would be multi-family dwelling units. The senior independent living units would be located in a new building, identified as "Senior Housing" on the CDP/FDP and in five of the existing buildings, which are labeled as "Adaptive Reuse" on the CDP/FDP. Approximately 80 of the senior independent living units will be located in the new building and the rest will be located in the adaptive reuse structures. A note on the CDP/FDP and the draft proffers provide for flexibility in the location of the senior independent living units because the detailed building design of the adaptive reuse buildings has not been completed, as such units may be shifted to the building identified as "Senior Housing."

The amenities and services to be provided at this community are listed in the draft proffers and include: accessible design features in all the units, options to have a unit built as wheelchair accessible, a clubhouse with a pool, other recreation facilities, congregate dining facility, beauty parlor/barber shop, on-site postal center, multi-purpose rooms and a shuttle service. In addition, within the buildings with independent senior living units, large print apartment numbers, in-unit security system, a library area and an arts and crafts area, among other services, would be provided.

Twenty-seven (27) percent of the application property will be open space, which includes a large central green, another open space area with outdoor recreation facilities, and open space areas around the clubhouse, including a tot lot. The proposed development would be a gated community and includes a six foot tall security fence around its perimeter. This six foot tall fence would be cast iron fence sections located between brick piers, as illustrated on Sheet L-9. The draft proffers would allow the gates to be removed in the future.

- Vehicular Access.

The CDP/FDP depicts two entrances into the proposed development. Entrance Number 1, as labeled on the CDP/FDP, is provided along the northwestern boundary. It will connect to the future road to be constructed as part of the development of the South County High School and will be located opposite one of the entrances to the school. This entrance is shown on the CDP/FDP with a median break permitting full turning movements, however, it may potentially be limited by VDOT to a right-in, right-out only with no break in the median. Staff would prefer that a median break be permitted and the entrance be constructed as shown on the CDP/FDP, as this would permit more efficient circulation to and from the application property.

The second entrance, labeled Entrance Number 2, will connect to Silverbrook Road and will be opposite a future public street into Laurel Hill, the new residential development being developed on the other side of Silverbrook Road. The second entrance is a public street, to be built by this applicant, which terminates in a cul-de-sac immediately east of the application property. This public street will provide access to the adaptive reuse area located in and around the former maximum security facility. From this cul-de-sac, a private road would be constructed to access the proposed residential development.

The entrances are to be gated and guard houses are included on the CDP/FDP. The draft proffers would allow the gates to be removed at the option of the future residents. Sheet L-6 includes details of alternative designs for the entrances that may be required to respond to a request of VDOT that Entrance Number 1 from the road by the high school be narrowed in width; this design would eliminate the landscaped median. In the alternative, a landscaped median would be added to Entrance Number 2.

The internal street network will consist of four types of private streets. Sheets L-5 and L-6 include cross section details of most of the street types. One is the "Main Boulevard" that runs between the two entrances, which includes a central median planted with trees and a landscape feature surrounded by pavers. A second boulevard with a landscaped median runs eastward from the clubhouse. The majority of the streets are two way streets, with parking and streetscape along each side. On either side of the central green, one-way streets are proposed. Parking will be allowed along the one-way streets.

The CDP/FDP and the draft proffers provide for the widening of the Silverbrook Road frontage of the site as a four-lane undivided section, matching the proffered improvement across Silverbrook Road. A

right-turn lane at Entrance Number 2 is also included. Sheet L-7 includes sections of the area along Silverbrook Road.

- Single Family Dwelling Units. Two types of single family dwelling units are proposed: detached dwellings and single family attached dwellings (also identified as "Villas"). A detail showing lot dimensions and setbacks is included on Sheet 3 and detailed illustrations with landscaping are on Sheet L-3.

The detached units include double car garages, with a driveway that is at least eighteen feet in length from the sidewalk to the front of the garage. The units would be arranged along the street in mirror image pairs. Each pair of units will have adjacent entrances; similarly the garages will be paired. In addition to the streetscape, shrubbery is proposed in front of the detached dwellings; an ornamental tree every other dwelling is shown. The side yard setback for each unit is three feet; therefore, the buildings will be separated by six feet.

The attached dwelling units have single car garages with an eighteen foot long driveway that will accommodate another car without impacting the sidewalk. Each row of attached dwellings will include four units; the end units will have side entrances located along a mid-block pedestrian crossing or at the end of the block. In addition to the streetscape, each front yard will be landscaped with shrubbery.

The rear yards of the single family dwelling units will be landscaped with large deciduous trees, ornamental trees and shrubbery. Each unit will have a patio area that is enclosed partially by a privacy fence. The fence will not enclose the full rear privacy yard.

- Multi-Family Dwellings. Three types of multi-family dwelling buildings are proposed: new multi-family buildings for active adults, a new senior housing building, and the five adaptive reuse buildings for active seniors.

The new buildings for active adults are to be located along the western boundary, adjacent to the proposed golf course. There are five buildings, each containing twenty-five units. The buildings would be four stories, up to a maximum of sixty-five feet tall. Garages for the some of the units will be available on the first level and additional parking would be provided in parking bays adjacent to the buildings. A typical illustrative landscaping plan for the active adult multi-family buildings is shown on Sheet L-4. Large deciduous trees are shown at the corners of the buildings and either ornamental trees or large deciduous trees are shown at the entrances to the garages. Shrubby and evergreens are shown around the base of each building. In addition, large deciduous trees are shown in the vicinity of the buildings.

The Senior Housing building, which will contain independent senior housing, is a V-shaped building with four stories and a maximum height of sixty-five feet. It is to be located near the southeastern entrance from Silverbrook Road. It is oriented so that the entrance to the building, located at the inside of the center of V, faces toward the rest of the community and the main boulevard. It is to be landscaped similarly to the multi-family buildings described above. An illustration of the landscaping for this building is shown on Sheet L-4.

- Urban Design. Several urban design goals shaped the layout of the proposed community. The community is to be linked to the surrounding historic structures, the Laurel Hill Greenway and the future golf course by the pathway connections to those facilities and by maintaining vistas through the community to the surrounding features.

The pathway connections are accomplished by the four controlled access points through the perimeter fence that connect the internal pathways to the Laurel Hill Greenway and the proposed trail to the golf course. The Laurel Hill Greenway runs between the proposed development and the abutting maximum security facility to the east and the workhouse to the south. An open perimeter fence provides a visual link while providing security for the residents of the community. Additional vistas of the maximum security facility are provided by having the main boulevard oriented toward the northeast corner of that facility. A guard tower at the corner of the brick wall around the maximum security facility functions as a focal point. Similarly, the other boulevard provides a vista to the Laurel Hill Greenway and to the prison wall beyond.

The perimeter areas of the community along the Laurel Hill Greenway are planned as open space and provide views into the new community except where adaptive reuse structures are being rehabilitated and converted to residential uses. Vistas are also being maintained to the golf course to the west. These vistas are provided between the new multi-family buildings from the streets that are perpendicular to the main boulevard and along the secondary boulevard and around the clubhouse. The tower in the northwestern part of the application property, if it is preserved, will be a landmark for both the community and the parkland around the community.

The future clubhouse will be a central focus of the new community; it is located to provide visual as well as vehicular and pedestrian links to the rest of the community. The central green provides these linkages to the portion of the community near Silverbrook Road. The second boulevard, running eastward from the clubhouse, links the portion of the site that is west of the maximum security facility to this central feature. Further, these two axes through the community meet near the clubhouse.

While the community is based on a grid system, the grid is bent in the center to integrate two orientations, the orientation of Silverbrook Road, and the orientation created by the maximum security structure and the workhouse. This effect is enhanced by having the main boulevard oriented to the corner of the maximum security facility and its tower.

- Parking

The single family detached dwelling units will each be provided with four parking spaces within the lot, located in a double car garage and the associated eighteen (18) foot long driveway. The single family attached dwellings would each have two parking spaces. Parking for the active adult multi-family units will be in garages provided on the ground floor and parking lots adjacent to the buildings. Parking for the Senior Housing building and the Adaptive Reuse buildings will be located in surface lots adjacent to those buildings. A total of 1,112 parking spaces is shown.

- Pedestrian Facilities.

Two types of pedestrian facilities are included with this application. One is the proposed off-site trails and the other is the proposed internal pathways. The off-site pedestrian facilities include the proffered construction of the Laurel Hill Greenway, a trail along the future public street accessing the clubhouse from the adjacent golf course and a five foot wide sidewalk along Silverbrook Road. The internal network includes the on-street sidewalks, pathways throughout the project, and an internal trail connecting the clubhouse to the trail along the road to the golf course.

Among the off-site trails, the application includes commitments to construct the Laurel Hill Greenway adjacent to the property from Silverbrook Road to an existing roadway along the western side of the prison facilities. The trail would be constructed as a fourteen (14) foot wide trail consisting of a four (4) foot wide stone dust section and a ten (10) foot wide paved section. The draft proffers accommodate possible modification of this configuration, if a modification is requested by the FCPA. Where this trail crosses the private road serving as Entrance Number 2, pavers or stamped pavement will be installed to delineate the crosswalk. The draft proffers include a commitment to construct an off-site trail to the future golf course clubhouse. This trail will be constructed along the future public street that provides access to the South County High School, the golf course and the planned middle school near Hoes Road. The sidewalk along Silverbrook Road will be constructed as part of the proffered frontage improvements to that road.

As noted above, sidewalks will be constructed on both sides of all of the internal streets. In addition, the block of villa units (single family attached

dwellings) includes mid-block pedestrian connections located every fourth or fifth unit.

Pathways are also to be provided within the major open space areas. In four locations, two along the east and two along the southern perimeter of the site, pedestrian connections are provided to the Laurel Hill Greenway through "Controlled Access Gates."

- Recreation Facilities. In addition to the indoor recreation facilities and the clubhouse described above, a number of outdoor recreation facilities are proposed. The most prominent of these is the central green located in the center of the project, which includes a gazebo. The eastern end of the central green is located at the main boulevard, which, in this area includes a special paving treatment and a landscape feature, as yet un-designed, in the portion of the median in this area.

Another open space amenity is shown along the eastern boundary at the point where that boundary turns ninety degrees. This area is north of the commissary building and is located adjacent to the Laurel Hill Greenway. This open space amenity is to include an activity lawn and a formal pathway (running between the nearest road to the perimeter fence at one of the controlled pedestrian access gates). Landscaping in the form of shrubs lines this pathway. A trellis structure is shown next to the activity lawn and a seating area is shown near the commissary building. Additional details of this area are illustrated through Sections A and B included on Sheet L-8.

A tot lot is shown near the clubhouse, which includes an outdoor pool.

- Landscaping. Several types of landscaping are depicted on the CDP/FDP including: streetscape, on-lot landscaping for the single family dwellings, landscaping around the multi-family buildings (described above), landscaping around the adaptive reuse buildings, and landscaping in the open space areas including the central green and the clubhouse.

The typical internal streetscape consists of large deciduous trees planted thirty feet on center along the long side of the block, with the ends of the block edged by a row of shrubs. Where a boulevard is proposed, the median of the boulevard is to be planted with large deciduous trees. Along Silverbrook Road, a buffer strip of shrubs and deciduous trees is proposed. These plantings would occur on either side of the perimeter fence and outside the twenty-five foot wide utility easement that is shown along Silverbrook Road. Where noise attenuation fences are required, those will be located at the rear or side lot line of the single family units being protected. Fence details are shown on Sheet L-9. Along the road to the high school, a landscaped buffer strip is proposed consisting of shrubs, evergreens and deciduous trees.

The commissary building, which includes a lower level with a below grade channel to provide access to this level, will be set within a lawn and landscaped with street trees along the new road and four trees near the Laurel Hill Greenway at the northern end of the building. Landscaping is proposed around the four existing dormitory buildings in the southeast corner of the property. It includes deciduous trees between the parking areas in front and along the side of the buildings. Additional deciduous trees would be planted between the buildings, with ornamental trees along the pathway connecting to the Laurel Hill Greenway, to be built between the sides of the four buildings. Additional shrubbery is shown around the buildings.

Land Use Analysis (Appendix 4)

The Comprehensive Plan guidance for the application property consists of a series of recommendations for the redevelopment of this portion of the former DCDC facility. Specifically, the Plan recommends the provision of a graduated care facility for the elderly; construction of the Laurel Hill Greenway (a major trail connection through the former prison connecting the Cross-County trail with the Occoquan River); adaptive re-use and demolition of selected former prison buildings and structures; and, addresses the design and architectural considerations associated with the preservation and adaptive re-use of buildings on the site which is part of the Eligible Historic District at Lorton.

Issue: Graduated Care Facility

One of the redevelopment options recommended by the adopted Comprehensive Plan for this portion of the former prison property is "a graduated care facility for the elderly, which may include support retail and service uses, as well as other governmental and institutional uses, excluding hospital uses." The application includes age-restricted housing and associated services, activities and accommodations associated with the independent senior housing (age 62+) units and the active adult (age 55+) units.

To address the graduated care concept, the applicant has committed to the following:

- An umbrella Homeowners Association (HOA) is proffered to be established which will include all residents of the Spring Hill Senior Campus. All residents will have access to the common open space, clubhouse, and pool. In addition, all residents will have access to the congregate dining facility, the beauty/barber facility, on-site postal center, multi-purpose rooms and shuttle services located within the Senior Housing Facility.

- For the Independent Senior Housing building and units, the applicant has committed to the provision of wheelchair accessibility within the units and outdoor garden and amenity areas; low-pile or non- carpeted units for ease of mobility; blocking to accommodate installation of grab bars and rails in bathrooms, as needed, and a home health care service option for residents desiring additional assistance with medication and other personal care concerns. For the Active Adult units, the applicant has committed to elevator access for the multi-family units, blocking to accommodate future installation of grab bars and rails in bathrooms; first floor master bedrooms for the single family attached and detached units, and the construction of wider doors and hallways for all units for improved handicapped accessibility. Additional features such as railings, grab bars, and accessible kitchens may also be provided if requested prior to construction of individual units.
- As senior housing units become available, the applicant has proffered that those persons living within the Spring Hill Campus Community shall have priority to move into those units provided that residency qualifications are met.
- The applicant proffers to provide regularly scheduled coordination between property management staff and appropriate County and State agencies to ensure that information on relevant services, programs and/or education is provided and publicized for all residents of the Spring Hill Senior Campus, including any on-site programs.

Resolution:

As described above, the development proposal provides a wide range of housing opportunities, services and amenities which are designed to accommodate the changing needs of a senior population. Staff has concluded that the application has addressed the Comprehensive Plan recommendation for a "graduated care facility" for seniors.

Issue: Laurel Hill Greenway

The abandoned railroad bed running through Planning Sector LP1 is planned to be developed as a major linear open space feature to be known as the Laurel Hill Greenway. The Plan indicates that the Laurel Hill Greenway corridor will generally be 80 to 100 feet in width unless constrained by the location of existing facilities suitable for preservation and/or reuse. The trail within the Laurel Hill Greenway is to be for multipurpose non-motorized usage, (i.e., pedestrian and bicycle) and should link the planned residential neighborhoods north of Silverbrook Road with the two adaptive reuse areas and with recreational amenities.

The CDP/FDP indicates that, instead of following the abandoned rail bed which runs through the center of the application property, the proposed alignment of the Laurel Hill Greenway shifts to the east as it crosses Silverbrook Road from the north. It is proposed to run along the southeast periphery of the Spring Hill Senior Campus, where the alignment shifts back toward the abandoned rail bed. Staff concurs with the proposed off-site alignment since the planned alignment along the former railroad bed would adversely bifurcate the application property.

In addition, the trail in its proposed location allows trail users to experience historic structures, vistas, and space existing along the trail, and the trail in this location also enhances pedestrian access to the adaptive reuse area.

Additionally, the brick wall around the maximum security facility narrows the corridor of the Laurel Hill Greenway to a width of approximately 60 feet. However, this change in the nature of the corridor is appropriate because the character of this area is different than the other portions of the Laurel Hill Greenway that are in open space areas due to the existing prison structures. The 60 foot wide corridor will amply accommodate the ten (10) foot wide asphalt trail and a parallel four (4) foot wide stone dust trail that are to comprise the trail facilities of the Laurel Hill Greenway. The applicant has committed to the development of the trail and associated landscaping as generally shown on the CDP/FDP in coordination with the Park Authority.

Resolution:

This issue is considered by staff to have been adequately addressed.

Site Design:

Residential Development Criterion Number 1, entitled 'Site Design,' recommends that developments address the consolidation goals in the plan, and further the integration of the proposed development with adjacent planned and existing development. The criterion further recommends that the proposed site layout provide for a logical design with appropriate relationships within the development with regard to unit orientation and the juxtaposition of yards, and include usable yard areas that can accommodate future decks and sunrooms. Development shall provide convenient access to transit facilities; all existing utilities should be identified, proposed utilities and stormwater outfalls should be shown and utility collocation should be encouraged. Further, it states that open space should be usable, accessible and integrated with the proposed development and that appropriate landscaping and amenities be provided.

The application property is coincident with the portion of the former DCDC facility that has been identified for redevelopment; the adjacent former prison facilities to the east and south are identified for adaptive reuse and are the subject of a separate planning process to determine the appropriate uses for that property. The property to the north and west is planned to be the South County High

School and parkland, which will be developed with a golf course. Staff considers the principal related to consolidation to have been adequately addressed.

Revisions to the CDP/FDP have been made to address some initial design concerns identified with the application. As described above, the proposed site layout provides for a logical design by locating the single family units within the development along streets in a grid pattern. The layout of the single family lots provides appropriate relationships among those lots with regard to orientation of the units and the juxtaposition of yards among the units through the proposed grid pattern of streets. With regard to rear yards, the single family lots all include a patio area that is to be enclosed by a privacy fence. Deeper setbacks and landscaped buffers have been provided along the Silverbrook Road frontage.

The location and layout of the new, multi-family buildings for active adults and the clubhouse along the western perimeter now take advantage of vistas to the future golf course. The clubhouse is centrally located and is at the junction of the secondary boulevard and a perpendicular street that extends across the full breadth of the property. The main boulevard provides a vista from Entrance Number 1 to the major historic resource of the maximum security complex. The access and building orientation of the Senior Housing Facility is now integrated into the property by having the building focused into the community. Focal design elements have been provided including a central community green and pavilion, an activity lawn with a putting green, walkways and seating areas.

Convenient access to transit facilities is provided through the internal network of pedestrian facilities and the interconnections off-site described above. In addition, the applicant has proffered to provide a bus shelter. The draft proffers state that utilities will be located so as to not interfere with the landscaping shown on the CDP/FDP. As described above, the open space areas, consisting of the central green, the clubhouse area and the open space area along the Laurel Hill Greenway are accessible and integrated with the proposed development. As shown on the landscape plan, Sheet L-1, and the other sheets prepared by Studio 39, appropriate landscaping is proposed. In addition, staff has concluded that the proposed amenities are appropriate for the proposed graduated care community.

Neighborhood Context

Residential Development Criterion Number 2, entitled 'Neighborhood Context,' recommends that all applications for residential development, regardless of the proposed density, be designed to fit into the community within which the development is to be located as evidenced by an evaluation of: transitions to abutting and adjacent uses; lot sizes, particularly along the periphery; bulk and mass of the proposed dwelling units; setbacks; orientation of the proposed dwelling with regard to the adjacent streets and homes; architectural elevations; connections to non-motorized transportation facilities and the existing topography and vegetative cover. It is noted in this criterion that it is not

expected that developments will be identical to their neighbors and that the individual circumstances of the property will be considered.

The following features contribute to compatibility of the proposed development with the surrounding neighborhood:

- The internal grid pattern, by bending in the center of the proposed development, respects both the orientation of Silverbrook Road and that of the maximum security facility, which are at an angle to each other.
- Vistas are provided through the property to the maximum security facility and from the site to the proposed golf course, adjacent to the property.
- While the proposed graduated care community will be enclosed by a perimeter fence, it is an open fence that will allow vistas into and out of the proposed community.
- The area along the Laurel Hill Greenway, includes community open space in those areas next to that facility, except where the existing buildings are to be retained and adaptively reused.
- The proposal includes the preservation of five buildings that were part of the Lorton Reformatory, adaptively reusing those structures for senior independent housing.
- For the area abutting the future public road serving the proposed high school, a landscaped strip is proposed;
- And, similarly the area along Silverbrook Road is to have landscaping placed on either side of the perimeter fence.

Environmental Analysis (Appendix 6)

Issue: Flood Zone

The Flood Insurance Rate Map maintained by the Federal Government for this property differs from the 100 hundred year flood plain which is shown on the Fairfax County Zoning maps. The current development plan includes an area in the headwater tributary of Giles Run, that is identified as Flood Zone A, as shown on Community Panel #515525-0125D of the Federal Emergency Management Agency (FDMA) dated March 5, 1990. As part of the of the site plan review process for the proposed South County High School, a floodplain study was prepared and has been reviewed and approved by the County. That study established the 100 year floodplain limits occurring outside of the application property, rather than on the property as shown on the FEMA documentation. The recent engineered floodplain study is based on field observations and surveys and is more detailed than the information used to prepare the FEMA map. However, the applicant will be required to complete the process to amend the FEMA map, known as a "conditional letter of map revision", and has proffered to do so.

Resolution:

This issue has been adequately addressed by the proffered commitment to process the necessary amendment to the FEMA maps.

Environmental Criterion

Residential Development Criterion 3 addresses the environment and recommends that all rezoning applications for residential development respect the environment. The criterion enumerates several principals that should be addressed: a) natural environmental resources should be preserved, b) existing topographic conditions and soil characteristics should be considered, c) off-site impacts on water quality should be minimized by commitments to state of the art best managements practices and low impact site design techniques, d) the volume and velocity of stormwater runoff should be managed to avoid impacts on downstream properties, e) future and current residents should be protected from the adverse impacts of transportation generated noise, f) any exterior lighting fixtures should minimize neighborhood glare and impacts to the night sky, and g) use site design techniques to achieve energy savings and be designed to encourage and facilitate walking and bicycling.

**Preservation of Natural Environmental Resources &
Consideration of Existing Topographic Conditions**

The application property is developed with existing buildings, has been graded to a level condition and does not include any environmental features that are worthy of preservation. While there is a gully in the northwestern boundary, it is currently devoid of vegetation except for a grassy groundcover. This area will be partially filled to accommodate the planned active adult multi-family buildings. These principals are not applicable in this instance given the level of disturbance of the natural environment by the facilities associated with the former DCDC facility.

**Stormwater Management/Best Management Practice &
Stormwater Outfalls**

The CDP/FDP and the draft proffer statement both note that the stormwater/best management facilities will be located off-site where the golf course is proposed to be developed. As noted in the Park Authority comments in Appendix 7, this arrangement is acceptable to the Park Authority. The draft proffers provide that the design of the stormwater management facilities will be acceptable to the FCPA, the affected downstream property owner. In addition, a one-time contribution toward maintenance has been proffered by the applicant.

Transportation Generated Noise

The applicant's noise study indicates that the 65 dBA L_{dn} contour extends into the application property approximately 137 feet from the centerline of Silverbrook Road (Route 600). Thus, highway noise is anticipated to have an impact on three sections of single-family dwelling units, as well as on the four-story Senior Housing building. All residences which fall within one hundred thirty-seven feet from the centerline of Silverbrook Road should be constructed with building materials that are sufficient to provide a level of acoustical mitigation which achieves 45 dBA L_{dn} or less in interior areas and 65 dBA L_{dn} or less in rear or side yards. Due to the loss of ground attenuation for upper stories, all proposed residences with upper stories which fall within one hundred seventy-two (172) feet from the centerline of Silverbrook Road, the upper stories should be constructed with building materials that are sufficient to provide a level of acoustical mitigation which achieves 45 dBA L_{dn} or less.

The CDP/FDP shows the location of proposed noise walls to protect the privacy yards for the affected single family units and the draft proffers state that the affected units will be identified on the site plan and the units will be structurally treated for noise attenuation.

Lighting

The lighting fixtures included in Sheet L-9 are identified as semi-cutoff type fixtures.

Energy Conservation

To address this principal, the applicant has proffered that the units will be built to the standards of the CABO program for energy-efficient homes.

Tree Preservation

Residential Development Criterion 4 states that, regardless of the proposed density, all residential development should be designed to take advantage of existing quality tree cover. This developed land does not contain any existing tree cover. Therefore, this criterion is not applicable. As described above, a landscaping plan is included in the CDP/FDP. In addition, see the discussion regarding tree cover below.

Transportation Analysis (Appendix 5)

Residential Development Criterion 5 states that, regardless of the proposed density, all residential development should implement measures to address planned transportation improvements and offset their impacts to the transportation network. The criterion contains principals that will be used in the evaluation of rezoning applications for residential development, while noting that

not all principles will be applicable in all instances. The following is an evaluation of those principles that staff has concluded are applicable in this instance.

Transportation Improvements

Silverbrook Road is planned to be improved to a four lane section without a median strip. The draft proffers commit the applicant to widening Silverbrook Road along the site's frontage and to the proposed intersection of the property entrance with Silverbrook Road. The proffer includes commitments to construct a right-turn lane at this entrance and to construct a sidewalk as part the improvement to Silverbrook Road. Additional proffer commitments regarding the entrance across from the proposed high school, and construction of a half-section of road between this entrance and Silverbrook Road, if the school road is not constructed by others, have been provided.

Interconnection of the Street Network

While a typical gated community would not provide for interconnections to adjacent properties, in this instance, through the construction of the segment of public street from Silverbrook Road to the private street serving the proposed graduated care facility, the applicant will be providing a public street connection for the future facilities to be located on the prison property, which addresses the other boundaries of the property. A public street will abut the northwestern boundary opposite the proposed high school.

Streets

While the Criterion states that public streets are preferred, if the community is to be gated as proposed, private streets are required within the bounds of the community. The private streets will be built to the Public Facilities Manual (PFM) standards for a public street. Turnaround areas for private vehicles are recommended at the ends of most of the residential travel aisles. A design detail of the larger turnaround areas was provided to staff, and is included as Attachment 1 to the Transportation Analysis Memorandum; however, this detail should be incorporated into the proffered development plan. In addition, on-site circulation could be enhanced by connecting the eastern end of the parking aisle which serves the four-story senior housing building and the parallel travel aisle serving the adjacent homes.

As discussed elsewhere in this report, the applicant will also be building an off-site public street from Silverbrook Road, that terminates in a cul-de-sac outside the application property and the perimeter fence, which will also provide public street access to the County owned maximum security facilities, Laurel Hill historic house, and the Lorton workhouse.

Non-motorized Facilities

While this area is not currently served by public transportation, the Fairfax Connector routes serving Silverbrook Road currently end at Plaskett Lane, with the construction of 750 dwelling across Silverbrook Road, the adaptive reuse of the prison properties, the construction of the high school and this development, it is anticipated that public transportation will be extended to this property. Accordingly, the applicant has proffered to provide a bus shelter at a location to be determined by the Fairfax County Department of Transportation.

Public Facilities Analysis (Appendices 7-11)

Park Authority Analysis (Appendix 7)

Laurel Hill Greenway

Park Authority staff has worked extensively with the Applicant on the alignment and design of the Laurel Hill Greenway. The Laurel Hill Greenway has been aligned around the two sides of the proposed graduated care facility. This results in an open space corridor that integrates the proposed development with the adjacent historic structures, the maximum security area and the workhouse. The Laurel Hill Greenway will create a focal feature and pedestrian corridor for the various components areas of this area.

The Applicant has proffered to build the multi-use trail, consisting of a combined Type I (asphalt surface – ten feet wide) and Type II (stone dust – four feet wide) trail. These surfaces are in keeping with the Comprehensive Plan guidelines for this trail, and this trail character will be maintained when the rest of the Laurel Hill Greenway Trail is constructed in the future. The proffer also includes a commitment to vegetate the trail corridor, which is currently devoid of vegetation, and to provide decorative brick banding within the corridor as illustrated on Sheet L2 of the CDP/FDP. Where the Laurel Hill Greenway will cross the private street that is part of Entrance Number 2, the CDP/FDP and the draft proffers state that decorative paving or stamped asphalt will be provided.

The proposed pedestrian linkages from the application property to the Laurel Hill Greenway and the proposed trail to the golf course clubhouse have been developed in coordination with the Park Authority and are represented as previously agreed upon in the attached proffers and development plans.

Impacts on Park Authority Facilities

The residents of this development will use outdoor recreational facilities. Typical recreational needs include open play areas, tennis and volleyball courts and athletic fields. Based on the Zoning Ordinance Sections 6-110 and 16-404, the applicant must provide \$955 per non-ADU (affordable dwelling unit) residential unit for outdoor recreational facilities to serve the development population. With

422 non-ADUs proposed, the Ordinance-required contribution is \$403,010, which is addressed by Proffer 9a.

The \$955 per unit funds required by Ordinance offset only a portion of the impact to provide recreational facilities for the new residents generated by this development. Typically, a large portion if not all of the Ordinance-required funds are used for outdoor recreational amenities onsite, such as the proposed pool, clubhouse recreation facilities and tot lot.

In order to offset the additional impact caused by the proposed development, the applicant should provide an additional amount to the Park Authority for recreational facility development at one or more of our sites located within the service area of this development. The applicant has proffered \$3,000 per newly constructed active adult dwelling unit to the FCPA for the construction of recreational facilities within the Laurel Hill area. This contribution currently amounts to \$918,000.

Schools Analysis (Appendix 8)

This development is not anticipated to generate any students because the proffered age restrictions preclude persons under eighteen living within this development.

Sanitary Sewer Analysis (Appendix 9)

The application was included in the Approved Sewer Service Area (ASSA) pursuant to an expansion of the ASSA adopted by the Board of Supervisors on April 7, 2003. In addition to this site, the expansion of the ASSA included the adjacent areas of the former prison planned for adaptive reuse, the high school and middle school planned in the vicinity and the clubhouse for the golf course planned to the north and west of the application property.

To provide sewer service to this site, a pump station and force main will be required. Application 2232-V03-3 has been filed to approve this public facility. The draft proffers state that the applicant will construct the pump station and force main at no cost to the County and that these facilities will be sized to accommodate the adjacent areas planned for adaptive reuse. Application 2232-V03-3 is scheduled to be heard by the Planning Commission on April 23, 2003.

Fire and Rescue Department Analysis (Appendix 10)

This property is serviced by Station #19, Lorton. This service currently meets fire protection guidelines.

Water Service Analysis (Appendix 11)

The property is located in the service area of the Fairfax County Water Authority. Offsite water main extensions are required for domestic service and for fire protection. The appropriate water main alignment is contingent on the proposed water mains for the new high school and the Laurel Hill development. Depending on the configuration of the onsite water mains, additional water main extensions may be necessary.

Residential Development Criterion 6 – Public Facilities

Residential Development Criterion 6 states that residential development is expected to offset its public facility impact. The application is addressing public facility needs related to sewer capacity and facilities, and park facilities. As noted above, the applicant has proffered to construct a pump station and force main that is sized to serve the proposed development and the adjacent areas identified for adaptive reuse at no cost to the County. Further, with regard to park facilities, in addition to meeting the Zoning Ordinance requirement for recreation facilities in a P-District, the applicant is providing \$3000 per unit for the 306 active adult portion of the project or approximately \$918,000.

Residential Development Criterion 7 - Affordable Dwelling Units**Affordable Dwelling Units (Part 8 of Article 2)**

Given that the proposed residential development exceeds fifty (50) dwelling units, Part 8 of Article 2 of the Zoning Ordinance requires that affordable dwelling units be provided. In this instance, based on the formula specified in Part 8, the requirement is that 20 units of the proposed units be affordable as defined by the Zoning Ordinance. A note on the CDP/FDP states that the affordable dwelling units will be located in the Senior Independent Living portion of the development.

Residential Development Criterion 8 - Heritage Resources

A Memorandum of Agreement (MOA) between the County and the federal government was executed by the Advisory Council on Historic Preservation and implemented under Section 106 of the National Historic Preservation Act. The Section 106 review process determined that the District of Columbia Department of Corrections Lorton Correctional Complex contains a National Register-eligible Historic District. Terms of the MOA stipulate that the Architectural Review Board (ARB) review development activities within the National Register-eligible Historic District. By carrying out the terms of the MOA, the County fulfills its responsibilities under Section 106. The redevelopment area as identified in the Comprehensive Plan and the subject of this application is within the eligible Historic District area.

Therefore, special emphasis on design compatibility should be provided in relation to the historic buildings on and around the site and on architectural compatibility through the proposed construction materials and building finishes, colors, lighting and signage, among other architectural landscape and design elements.

Staff has concluded that the application addresses the compatibility with the heritage resources through the following commitments:

- The architectural design of new single family homes, the clubhouse, multi-family buildings and senior housing building and alterations, rehabilitation and/or restoration of the adaptively reused buildings in accordance with the MOA associated with the transfer of the property to the County will be subject to review and approval by the ARB.
- The architectural elevations, site amenities, landscaping and lighting, as generally illustrated on the CDP/FDP have been proffered and are also proposed to be coordinated with and subject to review and approval of the Urban Forester and/or ARB, as applicable.
- The applicant has further proffered that design and development of the Laurel Hill Greenway Trail is to be coordinated with the Fairfax County Park Authority.

Architectural Review Board Review Action (Appendix 12)

The MOA stipulates undertakings in the eligible area be reviewed by the ARB as defined in the Fairfax County Zoning Ordinance, Article 7, Part 2, 7-200, et seq., Historic Overlay Districts. The ARB reviewed and acted on the following five elements: 1) rezoning application; 2) Laurel Hill Greenway; 3) development/concept plan; 4) site preparation; and 5) site development. At the meeting on March 20, 2003, the Architectural Review Board voted to:

- Recommend that the Board of Supervisors approve RZ 2002-MV-040;
- Recommend the approval of the associated Conceptual/Final Development Plan with regard to the configuration/layout of the proposed development (i.e. buildings (type and locations of type); street location and pattern, parking areas, open space, landscaping, and development pattern;
- Recommended that the proposed pump station be constructed provided that it is consistent with the draft proffers with regard to location, design, materials and appearance;
- Concurred in the proposed demolition of the Culinary Arts Building (R-40). Recommended denial of the demolition of Guard Tower #2 (R-55) with the understanding that the applicant may return at a future date for reconsideration with regard to the Guard Tower;
- And, concurred in the proposal to adaptively reuse the five existing buildings so identified on the CDP/FDP subject to the future approval by the ARB of

the design for rehabilitation according to the *Secretary of the Interior's Standards* as stipulated in the MOA.

The changes to the proffers that the ARB recommended and that are noted in Appendix 12, have been incorporated into the draft proffers.

In addition to the historic resources reviewed by the ARB, Attachment B of the MOA lists structures that contribute to the National Register-eligible Historic District that are considered appropriate for demolition without a feasibility study for adaptive reuse. Guard Tower #3 (R-56) is listed in Attachment B of the MOA and is proposed for demolition.

ZONING ORDINANCE PROVISIONS (Appendix 13)

Bulk Standards (PDH-12)		
Standard	Required	Provided
Min. Dist. Size	2.5 acres	46.8 acres
Lot Width	See Note 1	Not shown
Building Height	See Note 2	35 feet Single Family Units 65 feet Other Buildings
Front Yard	N/A	18 feet minimum ³
Side Yard	N/A	3 feet minimum ³ /SFD 10 feet minimum SFA Building
Rear Yard	N/A	16 feet minimum ³ /SFA
Density	12 du/ac	9.4 du/ac
Open Space	27 % (12.6 acres)	27% (12.6 acres)
Parking Spaces	702 spaces	1,112 spaces

1. Per Par. 3 of Sect. 6-107, there is no specific requirement for each individual use or building in a PDH District; see the discussion under 16-102 regarding yards at the periphery of the development.
2. Per Sect. 6-108; see the discussion regarding building heights under Sect. 16-101.
3. This reflects the yards shown on the Typical Lot Details for the single family lots in the CDP/FDP.

Waivers/Modifications/P-District Variances

Waiver: Private Streets Length

Basis: Par. 2 of Sect. 11-302

The length of the private streets will exceed the limitation of 600 feet in length. Pursuant to the provisions of Par. 2 of Sect. 11-302, this limitation may be waived. The draft proffers include provisions that would require that the private streets be built with a pavement section for a public street and require that prospective purchasers be notified that the streets will be maintained by the HOA. Given these proffers, staff does not object to the proposed waiver.

Modification: Tree Cover**Basis:** Par. 1 of Sect. 13-304

As discussed in the environmental analysis above, the site does not contain any tree cover at this time. The provisions requiring tree cover give additional credit for retaining existing tree cover, thereby allowing a typical site to utilize that additional credit. The urban design goals for this property include maintaining vistas within the application property and to the existing historic structures adjacent to the site and the future golf course to the north and west. In addition, the applicant is proffering to provide landscaping within the Laurel Hill Greenway corridor. Therefore, staff concurs in the requested modification of the tree cover requirement to allow 11 percent tree cover in lieu of the 15 percent required (a reduction of up to 21% of the requirement).

Variance: Fence Height**Basis:** Par. 8 of Sect. 16-401

Pursuant to the approval of a conceptual development plan, this paragraph authorizes the Board of Supervisors to approve a variance to specific zoning district regulation whenever strict application would frustrate or inhibit the purpose and intent of establishing a P-District and when the variance would promote and comply with the General Standards and the Design Standards found in Part 1 of Article 16, Development Plans. In this instance, the variance is to allow the continuation of the perimeter fence along Silverbrook Road in future homeowners' association property. The proposed fence would be six feet tall, consisting of a section of iron rails placed between brick piers with visibility through the fence and will not serve as a noise wall (see Sheet L-9 for an illustration). This area is by definition a front yard, where fence height is limited to four feet. As shown on the CDP/FDP, the perimeter fence would be setback approximately 28 to 33 feet from the edge of the right-of-way for Silverbrook Road (see Sheets L-1 and L-7). The perimeter fence is an integral design element of the proposed graduated care facility and staff recommends that the variance be granted.

Standards for all Planned Developments (Sect. 16-100)

Sect. 16-101 contains six general standards that must be met by a planned development. Sect. 16-102 contains three design standards to which all Conceptual and Final Development Plans are subject.

Sect. 16-101, General Standards

The first general standard requires that the planned development conform with the Comprehensive Plan (Par. 1). As discussed in the Land Use Analysis section, Staff has determined that this standard has been satisfied.

The second General Standard addresses whether or not the planned development is of such a design that it achieves the purpose and intent of a

planned development more than would be development under a conventional district (Par. 2). The purpose and intent of the Planned Development Housing District is contained in Sect. 16-101. The purpose and intent of the PDH District is to encourage innovative and creative design and facilitate the most advantageous construction techniques in the development of land for residential uses; to insure ample provision and efficient use of open space; to promote high standards in the layout, design and construction of residential development. Staff has determined that this standard has been satisfied by this proposal to develop a graduated care facility with mixed unit types as discussed in the Land Use Analysis section, in particular the portions addressing the Site Design criterion and the Neighborhood Context criterion. A conventional district would not readily allow single family detached, single family attached and multi-family dwelling units as proposed.

The third general standard addresses the efficient use of the available land and protection of scenic assets and natural features such as trees, streams and topographic features (Par. 3). Staff has determined that this standard has been satisfied through the vistas provided to the future golf course and to the adjacent historic resources. As noted above, the application property has been previously developed and does not contain any natural features within its boundaries that have not already been disturbed.

The fourth general standard states that 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 (Par. 4). Based on the discussion regarding Neighborhood Context issues, Staff has determined that this standard has been satisfied.

The fifth general standard addresses the adequacy of public facilities in the vicinity (Par. 5). As noted in the Public Facilities Analysis, the site is located in an area where public facilities and public utilities are, or will be, adequate for the proposed development. As discussed above, the development of this site will require the construction of a sewer pump station and force main, which the draft proffers state will be constructed by the applicant at no cost to the county and will be sized to accommodate the flows from the adjacent areas planned for adaptive reuse of the historic structures.

The sixth general standard addresses internal linkages between internal facilities and to external facilities at a scale appropriate to the development (Par. 6). As noted throughout this report, the roadway and pedestrian network adequately provides for these linkages. Staff believes that this standard has been met.

Sect. 16-102, Design Standards

The first design standard specifies that, regarding compatibility with adjacent development, the peripheral yards of CDP/FDP should generally conform with

the setbacks for the most similar conventional district. The PDH-12 District is most similar to the R-12 conventional zoning district. The required yards for single family attached and detached dwellings in the R-12 District are governed by a 15° angle of bulk plane (ABP), but not less than 5 feet for the front yard, a 15° ABP but not less than 10 feet for the side yard, and a 30° ABP but not less than 20 feet for the rear yard. The setbacks for multi-family structures in the R-12 District are governed by a 25° ABP but not less than 20 feet for the front yard, a 25° ABP but not less than 10 feet for the side yard, and a 25° ABP but not less than 25 feet for the rear yard. Along Silverbrook Road, the single-family detached lots are located 45 feet from the property line, and the senior housing building is located approximately 30 feet from Silverbrook Road. Along the school access road, single-family detached lots are located 45 feet from the property line. The multi-family buildings are located 20 feet from the property line at their closest point. The adaptive re-use residential buildings are located approximately 20 feet from the property line adjacent to the Laurel Hill Greenway. Staff has determined that this standard has been satisfied through the various techniques incorporated into the CDP/FDP to integrate this project with the adjacent former maximum security facility to the east, the workhouse area to the south, the golf course to the northwest, and the future schools to the northwest. In addition, the project is integrated with the Laurel Hill Greenway, which will abut the site to the east and south.

The second design standard states that other applicable provisions of the Ordinance such as off-street parking, landscaping, signs, etc. are applicable to planned developments (Par. 2). As noted above, the proposed development would exceed the parking requirements, the landscaping has been determined to be appropriate and, while detailed information with regard to signs has not been provided, the provision of Article 12, Signs will have to be met prior to the installation of any signs. Staff has concluded that this design standard has been met.

Design Standard Number 3 specifies that the street systems conform with the applicable requirements and that a network of trails be provided to provide access to recreational amenities open space, public amenities, vehicular access routes and mass transit facilities (Par. 3). As described in the Description of the CDP/FDP above and addressed in the discussion regarding transportation, staff has concluded that this standard is also met by this proposal.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff has concluded that this application:

- Is consistent with the recommendations of the Comprehensive Plan to develop a graduated care facility on this portion of the former DCDC prison facility;
- Is consistent with the historic preservation provisions of the Memorandum of Agreement regarding the portion of the former DCDC property that is eligible as a historic district;
- Meets the applicable provisions of the Zoning Ordinance related to rezoning this property to the PDH-12 District and for approval of the requested waivers, modifications and a variance in a P-District.

Recommendation

Staff recommends that RZ 2002-MV-040 and the associated Conceptual Development Plan be approved subject to the draft proffers contained in Appendix 1.

Staff further recommends that the Planning Commission approve FDP 2002-MV-040 subject to the Board of Supervisors approval of RZ 2002-MV-040 and the associated Conceptual Development Plan.

Staff further recommends that the Board of Supervisors approve a waiver of the limitation on the length of private streets pursuant to the provisions of Par. 3, Sect. 11-103.

Staff further recommends that the Board of Supervisors approve a variance in the PDH District to allow a six foot tall fence in a front yard along Silverbrook Road pursuant to the provisions of Sect. 18-401.

Staff further recommends that the Board of Supervisors direct the Director, Department of Public Works and Environmental Services to grant a modification of the tree cover requirements pursuant to Par. 1 of Sect. 13-404, which allows a modification on sites devoid of tree cover to allow eleven percent tree cover, in lieu of the required fifteen percent.

Staff further recommends that the Board of Supervisors approve the action of the ARB for the demolition of the Culinary Arts Building (R-40) and approve the action to deny the demolition of Guard Tower #2 (R-55) with the understanding that the applicant may return to the ARB at a future date for reconsideration with regard to the Guard Tower.

Staff further recommends that the Board of Supervisors approve the demolition of Guard Tower #3 (R-56) which is listed in Attachment B of the MOA as a structure that is considered appropriate for demolition without an adaptive reuse feasibility study.

It should be noted that sewer service is not available to this property at this time and construction of a pump station and force main is required to provide service. Should the Board approve this application, that approval in no way guarantees that sewer capacity will be available to serve this site when the property is developed.

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 Proffer Statement
2. Affidavit
3. Applicant's Statements
4. Plan Citations and Land Use Analysis
5. Transportation Analysis
6. Environmental Analysis
7. Park Authority Comments
8. Schools Analysis
9. Sanitary Sewer Analysis
10. Fire and Rescue Analysis
11. Water Service Analysis
12. Architectural Review Board Action regarding ARB-02-LOR-01
13. Selected Excerpts from the Zoning Ordinance
14. Residential Development Criteria
15. Glossary of Terms



PROFFERS**SPRING HILL SENIORS, LLC
SPRING HILL SENIOR CAMPUS****RZ 2002-MV-040****April 8, 2003**

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Spring Hill Seniors, LLC (hereinafter referred to as the "Agent for the Title Owner and potential contract purchaser of the Application Property"), for themselves, their successors, and assigns in RZ 2002-MV-040 (hereinafter referred to as the "Applicant"), filed for property identified as Tax Map 106-4 ((1)) 54 pt. (hereinafter referred to as the "Application Property"), hereby proffers the following, provided that the Board of Supervisors ("BOS") approves a rezoning of the Application Property to the PDH-12 District in conjunction with a Conceptual Development Plan ("CDP") for residential development on approximately 46.8 acres.

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN ("CDP/FDP")

- a. Development of the Application Property shall be in substantial conformance with the CDP/FDP, consisting of Sheets 1 through 6, which were prepared by Bowman Consulting Group and are dated March 31, 2003, and Sheets L-1 through L-9, which were prepared by Studio 39, and which are dated March 31, 2003. Pursuant to Paragraph 4 of Section 16-403 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance"), the Applicant shall retain flexibility during final design as to the exact location of features and materials shown on Sheets L-1 through L-9 and to make minor modifications from the CDP/FDP.
- b. The Applicant reserves the right to make minor adjustments to the layout, building orientation, internal lot lines, off-lot parking, and lot sizes of the proposed subdivision at time of site plan/subdivision plat submission based on final house locations, grading, building footprints, utility locations, and final engineering design, provided that such adjustments do not increase the total number of units nor decrease the amount and general location of open space, parking, or minimum distances to peripheral lot lines, that the general orientation of the dwelling units that are shown on the CDP/FDP is maintained, and are in substantial conformance with the CDP/FDP and proffers. Furthermore, it is understood that the location of the new Senior Housing building located in the northeast corner of the site may be modified at the Applicant's discretion to better integrate this element into the age restricted community, as determined by the Director, ZED, DPZ, and subject to review of the Architectural Review Board (ARB) as indicated in Proffer 7.
- c. Notwithstanding that the CDP/FDP is presented on fifteen (15) sheets and said CDP/FDP is the subject of Proffer 1(a) above, it shall be understood that the CDP shall be the entire plan shown relative to points of access, open space, and the maximum number and general location of units and type of units. The Applicant has the option to request Final Development Plan Amendments ("FDPAs") for elements

other than CDP elements from the Planning Commission for all of or a portion of the FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance, if the amendment is in substantial conformance with the approved CDP and proffers.

- d. The Applicant reserves the right to request Partial Proffered Condition Amendments (“PCAs”) in accordance with Paragraph 6 of Section 18-204 of the Zoning Ordinance.

2. VEHICULAR TRANSPORTATION

- a. The Application Property will be developed with the two (2) entrances shown on the CDP/FDP, either of which may be built with the initial phase of construction. The second entrance will be built and open to traffic accessing the Application Property prior to the issuance of the 200th building permit.
- b. Entrance 1 to the Application Property, which is accessed via the “School Access Road”, shall be constructed directly opposite the proposed entrance to the South County high school site as shown on Site Plan 1183-SP-06.
- c. It is anticipated that the public road improvement (“School Access Road”) identified in 2(b) above will be constructed by others in conjunction with construction of the South County High School, and will be open to traffic prior to site development. However, if this road has not been constructed by others and is not available for access prior to the issuance of the 200th building permit, the Applicant may, at its option, construct a half-section (26 feet) between Entrance 1 and Silverbrook Road which will be base paved and open to traffic in order to provide a second point of access into the site, and continue to receive building permits.
- d. The access from Silverbrook Road, identified on the CDP/FDP as Entrance 2, shall be constructed as a public street cul-de-sac to VDOT standards, and within public right-of-way as provided by others, with a minimum pavement width of forty (40) feet from face-of-curb to face-of-curb, or as generally shown on the alternative design on Page L-6 of the CDP/FDP. The cul-de-sac shall have a minimum pavement radius of forty-five (45) feet. Access to the application property will be via a private street entrance from the cul-de-sac.
- e. Controlled access devices may be installed near both entrances to the Application Property, in the general locations as shown on the CDP/FDP, and which are noted as “Entrance 1” and “Entrance 2”. These devices may utilize “pass-card” technology for security purposes. If said devices are installed in the future, and the Homeowners’ Association determines that they do not desire to retain these devices, the devices may be removed without the need for a Proffered Condition Amendment.

- f. Prior to the issuance of the first RUP, the Applicant shall construct frontage improvements measuring approximately thirty-five (35) feet from design centerline along the Application Property's Silverbrook Road frontage and off-site, which is between Entrance 2 and the School Access Road, and within the already dedicated ROW as shown on the CDP/FDP.
- g. The Applicant shall dedicate in fee simple right of way to the BOS for a right turn lane along the Application Property's Silverbrook Road frontage, and will construct a right and left turn lane into the eastern access road entrance (Entrance 2).
- h. The private streets shown on the CDP/FDP shall be constructed of materials and depth of pavement consistent with the Public Facilities Manual ("PFM") standards for public streets.
- i. The Applicant reserves the right to density credit as may be permitted by the provisions of Par. 4 of Sect. 2-308 of the Zoning Ordinance for all dedications described herein or as may be reasonably required by Fairfax County or the Virginia Department of Transportation ("VDOT"), whether such dedications occur prior to or at time of site plan/subdivision plat approval.
- j. Prior to the issuance of building permits for more than 200 units, the Applicant shall provide a bus shelter in a location acceptable to Fairfax County Department of Transportation ("FCDOT") and shall be responsible for trash collection at the shelter. The obligation for trash collection at the bus shelter shall be contained in the Homeowners' Association ("HOA") documents.

3. TRAILS/SIDEWALKS

- a. Laurel Hill Greenway
 - i. The Applicant shall design, permit and construct the Laurel Hill Greenway and trail off-site along the eastern and southern boundaries of the Application Property as shown on the CDP/FDP. Construction of the Laurel Hill Greenway shall begin at the curb of Silverbrook Road near Entrance 2 and shall terminate southwest of the Application Property at the existing prison road as generally shown on the CDP/FDP. In the event that a request is made by the Fairfax County Park Authority ("FCPA") to incorporate bands of specialty paving perpendicular to the trail within the Laurel Hill Greenway as a visual traffic calming measure, the Applicant will implement this request. The Laurel Hill Greenway improvements shall be constructed prior to the issuance of the 200th RUP for the Application Property or at such other time as may be agreed to mutually by the Applicant and the County, but no later than final bond release for the development.

- ii. The Applicant shall coordinate with the FCPA on the design of the trail in the Laurel Hill Greenway referenced in Proffer 3(a)(i) above prior to site plan submission. The trail shall be typically fourteen (14) feet wide and will be field located as determined by the FCPA. As a guideline, approximately ten (10) feet of the trail width is to be surfaced with asphalt, and approximately four (4) feet of the trail width is to be surfaced with stone dust as may be modified as a more detailed plan is designed by the FCPA. The landscaping, trail width, surface materials, and location shall be shown on the Site Plan. The trail is to be maintained by others.
 - iii. In conjunction with the construction of Entrance 2, the Applicant shall provide a special pavement crosswalk (e.g. stamped asphalt, pavers) at the point where the Laurel Hill Greenway crosses the Main Boulevard into the site, subject to approval of DPWES and the FCPA at the time of site/subdivision plat approval. The crosswalk area shall be shown on the approved site/Subdivision Plat.
 - iv. Underground steam tunnels within the Laurel Hill Greenway shall be located on engineering plans that are submitted to the County. The Applicant shall undertake studies determined necessary by DPWES for review and approval by DPWES to ensure the structural stability of the Laurel Hill Greenway. If any of these tunnels are determined to interfere with the Laurel Hill Greenway Trail or landscaping, they shall be removed or filled and the ground scarified and restored to a natural condition as determined by the FCPA and DPWES prior to the construction of the Laurel Hill Greenway.
 - v. The building built in 1959 (see Sheet 5 of 6 of the CDP/FDP) that is located on the southern portion of the Application Property and the adjacent Laurel Hill Greenway will be removed and the ground will be scarified and restored to a natural condition as determined by the FCPA prior to the construction of the Laurel Hill Greenway.
- b. Other Trails/Sidewalks
- i. Prior to the issuance of the first Residential Use Permit (“RUP”), and subject to VDOT approval, the Applicant shall construct or, at the option of the County, bond an eight (8) foot wide, Type 1 trail along the School Access Road from Silverbrook Road to the entrance for the Golf Course Clubhouse. The trail may be located either within or adjacent to the School Access Road right-of-way along the golf course property as determined by the County. The trail is to be maintained by others.
 - ii. The Applicant shall construct the Connector Trail between the on-site clubhouse and the trail along the School Access Road that is a minimum of six (6) feet in width in the general location shown on the CDP/FDP.
 - iii. The Applicant shall construct five (5) foot wide sidewalks on both sides of private

streets, as shown on the CDP/FDP.

- iv. As part of the frontage improvements to Silverbrook Road (2(f) and 2(g), above), the Applicant shall construct a five (5) foot wide sidewalk along Silverbrook Road, from Entrance 2 to the School Access Road, within the existing ROW as shown on the CDP/FDP.
- v. Pedestrian linkages shall be constructed from the Application Property to the Greenway, as generally shown on the CDP/FDP.

4. RESIDENT AGE RESTRICTION

A maximum of 442 dwelling units shall be constructed on the Application Property and shall be age-restricted in accordance with the following parameters to the extent permitted by law. Restrictive covenants regarding the age limitations listed below shall be recorded among the land records of Fairfax County in a form approved by the County Attorney.

- a. **Active Adult Living.** There shall be a maximum of 306 residential units consisting of 149 SFD, 32 SFA (“villa”), and 125 MF dwelling units in five (5) new four (4)-story buildings as identified on the CDP/FDP.
 - i. The Active Adult Living units shall be occupied by at least one person fifty-five (55) years of age or older. All other residents must reside with a person who is 55 years of age or older, and be a spouse, a cohabitant, an occupant's child eighteen (18) years of age or older, or provide primary physical or economic support to the person who is 55 years of age or older. Notwithstanding this limitation, a person hired to provide live-in, long term or terminal health care to a person who is 55 years of age or older for compensation may also occupy a dwelling during any time such person is actually providing such care.
 - ii. Guests under the age of 55 are permitted for periods of time not to exceed sixty (60) days total for each such guest in any calendar year.
 - iii. If title to any lot or unit shall become vested in any person under the age of 55 by reason of descent, distribution, foreclosure or operation of law, the age restriction covenant shall not result in a forfeiture or reversion of title, but rather, such person thus taking title shall not be permitted to reside in such lot or unit until he shall have attained the age of 55 or otherwise satisfies the requirements as set forth herein. Notwithstanding, a surviving spouse shall be allowed to continue to occupy a dwelling unit without regard to age.

- b. **Independent Senior Living.** A maximum of 136 Independent Senior Living units shall be constructed within the Application Property. The Independent Senior Living units will be located within the new four (4)-story multi-family structure identified as the "Senior Housing Building" on the CDP/FDP, and within five (5) existing structures identified as "Adaptive Reuse" buildings on the CDP/FDP. It is anticipated that there will be fifty-six (56) units in the Adaptive Reuse buildings and eighty (80) in the Senior Housing Building; however, if fifty-six (56) units are not accommodated in the Adaptive Reuse buildings the number of units in the Senior Housing Building may be increased so long as no more than 136 Independent Senior Living units are provided.
- i. These Independent Senior Living units shall be occupied by at least one person sixty-two (62) years of age or older. All other residents must reside with a person who is 62 years of age or older, be a spouse, a cohabitant, an occupant's child eighteen (18) years of age or older, or provide primary physical or economic support to the person who is 62 years of age or older. Notwithstanding this limitation, a person hired to provide live-in, long term or terminal health care to a person who is 62 years of age or older for compensation may also occupy a dwelling during any time such person is actually providing such care.
 - ii. Guests under the age of 62 are permitted for periods of time not to exceed sixty (60) days total for each such guest in any calendar year.
 - iii. If title to any lot or unit shall become vested in any person under the age of 62 by reason of descent, distribution, foreclosure or operation of law, the age restriction covenant shall not result in a forfeiture or reversion of title, but rather, such person thus taking title shall not be permitted to reside in such lot or unit until he shall have attained the age of 62 or otherwise satisfies the requirements as set forth herein. Notwithstanding, a surviving spouse shall be allowed to continue to occupy a dwelling unit without regard to age.
 - iv. As these Independent Senior Living units become vacant, those persons living within the Application Property shall have priority to move into any of these units, provided that the residency qualifications are met. To this end, the rental management shall maintain a list of eligible persons desiring to move into the units, and a list of available units. The list of available units shall be published in the HOA newsletter, if there is such a newsletter.

5. FEATURES OF UNITS

a. Active Adult Living

- i. The single-family detached and single-family attached (villa) units will include first floor master bedrooms.
- ii. The new multifamily buildings will include elevator access, and may include ground-level garages for some units.
- iii. Accessibility Features
 1. All units shall be constructed with three feet one inch (3'1") wide hallways and exterior doors of three feet (3') wide and interior doors to rooms of two feet ten inches (2'10") wide for wheelchair accessibility. Low profile thresholds will also be used at doorways.
 2. Walls within buildings/units will be blocked to permit the future addition of rails and grab bars.
 3. All units will be equipped with other handicapped accessible features (e.g. railings, grab bars, kitchen and bath features) if requested by the purchaser prior to the construction of individual units. Such available features will be publicized in the sales literature pertaining to these units.
 4. Where topography and unit type permit, ramp or at-grade access to units will be offered as a feature that purchasers can request prior to construction of units. Such available features will be publicized in sales literature pertaining to these units.

b. Independent Senior Living

- i. Features of these units will include the following:
 1. Kitchens will be installed in every unit,
 2. Large print apartment number identification system
 3. Available in-unit security system
 4. Accessibility Features
 - a. Bathrooms and kitchens within the Senior Housing building will be of sufficient size to be wheelchair accessible.
 - b. Wheelchair access will be provided to adjacent garden/patio areas.
 - c. Wheelchair access shall be provided to indoor activity areas.

- d. Low pile or no pile carpet shall be provided on floors for wheelchair use.
 - e. Walls shall be blocked for rails and grab bars. Rails and grab bars shall be added to each unit as needed.
 - f. Hallways and doors shall be sized to accommodate wheelchairs.
 - g. Wheelchair access shall be provided at the building entrance either at-grade or via ramping.
- ii. Available services for Independent Senior Living residents will include:
1. Periodically scheduled on- and off-site social activities.
 2. Regularly scheduled housekeeping and linen service availability.
 3. Regularly scheduled coordination between the property management staff and applicable County and state agencies such as the County's Area Agency on the Aging, George Mason University, local health care facilities and South Run District Park to insure that residents have access to information on available activities, services and programs provided by these and similar organizations. Information obtained through this coordination effort will be publicized through the homeowner association for the benefit of all residents of the Application Property.
 4. Shuttle service to such places as South Run District Park, George Mason University's Fairfax Campus, the Lorton Market Place Retail Center, and nearby health care facilities. All residents in the Active Adult Living portion of the Application Property may use shuttle service, as seats are available.
 5. A home health care service option for residents who desire additional assistance with medications or other personal care issues.
- iii. The Senior Housing Building will accommodate the following onsite amenities that shall be made available to all Independent Senior Living residents:
1. A congregate dining facility in the senior housing facility.
 2. An on-site library area.
 3. A beauty/barber salon area.
 4. Outdoor garden/meditation areas.

5. An on-site postal center.
 6. Arts, crafts and multi-purpose room available for organized social, educational and recreational activities. Multi-purpose room(s) within the Senior Housing building will also be available for on-site programs (County sponsored and other) which are offered for the benefit of the entire age restricted community.
 - iv. The Adaptive Re-Use buildings' on-site amenities shall include at least one (1) activity area within the existing multi-story, adaptively reused "Commissary Building." This activity area will be available to all Independent Senior Living residents.
- 6. *SHARED AMENITIES AND SERVICES FOR ALL RESIDENTS ON THE APPLICATION PROPERTY***
- a. The clubhouse, clubhouse amenities, and pool.
 - b. Open space and open space amenities and recreation facilities.
 - c. The congregate dining facility.
 - d. The beauty/barber salon area.
 - e. The on-site postal center.
 - f. The use of multi-purpose room(s) for onsite programs (County sponsored and other) which are offered for the benefit of Application Property residents.
 - g. Shuttle service, as qualified by Proffer 5(b)(ii)(4) above.
- 7. *DESIGN FEATURES/ARCHITECTURE***
- a. Within the eligible historic district, the new construction and development of the single family homes, clubhouse, multi-family buildings and the Senior Housing Building shall follow the process outlined in the Memorandum of Agreement (herein referred to as "MOA") that is associated with the Eligible Historic District at Lorton and the design details (i.e. fenestration, materials, textures, color, architectural features, finishes, lighting, building elements, and elevations), signs, common area features, landscaping and fencing shall be submitted to the Fairfax County Architectural Review Board ("ARB") for review and approval in accordance with the provisions of Part 2, 7-200, Historic Overlay Districts, of the Fairfax County Zoning Ordinance, including all appeal processes available (herein referred to as "Historic Overlay District Provisions").
 - b. The orientation, bulk, and scale of all residential buildings shall be constructed as generally represented in the typical house illustrative shown on Sheet 6 of the CDP/FDP. Facades of homes shall be constructed as generally represented on the

typical house elevations located on Sheet 6 of the CDP/FDP, subject to review and modification by the ARB in accordance with provisions of the MOA.

- c. Rear facades and fenestration (the arrangement, proportioning, and design of windows and doors in a building) of units facing Silverbrook Road shall be architecturally treated with such features as trim, shutters, and/or cornices so as to add variety to the façade, subject to ARB approval in accordance with the Historic Overlay District Provisions as required by the MOA.
- d. Lighting shall be provided of a quality and type as generally shown on Sheet L-9. Semi cutoff light fixtures will be used for boulevard street lighting. Security lighting will be directed downward to the maximum extent feasible and will be fully shielded.
- e. Benches shall be provided of a quality and type as generally shown on Sheet L-9 and in the locations within the Application Property that are identified on Sheets L-1 through L-8.
- f. At the Applicant's option, ornamental fencing, which is a maximum of six (6) feet high of a type and in a location as generally shown on the CDP/FDP, may be installed along all or a portion of the Application Property's perimeter. Controlled access gates shall be installed where pedestrian linkages to the Laurel Hill Greenway are shown on the CDP/FDP, if this fence is constructed.
- g. The clubhouse shall be constructed in a location as generally shown on the CDP/FDP. The clubhouse shall be a minimum of 4,500 square feet and a maximum of 6,000 square feet, with a height not to exceed 35 feet.
- h. Each single-family attached and detached unit shall be provided with a rear patio, and privacy fence as generally shown on Sheet L-3 of the CDP/FDP. A minimum of 40% of the detached units shall have front porches. Privacy fences shall be a maximum of six (6) feet high, unless higher fences are required to attenuate first floor noise levels in accordance with the provisions of Proffer # 13.
- i. Any exposed building foundations or retaining walls shall be architecturally treated to be compatible with existing and proposed buildings as determined by the ARB in accordance with the Historic Overlay District Provisions as required by the MOA.
- j. Building materials used in construction of structures on the Application Property will be complimentary to existing buildings that have been identified as contributing structures within the surrounding Eligible Historic District, subject to ARB approval in accordance with the Historic Overlay District Provisions as required by the MOA.
- k. All driveways shall be a minimum of eighteen (18) feet in length, exclusive of area designated for sidewalks along streets.

8. LANDSCAPING

- a. Landscaping shall be, generally, as depicted on Sheet L-1 Landscape Plan of the CDP/FDP as determined by the Urban Forestry Division. The Applicant shall endeavor to utilize 90% native plant species as defined by the Public Facilities Manual. If the amount or location of landscaping as shown on the CDP/FDP is affected by Fire Marshal requirements, then an equivalent amount of landscaping will be relocated to another area of the Application Property, as determined by the Urban Forester, in coordination with the ARB as indicated in proffer #7a.
- b. Landscaping on individual lots shall generally be of the quality and character of that shown on Sheets L-3 and L-4, in coordination with the ARB as indicated in proffer #7a.
- c. To the extent possible, utilities shall be placed throughout the development in order to avoid conflicts with landscaping as shown on Sheet L-1. If the amount or location of landscaping as shown on the CDP/FDP is affected by the location of utilities, then an equivalent amount of landscaping will be provided outside of the area, as determined appropriate by the Urban Forester.
- d. The Applicant shall maintain landscaping within open space areas until such time as the open space is conveyed to the HOA at which time the HOA shall have the maintenance responsibility. This requirement shall be contained in the HOA documents.
- e. Parking areas located adjacent to the Laurel Hill Greenway shall be screened with opaque landscaping, such as hedges, as determined by the Urban Forester, in coordination with the ARB as indicated in proffer #7a, to minimize visual impacts and the potential for glare from vehicle headlights.
- f. All engineering plans, including, but not limited to public improvement plans, site plans, or subdivision plans, that propose any construction activity, including but not limited to clearing and grading, within lands that will ultimately become County parks shall be reviewed by the FCPA staff as part of the review of the plans by the County.
- g. All off-site areas of disturbance on parkland and future FCPA property shall be restored by the Applicant with vegetation as approved by the Urban Forestry Division and the FCPA.

9. PARKS AND RECREATION AND OPEN SPACE

- a. Pursuant to Paragraph 2 of Section 6-110 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall expend the sum of nine hundred fifty-five dollars (\$955.00) per approved, non-Affordable Dwelling Unit (“ADU”), dwelling unit for on-site recreation facilities that shall include, but shall not be limited to: a clubhouse, pool, and offsite trails, excluding the Laurel Hill Greenway trail, as

generally shown on the CDP/FDP. Additional recreational facilities (e.g. gazebos, croquet lawns, bocce courts, badminton courts) that do not require fully enclosed structures may be provided within any open space area without the requirement of a CDPA/FDPA or a proffered condition amendment provided that such are determined to be in substantial conformance with the CDP/FDP. The balance of any funds not expended on-site, if any, or on the construction of off-site trails or landscaping, shall be provided to the FCPA for recreation facilities in the vicinity.

- b. At the time of site plan/subdivision plat approval, the Applicant shall contribute the sum of \$3,000.00 per newly constructed market rate unit (ADUs, "Senior Housing" and "Adaptive Re-use" units excluded) to the FCPA for construction of soccer fields, ball fields, or other recreational facilities in the vicinity of the Lorton reservation, as determined appropriate by the FCPA.
- c. The Homeowners Association shall own, maintain, and manage the Application Property open space that is located between the single story dormitories that are proposed for adaptive reuse and the Laurel Hill Greenway. No personal items and/or community facilities (e.g. bicycles, trash cans, storage structures, lawn chairs, grills, tables, umbrellas) shall be located in this area. This restriction shall be disclosed in the HOA documents prepared for the Application Property.
 - i. No entrances shall be permitted on the south side of the dormitories that directly face the Laurel Hill Greenway open space, unless there are no other options based on upon review by the Fire Marshal and Director of ZED, and subject to the approval of the ARB in accordance with the Historic Overlay District Provisions as required by the MOA.
 - ii. Entrances on the east side of dormitories that directly face the Laurel Hill Greenway may be permitted with ARB review and approval in accordance with the Historic Overlay District Provisions as required by the MOA.
 - iii. Every effort shall be made to locate mechanical equipment in an area other than between the adaptive reuse buildings and the Laurel Hill Greenway. In the event that it is necessary to locate mechanical equipment in that area, it shall be screened with opaque landscaping, such as hedges, to avoid visual impacts on the Greenway subject to review by the Director of ZED, and ARB approval in accordance with the Historic Overlay District Provisions as required by the MOA.
- d. The clubhouse shall be constructed with the first phase of development associated with active adult living.
- e. Open space areas and other improvements shall be phased to be constructed with each section of development of the Application Property within which it is located.

10. HOMEOWNERS ASSOCIATION

- a. At the time of site plan/subdivision plat approval, the Applicant shall establish a master Homeowners Association (HOA) for the proposed development to, among other things, own, manage and maintain the common open space, noise barrier, private streets, and recreational facilities, and to maintain yards outside of the privacy yard areas. All owners of residential units and the management/owner of any rental property located on the Application Property shall be members of the HOA.
- b. The requirement to maintain the private streets, landscaping, clubhouse, pool, trash collection at the nearby bus shelter, and open space areas, estimated maintenance costs, and required review and approval by the ARB of exterior design changes for dwellings located within the eligible Historic District shall be included in the HOA documents prepared for the Application Property. Further, a specific limitation shall be included in the HOA documents pertaining to the use of open space that is located between the single-story dormitory adaptive reuse buildings and the Laurel Hill Greenway as referenced in Proffer 9c. In accordance with the Virginia Property Owners Association Act, Section 55 Code of Virginia, purchasers shall be advised of these requirements through a disclosure packet that contains the HOA documents upon entering into a contract of sale, with the right to cancel the contract within three (3) days after receiving the disclosure packet as set forth in the Act.

11. STORMWATER MANAGEMENT

- a. The Applicant intends to seek a waiver to allow off-site stormwater management (SWM) in lieu of on-site detention. The Applicant intends to provide SWM on the golf course property to the west of the Application Property. The Applicant shall locate, design, and construct the offsite SWM facility(s) and other adequate outfall improvements so as to provide for SWM/Best Management Practices (“BMP”) requirements for the Application Property and for the golf course and associated improvements including, but not necessarily limited to, the golf course club house and maintenance facility.
- b. The Applicant shall coordinate the location, design, and construction of the offsite SWM/BMP facility with the FCPA prior to site plan submission for the facility, and shall be subject to review and approval by the FCPA in conjunction with site plan approval.
- c. Off-site SWM/BMP facilities constructed by the Applicant shall include the following features needed for integration of those facilities with the proposed golf course and clubhouse project to the extent reasonably determined by the FCPA: landscape screening of the facility, permanent water surface elevation, maintenance access to the facility, location/screening of proposed outfall structures, and combined

outfall. Such features shall be identified on the site plan submitted to the County and the FCPA.

- d. Prior to the issuance of the first RUP, the Applicant shall make a one-time contribution to the County/FCPA for the future maintenance of the off-site SWM/BMP facilities.

12. SANITARY SEWER

- a. In order to provide sanitary sewer service to the Application Property, the Applicant shall construct a pump station and force main as approved by DPWES.
- b. This facility shall be sized to accommodate flows from the Application Property and adjacent areas planned for adaptive reuse to the east and south of the Application Property that have been identified as the former Maximum Security Quadrangle and the former Reformatory Quadrangle, respectively. The pump station and force main shall be constructed by the Applicant at no cost to Fairfax County.
- c. The force main to be constructed through the Application Property from the pump station to a connection in Silverbrook Road shall be located as to not conflict with the landscape plan as illustrated on the CDP/FDP.
- d. The pump station shall be located, designed and sized in a manner that is acceptable to the County and shall be located on the Application Property or adjacent to it.
- e. The pump station will be constructed with a standing seam metal roof and red brick/masonry materials as coordinated with FCPA, and approved by the ARB in accordance with the Historic Overlay District Provisions as required by the MOA.
- f. Landscaping shall be provided by the Applicant around the pump station in order to minimize visual impacts to the Laurel Hill Greenway and the residential development, as determined appropriate by the Urban Forester and the FCPA.
- g. Final location and citing of the pump station within FCPA property shall be subject to review and approval of FCPA.

13. NOISE ATTENUATION

- a. The Applicant has submitted a refined acoustical analysis to DPZ for review and approval. That study determined the noise impacts from Silverbrook Road and the appropriate measures to mitigate the impacts consistent with (b) and (c) below. Units impacted by noise shall be so indicated on all site/subdivision plans.
- b. For privacy yards and rear yards exposed to noise levels above DNL 65 dBA, which is that area along Silverbrook Road approximately 137 feet from the centerline of Silverbrook Road as determined by the analysis, solid wood privacy fences that are solid from the ground up, with no gaps or openings, as determined necessary, shall be utilized as a sound attenuation measure in the rear and side yards of the single family

detached units located along Silverbrook Road, as shown on the CDP/FDP. These fences/walls shall conform to Zoning Ordinance regulations and shall be attached to the unit or sufficiently overlapped as determined necessary at the time of site plan approval and shall be sufficient to reduce noise to DNL 65 dBA or less.

- c. In order to reduce interior noise to a level of approximately DNL 45 dBA, units within the highway noise impact zone of DNL 65-70 dBA (within 137 feet from the centerline of Silverbrook Road and where upper stories are proposed within 172 from the centerline of Silverbrook Road) shall be constructed with the following acoustical treatment measures if not otherwise shielded from noise impacts by other residential units:
 - i. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
 - ii. Doors and windows shall have a laboratory STC rating of at least 28 unless glazing constitute more than 20% of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20% of an exposed façade, then the windows should have a STC rating of at least 39. However, the Applicant may elect to have a refined acoustical analysis performed to determine minimum STC ratings for exterior walls, windows, and doors; and the STC rating specifications may be reduced based on this analysis, as determined appropriate by DPWES.
 - iii. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

14. AFFORDABLE HOUSING

- a. The Applicant shall comply with the ADU program as set forth in Part 8 of Article 2 of the Zoning Ordinance at the time of rezoning. The number of ADUs to be provided may be reduced based on the adoption of a future amendment to the provisions of the ADU Ordinance. ADUs will be provided within the Senior Housing Building and/or within the existing buildings proposed for adaptive reuse.

15. HERITAGE RESOURCES

- a. The five (5) existing buildings shown on the CDP/FDP as “Adaptive Reuse” are to be adaptively reused for multi-family dwellings. Future exterior alterations shall follow the process outlined in the Memorandum of Agreement that is associated with the Eligible Historic District at Lorton, and shall be submitted to the ARB for review in accordance with the provisions of Par. 2, Sect. 7-200, Historic Overlay Districts of the Fairfax County Zoning Ordinance. All exterior alterations, rehabilitations and/or restorations of the adaptively reused buildings shall be performed in keeping with *The Secretary of Interior’s Standards for Rehabilitation*. The Applicant reserves all rights

to pursue permitted administrative and legislative relief and remedies from ARB decisions.

- i. Measures shall be taken to protect these existing buildings and Tower #2, as identified on the CDP/FDP in the event that it remains pursuant to section 15.e. below, during onsite demolition and development activities.
 1. Around each structure, an area of land will be marked with chain link fencing (one (1) opening per side permitted), consisting of six-foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart, so as to prevent accidental damage by heavy construction equipment during on-site demolition and earth moving activities. Steel posts and fencing may be removed once such activities are completed, to provide necessary access to the structure and the land adjacent to it. Nothing herein shall preclude activity within this area as long as such activities do not harm the building or its foundation, as described in 15.a.i.2. below.
 2. For each protected building or structure, a line of foundation protection shall be delineated from the base of the foundation, with such line to be shown on all grading and/or site sections (including rough grading plans). If the building foundation is concrete, a line of protection shall be drawn at a 45-degree angle from the base of the foundation projecting downward. If the building foundation consists of rock or rubble, the Applicant's structural engineer will determine if a wider line of protection is necessary to the satisfaction of DPWES. If activities such as excavation, installation of utilities, stabilization/development activities related to the Greenway, or building restoration/modification are necessary within this area of protection, measures will be taken to insure the stability of the building foundation per current structural engineering standards and to the satisfaction of DPWES. Nothing herein shall preclude surface grading around the buildings to a depth of 6 to 12 inches, landscaping, or other activities that will not harm the building foundation.
- b. The Applicant shall fund three (3) historic markers at a total cost not to exceed \$4,500.00 for placement within the Eligible Historic District at Lorton, provided that the History Commission may limit the number to less than three (3). The Fairfax County History Commission shall determine the site or topic for each commemoration, the marker locations, and text.

- c. A Phase I archeological analysis will be conducted for Areas A, B and C as identified in a letter from Mike Johnson, and which is dated December 14, 2002 and is attached as Exhibit 1 to these proffers.
- d. Culinary Arts Building (R-40)- The Culinary Arts Building, built in 1941 (see Sheet 5 of 6 of the CDP/FDP) shall be photographed with a large format (4" X 5" minimum negative) camera using black and white film prior to demolition. Photographic recordation shall be done to the standards of the Historic American Buildings Survey (HABS). The number and angle of views shall be coordinated with the FCPA prior to the taking of the photographs and completed photos shall be approved by FCPA prior to demolition. Such photographs shall be submitted to the Virginia Room of the Fairfax County Public Library, the District of Columbia Archives, and the Virginia Department of Historic Resources (VDHR). The negatives shall be submitted to VDHR.
- e. Tower #2 (R-55)
 - i. The existing tower located in the southwestern portion of the Application Property shall remain until July 30, 2003, to allow time for the ARB to gather and consider community input as to the possibilities for preserving, use/reuse, and ownership of this structure. If, after consideration of community input, the ARB determines that the tower should continue to remain as a feature within the proposed development, it will be incorporated into the Homeowners Association common open space, shall be maintained by the HOA, and shall be subject to the HOA restrictive covenants. If the ARB determines at a future point in time that the tower should be removed or demolished in whole or in part, it can be removed or demolished without need for approval of a Proffered Condition or Final Development Plan Amendment.
 - ii. The Homeowners Association will retain the right to apply to the ARB and the Board of Supervisors in the future to remove or demolish the tower without need for approval of a Proffered Condition or Final Development Plan Amendment in accordance with the Historic Overlay District Provisions as required by the MOA, including the right to appeal.
 - iii. If the tower remains on the Application Property, it will be preserved as defined in the Secretary of Interior's Standards for The Treatment of Historic Properties by accomplishing the specific items of work, including the removal of security lights and cameras, as listed in Section 2:Physical and Structural Condition of the Historic Structures Re-use Study for Tower #2 (R-55) as prepared by David Berg, MA and John Mott, FAIA, dated November 27, 2002, which section is attached as Exhibit 2 to these proffers, or as may be approved by the ARB at the Applicant's option.

- iv. In the event that approval is given for removal or demolition of all or a portion of the tower, and prior to such removal or demolition, photo documentation shall be completed in accordance with Proffer 15.d.

- f. Tower #3 (R-56) - This tower, located in the western portion of the application property, shall be photographed with a large format (4" X 5" minimum negative) camera using black and white film prior to demolition. Photographic recordation shall be done to the standards of the Historic American Buildings Survey (HABS). The number and angle of views shall be coordinated with the FCPA prior to the taking of the photographs and completed photos shall be approved by the FCPA prior to demolition of the tower. Such photographs shall be submitted to the Virginia Room of the Fairfax County Public Library, the District of Columbia Archives, and the Virginia Department of Historic Resources (VDHR). The negatives shall be submitted to VDHR.

16. MISCELLANEOUS

- a. Any off-site grading must be reviewed and approved by DPWES and the FCPS and FCPA as appropriate.
- b. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.
- c. A covenant shall be recorded that provides that garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). This covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the HOA and the BOS. Purchasers shall be advised of the use restriction prior to entering into a contract of sale. This restriction shall also be included in the HOA documents.
- d. Homes constructed on the Application Property shall meet thermal guidelines of the CABO Program for energy-efficient homes or its equivalent, as determined by DPWES, for either electrical or gas energy systems.
- e. Notwithstanding the locations for signs and typical entry features included in the CDP/FDP, all signs shall comply with Article 12, including a comprehensive sign plan as may be approved in accordance with the provisions of Sect. 12-205.
- f. No temporary signs (including "popsicle" style paper or cardboard signs) that are prohibited by Article 12 of the Zoning Ordinance, and no signs that 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 direction to assist in the initial marketing and sales of homes on the Application Property. Furthermore, the

Applicant shall direct its agents and employees involved in marketing and/or home sales for the Application Property to adhere to this proffer.

- g. All new utilities within the Application Property shall be placed underground. The existing utility poles located along Silverbrook Road may be relocated to accommodate the widening of Silverbrook Road. With the exception of the existing utility poles and any light poles required by DPWES or VDOT pursuant to site plan/subdivision plat review, no additional utility poles will be located along Silverbrook Road.
- h. The Applicant reserves the right to institute the following Secondary Uses in a P-District, as described in Sect. 6-103 of the Ordinance, without the need for a proffered condition amendment, CDPA or FDPA. Such Secondary Uses include: home offices; bank teller machines; garment cleaning establishments; quick service food stores; personal service establishments; places of worship; cultural centers, museums and similar facilities; and retail sales establishments. Any such secondary uses shall be located within the adaptive reuse structures or within the Senior Housing building and shall be similar to accessory service uses as defined in the Ordinance in their scope and size.
- i. The Applicant shall be responsible for applying for and obtaining a Conditional Letter of Map Revision (CLOM-R) from the Federal Emergency Management Agency (FEMA) if it is determined that a map revision is necessary.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

RZ 2002-MV-040
Spring Hill Seniors, LLC
Spring Hill Senior Campus
Signature Page

Applicant Contract Purchaser of the Application
Property/Agent for the Title Owner of the Application
Property

Spring Hill Seniors, LLC
By: KSI Services, Inc., its Managing Member

By: _____
Name: Richard W. Hausler
Title: President/Director/Agent/Attorney-in-Fact

RZ 2002-MV-040
Spring Hill Seniors, LLC
Spring Hill Senior Campus
Signature Page

The Board of Supervisors of Fairfax County, Virginia/ Title
Owner of the Application Property

By: _____
Name: Anthony H. Griffin
Title: County Executive

RZ 2002-MV-040
Spring Hill Seniors, LLC
Spring Hill Senior Campus
Signature Page

Applicant Contract Purchaser of the Application
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Spring Hill Seniors, LLC
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Title: President/Director/Agent/Attorney-in-Fact

RZ 2002-MV-040
Spring Hill Seniors, LLC
Spring Hill Senior Campus
Signature Page

The Board of Supervisors of Fairfax County, Virginia/ Title
Owner of the Application Property

By: _____
Name: Anthony H. Griffin
Title: County Executive

Former Lorton Correctional Complex
Building R-55 (Addendum)

Adaptive Re-use Study
November 27, 2002

EXHIBIT I

2) Physical and Structural Condition

a. R-55 - Tower # 2

The building is in generally good condition although there are numerous, relatively minor, corrective items that will have to be taken if the building is retained in place. These include the following:

1. **Brick Exterior Walls:** The load-bearing brick exterior walls are in good condition, but the following items require attention:

- Remove the vines that are growing up the east wall.
- Replace the concrete wash that is installed on top of the setback in the brick at the watertable.
- Remove surface mounted light fixtures and conduit, filling holes remaining when anchoring devices are removed. In addition, when the security fence that is attached to the north and south walls of the tower is removed, the remaining holes will also need to be filled.
- Repair the concrete cap that sits on top of the walls that frame the door opening.
- Repair vertical cracks in the brick columns at the corners of the upper lookout enclosure (5 linear feet of crack total).
- Clean brick surfaces using the least invasive method that will produce adequate results.

2. At the perimeter of the upper walkway, remove lights and video camera attachments that have been installed since the building was originally constructed.

3. Replace the existing steel door and frame at the lower entry level. The existing door is damaged and the frame is rusted through at the base.

4. At the underside of the concrete lookout platform, concrete has spalled off apparently because the reinforcing bars were too close to the surface. The exposed reinforcing needs to be cleaned and epoxy coated followed by application of patches to the concrete (12 sf total).

5. Make minor wood repairs at the lookout level include replacement of one piece of siding, replacement of a section of corner board, repair of one small section of cornice board, and repair of wood trim at the roof edge. In addition, a two-foot section of window sill requires replacement.

*Former Lorton Correctional Complex
Building R-55 (Addendum)*

*Adaptive Re-use Study
November 27, 2002*

6. Clean corrosion from surface of pipe rail surrounding the platform, from the steel angles forming the edge of the platform, and from original searchlight mountings, and paint using industrial grade paint.
7. Remove screen wire installed over windows and held in place with unpainted boards. The aluminum windows, although not original, are generally in good condition except for one that is broken out and needs replacement.
8. Remove loose paint on wood by scraping, sand to feather edges, and repaint. As part of this process, make minor repairs to the wood door to the guard station on the upper platform.
9. Install sealant at the joint between the concrete platform surface and the brick wall of the guard's enclosure.
10. If the interior of the guard's enclosure were going to be put to some use it will require refurbishment including removal of the plumbing fixtures.
11. The roof surface is of flat seam sheet metal. There appears to be limited oxidation on the surface, but not to the point of requiring replacement at the present. Instead, the oxidation should be removed followed by painting.

To ESB then
FF: Sr Co - RZ
left side of Golden

County Archeological Services
Fairfax County Park Authority
2739 West Ox Road
Herndon, Va. 20171
December 14, 2002

Donna Seifert
John Milner Associates, Inc.
5250 Cherokee Ave., Suite 300
Alexandria, Va. 22312

Re: Spring Hill Senior Campus Archeology

Dear Donna:

Regarding our conversation at the ARB meeting, I have attached a 50% reduced copy of Bowman Consulting's Existing Vegetation map of the Spring Hill Senior Campus. As I mentioned in the meeting, I believe that this area was not covered by either the Greenhorne & O'Mara phase 1B or Phil Hill's s phase 1 surveys of the Pulte development across Silverbrook Road. It is still possible that someone else did a phase 1 but I do not think so.

I have annotated (red) the relatively undisturbed area within the Campus on the attached map. This assumption is based on the topography as shown on the map - I have not field checked the area for disturbance. Site 44FX2570, which was discovered by G&O, is also shown. The site's prehistoric component probably extends into area A. The center of the site probably is there rather than in the G&O surveyed area.

You are aware of my low opinion of the 50-foot interval (1/2,500th sample using one-foot square STPs) phase 1 grid as I expressed at the meeting. Since I also recognize the economic imperatives for that maximum, authorized interval becoming the minimum or standard, I propose that you recommend a more creative approach to dealing with this project.

The identified area is approximately 210,000 square feet, which would equate to approximately 85 STPs with a 1/2,500th sample. Areas A and B as shown on the map are the highest potential areas for resources and comprise about 120,000 square feet. I recommend that a 40-foot interval (1/1,600 the sample) be used in areas A and B. That will involve 70 STPs, leaving 15 STPs to be selectively (judgmentally) used to examine Area C and the slopes and lowlands. ||

I believe that this is more consistent with the original intent of the VDHR Guidelines and will serve the resources better. The ARB's mandate is to preserve the County's resources rather than satisfy the guidelines. This scope would better serve that mandate.

Regarding the remainder of the facility, it appears to have suffered from extensive cutting and filling to level the landform. There appears to be residual plateau in the southwestern corner, which could contain prehistoric occupation. If it is not disturbed the plateau and adjacent slopes should be subjected to the same kind of scope as for area A and B.

Those areas that have been cut and filled, particularly around contributing buildings, should be surveyed for contributing archeological remains. Any survey there should be preceded by a disturbance assessment, which would be designed to eliminate totally disturbed areas without resource potential. The disturbance assessment would ensure that the archeological survey is focussed.

Please let me know if you have any questions or need additional information.

Sincerely,

Mike Johnson, Archeologist
County Archeological Services
Resource Management Division

Cc: Linda Cornish-Blank

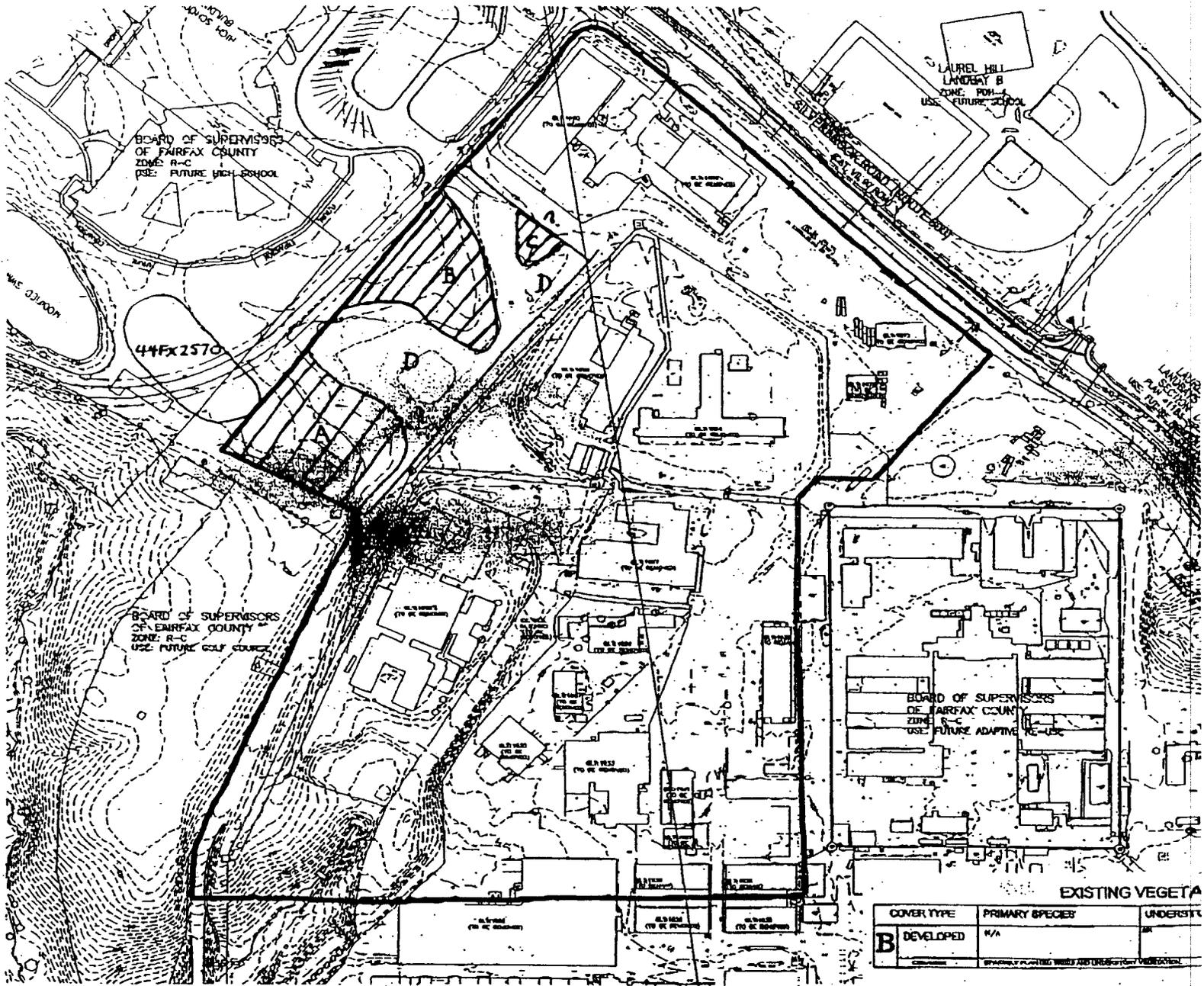


EXHIBIT 3

REZONING AFFIDAVIT

DATE: March 31, 2003
 (enter date affidavit is notarized)

I, Inda E. Stagg, agent, 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 *2002-1666*

in Application No.(s): RZ/FDP 2002-MV-040
 (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)
Spring Hill Seniors LLC	8081 Wolfrap Road, Suite 300 Vienna, Virginia 22182	Applicant/Contract Purchaser of Tax Map 106-4 ((1)) 54 pt./Agent for Title Owner
Agents: Karen A. Arnold Robert C. Kettler Richard W. Hausler Edward S. Byrne		
The Board of Supervisors of Fairfax County	12000 Government Center Parkway Suite 533 Fairfax, Virginia 22035	Title Owner of Tax Map 106-4 ((1)) 54 pt.
Agent: Anthony H. Griffin		

(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 AFFIDAVIT

DATE: March 31, 2003
(enter date affidavit is notarized)

2002-1666

for Application No. (s): RZ/FDP 2002-MV-040
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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)
Spring Hill Seniors LLC
8081 Wolftrap Road, Suite 300
Vienna, Virginia 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

KSI Services, Inc., Managing Member
Richard W. Hausler, Member
Robert C. Kettler, Member

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

(check if applicable) There is more corporation information and Par. 1(b) is continued 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 AFFIDAVIT

DATE: March 31, 2003
(enter date affidavit is notarized)

2002-1666

for Application No. (s): RZ/FDP 2002-MV-040
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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)

None

(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)

(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 AFFIDAVIT

DATE: March 31, 2003
(enter date affidavit is notarized)

2002-1666

for Application No. (s): RZ/FDP 2002-MV-040
(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: March 31, 2003
(enter date affidavit is notarized)

2002-1666

for Application No. (s): RZ/FDP 2002-MV-040
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the filing 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 \$200 or more, with any of those listed in Par. 1 above. **EXCEPT AS FOLLOWS: (NOTE: If answer is none, either "NONE" on line below.)**

Steven J. Coniglio of Pulte Home Corporation donated in excess of \$200 to Supervisor 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

Applicant's Authorized Agent

Inda E. Stagg, agent

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

Subscribed and sworn to before me this 31 day of March 20 03, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follen
Notary Public
Commissioned as Kimberly A. Klemm

My commission expires: 11/30/2003

Rezoning Attachment to Par. 1(a)

DATE: March 31, 2003
 (enter date affidavit is notarized)

2002-1666

for Application No. (s): RZ/FDP 2002-MV-040
 (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)
Pulte Home Corporation	10600 Arrowhead Drive, Suite 225 Fairfax, Virginia 22030	Future Beneficiary
Stanley F. Settle, Jr. and Richard D. DiBella, agents and attorneys-in-fact for Pulte Home Corporation		
The Lessard Architectural Group, Inc.	8603 Westwood Center Drive Suite 400 Vienna, Virginia 22182	Architects/Agent
Agents: Christian J. Lessard Melissa L. Cossaboon		
Dewberry & Davis LLC	8401 Arlington Boulevard Fairfax, Virginia 22031	Engineers/Planners/Agent
Agents: Dennis M. Couture Lawrence A. McDermott		
Bowman Consulting Group, Ltd.	14020 Thunderbolt Place Suite 300 Chantilly, VA 20151	Engineers/Planners/Agent
Agents: Steven A. Vinisky Christopher T. Oldham		
Greenhorne & O'Mara, Inc.	11211 Waples Mill Road Fairfax, Virginia 22030	Historical Preservation Consultant/Agent
Agents: Martin E. Crahan David C. Berg		

(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 Attachment to Par. 1(a)

DATE: March 31, 2003
(enter date affidavit is notarized)

2002-1666

for Application No. (s): RZ/FDP 2002-MV-040
(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)
John Milner Associates, Inc. Agent: John K. Mott	5250 Cherokee Avenue Suite 300 Alexandria, Virginia 22312	Historical Preservation Consultant/Agent
M.J. Wells & Associates, LLC Agents: Martin J. Wells Robin L. Antonucci	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
Polysonics Corp. Agent: Peter C. Brenton	10075 Tyler Place, #16 Ijamsville, MD 21754	Noise Consultant/Agent
Morgan Gick & Associates Agent: Michael M. Gick	131 Great Falls Street Falls Church, Virginia 22046	Architect/Historical Preservation Consultant/ Agent
Studio 39 Landscape Architecture, P.C. Agent: Joseph J. Plumpe John B. Story, Jr.	6416 Grovedale Drive Suite 100-A Alexandria, VA 22310	Landscape Architect/Agent

(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 Attachment to Par. 1(a)DATE: March 31, 2003
(enter date affidavit is notarized)2002-1666for Application No. (s): RZ/FDP 2002-MV-040
(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)
Walsh, Colucci, Lubeley, Emrich & Terpak, PC (formerly Walsh, Colucci, Stackhouse, Emrich & Lubeley, PC)	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
Agents:		
Martin D. Walsh	Timothy S. Sampson	
Lynne J. Strobel	Elizabeth D. Baker	
Keith C. Martin	Susan K. Yantis	
M. Catharine Puskar	Inda E. Stagg	
William J. Keefe	Shannon M.P. Johnson	
Waste Water Management, Inc.	3016 Williams Drive, Suite 11 Fairfax, Virginia 22031	Consultant/Agent
Agent: David J. Rigby		
Thunderbird Archeological Associates, Inc.	126 East High Street Woodstock, Virginia 22664	Archeologist/Agent
Agents: Kimberly A. Snyder Tammy L. Bryant		
John Milner Associates, Inc.	5250 Cherokee Avenue Suite 300 Alexandria, Virginia 22312	Preservation Architect /Agent
Agent: John K. Mott		

(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 Attachment to Par. 1(b)

DATE: March 31, 2003
(enter date affidavit is notarized)

2002-1666

for Application No. (s): RZ/FDP 2002-MV-040
(enter County-assigned application number (s))

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

Pulte Home Corporation
10600 Arrowhead Drive, Suite 225
Fairfax, Virginia 22030

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)

Pulte Diversified Companies, Inc.

Officers and Directors

Vincent J. Frees, Dir., VP, Controller	Bruce E. Robinson, VP, Treas, Asst Sec	James Fonville (nmi), Asst Sec
Mark J. O'Brien, Director	John R. Stoller, VP, Genl Counsel, Sec	Nancy H. Gawthrop, Asst Sec
John R. Stoller, Director	Maureen E. Thomas, VP, Asst Sec	Norma J. Machado, Asst. Sec. (Ltd)
Richard J. Dugas, Jr., President	& Assoc General Counsel	Sheryl Palmer(nmi), Asst Sec (Ltd.)
Gregory M. Nelson, VP, Asst Sec	Robert P. Schafer, VP-Finance	Colette R. Zukoff, Asst Secretary
Mary S. Alexander, VP, Assoc Genl Counsel, Asst Sec	Calvin R. Boyd, Asst Sec	Marla G. Zwas, Asst. Sec
Steven C. Petruska, VP	Thomas W. Bruce, Asst Sec (Ltd)	
	Amy E. Fagan, Asst Sec (Ltd)	

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

Pulte Diversified Companies, Inc.
33 Bloomfield Hills Parkway, Suite 200
Bloomfield Hills, Michigan 48304

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)

Pulte Homes, Inc.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name and title, e.g.

Mark J. O'Brien, Director, President	Calvin R. Boyd, Asst Secretary	John R. Stoller, Secretary
James R. Stoller, Director, VP	Nancy H. Gawthrop, Asst. Secretary	
Vincent J. Frees, VP, Controller	Norma J. Machado, Asst Secretary (Ltd)	
Gregory M. Nelson, VP, Asst Secretary	Maureen E. Thomas, Asst Secretary	
Bruce E. Robinson, VP/Treas/Asst. Secretary	Colette R. Zukoff, Asst 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: March 31, 2003
(enter date affidavit is notarized)

2002-1666

for Application No. (s): RZ/FDP 2002-MV-040
(enter County-assigned application number (s))

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

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
David J. Bomgardner Thomas J. Colucci James P. Downey Jay du Von
Jerry K. Emrich William A. Fogarty John H. Foote H. Mark Goetzman
Michael D. Lubeley Keith C. Martin J. Randall Minchew John E. Rinaldi
Timothy S. Sampson Lynne J. Strobel Nan E. Terpak Garth M. Wainman
Martin D. Walsh

President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Pulte Homes, Inc.
33 Bloomfield Hills Parkway, Suite 200
Bloomfield Hills, MI 48304

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)

Publicly traded.

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: March 31, 2003
(enter date affidavit is notarized)

2002-1666

for Application No. (s): RZ/FDP 2002-MV-040
(enter County-assigned application number (s))

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

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place, Suite 300
Chantilly, VA 20151

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)

Gary P. Bowman

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)

Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, VA 22031

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)

The Dewberry Companies LC, Member	Dennis M. Couture, Member
Larry J. Keller, Member	Steven A. Curtis, Member

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: March 31, 2003
(enter date affidavit is notarized)

2002-1666

for Application No. (s): RZ/FDP 2002-MV-040
(enter County-assigned application number (s))

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

The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, VA 22031

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)

Sidney O. Dewberry, Member	Michael S. Dewberry, Member
Barry K. Dewberry, Member	Thomas L. Dewberry, Member
Karen S. Grand Pre, Member	

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)

The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400
Vienna, Virginia 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Christian J. Lessard

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: March 31, 2003
(enter date affidavit is notarized)

2002-1666

for Application No. (s): RZ/FDP 2002-MV-040
(enter County-assigned application number (s))

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

M.J. Wells & Associates, LLC
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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)

Martin J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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: March 31, 2003
(enter date affidavit is notarized)

2002-1666

for Application No. (s): RZ/FDP 2002-MV-040
(enter County-assigned application number (s))

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, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

Terence J. Miller

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)

Greenhome & O'Mara, Inc.
11211 Waples Mill Road
Fairfax, Virginia 22030

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)

Greenhome & O'Mara Employee Stock Ownership Plan

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: March 31, 2003
(enter date affidavit is notarized)

2002-1666

for Application No. (s): RZ/FDP 2002-MV-040
(enter County-assigned application number (s))

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

Morgan Gick & Associates
131 Great Falls Street
Falls Church, Virginia 22046

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)

Michael M. Gick
William H. MacBeath

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)

Polysonics Corp.
10075 Tyler Place, # 16
Ijamsville, MD 21754

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)

George Spano (nmi)	Peter C. Brenton	Xiangming Zhang (nmi)
Scott B. Harvey	Karen Marble-Hall (nmi)	
Robert M. Capozello	Marianne E. Blankenship	

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: March 31, 2003
(enter date affidavit is notarized)

2002-1666

for Application No. (s): RZ/FDP 2002-MV-040
(enter County-assigned application number (s))

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

John Milner Associates, Inc.
5250 Cherokee Avenue, Suite 300
Alexandria, Virginia 22312

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)

F. Neale Quenzel
Peter S. Richardson
John K. Mott

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)

Studio 39 Landscape Architecture, P.C.
6416 Grovedale Drive, Suite 100-A
Alexandria, VA 22310

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)

Joseph J. Plumpe, 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: March 31, 2003
(enter date affidavit is notarized)

2002-1666

for Application No. (s): RZ/FDP 2002-MV-040
(enter County-assigned application number (s))

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

KSI Services, Inc.
8081 Wolftrap Road, Suite 300
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Robert C. Kettler
Richard W. Hausler

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

Richard W. Hausler - President/Director	William H. Goodman - CFO/Secretary
Richard I. Knapp - Senior Vice President	Robert C. Kettler, - Chairman/Director
Susan M. Brunkow - Treasurer	

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

Waste Water Management, Inc.
3016 Williams Drive, Suite 11
Fairfax, Virginia 22031

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)

David J. Rigby, 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: March 31, 2003
(enter date affidavit is notarized)

2002-1666

for Application No. (s): RZ/FDP 2002-MV-040
(enter County-assigned application number (s))

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

Thunderbird Archeological Associates, Inc.
126 East High Street
Woodstock, Virginia 22664

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)

Joan M. Walker
Kimberly A. Snyder

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)

John Milner Associates, Inc.
5250 Cherokee Avenue, Suite 300
Alexandria, Virginia 22312

DESCRIPTION OF CORPORATION: (check one statement)

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

F. Neale Quenzel
Peter S. Richardson
John K. Mott

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.



**WALSH COLUCCI
LUBELEY EMRICH
& TERPAK PC**

Inda E. Stagg
(703) 528-4700 x23
istagg@arl.thelandlawyers.com

RECEIVED
Department of Planning & Zoning
APR 09 2003
Zoning Evaluation Division

April 8, 2003

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

Re: Statement of Justification (*Revised to Add Land Area and Change in Units*)
Spring Hill Seniors, LLC (the "Applicant")
Rezoning Request: R-C to PDH-12 (the "Proposed Rezoning")
Spring Hill Senior Campus
Tax Map 106-4 ((1)) 54 pt. (the "Application Property")

Dear Ms. Byron:

Please accept this letter as the Statement of Justification for the Proposed Rezoning. Generally, the Applicant is requesting that they be permitted to rezone the approximately 46.80 acre Application Property from the R-C District to the PDH-12 District for the development of a maximum of 442 dwelling units, including Affordable Dwelling Units ("ADUs") – approximately 149 single family detached homes, approximately 32 single family attached homes ("villas"), approximately 125 newly constructed multi-family homes, approximately 56 adaptive re-use multi-family homes, and an approximately 80 unit senior housing facility – at an overall maximum density of approximately 9.44 dwelling units per acre ("du/ac"), including ADU bonus density. More specific information about the Proposed Rezoning and specific unit-type development is contained in the following paragraphs.

The Application Property is located south of Silverbrook Road (Rt. 600), approximately 1000 feet north of its intersection with Plaskett Lane, and west of Interstate I-95, in the Mount Vernon Magisterial District. The Application Property is a portion of land owned by the County of Fairfax, and which was purchased from the United States Government in July of 2002. The Application Property contains structures and infrastructure associated with the Central Facility of the former Lorton Prison, including the original prison commissary and four (4) dormitories. This area is identified in the Comprehensive Plan as an "Adaptive Reuse Area," in part, and a "Redevelopment Area," in part, as delineated in the County's South County High School Request for Proposal ("RFP"). The remainder of the Application Property contains some open (non-vegetated) areas and minimal deciduous and evergreen trees and shrubs. There are no proffers or development conditions that restrict use of the Application Property.

Primary access to the Application Property will be provided via a public collector road that connects to Silverbrook Road, which will also provide access for the South County High School, and which will be constructed in conjunction with the South County High School. This road is referenced as the “School Access Road” in the proffers and on the CDP/FDP, and the entrance to the Application property from that road is referenced as Entrance #1”. A secondary public street access point from Silverbrook Road is provided in alignment with the future White Spruce Way (a street that will be constructed as part of Pulte Home Corporation’s Laurel Hill – South project). This public street will end in a cul-de-sac to the east of the Application Property. The entrance to the Application Property from this public cul-de-sac is referenced as “Entrance #2” in the proffers. From that point, private streets will provide access to the proposed dwellings. Deciduous trees and sidewalks are proposed throughout the development. Off-street parking for the various multifamily buildings exceeds Ordinance standards and is provided appropriately throughout the development both under the new-construction buildings in individual garages and within surface parking lots. Required parking for the single family detached homes is provided within individual, two (2)-car garages and driveways. Required parking for the single family attached homes is provided within individual one (1) car garages and driveways, and within appropriate visitor spaces provided in parallel parking spaces along the development’s streets. Parking for single-family homes also exceeds Ordinance requirements.

There are no floodplains, Environment Quality Corridors (“EQC”), or Resource Protection Areas (“RPA”) on the Application Property. There are no transitional screening or barrier requirements at the periphery of the Application Property. Stormwater Management/Best Management Practices (“SWM/BMP”) is proposed off-site, as the Application Property’s stormwater runoff is planned to support a proposed water-feature on the abutting golf course.

Spring Hill Senior Campus will be an age restricted residential community for active adults. A variety of unit types will be offered at Spring Hill: single family detached and attached homes, new multifamily dwellings, multifamily dwellings in five former prison buildings recommended for adaptive reuse, and a senior housing building that features a number of onsite amenities. The community will feature Active Adult Living for residents 55 years of age and older, and Independent Senior Living for residents 62 years of age and older.

Active Adult Living for Residents 55 Years of Age and Older:

- ***Single-Family Detached Homes*** – In each of the maximum proposed 149 single-family detached units, first-floor master bedrooms will be featured. First floor patios will be located in the rear of each home. Each home will have a two (2)-car garage. Five (5) foot wide sidewalks are located along both sides of all private streets. Visitor parking will be provided in driveways and within parallel parking spaces generally along both sides of the streets.
- ***Single-Family Attached Homes (“Villas”)*** – A maximum of 32 Villa units are proposed. These units will also feature first floor bedrooms. Generally, these units will be grouped in clusters of four (4). From the street, these units have the appearance of a large duplex.

Each unit is approximately thirty (30) feet wide and has a one (1) car garage. Two (2) entries are located on the fronts of the units, and the end units are accessed via the sides of the homes. Five (5) – foot wide sidewalks are proposed along both sides of the streets. Sidewalks will also run between clusters. An easement will be located along the rear property line of all units to provide access for grounds maintenance.

- ***New Multi-Family Units*** – A maximum of 125 multi-family units will be developed in five (5) newly constructed four (4)-story elevator served buildings. These buildings are proposed in a location that takes advantage of premium views of the proposed public golf course that abuts the Application Property.

(Note: As part of the Proposed Rezoning’s proffer commitments, \$3,000.00 per market rate single-family detached home, attached home, and new multi-family dwelling unit, as described above, will be contributed at issuance of each Residential Use Permit toward the construction of soccer fields, ball fields, or other recreational facilities in the vicinity of the Lorton reservation.)

Independent Senior Living for Residents 62 Years of Age and Older

- ***Multi-family Units Within Adaptive Reuse Structures*** – Adaptive reuse of five (5) existing buildings that were formerly part of the Lorton Correctional Complex will accommodate a maximum of 56 units.
 - A maximum of eighteen (18) to twenty-four (24) units are proposed within the former prison commissary building; a three (3)-story structure located in the eastern portion of the Application Property. The Laurel Hill Greenway will run along the eastern side of this building, and it will provide a natural transition between the newly proposed Senior Campus development and the proposed adaptive reuse area to the east that is not part of this Application.
 - A maximum of 32 units are proposed within four (4) former one (1)-story prison dormitories. These units will benefit from their location along the Laurel Hill Greenway, as it extends along the southern boundary of the development.
- ***Senior Housing Building***– A maximum of 80 units are proposed within a single structure, that will feature a number of onsite amenities.
 - a) In addition to the clubhouse, pool, open space and recreation amenities offered on site, a package of services and amenities generally located in the Senior Housing Building will be available to residents of the independent senior living portion of the Spring Hill Community: a congregate dining facility in the senior housing building; an on-site library area; a beauty/barber salon area; outdoor garden/meditation areas; an on-site postal center; wheel chair accessible amenities and garden area; arts, crafts and multi-purpose room available for organized social, educational and recreational activities; periodically scheduled on- and off-site social activities; regularly scheduled

housekeeping and linen service availability; regularly scheduled coordination between the property management staff and applicable County and state agencies such as the County's Area Agency on the Aging to insure that residents have access to available activities and services provided by related agencies; large print apartment number identification system; available in-unit security systems; in individual units, low pile carpet or non carpeted flooring for ease of wheelchair access; and, in individual units, walls blocked for the addition of rails and grab bars as needed, doors and hallways constructed to sufficient width to accommodate wheelchair accessibility, available shuttle service to identified services, a home health care service option for residents who desire additional assistance with medications and other personal care issues.

- b) Most of these amenities will also be available to residents of the active adult portion of the Spring Hill Community.

The Application Property will contain significant amenities and features in addition to those mentioned above, which will help to create a sense of community and cohesion throughout the development. The entire development will consist of age restricted housing for adults who are fifty-five (55) years of age and above. Both passive and active recreation opportunities will be offered. Major open space areas will be developed with walking paths, seating areas, active recreation, and landscape features to encourage walking and outdoor relaxation. A clubhouse will provide on-site active recreation. An indoor swimming pool will be constructed for year-round enjoyment, and the clubhouse will provide residents and guests the opportunity to socialize in a group setting and enjoy views of the nearby golf course. In addition, the Laurel Hill Greenway and other connecting trails and sidewalks will be constructed within the Application Property and off-site as shown on the CDP/FDP. Extensive landscaping is proposed.

The Application Property is located in the Lower Potomac Planning District (Area IV), Laurel Hill Community Planning Sector (LP1), Land Unit 3: Subunit 3B. The Board of Supervisors approved Comprehensive Plan Amendment No. 95-48 on July 26, 1999, which language provides guidance for development of the Application Property. Site-specific Plan language exists for Land Unit 3, and Subunit 3B, which states;

“The character of developable land in this Sub-unit is gently rolling terrain, similar to that of Sub-unit 3A, with the Giles Run EQC located along the southwest boundary. Access to this Sub-unit is provided from Silverbrook and Lorton Roads. It is separated from Sub-unit 3A by the Laurel Hill Greenway.

“The major land use elements are the Maximum Security and Central Facility redevelopment area and the adaptive reuse area. The redevelopment area is located on approximately 30-35 acres at the junction of the Laurel Hill Greenway and Silverbrook Road. A condition of the redevelopment should be to provide funds for closure activities, including the environmental clean-up and if possible provide funds for demolition of buildings not considered appropriate for adaptive

reuse as well as funds for the restoration of buildings identified for adaptive reuse in this subunit.

“The remainder of the Maximum Security and Central Facility (i.e., approximately 70-75 acres) is an adaptive reuse area. Other features of this subunit include the preservation of the Laurel Hill house as a Heritage Resource area within the Countywide Park and adaptive reuse of a portion of the Maximum Security and Central Facility. Development within this sub-unit should occur under the following additional guidance:

- “The redevelopment area should provide for a Graduated Care Facility for the elderly, which includes a commercial component limited to support retail and service uses. Other uses appropriate within this redevelopment area include: non-hospital institutional or public uses, including higher educational uses and health care service uses, excluding hospital uses. The only adaptive reuse potential within the redevelopment is the commissary and a warehouse, which were both built in the 1990’s. These new facilities should be evaluated for reuse for institutional and warehouse uses. In the redevelopment area, an alternative use should be parks and recreational use.
- “The remainder of the Maximum Security and Central Facility should be considered for adaptive reuse. The original masonry structures, built in the 1920’s and 1930’s, should be preserved and if possible, adaptively reused. In addition, the administration building and chapel should also be considered for adaptive reuse. Adaptive reuse could include governmental and non-hospital institutional uses. If preservation and adaptive reuse of some of the structures is determined, after a public hearing by the Board of Supervisors, to not be feasible, this area should be used for park and open space.
- “The Laurel Hill Greenway should inter-connect with the redevelopment area and the adjacent areas and be integrated in a manner that creates a focal feature within this Sub-unit.
- “The Laurel Hill House and its gardens should be designated as a heritage resource area within the Countywide Park with a minimum of 20 acres to ensure that these resources are adequately conserved and protected.

“The remaining acreage west of the Laurel Hill House site and south of the Maximum Security and Central Facility should be part of the Countywide Park. Additional recreational facilities characteristic of a Countywide Park should be developed in this area.”

It is submitted that the Proposed Rezoning, and the CDP/FDP are in substantial conformance with the recommendations of the Comprehensive Plan (the “Plan”) for Subunit 3B. Five (5) types of senior housing are proposed that provide varying degrees of self-sufficiency,

and which relates to the Plan's recommendation for a "graduated care facility". A portion of the adaptive reuse area has been incorporated into the proposed Senior Campus design and five (5) former prison buildings are proposed for adaptive reuse. Demolition of remaining buildings and structures within the Application Property will be undertaken in accordance with established procedures for the prison property. Finally, the Laurel Hill Greenway will inter-connect with the proposed development and will be integrated in a manner that creates a focal feature and enhances the relationship between the redevelopment area and the adaptive reuse areas to the east and south.

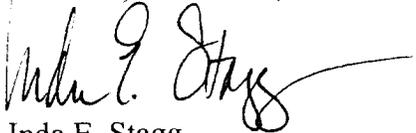
The Proposed Rezoning conforms to the provisions of all applicable Ordinances, regulations and adopted standards with the following waiver/approval requests:

- The Applicant requests that the Director of DPWES approve certain private streets within the Application Property, which are in excess of 600 feet in length.
- The Applicant requests waiver of the transitional screening and barrier requirements between uses within the interior of the proposed development. (There are no transitional screening or barrier requirements at the periphery of the Application Property.)
- The Applicant requests modification of the tree cover requirement up to 21% in accordance with Par. 1 of Sect. 13-404.

If you have any questions or require further information in order to accept and process this rezoning application and schedule it for public hearing, please do not hesitate to contact me.

Very truly yours,

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



Inda E. Stagg
Land Use Coordinator

Enclosures

cc: Gerry W. Hyland, Supervisor, Mount Vernon District
John R. Byers, Commissioner, Mount Vernon District
Richard W. Hausler, President, KSI Services, Inc.
Edward S. Byrne, Director of Planning, KSI Services, Inc.
Karen Axtell Arnold, KSI Services, Inc.
Steven A. Vinisky, Senior Project Manager, Bowman Consulting Group, Ltd.
Keith C. Martin
Martin D. Walsh

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: Fred R. Selden, Director *Frs*
Planning Division, DPZ

SUBJECT: Comprehensive Plan Land Use Analysis: RZ/FDP 2002-MV-040
Spring Hill Seniors, LLC
Spring Hill Senior Campus

DATE: Revised 2 April 2003

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject rezoning application and associated Conceptual/Final Development Plan (CDP/FDP) dated November 15, 2002 as revised through March 31, 2003. The extent to which the requested rezoning application conforms to the applicable Plan guidance contained in the Comprehensive Plan is noted.

DESCRIPTION OF THE APPLICATION

The applicant proposes to rezone 46.8 acres of land from the R-C District to the PDH-12 District and develop a maximum of 442 dwelling units at an overall density of 9.4 du/ac which includes ADU bonus density. The applicant's statement of justification indicates that the facility is to be developed as an age restricted residential community. Two types of housing are proposed: active adult housing, restricted to households with one member that is age 55 or older; and senior housing, restricted to households with one member that is age 62 or older. Persons under the age of eighteen will not be permitted to live in this age restricted community. The following unit types are proposed:

- 149 single family detached units (active adult)
- 32 single family attached (villas) units (active adult)
- 125 multi-family units (new, 4-story, elevator buildings) (active adult)
- 56 multi-family adaptive re-use units (5 buildings) (senior housing)
- 80 units in a senior housing facility (senior housing)

The site of the proposed development is to be situated on property that was part of the former Maximum Security and Central Facility of Lorton Prison; existing structures on the site include dormitory buildings, the original prison commissary and other buildings built during various

phases of the prison operation. The proposal will demolish several of the existing structures on site and preserve five (5) historically significant buildings which will be adaptively re-used as part of the residential development. Open space plazas and common landscaped areas are provided; the site is proposed to be accessed off of a newly constructed public street off of Silverbrook Road, opposite the proposed entrance to a new high school which is proposed to be constructed to the immediate west. The proposed community will be gated and secured by a barrier fence around the perimeter of the site. The applicant has indicated that the single family and multi-family homes will be aged restricted to persons aged 55 or older. The Senior housing center facility will be limited to persons who are 62 years of age or older and will include a congregate dining room, library area, barber/beauty salon, on-site postal center and multi-purpose room for social, educational and recreational events. Housekeeping and linen services will also be available, among other services. A separate clubhouse and pool will be providing active recreation for the community.

LOCATION AND CHARACTER OF THE AREA

The application property is located on the southeastern side of Silverbrook Road, approximately 1,000 feet north of the intersection of Plaskett Lane and Silverbrook Road. It is generally west of I-95 in the Mt. Vernon Planning District. The property is now owned by Fairfax County and was formerly part of the Lorton Prison as noted above. The land area to the immediate northwest is to be developed as the new South County High School; the elementary school site was included in the recent rezoning for Laurel Hill, a development of single family detached and attached units totaling approximately 740 homes. The land area to the west and south is to be developed with a golf course facilities; additional planning is underway for the adaptive re-use and preservation of multiple structures also associated with the former prison on the land area to the immediate south.

COMPREHENSIVE PLAN CITATIONS

Plan Area: IV **Planning Sector:** Laurel Hill Planning Sector (LP1)
Land Unit 3, Sub-unit 3B
Lower Potomac Planning District

Plan Text: On Page 41 of 116, Laurel Hill Plan, in the Area IV volume of the Comprehensive Plan, 2000 Edition, the Plan states:

“Land Unit 3 is comprised of approximately 610 acres of which approximately 25 percent is in environmentally sensitive areas (see Figure 16). The land unit is generally bounded by Lorton Road and Giles Run on the south, Silverbrook Road on the north, and Hooes Road on the west. A tributary of Giles Run, with steep slopes, is located parallel to Hooes Road. The Laurel Hill Greenway generally divides the land unit into the two sub-units. In addition, three of the five major ponds in LP1 are located in this land unit. The former Maximum Security and former Central Facility are currently located in the eastern portion of the land unit.

Environmentally sensitive features such as Giles Run and its tributaries, heritage resources such as the Nike site and Laurel Hill House site and appropriate physical facilities such as the original Maximum Security and Central Facility Buildings (circa 1920's and 1930's), should be preserved and are planned for adaptive reuse. Development of this Land Unit should include the land uses described under the guidance for the Subunits.

...

Sub-unit 3B: The character of developable land in this Sub-unit is gently rolling terrain, similar to that of Sub-unit 3A, with the Giles Run EQC located along the southwest boundary. Access to this Sub-unit is provided from Silverbrook and Lorton Roads. It is separated from Sub-unit 3A by the Laurel Hill Greenway.

The major land use elements are the former Maximum Security and former Central Facility redevelopment area and the adaptive reuse area. The redevelopment area is located on approximately 30-35 acres at the junction of the Laurel Hill Greenway and Silverbrook Road. A condition of the redevelopment should be to provide funds for new public facilities for this planning sector and if possible provide funds for demolition of buildings not considered appropriate for adaptive reuse as well as funds for the restoration of buildings identified for adaptive reuse in this subunit.

The remainder of the former Maximum Security and former Central Facility (i.e., approximately 70-75 acres) is an adaptive reuse area. Other features of this sub-unit include the preservation of the Laurel Hill house as a Heritage Resource area within the Countywide Park and adaptive reuse of a portion of the former Maximum Security and former Central Facility. Development within this sub-unit should occur under the following additional guidance:

- The redevelopment area should provide for a Graduated Care Facility for the elderly which includes a commercial component limited to support retail and service uses. Other uses appropriate within this redevelopment area include: non-hospital institutional or public uses, including higher educational uses and health care service uses, excluding hospital uses. The only adaptive reuse potential within the redevelopment is the commissary and a warehouse, which were both built in the 1990's. These new facilities should be evaluated for reuse for institutional and warehouse uses. In the redevelopment area, an alternative use should be parks and recreational use.
- The remainder of the former Maximum Security and former Central Facility should be considered for adaptive reuse. The original masonry structures, built in the 1920's and 1930's, should be preserved and if possible, adaptively reused. In addition, the former administration building and chapel should also be considered for adaptive reuse. Adaptive reuse could include governmental and non-hospital institutional uses. If preservation and adaptive reuse of some of the structures is determined, after a public hearing by the Board of Supervisors, to not be feasible, this area should be used for park and open space.
- The Laurel Hill Greenway should inter-connect with the redevelopment area and the adjacent areas and be integrated in a manner that creates a focal feature within this Sub-unit.
- The Laurel Hill House and its gardens should be designated as a heritage resource area within the Countywide Park with a minimum of 20 acres to ensure that these resources are adequately conserved and protected.

- The remaining acreage west of the Laurel Hill House site and south of the former Maximum Security and former Central Facility should be part of the Countywide Park. Additional recreational facilities characteristic of a Countywide Park should be developed in this area.”

And on page 25 of 116 under the heading “*Area Wide Recommendations*”:

...

“The redevelopment area on the northwestern portion of the former Central Facility is envisioned to provide a potential Graduated Care Facility for the elderly which may include support retail and service uses as well as for other governmental and institutional uses, excluding hospital uses. The remainder of the former Central Facility is planned for preservation as heritage resources or adaptive reuse. Adaptive reuse may include non-hospital institutional, public, and recreational uses. Those structures which have been determined, after a public hearing by the Board of Supervisors, to not be appropriate for preservation as heritage resources or for adaptive reuse should be demolished. A condition for any development should be to provide for demolition of structures that are within or immediately adjacent to the redevelopment area. The former Occoquan Facility is planned for adaptive reuse which may include a variety of other uses such as non-hospital institutional uses, public uses, educational uses, cultural and art uses, research and development uses, and recreational uses. Specific sites that should be considered for adaptive reuses and preservation include the ballfield, food center, gymnasium, chapels, landscape office, blacksmith shop, administration building, educational facility, locomotive shop, slaughterhouse, and two towers (W45 and W46). At both of these locations, older solid masonry structures are where the adaptive reuse is anticipated to be concentrated. These areas are to be conveyed to Fairfax County and/or the Fairfax County Park Authority.

And on Page 26 of 116 under the heading “*Land Use and Design Recommendations and Guidelines*”:

...

- All planned development should be designed to take advantage of the many EQCs as an important development amenity; to enhance vistas to heritage resources; to work with the site topography; and to create a cohesive design which will contribute towards a sense of place.
- In the County-wide park south of Silverbrook Road, a public golf course should be provided and should be designed in a manner that physically connects the EQCs and greenways.
- A pedestrian and bicycle circulation system (i.e., trails and sidewalks) should be provided adjacent to all arterial and collector roads within the property (i.e., Silverbrook Road, Hooes Road, Lorton Road, Ox Road and Furnace Road). This system of trails and sidewalks should provide linkages between residential areas and the Stream Valley Parks and Trail System. (See Open Space/Pedestrian Systems Section for additional guidance.)
- A Graduated Care Facility for the elderly which may include support retail and service uses should be provided and located in the redevelopment area at the former Central Facility to take advantage of the potential facilities such as recreational and educational uses which are planned to be located in this general area.
- Educational opportunities such as vocational, technical, adult education and higher learning are encouraged and should be located in the two main adaptive reuse areas. The Occoquan Facility, in particular, is encouraged to be adaptively reused for educational purposes or a

museum for heritage and cultural preservation.

- Historic buildings and sites should be either incorporated into public parks or adaptively reused where appropriate to ensure that these resources are adequately conserved and protected.
- Due to the high potential for Archaeological Resources in this Sector, a Phase 1 Archaeological Survey should be performed prior to any development. Based on the findings from the Phase 1 survey, a Phase 2 and, if needed, a Phase 3 with mitigation/conservation plans should be developed, which may result in recommendations for historic districts and/or landmark designations.”

...

And on Page 32 of 116 under the heading “*Open Space/Pedestrian Systems Recommendations and Guidelines*”:

...

- The abandoned railroad bed running through Planning Sector LP1 should be developed as a major linear open space feature to be known as the Laurel Hill Greenway. The Greenway corridor will generally be 80 to 100 feet in width unless constrained by the location of existing facilities suitable for preservation and/or reuse. The trail within the Laurel Hill Greenway will be planned and developed for multipurpose non-motorized usage, (i.e., pedestrian and bicycle) and should link the planned residential neighborhoods north of Silverbrook Road, with the two adaptive reuse areas and with recreational amenities, as well as providing pedestrian linkages between the South Run/Pohick Greenway and the Occoquan Regional Park.
- The Laurel Hill Greenway, which is planned to be the major linear open space feature within LP1, should be developed in phases as the redevelopment of the former D.C. Department of Corrections property occurs.”

And on Page 35 of 116 under the heading “*Public Facilities Recommendations and Guidelines*”:

- An elementary school site should be provided to serve the needs of the proposed planned residential development. A middle school site and a high school site should be provided to serve both the needs of the planned residential development and the surrounding residential areas. The provision of these school sites should be coordinated with Fairfax County Public Schools. Consideration should be given to locating these school facilities as shown on Figure 9 entitled ‘Land Use Concept Plan’ to integrate recreational and educational opportunities.

...

- Adaptive reuse of existing buildings for public facilities should be provided as indicated in the Land Unit Recommendations.”

ANALYSIS

The Comprehensive Plan guidance for the application property consists of a series of recommendations for the redevelopment of the former Maximum Security and Central Prison Facility at Lorton. Specifically, the Plan recommends the provision of a graduated care facility for the elderly; construction of the Laurel Hill Greenway (a major trail connection through the former prison connecting the Cross-County trail with the Occoquan River; adaptive re-use and

demolition of selected former prison buildings and structures; and, addresses the design and architectural considerations associated with the preservation and adaptive re-use of buildings on the site which is part of the Eligible Historic District at Lorton.

The proposed application for Spring Hill Senior Campus has been substantially revised since the initial submission to address issues raised by staff by increasing land area, reducing the density and total number of units and by adding two former dormitory structures to the buildings being adaptively re-used. These modifications addressed issues related to building orientation and setback, open space, view sheds through the site, interior and peripheral landscaping and barriers.

Issue: Nature and Extent of the Proposed Graduated Care Design and Service Amenities

As one of the options for the redevelopment of this portion of the former prison property, the Plan recommends “a graduated care facility for the elderly which may include support retail and service uses as well as for other governmental and institutional uses, excluding hospital uses.” The application appropriately includes age-related services, activities and limited accommodations associated with the independent senior housing (age 62+) units. The proposed use does not extend to the level of services typically associated with a more medically oriented or fully assisted living environment which may not be appropriate in combination with more independent senior living. The remainder of the development consists of active adult (age 55+) units oriented toward a more active adult retirement community. However, staff concluded that the initial submissions of the application did not conform to the recommendation for a “graduated care” living environment. It was recommended that the applicant provide a stronger commitment to the concept of a graduated care facility for the elderly. The concern stemmed from the initial proposal to restrict unit types not only by age but also by the services and amenities which would be available to residents of either the active adult (age 55+) or the independent senior housing (age 62+) units, but not both. In order to foster a greater sense of community and provide a wider range of graduated care choices, staff suggested that the pool and central recreation club house be made available to the Independent Senior Housing residents. Similarly, staff believed that amenities such as the dining and postal facilities and personal service uses in the Senior Housing building should be available to the residents of the active adult living units. It was also suggested that all units have graduated degrees of interior construction and design elements to accommodate the future needs of residents as they age in place – e.g. units with wider doors, hallways and bathrooms in order to accommodate wheelchairs, walkers or other physical limitations.

To better address the graduated care concept, the applicant has committed to the following:

- An umbrella HOA is proffered to be established which will include all residents of the Spring Hill Senior Campus. Further, all residents will have access to the common open space, clubhouse, clubhouse amenities and pool. In addition, all residents will have access to the congregate dining facility, the beauty/barber facility, on-site postal center, multi-purpose rooms and shuttle services located within the Senior Housing Facility.

- For the Independent Senior Housing building and units, the applicant has committed to the provision of wheel chair accessibility within the units and outdoor garden and amenity areas; low-pile or non-carpeted units for ease of mobility; blocking to accommodate installation of grab bars and rails in bathrooms, as needed, and a home health care service option for residents desiring additional assistance with medications and other personal care concerns. For the Active Adult Living Units, the applicant has committed to elevator access for the multi-family units, blocking to accommodate future installation of grab bars and rails in bathrooms; first floor master bedrooms for the single family attached and detached units, and the construction of handicapped accessible doors and hallways for all units. Additional features such as railings, grab bars, and accessible kitchens may also be provided if requested prior to construction of individual units.
- As senior housing units become available, the applicant has proffered that those persons living within the Spring Hill Campus Community shall have right of first refusal to move into those units provided that residency qualifications are met as outlined in the proffers.
- The applicant proffers to provide regularly scheduled coordination between property management staff and appropriate County or State agencies to ensure that information on relevant services, programs or education is provided and publicized for all residents of the Spring Hill Senior Campus, including any on-site programs.

As noted in the discussion above, staff believes that the development proposal provides a wide range of housing opportunities, services and amenities which are designed to accommodate the changing needs of an active senior adult population. Staff believes that the application has addressed the recommendation for a “graduated care facility” for seniors as envisioned by the Comprehensive Plan.

Issue: Design The Comprehensive Plan indicates that the application property, including several of the existing structures on the site and on the immediately adjacent areas to the south and east are planned for preservation as heritage resources and/or adaptive re-use. Therefore, special emphasis on design compatibility should be provided in relation to the historic buildings on and around the site and on architectural compatibility through the proposed construction materials and building finishes, colors, lighting and signage, among other architectural landscape and design elements.

The recent revisions to the CDP/FDP which substantially reduced the number of units and increased the area of the application substantially addressed the initial design concerns identified with the application. The location and layout of the new, multi-family buildings along the western perimeter was revised so as not to impede views of the open space and future golf course. Deeper building setback and landscaped buffers have been provided along the Silverbrook Road frontage. The access and building orientation of the Senior Housing Facility was also improved. The provision of a landscaped median for the primary internal streets and on-street parallel parking helps to reduce traffic impacts on the units adjacent to the interior street

system. Multiple open space areas for active and passive use are provided in the form of a tot lot/play area, a central community green and pavilion, and an activity lawn with a putting green, walkways and seating areas. Staff believes that these focal design elements in combination with the extensive pedestrian connections, landscaping and the commitment to provide front porches for the single family attached and detached units will reinforce the development of community and quality living environment within the project.

In order to more fully address the compatibility and heritage resources design concerns, the applicant has provided the following commitments:

- The architectural design and construction of new single family homes, the clubhouse, multi-family buildings and senior housing building will be subject to review and approval by the Architectural Review Board and alterations, rehabilitation and/or restoration of the adaptively reused buildings shall be in keeping with the Secretary of the Interior's Standards for Rehabilitation.
- Additional commitments for the proposed development to be consistent with the architectural elevations, site amenities, landscaping and lighting, as generally illustrated on the CDP/FDP are also provided. However, these design elements are also proposed to be coordinated with and subject to review and approval of the Urban Forester and/or ARB, as applicable.
- The applicant has further proffered that design and development of the Laurel Hill Greenway Trail which is off-site to the immediate east and south, is to be coordinated with the Fairfax County Park Authority.

Based on the previous revisions and the design commitments discussed above, staff believes that there are no outstanding design issues.

Issue: Laurel Hill Greenway The abandoned railroad bed running through Planning Sector LP1 is to be developed as a major linear open space feature to be known as the Laurel Hill Greenway. The Plan indicates that the Greenway corridor will generally be 80 to 100 feet in width unless constrained by the location of existing facilities suitable for preservation and/or reuse. The trail within the Laurel Hill Greenway is to be for multipurpose non-motorized usage, (i.e., pedestrian and bicycle) and should link the planned residential neighborhoods north of Silverbrook Road, with the two adaptive reuse areas and with recreational amenities.

The CDP/FDP indicates that, instead of following the abandoned rail bed which runs through the center of the application property, the proposed alignment of the Greenway shifts to the east as it crosses Silverbrook Road from the north. It is proposed to skirt the southeast periphery of the Spring Hill Senior Campus where the alignment shifts back toward the abandoned rail bed. Staff concurs with the proposed off-site alignment since the planned alignment along the former railroad bed bifurcates the application property to the extent that implementation of the proposed

use would be significantly impeded. The Greenway is proposed to be off-site, developed along the edge of the Spring Hill Senior Campus between the adaptive re-use buildings and a brick wall that is to be preserved a part of the former prison. Due to the presence of the off-site brick wall which is to be preserved and the buildings to be adaptively reused, the Greenway corridor narrows in this location to a width of approximately 60 feet; a ten (10) foot wide asphalt trail and a parallel four (4) foot wide stone dust trail are to be constructed. The applicant has committed to the development of the trail and associated landscaping as generally shown on the development plan in coordination with the Park Authority. Based on the proffered commitments, there are no outstanding land use issues in connection with the Greenway. Additional comment on this issue is provided by the Park Authority.

FS: DMJ

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: Angela Kadar Rodeheaver, Chief *AKR*
Site Analysis Section, DOT *by CAA*

FILE: 3-4 (RZ 2002-MV-040)

SUBJECT: Transportation Impact

REFERENCE: CDP/FDP 2002-MV-040; Spring Hill Senior Campus L.L.C.
Traffic Zone: 1635
Land Identification Map: 106-4 ((1)) part of 54

DATE: March 28, 2003

The following comments reflect the analyses of the Department of Transportation. These comments are based on the Conceptual/Final Development Plan dated November 15, 2002 with revisions to March 26, 2003, and draft proffers dated March 14, 2003. The site is proposed for development/redevelopment as an age restricted residential community.

Transportation Issues. Numerous significant transportation issues were identified with the initial submissions for development of the site. The applicant has adequately addressed all of these issues except for the following concerns. Turn around areas for private vehicles are recommended at the ends of most of the townhouse travel aisles. The engineer provided a design detail for the larger turn around areas, (Attachment 1), but the detail has not been incorporated in the development plans. Since turn around areas for private vehicles can enhance safety and circulation within a site, the applicant's design of the turn around areas should be included as an element of the proffered development plan.

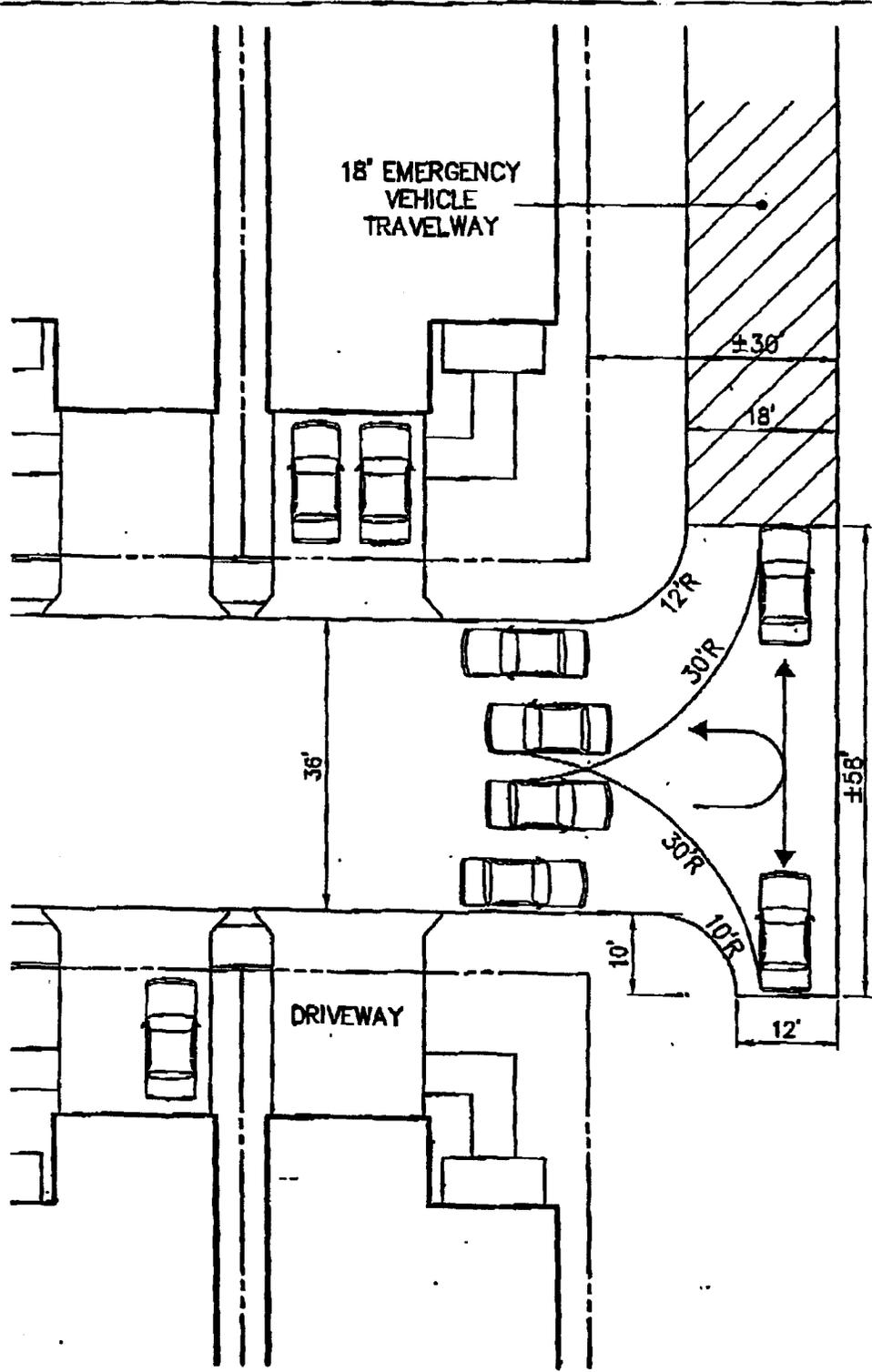
It would also be very desirable for the applicant to provide a connection between the eastern end of the parking aisle serving the four story senior housing and the parallel travel aisle serving adjacent town houses. Such a connection would eliminate the need for a turn around areas at the end of both aisles, and enhance the overall circulation within the site.

Because the applicant is committing to notify potential owners that the roadway system within the site is to be privately owned and maintained, this department would not object to approval of the request for waiver of the maximum length for private streets.

AKR/CAA

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

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DWG:

SCALE: 1" = 20'

MARCH 2003

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SPRING HILL SENIOR CAMPUS PASSENGER VEHICLE TURN-AROUND DETAIL

Attachment 1

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: **RZ/FDP 2002-MV-040**
Spring Hill Seniors, LLC Revision

DATE: 3 April 2003

This application proposes to rezone approximately 46.80 acres of land from the R-C (Residential Conservation) District to the PDH (Planned Development Housing) - 12 District to develop a four hundred forty-two (442) dwelling units at a density of 9.4 dwelling units per acre. Of the total proposed dwelling units, one hundred eighty-one (181) units are single family; one hundred eighty-one (181) are multi-family; eighty (80) units of senior housing. This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development as depicted on the revised development plan dated March 31, 2003. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

On pages 5-7 of the 2002 edition of the Policy Plan under the heading "Water Quality", the Comprehensive Plan states:

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

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements.

- Policy b. Update BMP requirements as newer, more effective strategies become available.
- Policy c. Minimize the application of fertilizers, pesticides, and herbicides to lawns and landscaped areas through, among other tools, the development, implementation and monitoring of integrated pest, vegetation and nutrient management plans.
- Policy d. Preserve the integrity and the scenic and recreational value of stream valley EQCs when locating and designing storm water detention and BMP facilities. In general, such facilities should not be provided within stream valley EQCs unless they are designed to provide regional benefit or unless the EQCs have been significantly degraded. When facilities within the EQC are appropriate, encourage the construction of facilities that minimize clearing and grading, such as embankment-only ponds, or facilities that are otherwise designed to maximize pollutant removal while protecting, enhancing, and/or restoring the ecological integrity of the EQC.
- Policy e. Update erosion and sediment regulations and enforcement procedures as new technology becomes available. Minimization and phasing of clearing and grading are the preferred means of limiting erosion during construction.
- Policy f. Where practical and feasible, retrofit older stormwater management facilities to perform water quality functions to better protect downstream areas from degradation.
- Policy g. Monitor the performance of BMPs.
- Policy h. Protect water resources by maintaining high standards for discharges from point sources.
- Policy i. Monitor Fairfax County's surface and groundwater resources.
- Policy j. Regulate land use activities to protect surface and groundwater resources.
- Policy k. For new development and redevelopment, apply low-impact site design 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 cluster development when designed to maximize protection of ecologically valuable land.
- Encourage the preservation of wooded areas and steep slopes adjacent to stream valley EQC areas.
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes.
- Encourage the use of open ditch road sections and minimize subdivision street lengths, widths, use of curb and gutter sections, and overall impervious cover within cul-de-sacs, consistent with County and State requirements.
- 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.

- Encourage shared parking between adjacent land uses where permitted.
- 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.”

On page 8 of the 2002 Edition of the Policy Plan under the heading “Water Quality”, the Comprehensive Plan states:

“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County’s Chesapeake Bay Preservation Ordinance.”

On pages 9 & 10 of the 2002 Edition of the Policy Plan under the heading, “Noise”, the Comprehensive Plan states:

“Transportation generated noise impacts the lives of many who live in the County. Some County residents are subjected to unhealthful levels of noise from highway traffic, aircraft operations and railroads, including WMATA’s Metrorail ... Federal agencies with noise mitigation planning responsibilities have worked with the health community to establish maximum acceptable levels of exposure (Guidelines for Considering Noise in Land Use Planning and Control). These guidelines expressed in terms of sound pressure levels are; DNL 65 dBA for outdoor activity areas, DNL 50 dBA for office environments, and DNL 45 dBA for residences, schools, theaters and other noise sensitive uses. While the federal guidelines consider all land uses to be compatible with noise levels below DNL 65 dBA, they are not proscriptive as they relate to local land use decisions. Further, it is known that adverse noise impacts can occur at levels below DNL 65 dBA and that there may be variability among communities in responses to such noise.

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

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

New development should not expose people in their homes, or other noise sensitive environments, to noise in excess of 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.”

On page 10 of the 2002 Edition of the Policy Plan under the heading “Light Pollution”, the Comprehensive Plan states:

“Increasing urbanization requires that care be taken to reduce unfocused emissions of light and that efforts be made to avoid creating sources of glare which may interfere with residents' and/or travelers' visual acuity.

Objective 5: Minimize light emissions to those necessary and consistent with general safety.

Policy a. Recognize the nuisance aspects of unfocused light emissions.”

On page 11 of the 2002 Edition of the Policy Plan under the heading “Environmental Hazards”, the Comprehensive Plan states:

“There is a hazard to people and property posed by potential failure of any one of the several larger dams in Fairfax County. The "Fairfax County Dam Safety Committee" oversees the development of emergency action plans for County owned dams and reviews the emergency plans for private dams. These plans will be activated in the event of a dam failure. Nevertheless, should a dam fail, there is a potential flood impact area down stream of the dam that may put a small number of people and property at risk.

Objective 7: Minimize the exposure of new development to the potential of flood impacts.

Policy a: Prohibit new residential structures within flood impact hazard areas.

On page 15 of the 2002 Edition of the Policy Plan under the heading “Environmental Resources”, the Comprehensive Plan states:

“The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the County’s tree cover. It is possible to design new development in a manner that preserves some of the existing vegetation in landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the County’s tree cover.

Objective 11: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect and restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices ...”

On page 16 of the 2002 Edition of the Policy Plan under the heading “Resource Conservation”, the Comprehensive Plan states:

“The energy shortage in the United States in the 1970s highlighted the finite nature of our natural resources. Since the 1970s, efforts have been pursued at the federal level to enhance energy efficiency and the efficient use of water resources. While such efforts are best addressed at the federal level, local efforts to conserve these resources should be encouraged.

Objective 13: Maintain and enhance the efficient use of natural resources.

Policy a. Encourage the application of energy conservation and water conservation measures.

Policy b. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses.”

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 Best Management Practices: The 46.80-acre subject property falls within the Mill Branch Watershed of Fairfax County as well as within the County's Chesapeake Bay Watershed. The applicant and the Fairfax County Park Authority are working together regarding the stormwater / best management practices and adequate outfall requirements. As a trade off for locating the SWM/BMP facilities on Park Authority property, the applicant has committed to build the facility to accommodate the graduated care facility as well as the golf course clubhouse. All details regarding location, design, and construction of the facility are subject to review and approval of the Fairfax County Park Authority. This arrangement is also subject to the review and approval of the Department of Public Works and Environmental Services (DPWES) for the waiver to construct SWM/BMP's offsite. The agreement between the applicant and the Park Authority regarding the SWM/BMP facility and the adequate outfall requirements is stipulated in the proffers.

The Stormwater Planning Division of DPWES has offered to work with applicants in order to provide stormwater design guidance on projects which pose design challenges as well as on projects which may benefit from the use of innovative SWM/BMP measures. Staff of the Stormwater Planning Division (Fred Rose and Matt Meyers) can be reached at 703-324-5800.

Highway Noise: A traffic noise survey was performed for the subject property over a twenty-four hour period on April 10-11, 2001. The 65dbL contour falls at approximately one hundred thirty-seven (137) feet from the centerline of Silverbrooke Road (Route 600). Thus, highway noise is anticipated to have an impact on three sections of single-family dwelling units as well as the four-story senior housing structure. All residences which fall within one hundred thirty-seven (137) feet from the centerline of Silverbrooke Road (Route 600) should be constructed with building materials that are sufficient to provide a level of acoustical mitigation which achieves 45 dBA L_{dn} or less in interior areas and 65db or less in rear or side yards. Due to the loss of ground attenuation for upper stories, all proposed residences with upper stories which fall within one hundred seventy-two (172) feet from the centerline of Silverbrook Road, the upper stories should be constructed with building materials that are sufficient to provide a level of acoustical mitigation which achieves 45 dBA L_{dn} or less. Thus, Polysonics, the consultant for the applicant indicates in their analysis, dated 22 January 2003 that for any rear yards within the contour, mitigation down to 65dba can be established by the placement of a solid wood barrier at the lot line for rear and side yards. The consultant further indicates that noise for interior areas can be reduced to the requisite 45dbL level for affected structures by using building materials with STC-28 rated windows and STC-39 exterior walls. The proffers have been written to accommodate the recommendations set forth in the noise analysis, as well as to achieve conformance with the guideline established in the Comprehensive Plan.

Lighting: Very little detail has been provided by the applicant regarding proposed lighting for this development. To ensure consistency with the Comprehensive Plan policy to minimize unfocused light emissions and to ensure conformance with the Architectural Review Board's design guidelines for Laurel Hill, the applicant should provide more specific information regarding actual lighting for all aspects of the development. Fully shielded (cutoff) lights which avoid glare and light trespass on

adjacent properties are desirable, as are fixtures which avoid excessive illumination. Regarding signage, the applicant is encouraged to provide internal, moderate illumination or external illumination projecting from the top of the sign downward.

Finally, it is recommended that the applicant consult the Illuminating Engineers Society of North America to determine acceptable lighting guidelines for this facility.

Flood Zone: The Flood Insurance Rate Map for this property may differ from the 100 hundred year flood plain which is shown on the Fairfax County Zoning maps. The current development plan may overlap with an area (headwater tributary of Giles Run) which may fall within Flood Zone A, as shown on Community Panel #515525-0125D of the Federal Emergency Management Agency dated March 5, 1990. This issue should be clarified and resolved because of Fairfax County's participation in the National Flood Insurance Program. (See attachment.) In situations in which the Flood Insurance Rate Maps are disputed, the Federal Emergency Management Agency has established a procedure to the revise the map, known as a "conditional letter of map revision." The applicant should demonstrate the map revision at the time of site plan review.

TRAILS PLAN:

The Trails Plan Map depicts a major pave trail which traverses the subject property west from Silverbrook Road through the site. The proposed Laurel Hill Greenway amenity would implement this Plan recommendation. The greenway is a major design feature which is being addressed by the Fairfax County Park Authority.

PGN: MAW



LANDSCAPE ARCHITECTURE, P.C.



MEMORANDUM

TO: Karen Arnold
FROM: Jack Story
RE: Supplemental Waiver Information
Tree Cover Requirement
DATE: March 25, 2003

In response to the new information, we have reviewed the landscape plan and adjusted it to maximize the energy conservation potential of the landscape and have modified the plant list to take advantage of the native and desirable species. Also, the projected 10-year tree cover value for ornamental trees was adjusted from 75 to 100 to reflect the amended plant list.

By strategically placing trees on the western, southwestern or northwestern edge of buildings we were able to significantly reduce the exposure of some buildings. This then allowed us to take advantage of the 1.5 tree credit (PFM §12-0501.10D). This credit of 1.5 times the 10-year canopy gives us an additional $\pm 5,687.50$ s.f. (.13ac.) of tree cover.

An additional $\pm 18,382.5$ s.f. (.42ac.) of tree cover was gained by modifying the plant list to incorporate 90% native and desirable species from Table 12.7. (PFM § 12-0501.5B)

With the modified calculations the landscape plan provides for ± 5.03 acres or 11.86% of tree coverage. An additional ± 1.33 acres of tree coverage is required to meet the 15% requirement. To meet this requirement of 15% tree coverage we would have to add ± 290 large deciduous trees or preserve 1.06 acres (times 1.25 PFM §12-0702.2C Option A) of existing tree cover. However the applicant's property features no existing vegetation.

Meeting this requirement creates a condition that will adversely affect the overall context of the proposed development. An addition of 290 trees will result in the reforestation of the entire western portion of the site creating conflicts with required utilities / pump station, view sheds and historical landmarks. To address this issue we have looked at a variety of solutions including the option of including the greenway calculations, increasing the caliper of proposed trees, reforesting with seedlings and applying for a reduction of the required tree cover requirement in accordance with ZO.13-404.

The landscape plan incorporates view sheds, open spaces and provides a framework for historical context which have been recommended by the Architectural Review Board. We have determined that it is not feasible to add an additional 1.33 acres of tree cover without compromising the integrity of the design. In addition, the Application Property is devoid of any existing trees which is a condition that allows us to

STUDIO 39 LANDSCAPE ARCHITECTURE, P.C., 6416 GROVEDALE DR., SUITE 100-A, ALEXANDRIA, VIRGINIA 22310

TEL: 703.719.6500 FAX: 703.719.6503



ask for a modification which results in a reduction of the required tree cover by up to 50% (ZO.13-404). We are asking that we be granted a smaller reduction of up to 21% in required tree coverage.

The following is a break down of the tree coverage calculations

Gross site area	46.80 AC.
Deductible areas	
Building Deduction (excluding single-family detached)	± 4.4AC.
Adjusted site Area	± 42.4AC.
<hr/>	
Required tree cover	15% or ± 6.36AC.
Tree Cover Credit	10.57% or ± 4.48AC.
Additional Tree Cover Credit	1.30% or ± .55AC.
<hr/>	
Provided tree cover	11.86% or ± 5.03AC.

On site:

- Large deciduous trees: 493 @ 200sf = 98,600sf
 - Small deciduous trees: 754 @ 100sf = 75,400sf
 - Evergreen trees: 131 @ 75sf = 9,825sf
- Total = 183,825sf x 1.1 (§12-0501.5B)

Energy Conservation Credits

- Large deciduous trees: 32 @ 200sf = 6,400sf
 - Small deciduous trees: 22 @ 100sf = 2,200sf
 - Evergreen trees: 37 @ 75sf = 2,775sf
- Total = 11,375sf x 1.5 (§12-0501.10D)

Total: 219,270sf (5.03ac)

Residential Development Criteria
Spring Hill Seniors LLC – Spring Hill Senior Campus Analysis
March 3, 2003

Residential Development Criteria have been adopted in order to evaluate zoning requests for new residential development. This document is a summary of Spring Hill Seniors' development proposal as it relates to these criteria.

- I. **Site Design**—All rezoning applications are to be characterized by high-quality site design. The Applicant believes that their proposal provides high-quality site design as follows:
 - A. Consolidation—The Application Property contains all property that was designated for residential development as a part of the South County High School RFP.
 - B. Layout—The proposed layout provides logical, functional, and appropriate relationships within the development. Five (5) housing types are proposed in distinct, but related areas. Sidewalks within the development provide linkages throughout.
 - C. Open Space—Usable, accessible, and well-integrated open space is provided on the site. These open space areas are depicted in detail on the CDP/FDP. These areas may include, but are not limited to landscaping, lighting, benches, pavilions and a tot-lot. A community center is located on the western portion of the property. Pedestrian walkways are provided to all areas. In addition, the Laurel Hill Greenway, a major County open space feature, has been designed to provide major non-motorized linkage for the greater community, and to serve as a transition between the newly developed residential community and the proposed adaptive reuse areas to the east and south.
 - D. Landscaping—Appropriate landscaping is provided in the open space areas, along streets, and around dwellings.
 - E. Amenities—Such as those described in the “open space” description, are to be provided.
- II. **Neighborhood Context**—New developments are to fit into the fabric of their adjacent neighborhoods. In this instance, appropriate transitions to abutting adjacent uses such as the proposed alignment and development of the Laurel Hill Greenway have been considered. Certain structures will be “adaptively re-used” and have been considered in the orientation of newly constructed buildings. Architectural elevations are provided in the CDP/FDP, and are equivalent to or superior to those currently located or approved in the area.

Pedestrian, bicycle and vehicular connections are provided, and align with those adjacent connections.

- III. **Environment**—Rezoning proposals should be consistent with the policies and objectives of the environmental element of the Plan.
- A. **Preservation**—There are no EQCs or RPAs on the property. A pump station and force main is proposed as a means of providing sewer to the Application Property and adjacent adaptive reuse area. If approved, this facility will prevent otherwise necessary intrusions into the Giles Run Stream Valley. New landscaping will be installed in coordination with the urban forester.
 - B. **Slopes and Soils**—As demonstrated by the use of the property, the site is adequate for residential development.
 - C. **Water Quality**—Best Management Practices for stormwater management will be provided in the proffers.
 - D. **Stormwater Management**—Stormwater management will be provided off-site.
 - E. **Noise**—It is not anticipated that this development will generate significant transportation generated noise. Any off-site generated noise will be mitigated, as appropriate.
 - F. **Lighting**—Lighting on the site will be generally shielded and directed downward in order to minimize neighborhood glare and off site impacts.
 - G. **Energy**—Street trees have been provided along the sidewalks in order to encourage pedestrian activity and to provide a more pleasant walking and bicycling atmosphere.
- IV. **Tree Preservation and Tree Cover Requirements**—There are relatively few existing trees on the property to save, given the nature of the previous use.
- V. **Transportation**—All rezoning applications are to implement measures to address planned transportation improvements. Applicants are to offset their impacts to the transportation network. Dedication of right-of-way and construction of road improvements along Silverbrook Road will be proffered during the course of the application process.

Private streets are planned throughout the development, but will be constructed to public street standards. Private streets are necessary because this development will be gated for security reasons.

- VI. **Public Facilities**—Because Spring Hill Senior Campus will be an age restricted residential community, it is anticipated that the impact on schools will be negligible.

A public facility of local concern is the extension of the Laurel Hill Greenway through the community. This concern will be addressed with the proposed development of a key segment of the Greenway along the eastern and southern boundaries of the Application Property. Alignment of the Greenway as proposed will facilitate access through the area and will enhance the public's view and access to buildings comprising two areas proposed for adaptive reuse within a portion of the former Lorton Correctional Complex currently being considered for historic district status.

Another public facility of local concern is the development of a planned golf course as referenced in the RFP published by Fairfax County for development and construction of the South County High School. A cash contribution to the FCPA will be proffered during the course of the rezoning application process to be used for the development of the golf course.

Community interest in promoting the adaptive reuse of former prison buildings near the Application Property is also of concern. This concern is being addressed by a proposal to sewer the Application Property by means of a pump station and force main that will be sized to accommodate future flows from the adjacent adaptive reuse areas.

- VII. **Affordable Housing**—The Applicant is providing affordable dwelling units on-site.

- VIII. **Heritage Resources**—The Spring Hill Senior Campus has been designed to compliment existing heritage resources within the surrounding Eligible Historic District.

- Five (5) buildings considered to be contributing structures to the Eligible Historic District are proposed for adaptive reuse as multi-family residential buildings (each of the five (5) buildings to be preserved were once used for residential purposes).

- Proposed vehicular access and sewer facilities that are to be constructed in conjunction with the Senior Campus will benefit heritage resources as well, by enhancing the potential for the County to achieve its goal for adaptive reuse of other designated areas within the Eligible Historic District.
- Alignment of the Laurel Hill Greenway has been proposed to enhance the public's view of heritage resources in the area and to create a proper transition between existing uses and newly proposed development.
- Documentation has been prepared in the form of a Reuse Study that has been submitted to the Architectural Review Board (ARB) and appropriate historic preservation groups for proposed demolition of two (2) historic structures: the Administrative Services building (R-40) and Tower #2 (R-55), both located on the Application Property. These structures are not conducive to adaptive reuse within the proposed residential development.
- The proposed layout for the Spring Hill Senior Campus and Laurel Hill Greenway has also be submitted for review in accordance with the provisions of the Memorandum of Agreement (MOA) established prior to the sale of the prison property to Fairfax County.



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: March 27, 2003

SUBJECT: REVISED: RZ/FDP 2002-MV-040
Spring Hill Senior Center
Loc: 106-4((1)) 54

BACKGROUND

The Fairfax County Park Authority (FCPA) staff has reviewed the proposed Development Plan dated March 14, 2003.

The Park Authority does not own any of the property impacted by this work. It is anticipated that the Board of Supervisors will transfer certain portions of the Lorton/Laurel Hill site to the Park Authority for parkland, in accordance with the Comprehensive Plan. These areas include property adjacent to the subject site, including the areas where the proposed Laurel Hill Greenway improvements will occur, as well as the proposed storm water management pond.

The Park Authority strongly supports this rezoning application, and the associated development and offers the following comments:

COMPREHENSIVE PLAN CITATIONS

1. Park Services and New Development (The Policy Plan, Parks and Recreation Objective 4, p. 180)

“Maximize both the required and voluntary dedication, development, and renovation of lands and facilities for parks and recreation to help ensure an equitable distribution of these resources commensurate with development throughout the County.”

Policy a: “Provide neighborhood park facilities on private open space in quantity and design consistent with County standards; or at the option of the County, contribute a pro-rata share to establish neighborhood park facilities in the vicinity...”

Policy b: “Mitigate the cumulative impacts of development that exacerbate or create deficiencies of Community Park facilities in the vicinity. The extent of facilities, land or contributions to be provided shall be in general accordance with the proportional impact on identified facility needs as determined by adopted County standards. Implement this policy through application of the Criteria for Assignment of Appropriate Development Intensity.”

2. Lower Potomac Planning District Objectives (Area IV, p 3 of 116)

Major Objectives:

- Encourage pedestrian access to retail and mixed-use areas;
- Encourage the creation of additional parks, open space and recreation areas ...

3. Lower Potomac Planning District Objectives (Area IV, p 16 of 116)

Park and Recreation Objectives:

“A combination of land acquisition methods including dedication ... should be pursued to provide continuity of bicycle and pedestrian public access to link the significant park and recreation resources of the Planning District.

“There is also an unmet demand for additional active recreation facilities, especially athletic fields, to serve local residents.”

4. Laurel Hill Community Planning Sector Recommendations (Planning Sector LP1, Lower Potomac Planning District, p 32-35 of 116)

Land Use and Design Recommendations and Guidelines:

- “In the County-wide park south of Silverbrook Road, a public golf course should be provided ...;
- “A pedestrian and bicycle circulation system (i.e., trails and sidewalks) should be provided adjacent to all arterial and collector roads within the property (i.e., Silverbrook Road, Hooes Road, Lorton Road, Ox Road and Furnace Road). This system of trails and sidewalks should provide linkages between residential areas and the Stream Valley Parks and Trail System;
- “Historic buildings and sites should be either incorporated into public parks or adaptively reused where appropriate to ensure that these resources are adequately conserved and protected;

- “Due to the high potential for Archeological Resources in this Sector, a Phase I Archaeological Survey should be performed prior to any development”

Open Space/Pedestrian Systems Recommendations and Guidelines:

- “The abandoned railroad bed running through Planning Sector LP1 should be developed as a major linear open space feature to be known as the Laurel Hill Greenway. The Greenway corridor will generally be 80 to 100 feet in width unless constrained by the location of existing facilities suitable for preservation and/or adaptive reuse. The trail within the Laurel Hill Greenway will be planned and developed for multipurpose non-motorized usage, (i.e. pedestrian and bicycle) and should link the planned residential neighborhoods north of Silverbrook Road, with the two adaptive reuse areas and with recreational amenities,...;
- “The Laurel Hill Greenway, which is planned to be the major linear open space feature within LP1, should be developed in phases as the redevelopment of the D.C. Department of Corrections property occurs;
- “Within the Countywide Park south of Silverbrook Road, an 18 hole public golf course and related facilities should be provided and designed in a manner that physically links the adjacent EQC areas and greenways...;
- “Pedestrian and bicycle circulation systems (trails and sidewalks) should be provided adjacent to all arterial and collector roads within the property ...;
- “Within the proposed residential neighborhoods, recreational facilities should be provided that are sufficient to serve the neighborhood recreational needs of the residents”

5. Land Unit 3 Recommendations(Planning Sector LP1, Lower Potomac Planning District, p 42-44 of 116)

Sub-unit 3B:

- “The Laurel Hill Greenway should inter-connect with the redevelopment area and the adjacent areas and be integrated in a manner that creates a focal feature within this Sub-unit.”

ANALYSIS AND RECOMMENDATIONS

Trail Requirements:

Park Authority staff has worked extensively with the Applicant on the alignment and design of the Laurel Hill Greenway trail through this site. The Laurel Hill Greenway has been realigned to be routed around the proposed residential community. A result of the rerouting is an open space park area that connects the redevelopment areas outside of the development and creates a focal feature through the redevelopment site. A direct result of rerouting the

Laurel Hill Greenway is to allow for the Laurel Hill Greenway to connect all of the future uses of the redevelopment area, which include the application area, the maximum security penitentiary, the reformatory site, and the baseball field. The Laurel Hill Greenway Trail would serve as the central pedestrian corridor between these areas, aiding pedestrian circulation in the area, based upon future uses.

The Applicant has proffered to build the multi-use trail, consisting of a mix of Type I and Type II trails. These proposed trail surfaces are in keeping with the Comprehensive Plan guidelines for this trail, and this trail character will be kept when the rest of the Laurel Hill Greenway Trail is constructed in the future. While the specialty paving surface, to serve as a visual traffic calming measure, is proffered to in *Proffer 3* they are not shown on the CDP/FDP, and should be represented in that document.

All other pedestrian linkages have been developed in coordination with the Park Authority and are represented as previously agreed upon in the attached proffers and development plans.

Storm Water Management:

In order to collocate stormwater management facilities for the proposed application and the adjacent golf course, the Park Authority has agreed to integrate the residential stormwater management facility with the future golf course stormwater management facility. The facility will be constructed on future FCPA property and integrated into the golf course design. Therefore the facility will be located offsite from the RZ 2002-MV-040 application area, and will be constructed by the applicant under the conditions stated in *Proffer 11*.

Impacts to Existing FCPA Service Levels/Recreation Contribution:

The residents of this development will need access to outdoor recreational facilities. Typical recreational needs include open play areas, tennis and volleyball courts and athletic fields.

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 387 non-ADUs proposed, the Ordinance-required contribution is \$369,585. *Proffer 9a* adequately addresses this Ordinance requirement.

The \$955 per unit funds required by Ordinance offset only a portion of the impact to provide recreational facilities for the new residents generated by this development. Typically, a large portion if not all of the Ordinance-required funds are used for outdoor recreational amenities onsite, such as the proposed tot lot and seating areas. As a result, the Park Authority is not compensated for the increased demands caused by residential development for other recreational facilities that the Park Authority must provide (such as ballfields and recreation centers) that the Comprehensive Plan has identified as deficient in this Planning District.

In order to offset the additional impact caused by the proposed development, the applicant should provide an additional amount to the Park Authority for recreational facility

development at one or more of our sites located within the service area of this development. The applicant has proffered, in *Proffer 9b*, \$3,000 per newly constructed market rate unit to the FCPA for the construction of recreational facilities within the Laurel Hill area. This contribution currently amounts to \$918,000. This contribution brings the Applicants total recreation investment in the Laurel Hill area to \$1,287,585 and will significantly contribute to aiding the Park Authority in addressing the existing recreational facility deficiencies in this planning district.

cc: Mike Kane, Director, Fairfax County Park Authority
Kirk Holley, Manager, Planning and Land Management Branch
Michael Rierson, Manager, Natural Resource Protection Group
Doug Petersen, Senior Right of Way Agent, FCPA
Jenny Pate, Trails Planner, FCPA
Scott Sizer, Plan Review, Planning and Land Management Branch
Chron Binder
File Copy

Date: 3/12/03

Case # RZ-02-MV-040
(Revised) 3/12/03

Map: 107-1

PU 1143

Acreage: 45.21

Rezoning

From : R-C **To:** PDH-12

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	9/30/02 Capacity	9/30/02 Membership	2003-2004 Membership	Memb/Cap Difference 2003-2004	2007-2008 Membership	Memb/Cap Difference 2007-2008
Halley 1356	K-6	834	892	915	-81	1150	-316
Hayfield 1181	7-8	1100	1395	1384	-284	1540	-440
Hayfield 1180	9-12	2125	2335	2478	-353	2812	-687

- 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	GA	90	0	0	-	-	-	0	0	
	RT	32	0	0	-	-	-	0	0	
	SF	149	0	0	-	-	-	0	0	
7-8	GA	90	0	0	-	-	-	0	0	
	RT	32	0	0	-	-	-	0	0	
	SF	149	0	0	-	-	-	0	0	
9-12	GA	90	0	0	-	-	-	0	0	
	RT	32	0	0	-	-	-	0	0	
	SF	149	0	0	-	-	-	0	0	

Source: FY 2004-2008, 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 upon the draft proffers for this development it is understood that these units, and 136 independent living units, would marketed to households where at least one member was over 55 years of age. It is further understood that no persons under age 18 would be allowed to live in these units. Consequently, a cash proffer for schools is not requested at this time.

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: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: November 25, 2002

FROM: Lana Tran (Tel: 324-5008)
Wastewater Planning & Monitoring Division
Wastewater Management Program, DPWES

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ/FDP 2002-MV-040
Tax Map No. 106-4- /01//0054

The above-referenced area is outside of the approved sewer service area (ASSA). Therefore, the Health Department should address all issues related to the on-site sewage disposal.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

April 8, 2003

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

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ
2002-MV-040 and Final Development Plan FDP 2002-MV-040

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 #19, Lorton
2. After construction programmed for FY 20___, this property will be serviced by the fire station planned for the _____.
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.

FAIRFAX COUNTY WATER AUTHORITY

8570 EXECUTIVE PARK AVENUE - P.O. BOX 1500

MERRIFIELD, VIRGINIA 22116-0815

PLANNING AND ENGINEERING DIVISION
C. DAVID BINNING, P.E., DIRECTORTELEPHONE
(703) 289-6325FACSIMILE
(703) 289-6382

November 25, 2002

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 02-MV-040
FDP 02-MV-040
Water Service Analysis

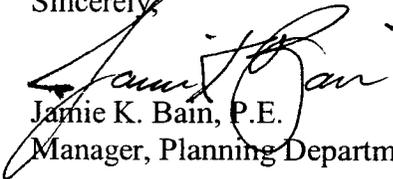
Dear Ms. Byron:

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 County Water Authority service area.
2. Adequate domestic water service is not available at this site. The appropriate water main alignment is contingent on the proposed water mains with the new high school and Laurel Hill development. See enclosed property map. The Generalized Development Plan has been forwarded to Plan Control for distribution to Engineering Firm.
3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to satisfy fire flow required and accommodate water quality concerns.

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

Sincerely,



Jamie K. Bain, P.E.
Manager, Planning Department

Enclosures (as noted)

PIPE MATERIAL LEGEND

- A.C.P.
- C.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

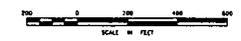
CONTOUR INTERVAL 5-FOOT

97-4	98-3	98-4
106-2	107-1	107-2
106-4	107-3	107-4

NOVEMBER 2002

FAIRFAX COUNTY
 SECTION

107-1



USERS NOTING ERRORS OR OMISSIONS ON THIS MAP, PLEASE CONTACT SYSTEM MAPPING, FCWA



FAIRFAX COUNTY
DEPARTMENT OF PLANNING AND ZONING
MEMORANDUM

DATE: 24 March 2003

TO: VDHR, LHS and GSA

FROM: Linda Cornish Blank, Historic Preservation Planner

SUBJECT: The Fairfax County Architectural Review Board (ARB) action on ARB-02-LOR-01, a proposal to redevelop a portion of the former Lorton Correctional Facility as "Spring Hill Senior Campus"

The ARB took the following action on ARB-02-LOR-01, at a special meeting on March 20, 2003. You are being notified of this action in accordance with the Memorandum of Agreement. Please note the following is not a verbatim transcript and is subject to minor changes with approval of the meeting minutes by the ARB.

Approval action on the following:

- 1) Recommendation on rezoning application, RZ 2002-MV-040. Re-zone 46.8 acres from R-C to PDH-12.
- 2) Recommendation on Conceptual/Final Development Plan, FDP 2002-MV-040. Conceptual/Final Development Plan for Spring Hill Senior Campus dated and signed 3/14/03. For the configuration/layout of development---buildings (type, and location of building type), street location and pattern, parking areas, open space, landscape, and development pattern. Demolition is dealt with in recommendations #5 and #8 of this action. Architecturals are dealt with in recommendation #6 of this action.
- 3) Recommendation on Pump station, 2232-VO3-3 for the general location and design, materials, and appearance. As in proposed proffer #12, Sanitary Sewer, dated March 14, 2003 and Application 2232-VO3-3 for material and landscaping and general location.
- 4) Recommendation on greenway. For the location, trail and concept as shown on the plan presented by the Fairfax County Park Authority (FCPA) as an informational item to the ARB on March 13. (FCPA will submit programming & design elements in the future for review & action.) Detailed landscaping, lighting & site features subject to future ARB review & approval.
- 5) Recommendation on site preparation. Action on six elements:
 - i) Demolition of the culinary arts building or "dog house", # R-40 and shown as contributing on draft map dated December 12, 2002 based on the listing in the *Historic Structures Determination of Eligibility Report Lorton Correctional Complex* January 2000 and in-keeping with the Memorandum of Agreement.

Photographic documentation to HABS standards as specified in the Memorandum of Agreement, stipulation #9.

- ii) Demolition of non-contributing buildings: Shown as non-contributing on draft map dated December 12, 2002 based on the listing in the *Historic Structures Determination of Eligibility Report Lorton Correctional Complex* January 2000 and in-keeping with the Memorandum of Agreement which are within both the eligible district and the proposed development. Buildings are: R-31, R-32, R-35, R-42, R-50, R-51, R-53, R-64, R-65, R-69, R-79, R-80, R-90, M-1, M-02, M-04, M-05 and other non-contributing unnumbered and unlabeled structures and/or buildings that appear on the map cited above such as the water tower.
- iii) Archeological assessment: Attached December 14, 2002 letter and map from Mike Johnson, Archeologist.
- iv) Clearing and grading: Conceptual/Final Development Plan for Spring Hill Senior Campus dated and signed 3/14/03. Modify the Conceptual/Final Development Plan, FDP 2002-MV-040, to show retention of Guard tower #2, # R-55 and to eliminate Guard tower #2, # R-55 from being shown as cleared and graded.
- v) "Protection" of contributing buildings to be rehabbed/reused: Five buildings proposed for adaptive reuse: Dormitories #15-18 and the Commissary, #s R-70, R-71, R-72, R-73 and R-66 shown as contributing on draft map dated December 12, 2002 based on the listing in the *Historic Structures Determination of Eligibility Report Lorton Correctional Complex* January 2000 and in-keeping with the Memorandum of Agreement, stipulation #5.
- vi) "Protection" of contributing buildings not approved for demolition: One building was not approved for demolition: Guard tower #2, # R-55 shown as contributing on draft map dated December 12, 2002 based on the listing in the *Historic Structures Determination of Eligibility Report Lorton Correctional Complex* January 2000 and in-keeping with the Memorandum of Agreement, stipulation #5. (see Recommendation #8)

If the building foundation is concrete, from the base of the foundation draw a 45 degree angle to determine the "line of protection". (for rock or rubble foundation one must draw a larger "line of protection". All grading and/or site plans (including a rough grading plan) should clearly stipulate on the plan the "line of protection" around buildings #s R-70, R-71, R-72, R-73, R-66 and R-55 and these buildings clearly be marked on the plans that they are to be retained. Surface grading, 6" to 12" is not subject to this requirement.

6) Recommendation on site development. Action on four elements:

- i) Design for new construction: Concept design as generally represented in the illustratives with building orientation, bulk, and scale shown on Conceptual/Final Development Plan for Spring Hill Senior Campus dated and signed 3/14/03.
- ii) Design features of new construction including but not limited to fenestration, materials, textures, color, architectural features, finishes, lighting, building elements, elevations, signs, site features, landscaping and fencing will be submitted to the Fairfax County Architectural Review Board for review and

approval in accordance with the provisions of the Fairfax County Zoning Ordinance, the Memorandum of Agreement and the Proffers dated March 14, 2003 #7, Design/Architecture.

- iii) Rehabilitation and alterations to existing buildings planned for adaptive reuse: Five buildings proposed for adaptive reuse: Dormitories #15-18 and the Commissary, #s R-70, R-71, R-72 and R-73 and R-66 shown as contributing on draft map dated December 12, 2002 based on the listing in the *Historic Structures Determination of Eligibility Report Lorton Correctional Complex* January 2000 and in-keeping with the Memorandum of Agreement, Stipulation #5 will be in keeping with the *Secretary of the Interior's Standards for Rehabilitation*.
- iv) Design for rehabilitation of existing buildings will be submitted to the Fairfax County Architectural Review Board for review and approval in accordance with the provision of the Fairfax County Zoning Ordinance, the Memorandum of Agreement and the Proffers dated March 14, 2003 #15, Heritage Resources.

7) Recommendation to amend Proffers, dated March 14, 2003.

- i) Insert in proffer #7a.: after the words *building elements*) the word *elevations*.
- ii) Create a new proffer #10c.: The requirement that exterior design changes are subject to ARB review and approval shall be included in the HOA documents prepared for the Application Property in accordance with the MOA and the determination that the area is within the Eligible Historic District at Lorton.

Denial action on the following:

8) Demolition of Guard tower #2, # R-55. Recommendation to deny demolition of Guard tower #2, # R-55 and shown as contributing on draft map dated December 12, 2002 based on the listing in the *Historic Structures Determination of Eligibility Report Lorton Correctional Complex* January 2000 and in-keeping with the Memorandum of Agreement. The demolition is denied with the understanding that the applicant may return at a future date for reconsideration of pending possible input from the community and/or interested parties for the reuse of the structure no earlier than four (4) months from date of this action. (This is essentially a moratorium to allow for research and contemplation, time for more study, more input and data gathering.)

Motion to modify the Conceptual/Final Development Plan, FDP 2002-MV-040, to show retention of Guard tower #2, # R-55 subject to the understanding that the applicant may return at a future date for reconsideration pending possible input from the community and/or interested parties for the reuse of the structure no earlier than four (4) months from date of this action.

cc: ARB members
KSI, applicant
County staff

Attachment (1)

PART 1 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.

September 9, 2002

BOARD OF SUPERVISORS' ADOPTED
PLAN TEXT

Replace Appendix 9 of the Land Use Element of the Policy Plan (Pages 47 through 49) with the following:

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 in the zoning district if the site were developed as a conventional subdivision. See 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

A&F	Agricultural & Forestal District	PD	Planning Division
ADU	Affordable Dwelling Unit	PDC	Planned Development Commercial
ARB	Architectural Review Board	PDH	Planned Development Housing
BMP	Best Management Practices	PFM	Public Facilities Manual
BOS	Board of Supervisors	PRC	Planned Residential Community
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	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPWES	Department of Public Works and Environmental Services	TMA	Transportation Management Association
DPZ	Department of Planning and Zoning	TSA	Transit Station Area
DU/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPWES
FAR	Floor Area Ratio	VC	Variance
FDP	Final Development Plan	VDOT	Virginia Dept. of Transportation
GDP	Generalized Development Plan	VPD	Vehicles Per Day
GFA	Gross Floor Area	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	ZAD	Zoning Administration Division, DPZ
Non-RUP	Non-Residential Use Permit	ZED	Zoning Evaluation Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZPRB	Zoning Permit Review Branch
PCA	Proffered Condition Amendment		