APPLICATION ACCEPTED: February 24, 2011
APPLICATION AMENDED: June 17, 2011
PLANNING COMMISSION: July 7, 2011
BOARD OF SUPERVISORS: July 26, 2011 @ 3:30 PM

County of Fairfax, Virginia

CRA

June 22, 2011

STAFF REPORT

APPLICATIONS PCA/FDPA 2005-PR-041-2

PROVIDENCE DISTRICT

APPLICANT:	Eskridge (E & A) LLC
PRESENT ZONING:	PDC, PRM
REQUESTED ZONING:	PDC, PRM
ACREAGE:	21.99 acres
PARCEL(S):	49-3 ((37)) C, D, F, G and J
FAR:	1.90 (PDC portion of PCA/FDPA area) 1.93 (PRM portion of PCA/FDPA area) 1.39 overall, (Original Rezoning area)
OPEN SPACE:	27% overall
PLAN MAP:	Mixed Use
RZ PROPOSALS:	The FDPA application seeks to amend the approved Conceptual/Final Development Plan (CDP/FDP) associated with RZ 2005-PR-041, previously approved for mixed use development consisting of residential, theater, office, hotel and retail uses with an overall floor area ratio (FAR) of 1.39 (including bonus density associated with affordable dwelling units and workforce housing) to allow single family attached dwellings, multifamily

William O'Donnell

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Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
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residential, hotel, office, retail and associated site modifications on Parcels G, H and I of the overall Merrifield Town Center property. No change to the overall FAR of 1.39 is proposed.

The PCA application seeks to modify proffers associated with RZ 2005-PR-041 to allow the proposed FDPA site modifications and to modify the previously approved proffers associated with residential uses on a 21.99 acre portion of the overall Merrifield Town Center property. No change to the overall FAR of 1.39 is proposed.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 2005-PR-041-2 subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of CDPA 2005-PR-041-2 subject to the development conditions in Appendix 2 of this report.

Staff recommends approval of FDPA 2005-PR-041-2 subject to the development conditions in Appendix 3 of this report.

Staff recommends approval of a modification of the private street limitations of Section 11-302 of the Fairfax County Zoning Ordinance.

Staff recommends approval of a modification of the loading space requirements for Multi-Family dwelling units and office space in favor of that depicted on the CDPA/FDPA.

Staff recommends approval of a modification of the transitional screening and a waiver of the barrier requirements to the south, east and internal to the site in favor of the treatments depicted on the CDPA/FDPA.

Staff recommends approval of a modification of the transitional screening and a waiver of the barrier requirements between uses within the site zoned PDC and PRC in favor of the treatments depicted on the CDPA/FDPA.

Staff recommends approval of a waiver of the four (4) foot peripheral parking lot landscaping requirement north of Parcel G, West of Parcel C and E, and along the southerly and easterly property lines.

Staff recommends approval of a waiver to locate underground stormwater management facilities for all residential development, subject to Waiver #0561-WPFM-002-3.

Staff recommends approval of a waiver of the service drive along the Lee Highway frontage.

Staff recommends that the Board of Supervisors direct the Director of DPWES to approve a modification of the parking geometric standards to allow for 75 degree angled parking spaces within parking structures.

Staff recommends approval of a modification to allow residential as a secondary use consisting of up to 76% of the principal uses in the PDC District pursuant to Sec. 6-206 of the Fairfax County Zoning Ordinance.

Staff recommends approval of a modification of Par. 3 of Sec. 18-201 of the Fairfax County Zoning Ordinance which would require the provisions of further inter-parcel access in addition to that indicated on the CDPA/FDPA.

Staff recommends approval of a modification of Par. 4 of Sec. 17-201 of the Fairfax County Zoning Ordinance for dedication and construction of widening for existing roads, existing roads on new alignments, and proposed roads along Lee Highway as indicated in the Comprehensive Plan or as required by the Director to that shown on the CDPA/FDPA and as proffered.

Staff recommends approval of a modification of the proposed trail along Lee Highway shown on the Comprehensive Plan Trails Map to that shown on the CDPA/FDPA.

Staff recommends that the Board of Supervisors direct the Director of DPWES to approve a modification of the PFM and Par. 12 of Sec 11-102 of the Fairfax County Zoning Ordinance to allow for the projection, by no more than 4% of the stall area, of structural columns into parking stalls in parking structures.

Staff recommends that the Board of Supervisors direct the Director of DPWES to waive the PFM on-site stormwater detention requirements, in favor of providing stormwater management off-site in the Merrifield Town Center vault.

Staff recommends approval of a modification of the PDC standards to permit residential uses to exceed 50 percent of the total gross floor area.

Staff recommends approval of a modification of the 200 square foot minimum privacy yard requirement for single family attached dwellings in favor of that shown on the CDPA/FDPA.

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

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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 or TTY 711 (Virginia Relay Center).

Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice.
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Proffered Condition Amendment

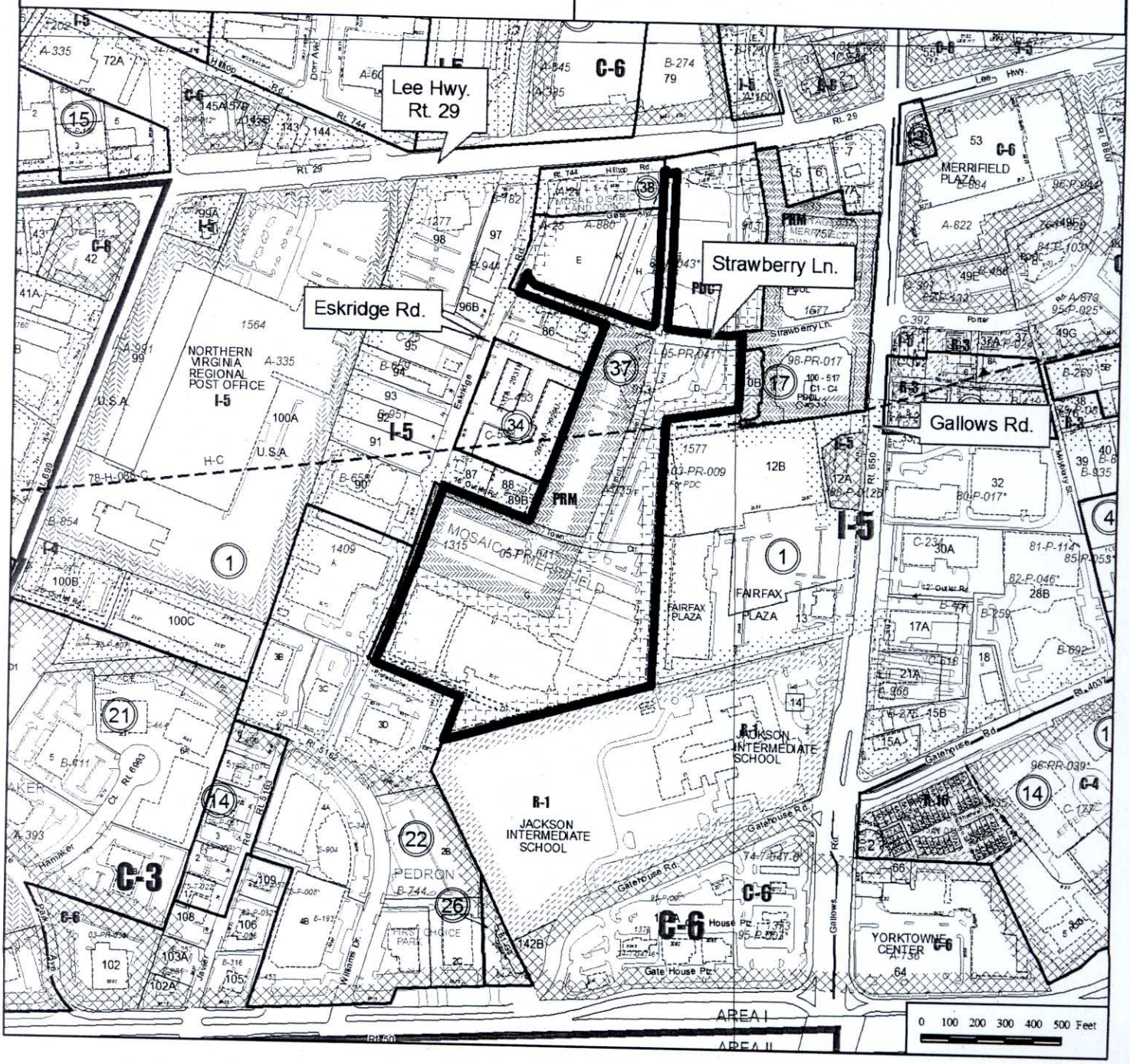
PCA 2005-PR-041-02

Applicant:	ESKRIDGE (E & A), LLC
Accepted:	02/24/2011- AMENDED 06/17/2011
Proposed:	AMEND RZ 2005-PR-041 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT SINGLE FAMILY ATTACHED DWELLINGS AND SITE MODIFICAITONS
Area:	21.99 AC OF LAND; DISTRICT - PROVIDENCE
Located:	EAST SIDE OF ESKRIDGE ROAD APPROXIMATELY 350 FEET NORTH OF ITS INTERSECTION WITH WILLIAMS DRIVE AND SOUTH OF LEE HIGHWAY
Zoning:	PDC
Overlay Dist:	CRA
Map Ref Num:	049-3- /37/ / C /37/ / D /37/ / F /37/ / G /37/ / J

Final Development Plan Amendment

FDPA 2005-PR-041-02

Applicant:	ESKRIDGE (E & A), LLC
Accepted:	02/24/2011- AMENDED 06/17/2011
Proposed:	AMEND FDP 2005-PR-041 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT SINGLE FAMILY ATTACHED DWELLINGS AND SITE MODIFICATIONS
Area:	21.99 AC OF LAND; DISTRICT - PROVIDENCE
Located:	EAST SIDE OF ESKRIDGE ROAD APPROXIMATELY 350 FEET NORTH OF ITS INTERSECTION WITH WILLIAMS DRIVE AND SOUTH OF LEE HIGHWAY
Zoning:	PDC
Overlay Dist:	CRA
Map Ref Num:	049-3- /37/ / C /37/ / D /37/ / F /37/ / G /37/ / J



PCA 2005-PR-041-2

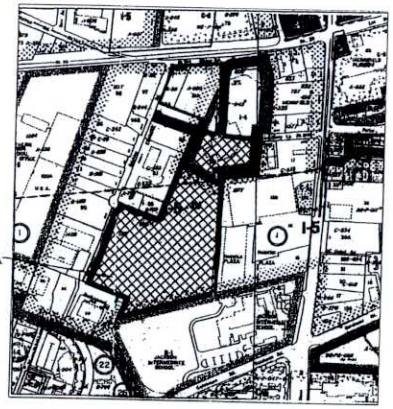
MERRIFIELD TOWN CENTER

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT, FINAL DEVELOPMENT PLAN AMENDMENT, AND PROFFER CONDITION AMENDMENT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

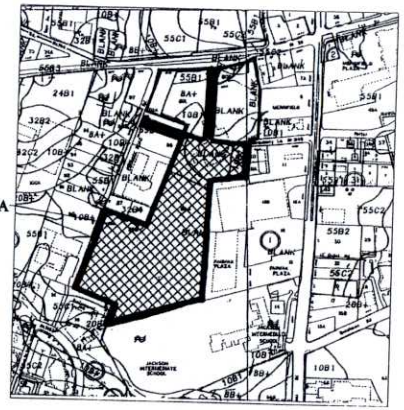
DECEMBER 7, 2005
REV. APRIL 7, 2006
REV. APRIL 27, 2006
REV. OCTOBER 2, 2006
REV. NOVEMBER 6, 2006
REV. DECEMBER 15, 2006
REV. JANUARY 12, 2007
REV. MARCH 08, 2007
REV. JUNE 01, 2007
REV. JULY 16, 2007
REV. AUGUST 22, 2007
REV. OCTOBER 1, 2007
REV. JUNE 08, 2010
REV. AUGUST 16, 2010
REV. AUGUST 23, 2010
REV. OCTOBER 11, 2010
REV. NOVEMBER 5, 2010
REV. DECEMBER 3, 2010
REV. DECEMBER 17, 2010
REV. JANUARY 10, 2011
REV. APRIL 15, 2011
REV. MAY 13, 2011
REV. JUNE 2, 2011
REV. JUNE 17, 2011

AREA SUBJECT TO PCA



VICINITY MAP
SCALE: 1"=500'

AREA SUBJECT TO PCA



SOIL MAP
SCALE: 1"=500'

TM NO. 49-3 ((37)) PARCELS C, D, F, G AND J

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TRAFFIC ENGINEER
WELLS AND ASSOCIATES, INC
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SUITE 600
MCLEAN, VIRGINIA 22102
CONTACT: MS. ROBIN ANTONUCCI
(703) 365-9262

EDENS&AVANT

PROPERTY OWNERS/APPLICANT
ESKRIDGE (E&A) LLC
1901 MAIN STREET, SUITE 900
COLUMBIA, SC 29201
(PARCELS 49-3-((1))-81A,82A)
CONTACT: MR. STEVE TEETS

NOTE:
FOR THE PURPOSE OF THIS PLAN AMENDMENT WHICH INCLUDES REVISIONS TO PARCELS G, H, I, AND J, THE DESIGNATION OF "UNCHANGED" IS INTENDED TO EXPRESS THE FACT THAT THE SHEET HAS NOT BEEN REVISED EXCEPT FOR POTENTIALLY THE SHEET TITLE, NARRATIVE/TABLE TITLES, AND DATES.

67 TOTAL SHEETS INCLUDING ALPHA-NUMERIC SHEETS

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic No. 31708
6/17/11
PROFESSIONAL ENGINEER

JOB NUMBER 6575
SHEET 1 OF 48

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A. NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN ("CDP/FDP") WAS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS PARCELS 49-3 ((1))-80A, 80B, 80C, 81A, 82A AND PORTIONS OF HILLTOP ROAD AND ESKRIDGE ROAD WHICH HAVE BEEN VACATED. THE PROPERTY WAS ZONED I-4, I-5 AND H-C AND IS LOCATED WITHIN THE "MERRIFIELD REVITALIZATION AREA." THIS APPLICATION REAFFIRMS THE PREVIOUS REZONING OF THE APPROXIMATELY 31.37 ACRE SITE (WHICH IS NOW MADE UP OF PARCELS 49-3 ((1)) 80E, 80F, 81A, 82A, AND 82B INCLUDING DENSITY CREDIT) TO THE "PLANNED DEVELOPMENT COMMERCIAL DISTRICT" (PDC) (23.83 ACRES NOT INCLUDING DENSITY CREDIT) AND PLANNED RESIDENTIAL MIXED USE DISTRICT (PRM) (7.08 ACRES NOT INCLUDING DENSITY CREDIT), SUBJECT TO PROFFERED CONDITIONS TO BE PROVIDED UNDER SEPARATE COVER.
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VIKA, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET.
4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA, INC. THE BOUNDARY INFO WAS FIELD RUN ON SEPTEMBER 15, 2005 (REFERENCE: CERTIFIED PLAT SUBMITTED UNDER SEPARATE COVER).
5. THE PROPERTY IS LOCATED IN PLANNING AREA 1, LAND UNIT F, OF THE TOWN CENTER CORE OF THE MERRIFIELD SUBURBAN CENTER AREA OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND IS PLANNED AS THE TOWN CENTER.
6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE TO SERVE THE DEVELOPMENT.
7. STORMWATER MANAGEMENT FACILITIES WILL BE CONSTRUCTED ON THE SITE IN UNDERGROUND STORMWATER MANAGEMENT FACILITIES. THEY WILL BE MAINTAINED ACCORDING TO THE APPLICABLE ORDINANCES AND PRACTICES OF FAIRFAX COUNTY UNLESS WAIVED OR MODIFIED BY THE DIRECTOR OF DPW & ES. ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA WILL BE PROVIDED. STORMWATER MANAGEMENT / BEST MANAGEMENT PRACTICES (SWM/BMP) WILL BE PROVIDED ON-SITE IN UNDERGROUND FACILITIES IN ACCORDANCE WITH COUNTY DPWES REQUIREMENTS. GENERAL DETAILS OF SUCH SWM FACILITIES ARE PROVIDED ON SHEET 42 - 46. A WAIVER TO ALLOW STORMWATER DETENTION AND WATER QUALITY REQUIREMENTS TO BE SATISFIED BY AN UNDERGROUND SYSTEM IN A RESIDENTIAL AREA WAS APPROVED WITH THE PREVIOUS REZONING AND IT IS REQUESTED THE BOARD REAFFIRM SAID WAIVER.
8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
9. TO THE BEST OF OUR KNOWLEDGE, THE USES PRESENTED HEREON WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA / DEPARTMENT OF WASTE MANAGEMENT VR 672.10 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS, PART 280.
10. THE EXISTING MOVIE THEATER BUILDING, DELINEATED ON SHEET 4, WAS CONSTRUCTED IN 1986 AND A NEW MOVIE THEATER WILL BE CONSTRUCTED ELSEWHERE ON SITE. THE EXISTING BUILDING ON PARCEL (TMP 49-3-((1))-81A HAS BEEN DEMOLISHED.
11. NO FLOODPLAIN, ENVIRONMENTAL QUALITY CORRIDOR OR RESOURCE PROTECTION AREAS EXIST ON THE SUBJECT PROPERTY. (SEE CDP/FDP)
12. THERE IS A PROPOSED TRAIL INDICATED ALONG THE ROUTE 29 FRONTAGE OF THIS PROPERTY AS SHOWN ON THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
13. LIMITS OF CLEARING AND GRADING SHOWN ON THE CDP/FDP ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING. THE DEVELOPMENT OF THE SITE WILL BE IN GENERAL CONFORMANCE WITH THESE LIMITS. FINAL LIMITS OF CLEARING AND GRADING WILL TAKE INTO CONSIDERATION FINAL SITE ENGINEERING AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY URBAN FORESTER AT THE TIME OF FINAL SITE REVIEW.
14. IT IS CURRENTLY ANTICIPATED THAT PHASED CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED. THE EXACT PHASING SCHEDULE IS NOT KNOWN AT THIS TIME. BUILD-OUT WILL PROCEED IN ACCORDANCE WITH MARKET CONDITIONS SUBJECT TO LIMITATIONS CONTAINED IN THE PROFFERS. WITHIN EACH PHASE OF BUILD-OUT, INFRASTRUCTURE, AMENITIES AND DWELLING UNITS MAY PROCEED BEFORE COMPLETION OF ACTIVITY WITHIN OTHER PHASES, SO LONG AS CONSTRUCTION IS IN ACCORDANCE WITH THE PROFFERS.
15. EXCEPT AS NOTED HEREON OR IN THE PROFFERED CONDITIONS, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS. SEE SHEET 3 FOR WAIVERS AND MODIFICATIONS.
16. LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 13 OF THE ZONING ORDINANCE, UNLESS MODIFIED OR WAIVED. LANDSCAPING MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, BUT THE QUANTITIES, LEVEL OF QUALITY AND GENERAL CHARACTER WILL REMAIN CONSISTENT WITH THAT SHOWN HEREON AND AS SET FORTH IN THE PROFFERED CONDITIONS. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH THE SITE PLAN(S). THE PROPOSED LANDSCAPING WITHIN THE PUBLIC STREETS IS CONTINGENT UPON VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) APPROVAL. SEE SHEET 3 FOR WAIVERS AND MODIFICATIONS.
17. FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE AND MAY BE MODIFIED. THE SIZE AND SHAPE OF THE BUILDINGS ARE PRELIMINARY AND MAY VARY AS A RESULT OF FINAL ENGINEERING, DESIGN AND/OR FINAL DEVELOPMENT PROGRAM REFINEMENTS, PROVIDED EACH SUCH REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP. THE LOCATION OF SIDEWALKS, TRAILS AND UTILITIES SHOWN ON THE GRAPHIC ARE PRELIMINARY AND MODIFICATIONS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN, SUBJECT TO DPWES, VDOT AND/OR FCDOT APPROVAL. DENSITY AND BUILDING HEIGHTS REPRESENTED IN THE TABULATION AND/OR ON THE GRAPHIC SHEETS ARE TO BE CONSIDERED MAXIMUMS AND MINIMUMS, RESPECTIVELY. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF DWELLING UNITS AND/OR GROSS FLOOR AREA FROM THE TOTAL MAXIMUMS REPRESENTED IN THE TABULATION. BUILDING FOOTPRINT(S) AND ASSOCIATED PARKING LOT LAYOUT(S) MAY BE MODIFIED ACCORDINGLY, PROVIDED THAT THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION, AMOUNT OF LANDSCAPING AND THE MINIMUM DISTANCE TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.
18. RECREATIONAL AMENITIES PROVIDED FOR THE PROPOSED DEVELOPMENT INCLUDE, BUT ARE NOT LIMITED TO, PARKS, PLAZAS, LANDSCAPED DECKS; SWIMMING POOLS; COURTYARD GARDENS; OUTDOOR ENTERTAINMENT; WATER FEATURES; OUTSIDE EATING AREAS; AN EXTENSIVE PEDESTRIAN / BICYCLE CIRCULATION SYSTEM, INCLUDING SPECIALTY PAVING AND PEDESTRIAN CROSSWALKS; AND EXTENSIVE LANDSCAPING THROUGHOUT THE SITE, INCLUDING PERENNIAL BEDS, LAWN, AND SEATING AREAS. ADDITIONAL SITE FEATURES AND SIMILAR FEATURES SUCH AS PLAZA DEVELOPMENT, GAZEBOS, FENCING, BALCONIES, RETAINING WALLS, CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR FALLS, ROOF-TOP PLANTING AREAS NOT REPRESENTED HEREON MAY BE PROVIDED.
19. THE PROJECT WILL MEET MINIMUM PARKING REQUIREMENTS AS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE, AS DETERMINED BY THE ZONING ADMINISTRATOR AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE GRADE PARKING STRUCTURES, BELOW GRADE PARKING STRUCTURES, AND SURFACE SPACES AND, TO THE EXTENT AUTHORIZED, SURFACE SPACES ON THE ADJACENT PARCEL (TM 49-4-((1))-14). THE NUMBER OF PARKING SPACES PROVIDED HEREON MAY BE ADJUSTED AT SITE PLAN BASED ON THE FINAL DEVELOPMENT PROGRAM IN ACCORDANCE WITH PROFFERS. THE APPLICANT RESERVES THE RIGHT TO PROVIDE PARKING IN EXCESS OF THAT REQUIRED BY ARTICLE 11 AND TO SEEK PARKING REDUCTIONS AND/OR SHARED PARKING AGREEMENTS.
20. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE OR PURSUANT TO AN APPROVED COMPREHENSIVE SIGN PLAN, AS MAY BE APPROVED BY THE PLANNING COMMISSION.
21. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF PRESERVATION. (SEE CDP/FDP)
22. PARKING LOT LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH Z.O. ARTICLE 13 AS SHOWN ON SHEET 3 UNLESS WAIVED BY THE DIRECTOR OF DPW & ES.
23. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE, AND NO MAJOR UNDERGROUND UTILITY EASEMENTS ON THE PROPERTY.
24. APPLICANT RESERVES THE RIGHT TO LOCATE A TEMPORARY SALES TRAILER(S) ON THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD IN ACCORDANCE WITH SECTION 8-808 OF FAIRFAX COUNTY ORDINANCE.
25. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES.
26. THE SUBJECT PROPERTY MAY BE DEVELOPED WITH PRINCIPAL USES PERMITTED IN THE PRM AND PDC ZONING DISTRICTS AS SET FORTH IN THE PROFFERS. SEE PROFFERS OR SPECIFIC SECONDARY USES THAT MAY BE DEVELOPED ON THE SUBJECT PROPERTY. SPECIAL EXCEPTION AND SPECIAL PERMIT USES ALLOWED IN THE PRM AND THE PDC DISTRICTS SHALL BE PERMITTED AS APPROVED.
27. IT IS UNDERSTOOD THAT THE DIMENSIONS OF ALL INTERNAL PRIVATE ROADS MAY CHANGE PROVIDED THEY CONFORM TO STANDARDS SPECIFIED IN THE PUBLIC FACILITIES MANUAL (PFM), AS MAY BE MODIFIED AND AS APPROVED BY DPWES. ALL PRIVATE ROADS WILL COMPLY WITH THE FIRE MARSHAL REQUIREMENTS.
28. THE SUBJECT PROPERTY MAY BE SUBJECT TO SUBDIVISION FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING, AND PROPOSED SUBDIVISION SHOWN ON CDP/FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW & ES WITHOUT REQUIRING MODIFICATION OF THE FDP OR PRELIMINARY PLAN. THE PROJECT MAY BE PHASED AND SUBDIVIDED BETWEEN DIFFERENT OWNERSHIP GROUPS.
29. A STATEMENT OF THE PUBLIC IMPROVEMENTS THAT MAY BE PROPOSED FOR DEDICATION AND/OR CONSTRUCTION WILL BE SPECIFIED IN THE PROFFERED CONDITIONS.
30. NONE OF THE ADUS OR WORKFORCE HOUSING UNITS REQUIRED FOR THE SUBJECT PROPERTY SHALL BE REQUIRED TO BE LOCATED WITHIN HIGH-RISE RESIDENTIAL BUILDINGS. AS DETERMINED BY THE APPLICANT, THE ADUS AND WORKFORCE HOUSING UNITS FOR THE ENTIRE 31-ACRE DEVELOPMENT MAY BE LOCATED ENTIRELY WITHIN THE PRM ZONE.
31. ALL BUILDINGS TALLER THAN 95' HAVE AT LEAST TWO LEVELS OF PARKING INTEGRATED INTO THEM, WHETHER ABOVE OR BELOW GRADE.
32. BASED UPON FINAL ENGINEERING AND ARCHITECTURAL DESIGN, THE NUMBER AND/OR LOCATION OF LOADING SPACES MAY VARY FROM THAT SHOWN ON THE CDP/FDP; HOWEVER, THE MINIMUM NUMBER OF LOADING SPACES, AS MAY BE MODIFIED WITH THIS APPROVAL, SHALL BE PROVIDED. THE APPLICANT RESERVES THE RIGHT TO PROVIDE LOADING SPACES IN EXCESS OF THAT SHOWN HEREON.
33. THE TAX MAP IDENTIFICATION NUMBERS ARE LISTED FOR LAND RECORD IDENTIFICATION ONLY. ALL OTHER REFERENCES WITHIN THE PROFFERS, PLAN AND APPLICATION REFERENCE THE DEVELOPMENT PARCEL IDENTIFICATIONS.

C1. PCA/FDPA SITE AREA

THE AREA SUBJECT TO THE PCA IS 958,052 SQUARE FEET OR 21.9938 ACRES.

PRM:

MAXIMUM GFA -		595,000 SF
AREA OF APPLICATION -	308,566 S.F.	(7.0837 AC)
FAR FOR PRM -		1.93
OPEN SPACE PROVIDED -	100,000 S.F.±	(32%)±

PDC:

MAXIMUM GFA -		1,236,000 S.F.
AREA OF APPLICATION -	649,486 S.F.	(14.9101 AC)
FAR FOR PDC -		1.90
OPEN SPACE PROVIDED -	162,400 S.F.±	(25%)±

TOTALS PER THIS APPLICATION:

MAXIMUM GFA -		1,831,000 S.F.
AREA OF APPLICATION -	958,052 S.F.	(21.9938 AC)
MAXIMUM FAR -		1.91
OPEN SPACE PROVIDED -	262,400 S.F.±	(27.4%)±

C2. PCA/FDPA SITE TABULATIONS

SITE AREA (PARCELS C, D, F, G AND J)

PRM SITE AREA = 308,566 SF (7.0837 AC)
PDC SITE AREA = 649,486 SF (14.9101 AC)
TOTAL SITE AREA = 958,052 SF (21.9938 AC)

OVERALL DENSITY RANGES	
RESIDENTIAL (MULTI & SFA)	655,000 - 1,581,000
RETAIL	102,000 - 251,000
OFFICE	0 - 100,000
HOTEL	0 - 1,019,000
THEATER	20,000 - 65,000

PDC DISTRICT RANGES	
RETAIL	55,000 - 167,000
RESIDENTIAL (MULTI & SFA)	372,000 - 1,069,000
HOTEL	0 - 914,000
THEATER	20,000 - 65,000

PRM DISTRICT RANGES	
RETAIL	47,000 - 84,000
OFFICE	0 - 100,000
RESIDENTIAL (MULTI & SFA)	283,000 - 512,000
HOTEL	0 - 105,000

-AS NOTED FOR THE OVERALL SITE, THE RESIDENTIAL GFA WITHIN THE PDC DISTRICT MAY EXCEED 50% OF THE TOTAL GFA WITHIN THIS DISTRICT. THIS IS UNDERSTOOD AND IS TO BE ALLOWED - EVIDENCED BY THE APPROVAL OF THIS PCA/FDPA.

-THIS INFORMATION IS FOR THE PCA/FDPA AND IS A SUBSET OF THE OVERALL DENSITY RANGE INFORMATION. THE RANGES FOR THE OVERALL SITE STILL APPLY. OPEN SPACE, DISTRICTS SIZES, FAR, ETC SHALL BE COMPUTED BASE ON THE OVERALL SITE AND NOT THE PCA AREA SPECIFICALLY.

PARCEL IDENTIFICATION NOTE

1. THE PARCELS THAT CONSTITUTE THE OVERALL MERRIFIELD TOWN CENTER SITE TABULATIONS ARE THOSE PREVIOUSLY IDENTIFIED AS 49-3 ((1)) 80A, 80B, 80C, 80D, 81A, 82A, & 82B - CURRENTLY IDENTIFIED AS 49-3 ((37)) A-1, B, C, D, F, G & J.
2. THE PCA AREA FOR THIS APPLICATION IS A PORTION OF WHAT WAS FORMERLY PARCEL 49-3 ((1)) 80A, AND ALSO FORMERLY PARCELS 49-3 ((1)) 80E & 80F, AND IS NOW CURRENT PARCELS 49-3 ((37)) C, D, F, G & J.

B. TOTAL SITE TABULATIONS

EXISTING ZONING: PDC, PRM, AND H-C — PROPOSED ZONE: PDC, PRM, AND H-C

SITE AREA	ACRES	SF OF LAND
PARCEL 1 (80E)	23.57236	1,026,812
PARCEL 2 (80F)	3.44936	150,254
PARCEL 3 (81A)	2.18710	95,270
PARCEL 4 (82A)	1.65507	72,095
PARCEL 5 (82B)	0.05312	2,314
DENSITY CREDIT (ESKRIDGE DEDICATION) D.B. 20131 PG 0180	0.08632	3,760
DENSITY CREDIT (ESKRIDGE DEDICATION) D.B. 20085 PG 0413	0.36653	15,966
TOTAL SITE AREA:	31.36986	1,366,471 (INCLUDES DEDICATED ROW FOR WHICH DENSITY CREDIT WAS RESERVED)

DOES NOT INCLUDE DENSITY CREDIT: PRM DISTRICT AREA: 308,552 SF (7.08338 AC); PDC DISTRICT AREA: 1,038,193 SF (23.83363 AC)

UNCHANGED FROM APPROVED PLAN RZ 2005-PR-041:

	FAR	GFA
ALLOWABLE PER COMPREHENSIVE PLAN	1.20	1,639,692 (BASED ON 1,366,410 SF SITE AREA ON ORIGINAL APPROVAL)
MAXIMUM ADU BONUS DENSITY (17% PER FCZO SECTION 2-800)	0.12	165,698
MAXIMUM WORKFORCE HOUSING BONUS DENSITY	0.06	87,722
TOTAL DENSITY	1.39	1,893,112 (SEE PROFFERS)

OVERALL DENSITY RANGES (SEE PROFFERS AND NOTE 17)		
RESIDENTIAL (MULTI AND SINGLE FAMILY ATTACHED) =	550,000 - 1,205,112	GFA
RETAIL/EATING ESTABLISHMENT & RELATED USES=	370,000 - 675,000	GFA
THEATER & RELATED USES =	20,000 - 65,000	GFA
OFFICE & RELATED USES=	0 - 171,000	GFA
HOTEL & RELATED USES=	0 - 710,000	GFA
OVERALL DENSITY	1,010,000 - 1,893,112	GFA

PRM DISTRICT DENSITY RANGES (SEE PROFFERS & NOTE 17)		
RESIDENTIAL (MULTI AND SINGLE FAMILY ATTACHED) =	360,000 - 550,000	GFA
RETAIL/EATING ESTABLISHMENT & RELATED USES=	60,000 - 92,000	GFA
OFFICE AND RELATED USES =	0 - 100,000	GFA
HOTEL & RELATED USES =	0 - 75,000	GFA
PRM OVERALL DENSITY =	400,000 - 936,000	GFA

PDC DISTRICT DENSITY RANGES (SEE PROFFERS & NOTE 17)		
**RESIDENTIAL (MULTI-FAMILY) =	0 - 754,712	GFA
RETAIL/EATING ESTABLISHMENT & RELATED USES=	310,000 - 615,000	GFA
THEATER & RELATED USES =	20,000 - 65,000	GFA
OFFICE & RELATED USES=	0 - 171,000	GFA
HOTEL & RELATED USES=	0 - 635,000	GFA
PDC OVERALL DENSITY=	635,000 - 1,442,712	GFA

* ALSO APPLIES TO ALTERNATIVE LAYOUTS FOR PARCELS A & B AS DEPICTED ON SHEETS 8, 9, 13, & 14.
** WHILE FINAL GFA FOR USES SHALL BE ESTABLISHED WITH FINAL ENGINEERING PLANS, IT IS ANTICIPATED THAT THE PERCENTAGE OF RESIDENTIAL GFA WITHIN THE PDC DISTRICT MAY EXCEED 50%. THIS IS UNDERSTOOD AND IS TO BE ALLOWED BASED ON APPROVAL OF THE SUBJECT ENTITLEMENT DOCUMENT.

APPROXIMATE AVERAGE GROSS RESIDENTIAL UNIT SIZE - 1,100 GSF (SEE PROFFERS)

PDC DISTRICT	ZO REQUIREMENT	PROVIDED
MINIMUM PDC DISTRICT SIZE:	SITE MUST YIELD A MINIMUM OF 100,000 GFA	23.83 AC, DEVELOPMENT YIELDS AT LEAST 100,0000 GFA AS REQUIRED
MINIMUM PDC LOT WIDTH:	NONE	AS SHOWN
MAXIMUM PERMITTABLE BUILDING HEIGHT:	NONE	AS SHOWN
MAXIMUM PERMITTABLE BUILDING HEIGHT:	(115-FEET PER COMP PLAN)	UP TO 95-FEET, WITH UP TO THREE BUILDINGS UP TO 115 FEET
MAXIMUM PERMITTABLE FAR:	1.5 (PDC)	1.37 WITH ADUS AND ADU RELATED DENSITIES, WORKFORCE HOUSING UNITS, AND WORKFORCE HOUSING-RELATED DENSITIES AND DENSITY CREDIT (SEE PROFFERS)
REQUIRED PDC OPEN SPACE: OF DEVELOPED RECREATION AREA WHICH INCLUDES NORTH	15%	*** 23% OR ±243,000 SF(INCLUDING ±75,000 SF OR 1.7218 AC OF DEVELOPED RECREATION AREA WHICH INCLUDES NORTH PARK, 27,000 SF, AND A PORTION OF SOUTH PARK, ±11,195 SF, RESTAURANT GARDEN, 1,000 SF, AND RESIDENTIAL AMENITY AREA, 39,000 SF)

PRM DISTRICT	ZO REQUIREMENT	PROVIDED
MINIMUM PRM DISTRICT SIZE:	2 AC., PROVIDED THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN	7.08 AC
MINIMUM PRM LOT AREA:	NONE	AS SHOWN
MINIMUM PRM LOT WIDTH:	NONE	AS SHOWN
MAXIMUM PERMITTABLE BUILDING HEIGHT:	(115-FEET PER COMP PLAN)	UP TO 90 FEET - SEE SHEET 24
MAXIMUM PERMITTABLE FAR:	3.0 (PRM)	1.94 WITH ADUS AND ADU RELATED DENSITIES, WORKFORCE HOUSING UNITS AND WORKFORCE HOUSING-RELATED DENSITIES AND DENSITY CREDIT (SEE PROFFERS).
REQUIRED PRM OPEN SPACE:	20%	*** 32% OR ±100,000 SF (INCLUDING ±22,000 SF (0.5051 AC) OF DEVELOPED LANDSCAPED/HARDSCAPED RECREATION AREA WHICH INCLUDES A PORTION OF SOUTH PARK, ±10,805 SF).

*** TOTAL SOUTH PARK AREA SHALL BE 22,000 SF MIN. AT THE TIME OF FINAL ENGINEERING, THE ACTUAL DISTRIBUTION BETWEEN PDC & PRM DISTRICTS MAY VARY FROM THAT SHOWN HEREON.

MICHAEL D. BENTON Lic. No. 31758 6/17/11 — COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER

18.) REVISED 6/17/11
17.) REVISED 6/2/11

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
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RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT NOTES AND TABULATIONS

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 1/12/07
6.) REVISED 3/08/07
7.) REVISED 6/01/07
8.) REVISED 7/16/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 3/25/10
12.) REVISED 6/08/10
13.) REVISED 8/16/10
14.) REVISED 1/10/11
15.) REVISED 4/15/11
16.) REVISED 5/13/11
DATE: 12/15/05

DES. BC — DWN. BC
SCALE: AS NOTED
PROJECT/FILE NO. 6575
SHEET NO. 2 OF 48

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D. PARKING TABULATIONS (SEE SHEET 2 NOTE #19)

THE TABULATION BELOW IS FOR THE DEVELOPMENT OPTION SHOWN ON SHEETS 5-7 OF THIS CDP/FDP, NOT FOR THE DEVELOPMENT OPTIONS SHOWN ON SHEETS 8 AND 9-9B, WHICH ARE TABULATED SEPARATELY ON THOSE SHEETS. NOTE THAT AS THE DEVELOPMENT PROGRAM IS NOT CURRENTLY KNOWN, ACTUAL PARKING COUNTS MAY VARY FROM THE TABULATIONS SHOWN IN THIS CDP/FDP, AND WILL BE DETERMINED AT SITE PLAN. ALSO, PER APPROVED PARKING REDUCTION ON PHASE I DEVELOPMENT, CERTAIN PARKING IS CALCULATED SEPARATELY. SEE REDUCTION INFO.

SOUTHERN PARKING ZONE f,g

	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT a	57,500	690	690
RETAIL b	50,500	202	202
TOTAL	108,000	892	892

NORTH PARKING ZONES: EATING ESTABLISHMENT/RETAIL ALLOCATION

	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT a	43,000	516	516
RETAIL b	415,000	1,660	1,660
OFFICE d,e,f (note)	141,000	437	437
PROPOSED THEATER/ ACCESSORY USES c	20,000	170	170
HOTEL	100,203	154	154
TOTAL	719,203	2,937	2,937

RESIDENTIAL PARKING h

	GFA	UNITS @1,100 AVG GFA/UNIT	SPACES REQUIRED	SPACES PROVIDED
PARCEL C	119,900	+/-109	175	225
PARCEL E	135,300	+/-123	97	247
PARCEL F i	121,000	+/-110	176	176
PARCEL G	66,000	+/-60	96	96
PARCEL H	627,000	+/-570	912	912
PARCEL I&J j	125,400	114 SFA	308	308
	1,194,600	+/-1086 UNITS	1,864	1,964

	SPACES GFA		REQUIRED	PROPOSED
SPACES				
PROGRAM:	2,021,803		5,693	5,793

Note: Office computations assume 24,000 sf parked per (d) and 117,000 parked per (e) – as noted and allowed by proffers, final parking requirements and ratios to be established with final design

PARKING NOTES:
APPLICANT RESERVES THE RIGHT TO PURSUE A SHARED PARKING AGREEMENT, BUT UNTIL SUCH AS SUCH AGREEMENT MAY BE GRANTED BY THE BOARD OF SUPERVISORS, THE TOTAL OVERALL PARKING COUNT FOR THE SITE WILL BE AT LEAST AS LARGE AS THAT REQUIRED BY THE ORDINANCE.

THE PROPOSED DEVELOPMENT SHALL BE CONSIDERED A SHOPPING CENTER PER 11-104.23 OF THE ZONING ORDINANCE. THE TOTAL GFA FOR RETAIL, EATING ESTABLISHMENTS, THEATER, OFFICE AND HOTEL SHALL BE TALLIED IN THREE PARKING ZONES, AS ILLUSTRATED ON THIS SHEET. APPLICANT WILL DETERMINE THE EXACT RETAIL AND EATING ESTABLISHMENT PROGRAM AT SITE PLAN SUBJECT TO MAKE CONDITIONS. THEREAFTER, APPLICANT RESERVES THE RIGHT TO MODIFY THE RETAIL AND EATING ESTABLISHMENT PROGRAMS SUBJECT TO MARKET CONDITIONS.

THE SUBJECT PROPERTY IS PROPOSED TO BE REZONED PDC AND PRM. PARKING FOR PARCELS SHOWN IN THE TABULATIONS ABOVE MAY BE LOCATED IN EITHER ZONING DISTRICT.

a. EATING ESTABLISHMENT REQUIRED BY Z.O. IS ONE (1) SPACE PER FOUR (4) SEATS + ONE (1) SPACE PER TWO (2) EMPLOYEES.

b. RETAIL IN EACH OF THE TWO PARKING ZONES WILL BE PARKED IN ACCORDANCE WITH SECTION 11-104.23 (B) OR (C) OF THE Z.O.

c. THEATER REQUIRED BY Z.O IS THREE-TENTHS SPACES (0.3) SPACES PER SEAT.

d. OFFICE REQUIRED BY Z.O. IS THREE AND SIX-TENTHS (3.6) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE BUILDINGS LESS THAN 50,000 SF OF GFA.

e. OFFICE REQUIRED BY Z.O IS THREE (3.0) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE BUILDINGS BETWEEN 50,000-125,000 SF OF GFA.

f. OFFICE REQUIRED BY Z.O. IS TWO AND SIX TENTHS (2.6) SPACES PER 1000 SF OF GROSS FLOOR AREA FOR OFFICE BUILDINGS GREATER THAN 125,000 SF OF GFA.

g. HOTEL REQUIRED REQUIRED BY Z.O IS ONE (1) SPACE PER RENTAL UNIT PLUS FOUR (4) SPACES PER FIFTY (50) RENTAL UNITS, PLUS SUCH SPACES AS ARE REQUIRED FOR EATING ESTABLISHMENTS, ASSEMBLY ROOMS AND AFFILIATED FACILITIES.

h. RESIDENTIAL REQUIRED BY Z.O IS ONE AND SIX-TENTHS (1.6) SPACES PER MULTI-FAMILY DWELLING UNIT.

i. PARCEL G INCLUDES APPROXIMATELY 21 RESIDENTIAL UNITS IN CELLAR SPACE, AS DEFINED IN THE Z.O. THESE UNITS WILL BE PARKED AT A MINIMUM AT THE RATIO NOTED IN NOTE H, ABOVE.

j. RESIDENTIAL TOWNHOUSES REQUIRED BY Z.O IS TWO AND SEVEN-TENTHS (2.7) SPACES PER TOWNHOUSE UNIT.

LOADING SPACES

	REQUIRED**	PROVIDED
PARCEL A	21	2
PARCEL B	20	10
PARCEL C	4	2
PARCEL D	6	1
PARCEL E	4	2
PARCEL F	4	2
PARCEL G	6	2
PARCEL H	5	2
PARCEL I&J	0	0
	70 SPACES	23 SPACES

** (PER SECTION 11-203, THE PROVISION OF THIS PART SHALL HAVE GENERAL APPLICATIONS AS DETERMINED BY THE DIRECTOR)

** LOADING REQUIRED PER PAR. 2 OF ARTICLE 11 OF Z.O.
DWELLING, MULTIPLE FAMILY : 1 SPACE FOR THE 1ST 25,000 SF OF GFA, PLUS 1 SPACE FOR EACH ADDITIONAL 100,000 SF. EATING ESTABLISHMENT : 1 SPACE FOR THE 1ST 10,000 SF OF GFA, PLUS 1 SPACE FOR EACH ADDITIONAL 25,000 SF. RETAIL: 1 SPACE FOR THE 1ST 10,000 SF OF GFA, PLUS 1 SPACE FOR EACH ADDITIONAL 15,000 SF. OFFICE: 1 SPACE FOR THE 1ST 10,000 SF OF GFA, PLUS 1 SPACE FOR EACH ADDITIONAL 20,000 SF. PROPOSED THEATER: 1 SPACE FOR THE 1ST 10,000 SF OF GFA, PLUS 1 SPACE FOR EACH ADDITIONAL 15,000 SF. HOTEL: 1 SPACE FOR THE 1ST 10,000 SF OF GFA, PLUS 1 SPACE FOR EACH ADDITIONAL 15,000 SF.

APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL LOADING SPACES IN EXCESS OF THOSE REQUIRED / PROVIDED IN THE SUBJECT APPLICATION

PARKING REDUCTION INFORMATION:

FOR PARCELS A,B, AND, D (ALL IN THE NORTHERN ZONE) 1,970 PARKING SPACES SHALL BE REQUIRED FOR THE FIRST:

280,840 SF SHOPPING CENTER RETAIL
40,100 SF THEATRE WITH 1,800 SEATS
65,000 SF OFFICE
100,000 SF HOTEL FOR 150 GUEST ROOMS, & 2,000 SF MEETING/BANQUET FACILITIES FOR 140 SEATS
43,400 SF RESTAURANT FOR 1,302 INDOOR SEATS (977 TABLE & 325 COUNTER) WITH 217 EMPLOYEES. AN ADDITIONAL 400 OUTDOOR SEATS (TABLE) WITH 67 EMPLOYEES WILL BE ALLOWED SEASONALLY (FROM JANUARY - NOVEMBER)

BEYOND THESE AMOUNTS, ANY USE IN THE NORTHERN ZONE SHALL PARK AT THE SPECIFIED RATES - UNLESS FUTURE ADDITIONAL PARKING REDUCTIONS ARE REQUESTED.

SHOPPING CENTER PARKING EXHIBIT
NOT TO SCALE

E. PARK TABULATIONS

	SQ. FT.	AC
SOUTH PARK (PARCEL G)	+/-10,600 SF	0.243 AC
SOUTH PARK (PARCEL H)	+/-11,400 SF	0.262 AC
SOUTH PARK TOTAL	+/-22,000 SF	0.505 AC
RESTAURANT GARDEN	+/- 1,000 SF	0.023 AC
NORTH PARK*	+/-27,000 SF	0.620 AC
TOTAL	+/-50,000 SF	1.148 AC

*NOTE: IN COMBINATION WITH UNIWEST PARK AREA (+/- 16,561 SF), TOTAL NORTH PARK SIZE IS +/- 43,561 SF OR 1.00 AC.

F. TREE COVER TABULATIONS

PRM
314,911 SF PRM SITE AREA
- 170,172 SF BUILDING FOOTPRINTS FOR ZONING
= 144,739 SF ADJUSTED PRM SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM DISTRICT
= 14,474 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED IN PRM ZONE
61 TYPE IV TREES X 250SF/TREE= 15,250 SF
= 15,250 SF (10.54%) PROVIDED TREE COVERAGE

PDC
THIS TABULATION IS FOR THE BASE OPTION SHOWN ON SHEETS 5-7 OF THIS CDP/FDP. FOR OTHER OPTIONS, SEE SHEETS 8 AND 9.

1,051,499 SF PDC SITE AREA
- 580,284 SF BUILDING FOOTPRINTS FOR ZONING
= 471,215 SF ADJUSTED PDC SITE AREA
X 10% REQUIRED TREE COVERAGE IN PDC DISTRICT
- 47,122 SF REQUIRED TREE COVERAGE

189 TYPE IV TREES X 250SF/TREE= 47,250 SF
= 47,250 SF (10.03%) PROVIDED TREE COVERAGE

*PER FCZ012-0501.100

G. INTERIOR PARKING LOT LANDSCAPE TABULATIONS

PARCEL H DECK
AREA TO BE COUNTED= 38,000 SF
INTERIOR LANDSCAPING REQUIRED (5%)= 1,900 SF
TOTAL SHADE TREE COVER PROVIDED (8 TREESX250SF)=2,000 SF

NORTHERN SURFACE LOT
AREA TO BE COUNTED=9,314 SF
INTERIOR LANDSCAPING REQUIRED (5%)=466 SF
TOTAL SHADE TREE COVER PROVIDED (2 TREESX250SF)=500 SF

PARCEL A DECK, OPTION 1
AREA TO BE COUNTED= 42,897 SF
INTERIOR LANDSCAPING REQUIRED (5%)= 2,145 SF
TOTAL SHADE TREE COVER PROVIDED (9 TREESX250 SF)= 2,250 SF

PARCEL B DECK, OPTION 1
AREA TO BE COUNTED= 62,826 SF
INTERIOR LANDSCAPING REQUIRED (5%)= 3,391 SF
TOTAL SHADE TREE COVER PROVIDED (14 TREESX250 SF)= 3,500 SF

** PARCEL G DECK
AREA TO BE COUNTED= 13,500 SF
INTERIOR LANDSCAPING REQUIRED (5%)= 675 SF
TOTAL SHADE TREE COVER PROVIDED (3 TREESX250 SF)= 750 SF

** FINAL PARCEL G PARKING DECK TO BE SUBMITTED UNDER SEPARATE FDP. IF NO OPEN TO THE SKY PARKING IS PROVIDED, THEN NO PARKING LOT LANDSCAPING WILL BE REQUIRED.

SOUTHERN SURFACE LOT
AREA TO BE COUNTED= 15,155 SF
INTERIOR LANDSCAPING REQUIRED (5%)= 758 SF
TOTAL SHADE TREE COVER PROVIDED (4 TREESX250 SF)= 1,000 SF

PARCEL A DECK, OPTION 2
AREA TO BE COUNTED= 51,082 SF
INTERIOR LANDSCAPING REQUIRED (5%)= 2,554 SF
TOTAL SHADE TREE COVER PROVIDED (11 TREESX250 SF)= 2,750 SF

PARCEL B DECK, OPTION 2
AREA TO BE COUNTED= 39,408 SF
INTERIOR LANDSCAPING REQUIRED (5%)= 1,970 SF
TOTAL SHADE TREE COVER PROVIDED (8 TREESX250 SF)= 2,000 SF

H. WAIVERS AND MODIFICATIONS (PREVIOUSLY GRANTED TO BE REAFFIRMED)

1. THE APPLICANT REQUESTS A WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN PAR. 2 OF SECT. 11 - 302 OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FEET IN LENGTH.
2. PURSUANT TO SECT. 11-201 AND PAR. 4 OF SECT. 11-203 OF THE ZONING ORDINANCE, A MODIFICATION OF THE LOADING SPACE REQUIREMENTS FOR MULTIPLE FAMILY DWELLING UNITS AND OFFICE SPACE IS HEREBY REQUESTED IN FAVOR OF THAT SHOWN HEREON.
3. PURSUANT TO PAR.1 OF SECT. 13-304 OF THE ZONING ORDINANCE, A MODIFICATION OF TRANSITIONAL SCREENING AND WAIVER OF BARRIER REQUIREMENTS IS REQUESTED ALONG THE SOUTHERLY AND EASTERLY PORTIONS OF PROPERTY LINES TO THAT SHOWN HEREON. SEE SHEETS 29 THROUGH 33 FOR PROPOSED SCREENING.
4. PURSUANT TO PAR. 1 OF SECT. 13-304 OF THE ZONING ORDINANCE, THE APPLICANT REQUESTS A WAIVER OF TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BETWEEN USES WITHIN THE SITE TO BE ZONED PDC & PRM.
5. THE APPLICANT REQUESTS A WAIVER (WAIVER #0561-WPFM-002-1 -(2/14/06)) TO ALLOW STORMWATER DETENTION AND WATER QUALITY REQUIREMENTS TO BE SATISFIED BY UNDERGROUND SYSTEMS FOR ALL PROPOSED RESIDENTIAL DEVELOPMENT PURSUANT TO SECTION 6 OF SECTION 0303.8 OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM).
6. THE APPLICANT REQUESTS A WAIVER OF THE SERVICE DRIVE ALONG THE LEE HIGHWAY PROPERTY FRONTAGE. A WAIVER IS HEREBY REQUESTED BECAUSE NO SERVICE DRIVE SHOWN ON THE COMPREHENSIVE PLAN (MERRIFIELD SUBURBAN CENTER AREA) ON EITHER SIDE OF THE SUBJECT PROPERTY.
7. THE APPLICANT REQUESTS A MODIFICATION OF THE PARKING GEOMETRIC STANDARDS OF SECT.11-102.12 OF THE ZONING ORDINANCE TO ALLOW FOR 75 DEGREE ANGLED PARKING.
8. THE APPLICANT REQUESTS A MODIFICATION TO ALLOW SECONDARY USE (RESIDENTIAL) UP TO 76% OF PRINCIPAL USE IN THE PDC ZONE PURSUANT PARAGRAPH 5 OF SECTION 6-206
9. THE APPLICANT REQUESTS MODIFICATION OF SECTION 7-0802.2 OF THE PUBLIC FACILITIES MANUAL AND SECTION 11.102.12 OF THE ZONING ORDINANCE TO ALLOW FOR THE PROJECTION, BY NO MORE THAN 4% OF THE STALL AREA OF STRUCTURAL COLUMNS INTO PARKING STALLS IN PARKING STRUCTURES. SUCH PARKING STALLS SHALL COUNT TOWARD THE NUMBER OF PARKING SPACES REQUIRED BY THE ZONING ORDINANCE.
10. THE APPLICANT REQUESTS A WAIVER OF THE 4 FOOT PERIPHERAL PARKING LOT LANDSCAPE REQUIREMENT NORTH OF PARCEL G, WEST OF PARCELS C AND E, AND ALONG THE SOUTHERLY AND EASTERLY PROPERTY LINES IN ACCORDANCE WITH ARTICLE 13-202-3A AND B.
11. THE APPLICANT REQUESTS A MODIFICATION OF THE ZONING ORDINANCE SECTION 17-201-3 TO PROVIDE ANY FURTHER INTERPARCEL ACCESS BEYOND THAT INDICATED ON THE CDP/FDP.
12. THE APPLICANT REQUESTS A MODIFICATION OF ZONING ORDINANCE SECTION 17-201-4 REQUIREMENT FOR DEDICATION AND CONSTRUCTION OF WIDENING FOR EXISTING ROADS, EXISTING ROADS ON NEW ALIGNMENTS, AND PROPOSED ROADS ALONG LEE HIGHWAY AS INDICATED ON THE COMPREHENSIVE PLAN OR AS REQUIRED BY THE DIRECTOR, TO THAT SHOWN HEREON.
13. THE APPLICANT HEREBY REQUESTS A MODIFICATION OF THE MATERIALS AND WIDTH (10 FEET) OF THE PROPOSED TRAIL ALONG LEE HIGHWAY SHOWN ON THE COMPREHENSIVE PLAN TRAILS MAP TO THAT SHOWN HEREON.

I. ADDITIONAL WAIVERS AND MODIFICATIONS REQUESTED

1. PURSUANT ZONING ORDINANCE SECTIONS 6-207(2) AND 6-407(2) THE APPLICANT HEREBY REQUESTS A WAIVER OF THE 200' MINIMUM PRIVACY YARD REQUIREMENT IN FAVOR OF THAT SHOWN IN THE CDP/FDP FOR THE TOWNHOMES.
2. PURSUANT TO ZONING ORDINANCE SECTION 6-206(5), THE APPLICANT HEREBY REQUESTS A MODIFICATION OF THE MAXIMUM 50% RESIDENTIAL REQUIREMENT IN PDC DISTRICT TO BE CONSISTENT WITH THE USE BREAKDOWN SHOWN ON THE TABULATIONS.

TYPICAL REAR-LOADED TOWNHOUSE LOT
NTS

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31708
6/2/11
6/17/11
PROFESSIONAL ENGINEER

18.) REVISED 6/17/2011
17.) REVISED 6/2/11

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RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

CONCEPTUAL DEVELOPMENT
PLAN AMENDMENT
NOTES AND TABULATIONS

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 1/12/07
6.) REVISED 3/08/07
7.) REVISED 6/1/07
8.) REVISED 7/16/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 3/25/10
12.) REVISED 6/08/10
13.) REVISED 8/16/10
14.) REVISED 1/10/11
15.) REVISED 4/15/11
16.) REVISED 5/13/11
DATE: 12/15/05

DES.	DWN.
BC	BC

SCALE: AS NOTED
PROJECT/FILE NO. 6575
SHEET NO. 3 OF 48

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NOTES:

1.) THE SUBJECT PROPERTY SHOWN HEREON IS IDENTIFIED ON TAX MAP 49-3 AS TAX MAP NUMBER 49-3-01-0080A, 49-3-01-0080B, 49-3-01-0080C, 49-3-01-0081A, AND 49-3-01-0082A AND IS ZONED I-4 AND I-5.
2.) THE HORIZONTAL DATUM IS REFERENCED TO THE VIRGINIA NORTH COORDINATE SYSTEM OF 1983 (VCS83).
3.) THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF: NATIONAL AMUSEMENTS, INC., BY DEED RECORDED IN D.B. 1564 AT PG. 442, D.B. 1183 AT PG. 234, AND D.B. 17075 AT PG. 41 (PARCELS 80A, 80B AND 80C) AND ESKRIDGE (C&A), LLC, BY DEED RECORDED IN D.B. 18718 AT PG. 78 AND D.B. 18719 AT PG. 82 (PARCELS 81A AND 82A), ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
4.) THE SUBJECT PROPERTY LIES IN FLOOD ZONE "C", AREAS OF MINIMAL FLOODING AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL 515520-0010-B, DATED MAY 3, 1982.
5.) THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN EXHIBIT "A" OF THE TITLE COMMITMENT FURNISHED BY LAWYERS TITLE INSURANCE CORPORATION, COMMITMENT NO. 05-3680 WITH AN EFFECTIVE DATE OF MARCH 1, 2005.

TITLE REPORT NOTES:

TITLE REPORT FURNISHED BY LAWYERS TITLE INSURANCE CORPORATION

COMMITMENT NO: 05-3680

EFFECTIVE DATE: MARCH 1, 2005

THE FOLLOWING ITEMS APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CAN NOT BE GRAPHICALLY SHOWN DUE TO A LACK OF A METES AND BOUNDS DESCRIPTION, PLAT AND/OR SKETCH:

ITEM 7.) EASEMENTS GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY INSTRUMENTS RECORDED IN DEED BOOK 1212 AT PAGE 91, IN DEED BOOK 3136 AT PAGE 233.

ITEM 11.) STORM WATER DETENTION AGREEMENT WITH THE FAIRFAX COUNTY BOARD OF SUPERVISORS RECORDED IN DEED BOOK 8247 AT PAGE 243.

ITEM 12.) STORM DRAINAGE MAINTENANCE AGREEMENT WITH THE FAIRFAX COUNTY BOARD OF SUPERVISORS RECORDED IN DEED BOOK 8303 AT PAGE 479.

CDPA Plan, Sheet 5
FDPA Plans, Sheets 6-7
FDPA Alternate, Sheets 8 - 9A
Landscape Plans, Sheets 10 - 14
Building Elevations, Sheets 16 - 27
Street and Site Sections, Sheets 29 - 33

NOTE:

EXISTING CONDITIONS PLAN REPRESENTS EXISTING CONDITIONS AT THE TIME OF INITIAL REZONING PLAN FILING.

PARKING TABULATION:

REGULAR SURFACE SPACES	1,360
SURFACE HANDICAP SPACES	29
TOTAL SPACES	1,389

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHD BEARING	CH DISTANCE	DELTA
C1	1179.30'	153.30'	76.78'	N77°24'07"E	153.19'	7°26'50"
C2	63.00'	22.58'	11.36'	S10°12'25"W	22.32'	20°32'05"
C3	207.00'	143.22'	74.61'	N16°02'06"W	140.38'	39°38'31"
C4	187.00'	54.71'	27.62'	N85°38'39"W	54.47'	16°45'16"
C5	28.00'	52.13'	37.61'	N42°28'06"E	44.94'	106°40'14"
C6	187.00'	81.48'	41.38'	S70°21'41"E	80.83'	25°27'35"
C7	207.00'	0.69'	0.35'	S58°18'43"E	0.69'	0°11'30"
C8	30.31'	32.84'	18.24'	N51°38'28"E	31.26'	62°04'28"
C14	811.00'	108.35'	54.26'	N00°40'05"W	109.21'	7°39'17"

AREA 1
EX. DEDICATION TO PUBLIC STREET
D.B. 6810 PG. 1504
12,846 S.F. OR 0.29031 AC.
(TO BE VACATED)
PROPOSED ZONE: PDC
(SEE DETAIL)

PARCEL 2
2,909 SF OR 0.06678 AC
D.B. 6218 PG. 358
D.B. 6810 PG. 1504
(TM#49-3-1-0080B)
EX. ZONE: I-4
PROPOSED ZONE: PDC
(SEE DETAIL SHEET 1)

GALLOWS ROAD (RTE 650)

STRAWBERRY LANE (RTE 3430)

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

LEGEND

BUILDING LINE
CABLE TELEVISION CONDUIT
ELECTRICAL CONDUIT
EDGE OF PAVEMENT
FENCE LINE
NATURAL GAS CONDUIT
OVERHEAD WIRES
TELEPHONE/COMMUNICATIONS CONDUIT
PROPERTY LINES
PUBLIC UTILITIES EASEMENTS
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
WATER CONDUIT

SANITARY CLEANOUT
STORM DRAIN MANHOLE
ELECTRICAL JUNCTION BOX
ELECTRICAL MANHOLE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GAS MANHOLE
GUY POLE
GAS VALVE
LIGHT POLE
PHONE PEDESTAL
PHONE MANHOLE
UTILITY POLE

SANITARY MANHOLE
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE
TREE
CABLE TELEVISION PEDESTAL
UNKNOWN UTILITY MANHOLE
WATER METER
WATER MANHOLE
WATER VALVE
BOLLARD
SIGN POST
WOOD POST
INLETS
CURB INLET

CONC ..... CONCRETE
C&G ..... CURB AND GUTTER
BLDG ..... BUILDING
STY ..... STORY
TRY ..... ELECTRICAL TRANSFORMER
ASPH ..... ASPHALT
CSMH ..... CASCOMM
RCP ..... REINFORCED CONCRETE PIPE
CMP ..... CORRUGATED METAL PIPE
BRL ..... BUILDING RESTRICTION LINE
R/W ..... RIGHT-OF-WAY
(R) ..... RECORD INFORMATION
H.C. ..... HANDICAP RAMP

MICHAEL D. BENTON
Lic. No. 31708
6/2/11
6/7/11

17.) REVISED 6/17/2011

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RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

EXISTING CONDITIONS PLAN

VIKA REVISIONS
1.) REVISED 4/07/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 1/12/07
6.) REVISED 3/8/07
7.) REVISED 6/1/07
8.) REVISED 7/16/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 3/25/10
12.) REVISED 5/6/10
13.) REVISED 8/18/10
14.) REVISED 1/10/11
14.) REVISED 4/15/11
15.) REVISED 5/13/11
16.) REVISED 6/2/11

DATE: SEPT 22, 2005
DES. MH
DWN. KED
SCALE: 1"=100'
PROJECT/FILE NO. 6575-SV
SHEET NO. 4 OF 48

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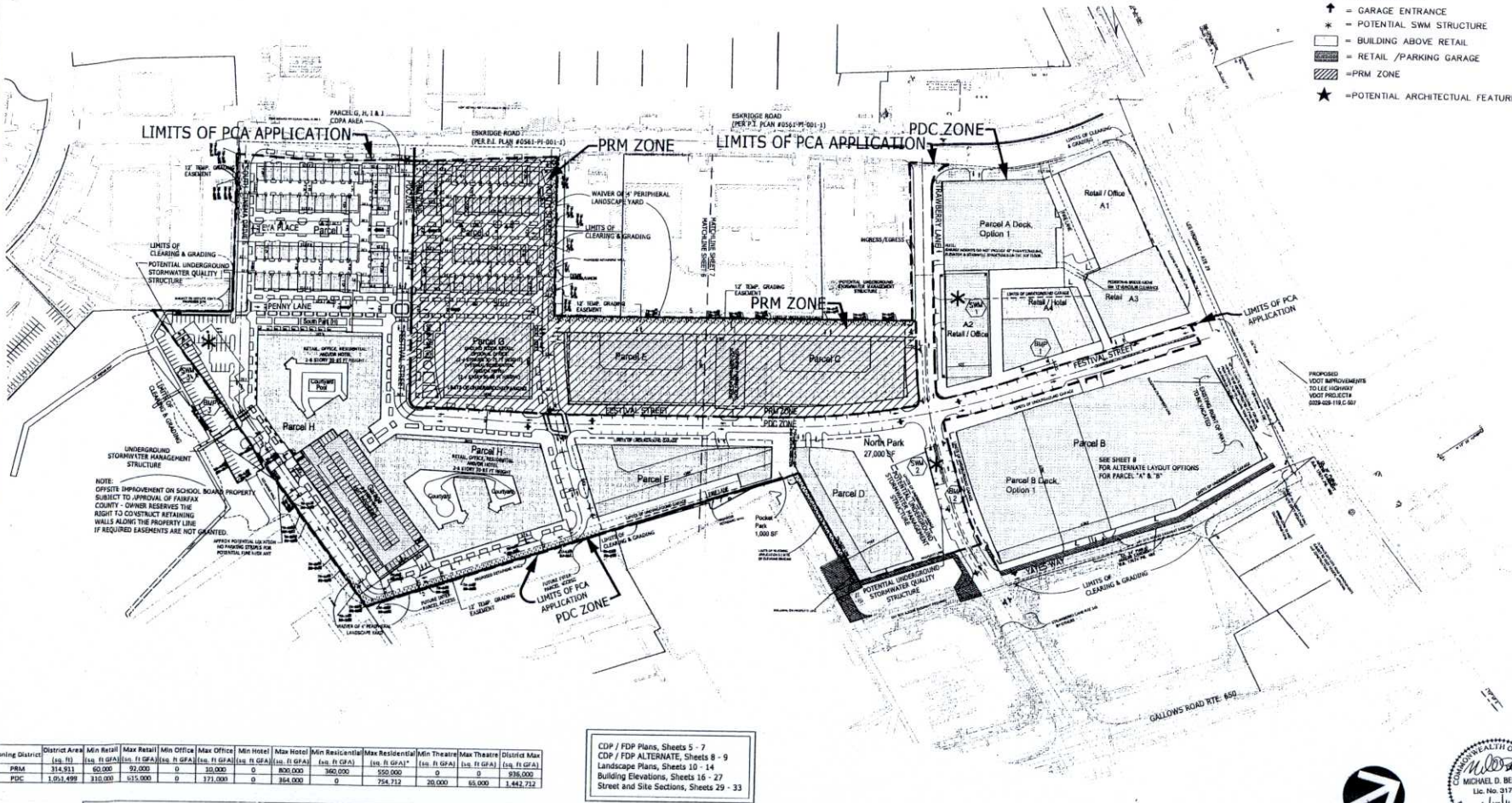

ABBREVIATIONS

R/W = RIGHT OF WAY
SF = SQUARE FEET
PI = POINT OF INTERSECTION
REST = Eating Establishment
DN = DOWN
RES = RESIDENTIAL
PKG = PARKING

LEGEND

L = LOADING AREA
= GARAGE ENTRANCE
* = POTENTIAL SWM STRUCTURE
= BUILDING ABOVE RETAIL
= RETAIL /PARKING GARAGE
= PRM ZONE
★ = POTENTIAL ARCHITECTUAL FEATURE

Zoning District	District Area (sq. ft)	Min Retail (sq. ft GFA)	Max Retail (sq. ft GFA)	Min Office (sq. ft GFA)	Max Office (sq. ft GFA)	Min Hotel (sq. ft GFA)	Max Hotel (sq. ft GFA)	Min Residential (sq. ft GFA)	Max Residential (sq. ft GFA)*	Min Theatre (sq. ft GFA)	Max Theatre (sq. ft GFA)	District Max (sq. ft GFA)
PRM	314,911	60,000	92,000	0	10,000	0	800,000	360,000	550,000	0	0	936,000
PDC	1,051,499	310,000	515,000	0	171,000	0	364,000	0	754,712	20,000	65,000	1,442,712

Overall Site												
Min Retail (sq. ft GFA)	Max Retail (sq. ft GFA)	Min Office (sq. ft GFA)	Max Office (sq. ft GFA)	Min Hotel (sq. ft GFA)	Max Hotel (sq. ft GFA)	Min Residential (sq. ft GFA)	Max Residential (sq. ft GFA)*	Min Theatre (sq. ft GFA)	Max Theatre (sq. ft GFA)	Site Max (sq. ft GFA)*
370,000	675,000	0	171,000	0	364,000	550,000	1,205,112	70,000	120,000	1,639,692

*Exclusive of ADU / Workforce Housing Bonus Density

Maximum Overall Density inclusive of ADU / Workforce Housing Bonus Density (sq. ft GFA) = 1,893,112

CDP / FDP Plans, Sheets 5 - 7
CDP / FDP ALTERNATE, Sheets 8 - 9
Landscape Plans, Sheets 10 - 14
Building Elevations, Sheets 16 - 27
Street and Site Sections, Sheets 29 - 33

*NOTE: SEE SHEET 29 FOR PROPERTY LINE SECTIONS WITH AND WITHOUT RETAINING WALL.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/17/11
PROFESSIONAL ENGINEER

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MCLEAN, VA ■ FREDERICK, MD

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
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13.) REVISED 8/16/10
14.) REVISED 1/10/11
15.) REVISED 4/15/11
16.) REVISED 5/13/11
17.) REVISED 6/02/11
18.) REVISED 6/17/11

DATE: DEC 7, 2005
DES. JFA
DWN. RJB
SCALE: 1"=100'
PROJECT/FILE NO. 6575
SHEET NO. 5 OF 48

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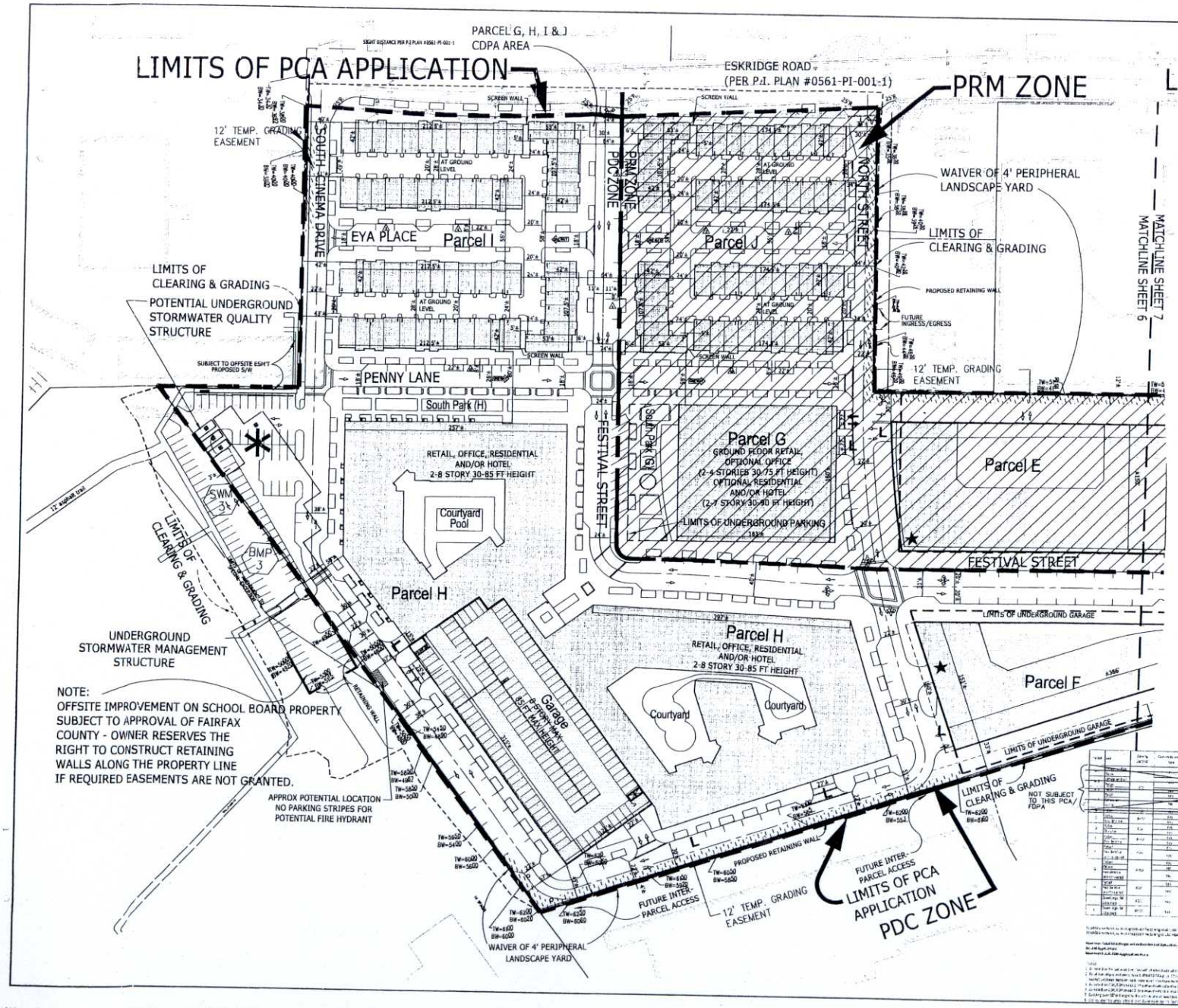

ABBREVIATIONS

R/W = RIGHT OF WAY
SF = SQUARE FEET
PI = POINT OF INTERSECTION
REST = Eating Establishment
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PKG = PARKING

LEGEND

L = LOADING AREA
= GARAGE ENTRANCE
* = POTENTIAL SWM STRUCTURE
= BUILDING ABOVE RETAIL
= RETAIL / PARKING GARAGE
= PRM ZONE
★ = POTENTIAL ARCHITECTUAL FEATURE

*NOTE: SEE SHEET 29 FOR PROPERTY LINE SECTIONS WITH AND WITHOUT RETAINING WALL.

CDP / FDP Plans, Sheets 5 - 7
CDP / FDP Alternate Plans, Sheets 8 - 9
Landscape Plans, Sheets 10 - 14
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NOTE:
GARAGE HEIGHTS DO NOT INCLUDE PARAPET/RAILING, ELEVATOR & STAIRWELL STRUCTURES ON THE TOP FLOOR.

COMMONWEALTH OF VIRGINIA
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GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

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RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN AMENDMENTS

VIKA REVISIONS

1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 01/12/07
6.) REVISED 3/8/07
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13.) REVISED 8/16/10
14.) REVISED 1/10/11
15.) REVISED 4/15/11
16.) REVISED 5/13/11
17.) REVISED 6/02/11
18.) REVISED 6/17/11

DATE: DEC 15, 2005
DES. JFA DWN. RJB
SCALE: 1"=50'
PROJECT/FILE NO. 6575
SHEET NO. 6 OF 48

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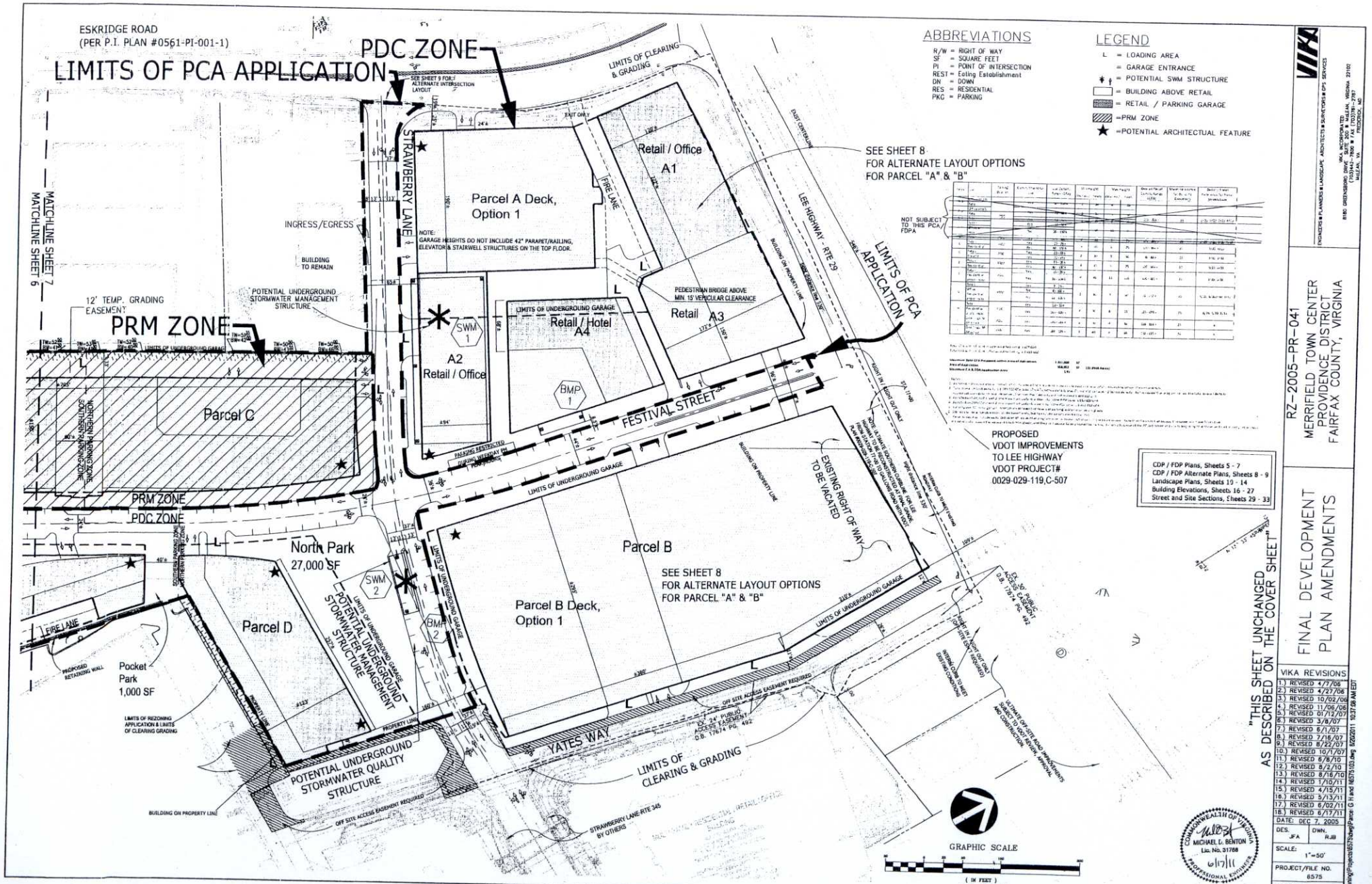

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RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN AMENDMENTS

VIKA REVISIONS
1.) REVISED 4/7/08
2.) REVISED 4/27/08
3.) REVISED 10/03/08
4.) REVISED 11/06/08
5.) REVISED 01/12/07
6.) REVISED 3/8/07
7.) REVISED 6/1/07
8.) REVISED 7/16/07
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15.) REVISED 4/15/11
16.) REVISED 5/13/11
17.) REVISED 6/02/11
18.) REVISED 6/17/11

DATE: DEC 7, 2005
DES. JFA DWN. RJB
SCALE: 1"=50'
PROJECT/FILE NO. 6575
SHEET NO. 7 OF 48

COMMONWEALTH OF VIRGINIA
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PARCEL A–OPTION 2

LEGEND

- L = LOADING AREA
- ↓↑ = GARAGE ENTRANCE
- * = POTENTIAL SWM STRUCTURE
- = BUILDING ABOVE RETAIL
- = RETAIL / PARKING GARAGE

CDP / FDP Plans, Sheets 5 - 7
CDP / FDP Alternate Plans, Sheets 8 - 9A
Landscape Plans, Sheets 10 - 14
Building Elevations, Sheets 16 - 27
Street and Site Sections, Sheets 29 - 33

Program Table for Sheet 8, Parcel A Option 2: Two Story Department Store on Parcel A Parallel to Lee Highway

Parcel	Use	Zoning District	Commitment for Use	Use Density Range (GFA)	Min. Height (Stories/Ft.)	Max. Height (Stories/Ft.)	Overall Parcel Density Range (GFA)	Sheet Reference for Building Elevations	Detail / Sheet Reference for Parcel Streetscape
A1	Retail	PDC	Yes	170 – 200 k	2 St. / 30'	1 St. / 60'	190 - 440 k	17	3/29, 4/29, 7/29, 4/30
A2	Retail Office Hotel		Yes No No	10 – 40 k 5 – 40 k 80 - 200 k	2 St. / 30'	3 St. / 95'			

Notes:
1 As noted in the table above, "retail" shall include all non-residential uses called out in the proffers, excepting office, theater and hotel.
2 Total overall project density is 1,639,092 GFA plus 17% ADU bonus density plus 7% workforce housing bonus density. As the residential program varies, the total overall density has not yet been determined. However, the maximum density will not exceed 1,895,112 GFA.
3 As noted on CDP / FDP sheet 2, the maximum potential density in the PRM is 610,000 GFA.
4 As noted on CDP / FDP sheet 2, the maximum potential density in the PDC zone is 1,442,712 GFA.
5 Buildings over 95' in height will incorporate at least two levels of parking, either at or below grade.
6 Stories shall be understood to include basements, but to exclude cellars and mezzanines.

NOTE:
REFER TO SHEETS 2 AND 3 FOR COMPLETE LIST OF NOTES, SITE TABULATIONS AND WAIVERS/MODIFICATIONS.

AFFORDABLE HOUSING TABULATIONS (FOR PARCEL B OPTION 2 ONLY

I. ASSUMPTIONS THE COMPREHENSIVE PLAN CALLS FOR TOWN CENTER DEVELOPMENT WITH AN FAR OF 1.2 FAR (OPTION 2). WITH THE 17 % BONUS DENSITY FOR PROVIDING AFFORDABLE DWELLING UNITS, THE PROPOSED DEVELOPMENT HAS AN FAR OF 1.32.

RESIDENTIAL IS COMPRISED OF A TOTAL OF 865 MULTI-FAMILY DWELLING UNITS WITH AN AVERAGE SQUARE FOOTAGE OF 1,100 (SEE PROFFERS). WITH THE ADU OF 43 (SEE PROFFERS) AND ADU BONUS OF 104 UNITS, RESIDENTIAL IS COMPRISED OF 1,012 UNITS TOTAL. THE MULTI-FAMILY BUILDINGS HAVE ELEVATORS AND STRUCTURED PARKING.

II. OVERALL DENSITY OF PROPOSAL: = 32.27 DWELLING UNITS PER ACRE @ 31.37 ACRES

III. CALCULATION OF DENSITY RANGE:
RESIDENTIAL MIX PROPORTION = 1,113,480 GFA / 1,639,892 GFA = 67.91 %

SIZE OF SITE x FAR x(RESIDENTIAL MIX %) = MAXIMUM ALLOWABLE RESIDENTIAL SQUARE FOOTAGE

UPPER END OF DENSITY RANGE:
1,386,410 GFA x 1.2 FAR x 67.91%
(1100 GFA/DU)(31.37 AC) = 32.27 DU/AC

LOWER END OF DENSITY RANGE:
(50%)(32.27 DU/AC) = 16.13 DU/AC

UPPER END OF DENSITY RANGE = 32.27 DWELLING UNITS PER ACRE
LOWER END OF DENSITY RANGE = 16.13 DWELLING UNITS PER ACRE

IV. ADU CALCULATION
FOUR STORY MULTI-FAMILY WITH ELEVATORS AND STRUCTURED PARKING (17 % BONUS PER PART 8 SECTION 2)

UPPER END OF ADJUSTED DENSITY RANGE = (32.27 DU/AC)(1.17 BONUS) = 37.76 DWELLING UNITS PER ACRE
LOWER END OF ADJUSTED DENSITY RANGE = (16.13 DU/AC)(1.17 BONUS) = 18.88 DWELLING UNITS PER ACRE

32.27 DU/AC – 16.13 DU/AC / 37.76 DU/AC – 18.88 DU/AC = 16.14 / 18.88 = 0.85 x 5 % = 4.27%

4.27% x 1,012 = 43 ADUs

NOTE: THE ABOVE CALCULATION REPRESENTS THE APPLICANT'S REQUIRED ADUS. THE APPLICANT HAS PROFFERED TO PROVIDE ADUS OF 5% OF ALL NON-BONUS MARKET-RATE RESIDENTIAL UNITS.

PARKING TABULATIONS FOR PARCEL A, OPTION 2 WITH PARCEL B, OPTION 2 (SEE SHEET 2, NOTE #19)

THE TABULATION BELOW IS FOR THE DEVELOPMENT OPTION SHOWN ON THIS SHEET OF THE CDP / FDP ONLY. NOTE THAT AS THE DEVELOPMENT PROGRAM IS NOT CURRENTLY KNOWN, ACTUAL PARKING COUNTS MAY VARY FROM THE TABULATIONS SHOWN IN THIS CDP / FDP, AND WILL BE DETERMINED AT SITE PLAN.

SOUTHERN PARKING ZONE i,g

	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT a	57,500	690	584
RETAIL b	50,500	202	171
PROPOSED THEATER/ ACCESSORY USES c	120,000	1020	1,133
TOTAL	228,000	1,888	1,888

NORTHEAST PARKING ZONES:

	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT a	36,300	436	459
RETAIL b	113,700	455	515
OFFICE d	24,000	86	86
TOTAL	174,000	977	1,060

NORTHWEST PARKING ZONES:

	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT a	5,000	60	60
RETAIL b	210,378	842	842
HOTEL g	103,000	158	158
TOTAL	318,378	1,060	1,060

RESIDENTIAL PARKING h

	GFA	UNITS @1,100 AVG GFA/UNIT	SPACES REQUIRED	SPACES REQUIRED
PARCEL B	258,000	+/-235	378	470
PARCEL C	135,658	+/-123	197	247
PARCEL E	135,658	+/-123	197	247
PARCEL F	265,000	+/-241	386	482
PARCEL G i	266,000	+/-283	421	525
PARCEL H	104,000	+/-95	152	189
	1,164,316	+/-1,080 UNITS	1,729	2,160

	GFA	SPACES REQUIRED	SPACES PROPOSED
PROGRAM:	1,884,694	5,654	6,168

PARKING NOTES:
APPLICANT RESERVES THE RIGHT TO PURSUE A SHARED PARKING AGREEMENT, BUT UNTIL SUCH TIME AS SUCH AGREEMENT MAY BE GRANTED BY THE BOARD OF SUPERVISORS, THE TOTAL OVERALL PARKING COUNT FOR THE SITE WILL BE AT LEAST AS LARGE AS THAT REQUIRED BY THE ORDINANCE.

THE PROPOSED DEVELOPMENT SHALL BE CONSIDERED A SHOPPING CENTER PER 11-104.23 OF THE ZONING ORDINANCE. THE TOTAL GFA FOR RETAIL, EATING ESTABLISHMENTS, THEATER, OFFICE AND HOTEL SHALL BE TALLIED IN THREE PARKING ZONES, AS ILLUSTRATED ON SHEET 3. APPLICANT WILL DETERMINE THE EXACT RETAIL AND EATING ESTABLISHMENT PROGRAM AT SITE PLAN SUBJECT TO MARKET CONDITIONS. THEREAFTER, APPLICANT RESERVES THE RIGHT TO MODIFY THE RETAIL AND EATING ESTABLISHMENT PROGRAMS SUBJECT TO MARKET CONDITIONS.

THE SUBJECT PROPERTY IS PROPOSED TO BE REZONED PDC AND PRM. PARKING FOR PARCELS SHOWN IN THE TABULATIONS ABOVE MAY BE LOCATED IN EITHER ZONING DISTRICT.

a. EATING ESTABLISHMENT REQUIRED BY Z.O. IS ONE (1) SPACE PER FOUR (4) SEATS + ONE (1) SPACE PER TWO (2) EMPLOYEES.

b. RETAIL REQUIRED BY Z.O. IS FOUR(4.0) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA AS DEFINED FOR A SHOPPING CENTER IN SECTION 11-104.23.B OF THE Z.O.

c. THEATER REQUIRED BY Z.O. IS THREE TENTHS (0.3) SPACES PER SEAT.

d. OFFICE REQUIRED BY Z.O. IS THREE AND SIX-TENTHS (3.6) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE BUILDINGS LESS THAN 50,000 SF OF GFA.

e. OFFICE REQUIRED BY Z.O. IS THREE (3.0) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE BUILDINGS BETWEEN 50,000–125,000 SF OF GFA.

f. OFFICE REQUIRED BY Z.O. IS THREE (3.0) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE BUILDINGS BETWEEN 50,000–125,000 SF OF GFA.

g. HOTEL REQUIRED BY Z.O. IS ONE (1) SPACE PER RENTAL UNIT PLUS FOUR (4) SPACES PER FIFTY (50) RENTAL UNITS, PLUS SUCH SPACES AS ARE REQUIRED FOR EATING ESTABLISHMENTS, ASSEMBLY ROOMS AND AFFILIATED FACILITIES.

h. RESIDENTIAL REQUIRED BY Z.O. IS ONE AND SIX-TENTHS (1.6) SPACES PER MULTI-FAMILY DWELLING UNIT.

i. PARCEL G INCLUDES APPROXIMATELY 21 RESIDENTIAL UNITS IN CELLAR SPACE, AS DEFINED IN THE ZO. THESE UNITS WILL BE PARKED AT A MINIMUM AT THE RATIO NOTED IN NOTE H, ABOVE.

TREE COVER TABULATIONS

PARCEL A OPTION 2 + PARCEL B OPTION 2
THIS TABULATION IS FOR PDC :
1,051,499 SF PDC SITE AREA
– 454,500 SF BUILDING FOOTPRINTS FOR ZONING
= 596,999 SF ADJUSTED SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM OR PDC DISTRICTS
59,700 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED IN PDC ZONE
224 TYPE IV TREES X 250SF/TREE= 56,000 SF
+ 16 TYPE IV TREES WITH ENERGY CREDIT* X375 SF/TREE =6,000 SF
62,000 SF (10.4%) PROVIDED TREE COVERAGE

* PER RC20 12-0501.10.D

THIS TABULATION IS FOR PRM
314,911 SF PRM SITE AREA
– 165,300 SF BUILDING FOOTPRINTS FOR ZONING
= 149,611 SF ADJUSTED PRM SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM DISTRICT
= 14,961 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED IN PRM ZONE
88 TYPE IV TREES X 250SF/TREE= 17,000 SF
+ 6 TYPE IV TREES WITH ENERGY CREDIT*X375 SF/TREE=2,250 SF
+ 8 TYPE III TREES X175 SF= 1,400 SF
= 20,650 SF (13.8%) PROVIDED TREE COVERAGE

PARCEL B–OPTION 2

NOTE: IF ACCESS FROM YATES WAY PUBLIC ACCESS EASEMENT IS NOT OBTAINED, BUILDING B WILL LOAD AND PARK FROM STRAWBERRY LANE.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31786
6/2/11
PROFESSIONAL ENGINEER

LEGEND

- L = LOADING AREA
- ↓↑ = GARAGE ENTRANCE
- * = POTENTIAL SWM STRUCTURE
- = BUILDING ABOVE RETAIL
- = RETAIL / PARKING GARAGE

CDP / FDP Plans, Sheets 5 - 7
CDP / FDP Alternate Plans, Sheets 8 - 9A
Landscape Plans, Sheets 10 - 14
Building Elevations, Sheets 16 - 27
Street and Site Sections, Sheets 29 - 33

Program Table for Sheet 8, Parcel B Option 2: No Department Store

Parcel	Use	Zoning District	Commitment for Use	Use Density Range (GFA)	Min. Height (Stories/Ft.)	Max. Height (Stories/Ft.)	Overall Parcel Density Range (GFA)	Sheet Reference for Building Elevations	Detail / Sheet Reference for Parcel Streetscape
B1	Retail Office Residential	PDC	Yes No No	25 - 60 k 5 - 35 k 100 - 300 k	3 St. / 30'	11 St. / 115'	130 - 600 k	21	2/29, 4/29, 3/31, 4/32
B2	Retail Office Hotel		Yes No No	30 - 75 k 100 – 145 k 80 - 200 k	2 St. / 30'	10 St. / 115'			

Notes:
1 As noted in the table above, "retail" shall include all non-residential uses called out in the proffers, excepting office, theater and hotel.
2 Total overall project density is 1,639,092 GFA plus 17% ADU bonus density plus 7% workforce housing bonus density. As the residential program varies, the total overall density has not yet been determined. However, the maximum density will not exceed 1,895,112 GFA.
3 As noted on CDP / FDP sheet 2, the maximum potential density in the PRM zone is 610,000 GFA.
4 As noted on CDP / FDP sheet 2, the maximum potential density in the PDC zone is 1,442,712 GFA.
5 Buildings over 95' in height will incorporate at least two levels of parking, either at or below grade.
6 Stories shall be understood to include basements, but to exclude cellars and mezzanines.

NOTE:
REFER TO SHEETS 2 AND 3 FOR COMPLETE LIST OF NOTES, SITE TABULATIONS AND WAIVERS/MODIFICATIONS.

18.) REVISED 6/17/2011
17.) REVISED 6/2/2011
16.) REVISED 5/13/2011

THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ALTERNATE LAYOUT PLAN

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD LEESBURG, VA

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 12/15/2006
6.) REVISED 01/12/07
7.) REVISED 3/8/07
8.) REVISED 6/1/07
9.) REVISED 7/16/07
10.) REVISED 8/22/07
11.) REVISED 10/1/07
12.) REVISED 6/08/10
13.) REVISED 8/23/10
14.) REVISED 1/10/11
15.) REVISED 4/15/2011
DATE: 12/7/05
DES. BC DWN. BC
SCALE: AS NOTED
PROJECT/FILE NO. 6575
SHEET NO. 8 OF 48

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PARCELS A OPTION 3

LEGEND

- L = LOADING AREA
- = GARAGE ENTRANCE
- * = POTENTIAL SWM STRUCTURE
- = BUILDING ABOVE RETAIL
- = RETAIL / PARKING GARAGE

CDP / FDP Plans, Sheets 5 - 7
CDP / FDP Alternate Plans Sheets 8-9A
Landscape Plans, Sheets 10 - 14
Building Elevations, Sheets 16 - 27
Street and Site Sections, Sheets 29 - 33

Program Table for Sheet 9, Parcel A Option 3: Two Story Department Store on Parcel A Parallel to Eskridge Road

Parcel	Use	Zoning District	Commitment for Use	Use Density Range (GFA)	Min. Height (Stories/Ft.)	Max. Height (Stories/Ft.)	Overall Parcel Density Range (GFA)	Sheet Reference for Building Elevations	Detail / Sheet Reference for Parcel Streetscape
A1	Retail	PDC	Yes	170 - 210 k	2 St. / 30'	4 St. / 60'	230 - 450 k	18	3/29, 4/29, 7/29, 4/30
A2	Retail Office Hotel		Yes No No	35 - 80 k 5 - 30 k 80 - 200 k	2 St. / 30'	11 St. / 115'			

Notes:
1 As noted in the table above, "retail" shall include all non-residential uses called out in the proffers, excepting office, theater and hotel.
2 Total overall project density is 1,659,692 GFA plus 17% ADU bonus density plus 7% workforce housing bonus density. As the residential program varies, the total overall density has not yet been determined. However, the maximum density will not exceed 1,893,112 GFA.
3 As noted on CDP / FDP sheet 2, the maximum potential density in the PRM zone is 610,000 GFA.
4 As noted on CDP / FDP sheet 2, the maximum potential density in the PDC zone is 1,442,712 GFA.
5 Buildings over 95' in height will incorporate at least two levels of parking, either at or below grade.
6 Stories shall be understood to include basements, but to exclude cellars and mezzanines.

TREE COVER TABULATIONS

THIS TABULATION IS FOR PDC

PARCEL A OPTION 3 + PARCEL B OPTION 2

1,051,499 SF PDC SITE AREA
\- 506,700 SF BUILDING FOOTPRINTS FOR ZONING
= 544,799 SF ADJUSTED SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM OR PDC DISTRICTS
54,480 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED
186 TYPE IV TREES X 250SF/TREE= 46,500 SF
\+ 25 TYPE IV TREES WITH ENERGY CREDIT* X375 SF/TREE = 9,375 SF
55,875 SF (10.3%) PROVIDED TREE COVERAGE

PRM
314,911 SF PRM SITE AREA
\- 165,300 SF BUILDING FOOTPRINTS FOR ZONING
= 149,611 SF ADJUSTED PRM SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM DISTRICT
= 14,961 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED IN PRM ZONE
68 TYPE IV TREES X 250SF/TREE= 17,000 SF
\+ 6 TYPE IV TREES WITH ENERGY CREDIT* X375 SF/TREE =2,250 SF
\+ 8 TYPE III TREES X175 SF= 1,400 SF
= 20,650 SF (13.8%) PROVIDED TREE COVERAGE

THIS TABULATION IS FOR PDC

PARCEL A OPTION 4 + PARCEL B OPTION 2

1,051,499 SF PDC SITE AREA
\- 512,700 SF BUILDING FOOTPRINTS FOR ZONING
= 538,799 SF ADJUSTED SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM OR PDC DISTRICTS
53,880 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED
186 TYPE IV TREES X 250SF/TREE= 46,500 SF
\+ 25 TYPE IV TREES WITH ENERGY CREDIT* X375 SF/TREE = 9,375 SF
55,875 SF (10.4%) PROVIDED TREE COVERAGE

ALTERNATE INTERSECTION LAYOUT

PARCELS A OPTION 4

LEGEND

- L = LOADING AREA
- = GARAGE ENTRANCE
- * = POTENTIAL SWM STRUCTURE
- = BUILDING ABOVE RETAIL
- = RETAIL / PARKING GARAGE

CDP / FDP Plans, Sheets 5 - 7
CDP/ FDP Alternate Plans Sheets 8-9A
Landscape Plans, Sheets 10 - 14
Building Elevations, Sheets 16 - 27
Street and Site Sections, Sheets 29 - 33

Program Table for Sheet 9, Parcel A Option 4: 2nd Level Department Store

Parcel	Use	Zoning District	Commitment for Use	Use Density Range (GFA)	Min. Height (Stories/Ft.)	Max. Height (Stories/Ft.)	Overall Parcel Density Range (GFA)	Sheet Reference for Building Elevations	Detail / Sheet Reference for Parcel Streetscape
A1	Retail	PDC	Yes	180 - 230 k	2 St. / 30'	3 St. / 75'	190 - 370 k	19	3/29, 4/29, 7/29, 4/30
A2	Office		No	100 - 150 k	6 St. / 80'	8 St. / 115'			
A3	Hotel		No	80 - 200 k	6 St. / 70'	9 St. / 115'			

Notes:
1 As noted in the table above, "retail" shall include all non-residential uses called out in the proffers, excepting office, theater and hotel.
2 Total overall project density is 1,639,692 GFA plus 17% ADU bonus density plus 7% workforce housing bonus density. As the residential program varies, the total overall density has not yet been determined. However, the maximum density will not exceed 1,893,112 GFA.
3 As noted on CDP / FDP sheet 2, the maximum potential density in the PRM zone is 610,000 GFA.
4 As noted on CDP / FDP sheet 2, the maximum potential density in the PDC zone is 1,442,712 GFA.
5 Buildings over 95' in height will incorporate at least two levels of parking, either at or below grade.
6 Stories shall be understood to include basements, but to exclude cellars and mezzanines.

PARKING TABULATIONS FOR PARCEL A, OPTION 3 WITH PARCEL B, OPTION 2(SEE NOTE #19 ON SHEET 2)

THE TABULATION BELOW IS FOR THE DEVELOPMENT OPTION THAT INCLUDES PARCEL A, OPTION 4 WITH PARCEL B, OPTION 2. NOTE THAT AS THE DEVELOPMENT PROGRAM IS NOT CURRENTLY KNOWN, ACTUAL PARKING COUNTS MAY VARY FROM THE TABULATIONS SHOWN IN THIS CDP/FDP, AND WILL BE DETERMINED AT SITE PLAN.

SOUTHERN PARKING ZONE	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT a	57,500	690	584
RETAIL b	50,500	202	171
PROPOSED THEATER/ ACCESSORY USES c	120,000	1020	1,133
TOTAL	228,000	1,888	1,888

NORTHEAST PARKING ZONES:	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT a	36,300	438	438
RETAIL b	123,700	495	555
OFFICE f	125,000	325	438
OFFICE d	24,000	86	86
TOTAL	309,000	1,342	1,515

NORTHWEST PARKING ZONES:	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT a	5,000	60	60
RETAIL b	242,000	968	968
HOTEL g	152,000	234	234
TOTAL	399,000	1,262	1,262

RESIDENTIAL PARKING h	GFA	UNITS @1,100 AVG GFA/UNIT	SPACES REQUIRED	SPACES REQUIRED
PARCEL C	135,858	+/-123	197	247
PARCEL E	135,858	+/-123	197	247
PARCEL F	251,316	+/-228	368	457
PARCEL G i	268,000	+/-263	421	525
PARCEL H	104,000	+/-95	152	189
	892,632	+/-832 UNITS	1,333	1,665

PROGRAM:	GFA	SPACES REQUIRED	SPACES PROPOSED
	1,828,632	5,825	6,330

NOTE:
REFER TO SHEETS 2 AND 3 FOR COMPLETE LIST OF NOTES, SITE TABULATIONS AND WAIVERS/MODIFICATIONS.

PARKING NOTES FOR BOTH OPTIONS:

APPLICANT RESERVES THE RIGHT TO PURSUE A SHARED PARKING AGREEMENT, BUT UNTIL SUCH TIME AS SUCH AGREEMENT MAY BE GRANTED BY THE BOARD OF SUPERVISORS, THE TOTAL OVERALL PARKING COUNT FOR THE SITE WILL BE AT LEAST AS LARGE AS THAT REQUIRED BY THE ORDINANCE.

THE PROPOSED DEVELOPMENT SHALL BE CONSIDERED A SHOPPING CENTER PER 11-104.23 OF THE ZONING ORDINANCE. THE TOTAL GFA FOR RETAIL, EATING ESTABLISHMENTS, THEATER, OFFICE AND HOTEL SHALL BE TALLIED IN THREE PARKING ZONES, AS ILLUSTRATED ON SHEET 3. APPLICANT WILL DETERMINE THE EXACT RETAIL AND EATING ESTABLISHMENT PROGRAM AT SITE PLAN SUBJECT TO MARKET CONDITIONS. THEREAFTER, APPLICANT RESERVES THE RIGHT TO MODIFY THE RETAIL AND EATING ESTABLISHMENT PROGRAMS SUBJECT TO MARKET CONDITIONS.

THE SUBJECT PROPERTY IS PROPOSED TO BE REZONED PDC AND PRM. PARKING FOR PARCELS SHOWN IN THE TABULATIONS ABOVE MAY BE LOCATED IN EITHER ZONING DISTRICT.

a. EATING ESTABLISHMENT REQUIRED BY Z.O. IS ONE (1) SPACE PER FOUR (4) SEATS + ONE (1) SPACE PER TWO (2) EMPLOYEES.

b. RETAIL REQUIRED BY Z.O. IS FOUR(4.0) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA AS DEFINED FOR A SHOPPING CENTER IN SECTION 11-104.23.B OF THE Z.O.

c. THEATER REQUIRED BY Z.O. IS THREE TENTHS (0.3) SPACES PER SEAT.

d. OFFICE REQUIRED BY Z.O. IS THREE AND SIX-TENTHS (3.6) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE BUILDINGS LESS THAN 50,000 SF OF GFA.

e. OFFICE REQUIRED BY Z.O. IS THREE (3.0) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE BUILDINGS BETWEEN 50,000-125,000 SF OF GFA.

f. OFFICE REQUIRED BY Z.O. IS TWO AND SIX TENTHS (2.6) SPACES PER 1000 SF OF GROSS FLOOR AREA FOR OFFICE BUILDINGS GREATER THAN 125,000 SF OF GFA.

g. HOTEL REQUIRED BY Z.O. IS ONE (1) SPACE PER RENTAL UNIT PLUS FOUR (4) SPACES PER FIFTY (50) RENTAL UNITS, PLUS SUCH SPACES AS ARE REQUIRED FOR EATING ESTABLISHMENTS, ASSEMBLY ROOMS AND AFFILIATED FACILITIES.

h. RESIDENTIAL REQUIRED BY Z.O. IS ONE AND SIX-TENTHS (1.6) SPACES PER MULTI-FAMILY DWELLING UNIT.

i. PARCEL G INCLUDES APPROXIMATELY 21 RESIDENTIAL UNITS IN CELLAR SPACE, AS DEFINED IN THE Z.O. THESE UNITS WILL BE PARKED AT A MINIMUM AT THE RATIO NOTED IN NOTE H, ABOVE.

PARKING TABULATIONS FOR PARCEL A, OPTION 4 WITH PARCEL B, OPTION 2(SEE NOTE #19 ON SHEET 2)

THE TABULATION BELOW IS FOR THE DEVELOPMENT OPTION THAT INCLUDES PARCEL A, OPTION 4 WITH PARCEL B, OPTION 2. NOTE THAT AS THE DEVELOPMENT PROGRAM IS NOT CURRENTLY KNOWN, ACTUAL PARKING COUNTS MAY VARY FROM THE TABULATIONS SHOWN IN THIS CDP / FDP, AND WILL BE DETERMINED AT SITE PLAN.

SOUTHERN PARKING ZONE	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT a	57,500	690	495
RETAIL b	50,500	202	145
HOTEL	154,000	237	237
PROPOSED THEATER/ ACCESSORY USES c	120,000	876	1,133
TOTAL	382,000	2,005	2,010

NORTHEAST PARKING ZONES:	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT a	36,300	436	458
RETAIL b	123,700	495	555
OFFICE d	24,000	86	86
TOTAL	184,000	1,017	1,100

NORTHWEST PARKING ZONES:	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT a	5,000	60	180
RETAIL b	225,000	900	920
TOTAL	230,000	960	1,100

RESIDENTIAL PARKING h	GFA	UNITS @1,100 AVG GFA/UNIT	SPACES REQUIRED	SPACES REQUIRED
PARCEL B	297,000	+/-270	432	540
PARCEL C	135,858	+/-123	197	247
PARCEL E	135,858	+/-123	197	247
PARCEL F	234,716	+/-213	341	426
PARCEL G i	266,000	+/-263	421	525
TOTAL	1,069,032	+/-992 UNITS	1,588	1,985

PROGRAM:	GFA	SPACES REQUIRED	SPACES PROPOSED
	1,865,032	5,570	6,195

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
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6/2/11
6/17/11
PROFESSIONAL ENGINEER

18.) REVISED 6/17/2011
17.) REVISED 6/2/2011
16.) REVISED 5/13/2011

NOTE:
REFER TO SHEETS 2 AND 3 FOR COMPLETE LIST OF NOTES, SITE TABULATIONS AND WAIVERS/MODIFICATIONS.

THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET

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ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
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RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ALTERNATE LAYOUT PLAN

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 12/15/2006
6.) REVISED 01/12/07
7.) REVISED 3/8/07
8.) REVISED 6/1/07
9.) REVISED 7/16/07
10.) REVISED 8/22/07
11.) REVISED 10/1/07
12.) REVISED 6/08/10
13.) REVISED 8/23/10
13.) REVISED 1/10/11
15.) REVISED 4/15/2011
DATE: 12/7/05
DES. BC
DWN. BC
SCALE: AS NOTED
PROJECT/FILE NO. 6575
SHEET NO. 9 OF 48

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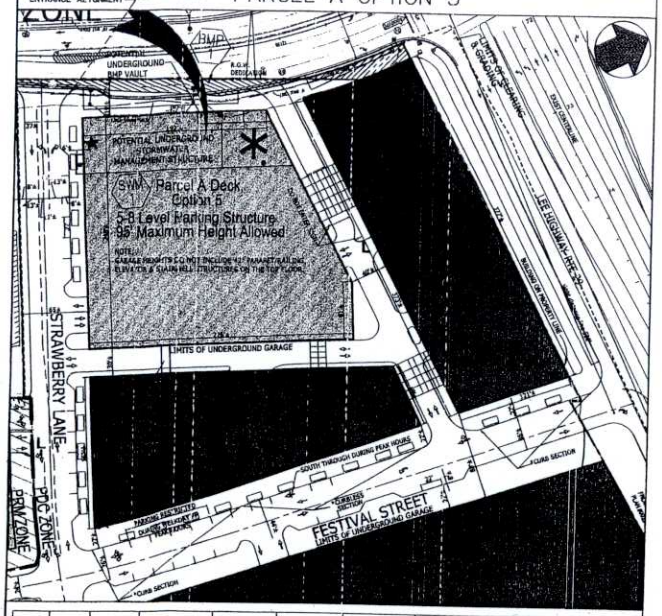
SEE ALTERNATE INTERSECTION LAYOUT - THIS SHEET FOR ALTERNATE ENTRANCE ALIGNMENT 7

PARCEL A OPTION 5



Parcel	Use	Zoning District	Commitment for Use	Use Density Range (GFA)	Min Height (Stories / Feet)		Max Height (Stories / Feet)		Overall Parcel Density Range (GFA)	Sheet Reference for Building Elevations	Detail / Sheet Reference for Parcel Streetscape
A-1	Retail	PDC	Yes	12 - 50 k	1	20	8	95	165 - 300 k		
	Office		No	0 - 170 k							
	Hotel		No	0 - 120 k							
A-2	Retail		Yes	5 - 60 k							
	Office		No	0 - 170 k							
	Hotel		No	0 - 120 k							
A-3	Retail		Yes	20 - 80 k							
	Office		No	0 - 170 k							
	Hotel		No	0 - 120 k							

TREE COVER TABULATIONS

THIS TABULATION IS FOR PDC

PARCEL A OPTION 3 + PARCEL B OPTION 2

1,051,499 SF PDC SITE AREA
- 808,700 SF BUILDING FOOTPRINTS FOR ZONING
= 614,794 SF ADJUSTED SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM OR PDC DISTRICTS
61,480 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED
186 TYPE IV TREES X 250SF/TREE= 46,500 SF
+ 25 TYPE IV TREES WITH ENERGY CREDIT= X375 SF/TREE = 9,375 SF
55,875 SF (10.3%) PROVIDED TREE COVERAGE

PRM

314,911 SF PRM SITE AREA
- 165,300 SF BUILDING FOOTPRINTS FOR ZONING
= 149,611 SF ADJUSTED PRM SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM DISTRICT
= 14,961 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED IN PRM ZONE
68 TYPE IV TREES X 250SF/TREE= 17,000 SF
+ 8 TYPE IV TREES WITH ENERGY CREDIT= X375 SF/TREE =2,250 SF
+ 8 TYPE III TREES X175 SF= 1,400 SF
= 20,650 SF (13.8%) PROVIDED TREE COVERAGE

THIS TABULATION IS FOR PDC

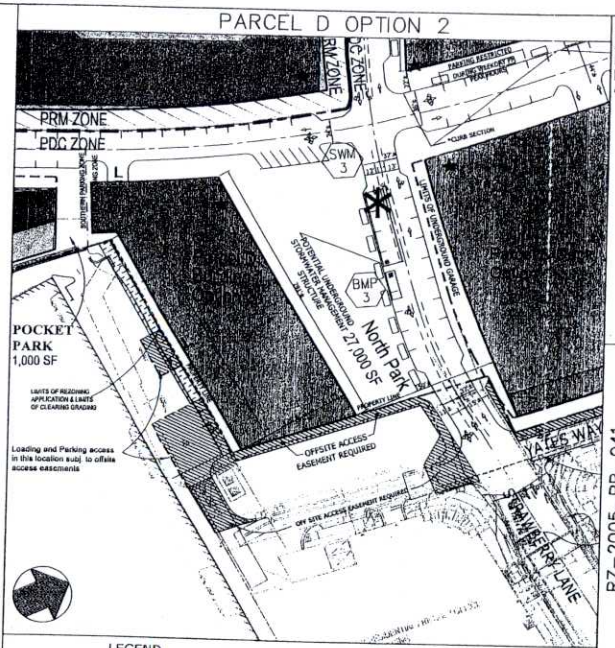
PARCEL A OPTION 4 + PARCEL B OPTION 2

1,051,499 SF PDC SITE AREA
- 512,700 SF BUILDING FOOTPRINTS FOR ZONING
= 538,799 SF ADJUSTED SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM OR PDC DISTRICTS
53,880 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED
186 TYPE IV TREES X 250SF/TREE= 46,500 SF
+ 25 TYPE IV TREES WITH ENERGY CREDIT= X375 SF/TREE = 9,375 SF
55,875 SF (10.4%) PROVIDED TREE COVERAGE

* THE REFERENCED CURB/CURBLESS SECTIONS SHOWN HEREON ARE APPROXIMATE AND SUBJECT TO MINOR MODIFICATIONS AT THE TIME OF DETAILED GRADING WITH FINAL ENGINEERING. TRANSITIONS ARE UNDERSTOOD TO BE REQUIRED WHEN CHANGES BETWEEN CURB/CURBLESS OCCUR. APPLICANT RESERVES THE RIGHT TO PROVIDE CURB OR CURBLESS SECTIONS THROUGHOUT THE REST OF THE ON-SITE PRIVATE STREETS WITHIN THE TOWN CENTER. CURB SECTIONS MAY BE EITHER HEADER CURB OR CURB AND GUTTER.

PARCEL D OPTION 2



LEGEND

- L = LOADING AREA
- = GARAGE ENTRANCE
- * = POTENTIAL SWM STRUCTURE
- = BUILDING ABOVE RETAIL
- = RETAIL / PARKING GARAGE

CDP / FDP Plans, Sheets 5 - 7
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Building Elevations, Sheets 16 - 27
Street and Site Sections, Sheets 29 - 33

Parcel	Use	Zoning District	Commitment for Use	Use Density Range (GFA)	Min Height (Stories / Feet)		Max Height (Stories / Feet)		Overall Parcel Density Range	Sheet Reference for Building	Detail / Sheet Reference for Parcel
D	Retail Theatre	PDC	Yes	35 - 95 k	2	40	3	60	35 - 95 k		
			Yes	20 - 65 k							

PARKING TABULATIONS FOR PARCEL A, OPTION 5 WITH PARCEL B, OPTION 2 & PARCEL D OPTION 2 (SEE NOTE #19 ON SHEET 2)

THE TABULATION BELOW IS FOR THE DEVELOPMENT OPTION THAT INCLUDES PARCEL A, OPTION 4 WITH PARCEL B, OPTION 2. NOTE THAT AS THE DEVELOPMENT PROGRAM IS NOT CURRENTLY KNOWN, ACTUAL PARKING COUNTS MAY VARY FROM THE TABULATIONS SHOWN IN THIS CDP/FDP, AND WILL BE DETERMINED AT SITE PLAN.

SOUTHERN PARKING ZONE

	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT*	57,500	690	584
RETAIL*	50,100	202	171
PROPOSED THEATER/ ACCESSORY USES*	20,000	1020	1,131
TOTAL	228,000	1,888	1,888

NORTH PARKING ZONES:

	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT*	41,300	496	496
RETAIL*	385,700	1,463	1,523
OFFICE*	125,000	335	438
OFFICE*	24,600	86	86
HOTEL*	152,900	234	234
TOTAL	708,000	2,604	2,777

RESIDENTIAL PARKING

	GFA	UNITS @1.100 AVG SF/UNIT	SPACES REQUIRED	SPACES REQUIRED
PARCEL C	135,858	+/-122	197	247
PARCEL E	135,658	+/-122	197	247
PARCEL F	251,316	+/-228	366	457
PARCEL G*	266,000	+/-242	421	535
PARCEL H	104,000	+/-95	152	188
	892,832	+/-832 UNITS	1,333	1,665

PROGRAM:	GFA	SPACES REQUIRED	SPACES PROPOSED
	1,828,832	5,825	6,330

CDP / FDP Plans, Sheets 5 - 7
CDP / FDP Alternate Plans Sheets 8-9A
Landscape Plans, Sheets 10 - 14
Building Elevations, Sheets 16 - 27
Street and Site Sections, Sheets 29 - 33

LEGEND

- L = LOADING AREA
- = GARAGE ENTRANCE
- * = POTENTIAL SWM STRUCTURE
- = BUILDING ABOVE RETAIL
- = RETAIL / PARKING GARAGE

NOTE:
REFER TO SHEETS 2 AND 3 FOR COMPLETE LIST OF NOTES, SITE TABULATIONS AND WAIVERS/MODIFICATIONS.

PARKING NOTES FOR BOTH OPTIONS:

APPLICANT RESERVES THE RIGHT TO PURSUE A SHARED PARKING AGREEMENT, BUT UNTIL SUCH TIME AS SUCH AGREEMENT MAY BE GRANTED BY THE BOARD OF SUPERVISORS, THE TOTAL OVERALL PARKING COUNT FOR THE SITE WILL BE AT LEAST AS LARGE AS THAT REQUIRED BY THE ORDINANCE.

THE PROPOSED DEVELOPMENT SHALL BE CONSIDERED A SHOPPING CENTER PER 11-104.23 OF THE ZONING ORDINANCE. THE TOTAL GFA FOR RETAIL, EATING ESTABLISHMENTS, THEATER, OFFICE AND HOTEL SHALL BE TALLIED IN TWO PARKING ZONES, AS ILLUSTRATED ON SHEET 3. APPLICANT WILL DETERMINE THE EXACT RETAIL AND EATING ESTABLISHMENT PROGRAM AT SITE PLAN SUBJECT TO MARKET CONDITIONS. THEREAFTER, APPLICANT RESERVES THE RIGHT TO MODIFY THE RETAIL AND EATING ESTABLISHMENT PROGRAMS SUBJECT TO MARKET CONDITIONS.

THE SUBJECT PROPERTY IS PROPOSED TO BE REZONED PDC AND PRM. PARKING FOR PARCELS SHOWN IN THE TABULATIONS ABOVE MAY BE LOCATED IN EITHER ZONING DISTRICT.

a. EATING ESTABLISHMENT REQUIRED BY Z.O. IS ONE (1) SPACE PER FOUR (4) SEATS + ONE (1) SPACE PER TWO (2) EMPLOYEES.

b. RETAIL REQUIRED BY Z.O. IS FOUR(4.0) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA AS DEFINED FOR A SHOPPING CENTER IN SECTION 11-104.23.B OF THE ZO.

c. GIVEN A THEATER USE OF LESS THAN 2000 SEATS, THE REQUIRED PARKING BY Z.O. IS THE SAME AS RETAIL ABOVE.

d. OFFICE REQUIRED BY Z.O. IS THREE AND SIX-TENTHS (3.6) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE BUILDINGS LESS THAN 50,000 SF OF GFA.

e. OFFICE REQUIRED BY Z.O. IS THREE (3.0) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE BUILDINGS BETWEEN 50,000-125,000 SF OF GFA.

f. OFFICE REQUIRED BY Z.O. IS TWO AND SIX TENTHS (2.6) SPACES PER 1000 SF OF GROSS FLOOR AREA FOR OFFICE BUILDINGS GREATER THAN 125,000 SF OF GFA.

g. HOTEL REQUIRED BY Z.O. IS ONE (1) SPACE PER RENTAL UNIT PLUS FOUR (4) SPACES PER FIFTY (50) RENTAL UNITS, PLUS SUCH SPACES AS ARE REQUIRED FOR EATING ESTABLISHMENTS, ASSEMBLY ROOMS AND AFFILIATED FACILITIES.

h. RESIDENTIAL REQUIRED BY Z.O. IS ONE AND SIX-TENTHS (1.6) SPACES PER MULTI-FAMILY DWELLING UNIT.

i. PARCEL G INCLUDES APPROXIMATELY 21 RESIDENTIAL UNITS IN CELLAR SPACE, AS DEFINED IN THE ZO. THESE UNITS WILL BE PARKED AT A MINIMUM AT THE RATIO NOTED IN NOTE H, ABOVE.

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

C. MICHAEL D. BENTON
LIC. NO. 31708
6/17/11

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RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FDPA ALTERNATE LAYOUT PLAN

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 12/15/2006
6.) REVISED 01/12/07
7.) REVISED 3/8/07
8.) REVISED 6/1/07
9.) REVISED 7/16/07
10.) REVISED 8/22/07
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12.) REVISED 6/08/10
13.) REVISED 8/23/10
14.) REVISED 10/11/10
15.) REVISED 11/5/10
16.) REVISED 12/3/10
DATE: 12/7/10
DES. JS
DWN. CADD
SCALE: 1"=60'
PROJECT/FILE NO. 6575T
SHEET NO. 9A OF 45

22.) REVISED 6/17/2011
21.) REVISED 6/2/2011
20.) REVISED 5/13/2011
19.) REVISED 4/13/2011
18.) REVISED 1/18/2011
17.) REVISED 12/17/10

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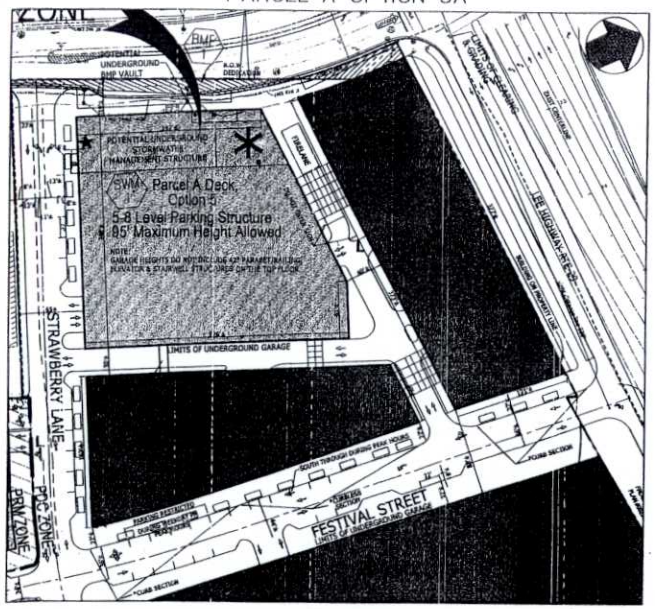
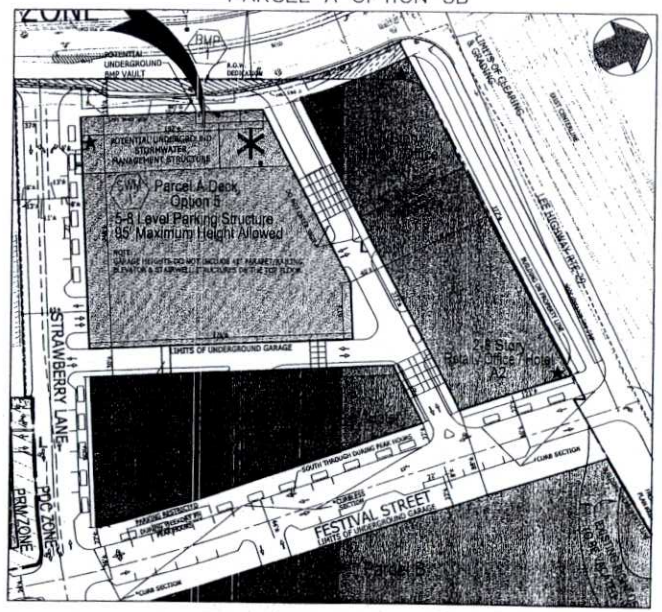
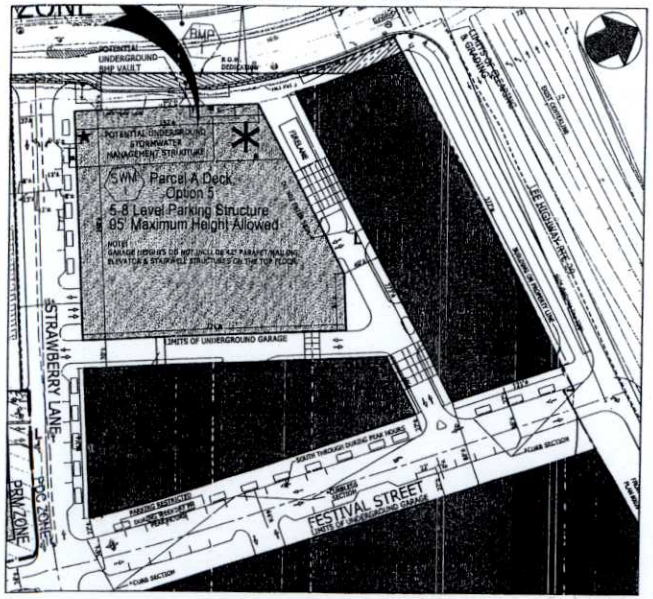
PARCEL A OPTION 5A



PARCEL A OPTION 5B



PARCEL A OPTION 5C



* THE REFERENCED CURB/CURBLESS SECTIONS SHOWN HEREON ARE APPROXIMATE AND SUBJECT TO MINOR MODIFICATIONS AT THE TIME OF DETAILED GRADING WITH FINAL ENGINEERING. TRANSITIONS ARE UNDERSTOOD TO BE REQUIRED WHEN CHANGES BETWEEN CURB/CURBLESS OCCURS. APPLICANT RESERVES THE RIGHT TO PROVIDE CURB OR CURBLESS SECTIONS THROUGHOUT THE REST OF THE ON-SITE PRIVATE STREETS WITHIN THE TOWN CENTER. CURB SECTIONS MAY BE EITHER HEADER CURB OR CURB AND GUTTER.

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

VIKA INCORPORATED
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MCLEAN, VA ■ BALTIMORE, MD ■ LEESBURG, VA

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FDPA ALTERNATE LAYOUT PLAN

VIKA REVISIONS
14.) REVISED 10/11/10
15.) REVISED 11/8/10
16.) REVISED 12/3/10
17.) Revised 12-03-2010
17.) REV. 12-7-2010
18.) REV. 1-4- 2011
19.) REVISED 4/13/2011
20.) REVISED 5/13/2011
21.) REVISED 6/2/2011
22.) REVISED 6/13/2011

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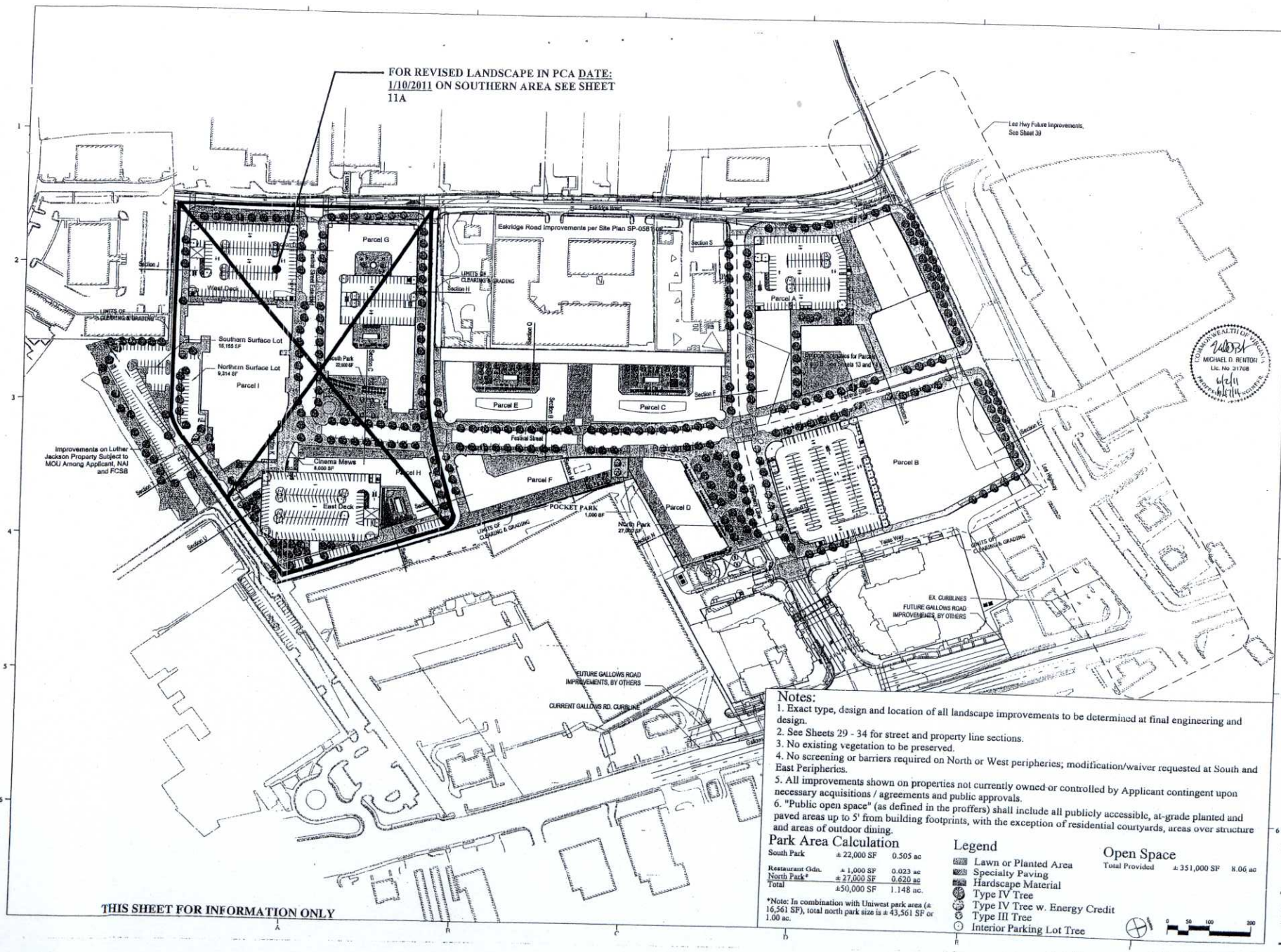
DES. JS	DWN. CADD
SCALE: 1"=60'	
PROJECT/FILE NO. 6575T	
SHEET NO. 98 OF 471	



MERRIFIELD TOWN CENTER

FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
18	6/17/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
16	5/13/2011	CDP/FDP Revision
15	4/15/2011	CDP/FDP Revision
14	1/10/2011	CDP/FDP Revision
13	8/16/2010	CDP/FDP Revisi
12	6/08/2010	CDP/FDP Revisi
11	3/25/2010	CDP/FDP Revisi
10	10/01/2007	CDP / FDP Revi
9	08/22/2007	CDP / FDP Revi
8	07/16/2007	CDP / FDP Revi
7	06/01/2007	CDP / FDP Revi
6	03/08/2007	CDP / FDP Revi
5	01/12/2007	CDP / FDP Revi
4	12/15/2006	CDP / FDP Revi
3	11/06/2006	CDP / FDP Revi
2	10/2/2006	CDP / FDP Revi
1	4/7/2006	CDP / FDP Revi

Issued Drawing Log

RTKL

RTKL Associates, Inc.

GS
Drawn
GS
Checked
BC
Approved

Notes:

1. Exact type, design and location of all landscape improvements to be determined at final engineering and design.
2. See Sheets 29 - 34 for street and property line sections.
3. No existing vegetation to be preserved.
4. No screening or barriers required on North or West peripheries; modification/waiver requested at South and East Peripheries.
5. All improvements shown on properties not currently owned or controlled by Applicant contingent upon necessary acquisitions / agreements and public approvals.
6. "Public open space" (as defined in the proffers) shall include all publicly accessible, at-grade planted and paved areas up to 5' from building footprints, with the exception of residential courtyards, areas over structure and areas of outdoor dining.

Park Area Calculation

South Park	± 22,000 SF	0.505 ac
Restaurant Gdn.	± 1,000 SF	0.023 ac
North Park*	± 27,000 SF	0.620 ac
Total	±50,000 SF	1.148 ac.

*Note: In combination with Uniwest park area (± 16,561 SF), total north park size is ± 43,561 SF or 1.00 ac.

Legend

- Lawn or Planted Area
- Specialty Paving
- Hardscape Material
- Type IV Tree
- Type IV Tree w. Energy Credit
- Type III Tree
- Interior Parking Lot Tree

Open Space

Total Provided ± 351,000 SF 8.06 ac

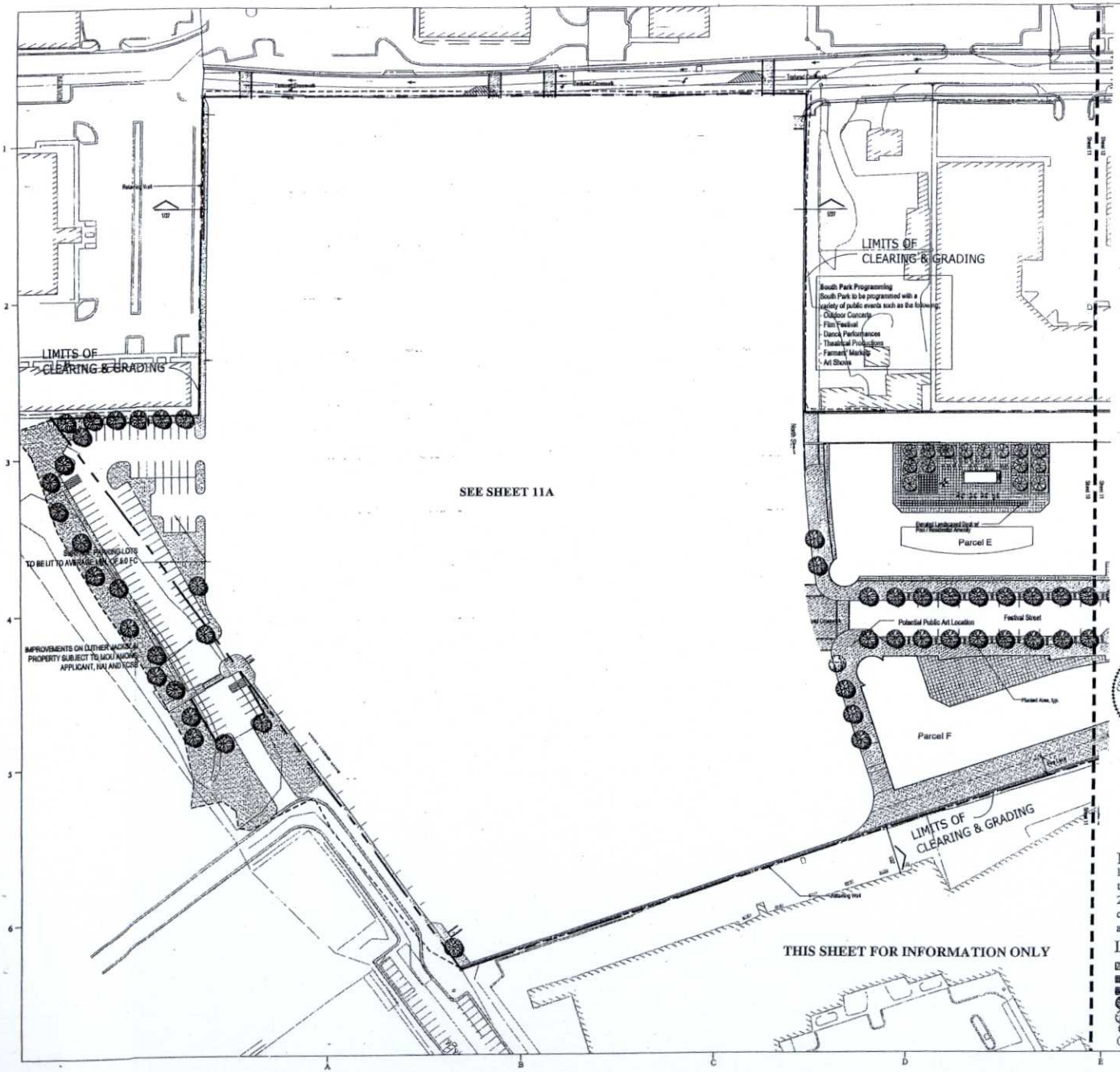
0 50 100 200

THIS SHEET FOR INFORMATION ONLY

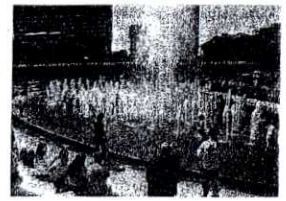
LANDSCAPE PLAN

Contract No.	200606
Issue Date	12/07/2
Last Revision	10/01/2

SHEET 10 OF 48



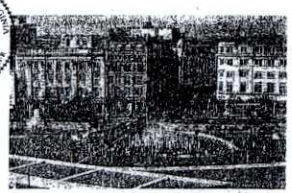
Illustrative Examples



2 Fountain

3 Restaurant Seating Area

4 Concert in Park



6 Water Feature / Fountain

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
PROFESSIONAL ENGINEER

Notes:

1. Exact type, design and location of all landscape improvements to be determined at final engineering and design.
2. All improvements shown on properties not currently owned or controlled by Applicant contingent upon necessary acquisitions / agreements and public approvals.

Legend

- Lawn or Planted Area
- Specialty Paving
- Hardscape Material
- Type IV Tree
- Type IV Tree w. Energy Credit
- Type III Tree
- Interior Parking Lot Tree

0 50 100 200

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
18	6/17/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
16	5/13/2011	CDP/FDP Revision
15	4/13/2011	CDP/FDP Revision
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13	8/16/2010	CDP/FDP Revision
12	6/08/2010	CDP/FDP Revision
11	3/25/2010	CDP/FDP Revision
10	10/01/2007	CDP / FDP Revision
9	08/22/2007	CDP / FDP Revision
8	07/16/2007	CDP / FDP Revision
7	06/01/2007	CDP / FDP Revision
6	03/08/2007	CDP / FDP Revision
5	01/12/2007	CDP / FDP Revision
4	12/15/2006	CDP / FDP Revision
3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

Issued Drawing Log

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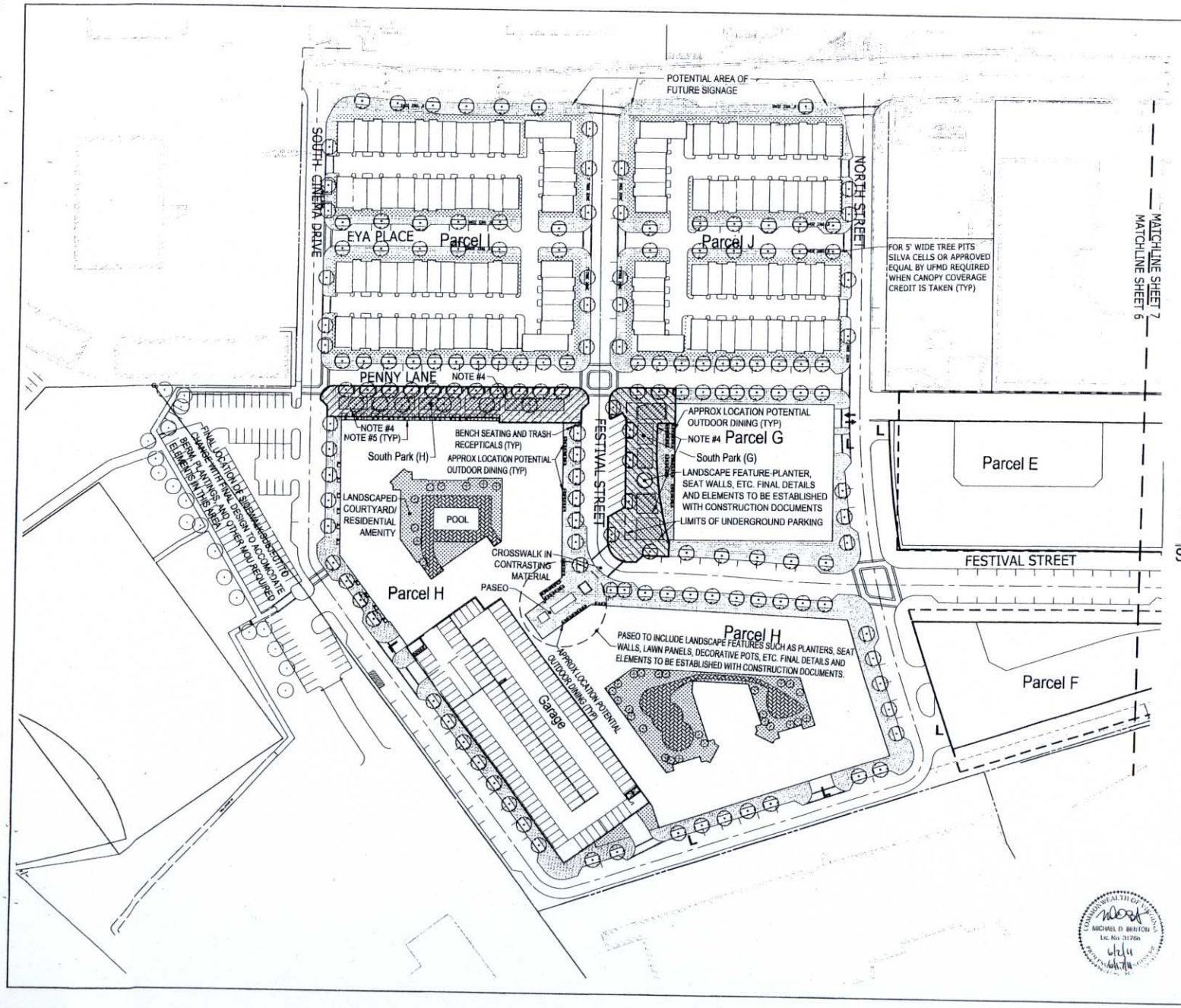
LANDSCAPE ENLARGMENT

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

SHEET 11 OF 48



South Park Area (H) =11,400± sq. ft.
South Park Area (G) =10,600± sq. ft.
South Park Total Area=22,000± sq. ft.

LEGEND

- LAWN OR PLANTED AREA
- HARDSCAPE MATERIAL
- TYPE IV TREE

NOTES:

1. EXACT TYPE, DESIGN AND LOCATION OF ALL LANDSCAPE IMPROVEMENTS TO BE DETERMINED AT FINAL ENGINEERING AND DESIGN.
2. ALL IMPROVEMENTS SHOWN ON PROPERTIES NOT CURRENTLY OWNED OR CONTROLLED BY APPLICANT CONTINGENT UPON NECESSARY ACQUISITIONS/AGREEMENTS AND PUBLIC APPROVALS.
3. FINAL LOCATION AND NUMBER OF TABLES FOR POTENTIAL OUTDOOR DINING TO BE ESTABLISHED WITH FINAL DESIGN AND MAY BE REVISED BASED ON FINAL GROUND FLOOR TENNANT TYPES/LOCATIONS
4. FINAL LOCATION OF WALKS IN THESE AREAS TO BE ESTABLISHED WITH FINAL SITE DESIGN TO COORDINATE WITH FINAL BUILDING PLANS.
5. APPROXIMATE LOCATION OF STOOP AND RISERS. FINAL NUMBER, LOCATION, ORIENTATION, AND DETAILS OF THESE ELEMENTS SUBJECT TO CHANGE WITH FINAL DESIGN.
6. TOWNHOUSE UNITS TO HAVE LEAD WALKS ESTABLISHED WITH FINAL ENGINEERING THAT WILL BE THROUGH THE PLANTING AREAS DIRECTLY IN FRONT OF TOWNHOUSE UNITS.

18.) REVISED 6/17/2011

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31766
6/17/11

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PROVIDENCE DISTRICT
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LANDSCAPE ENLARGMENT

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1.)	REVISED 4/7/06
2.)	REVISED 4/27/06
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4.)	REVISED 11/06/06
5.)	REVISED 01/12/07
6.)	REVISED 3/6/07
7.)	REVISED 6/1/07
8.)	REVISED 7/16/07
9.)	REVISED 8/22/07
10.)	REVISED 10/1/07
11.)	REVISED 6/8/10
12.)	REVISED 8/2/10
13.)	REVISED 8/16/10
14.)	REVISED 1/10/11
15.)	REVISED 4/15/11
16.)	REVISED 5/13/11
17.)	REVISED 6/02/11

DATE: DEC 15, 2005

DES.	DWN.
JFA	RJB

SCALE: 1"=50'

PROJECT/FILE NO. 6575

SHEET NO. 11A OF 48

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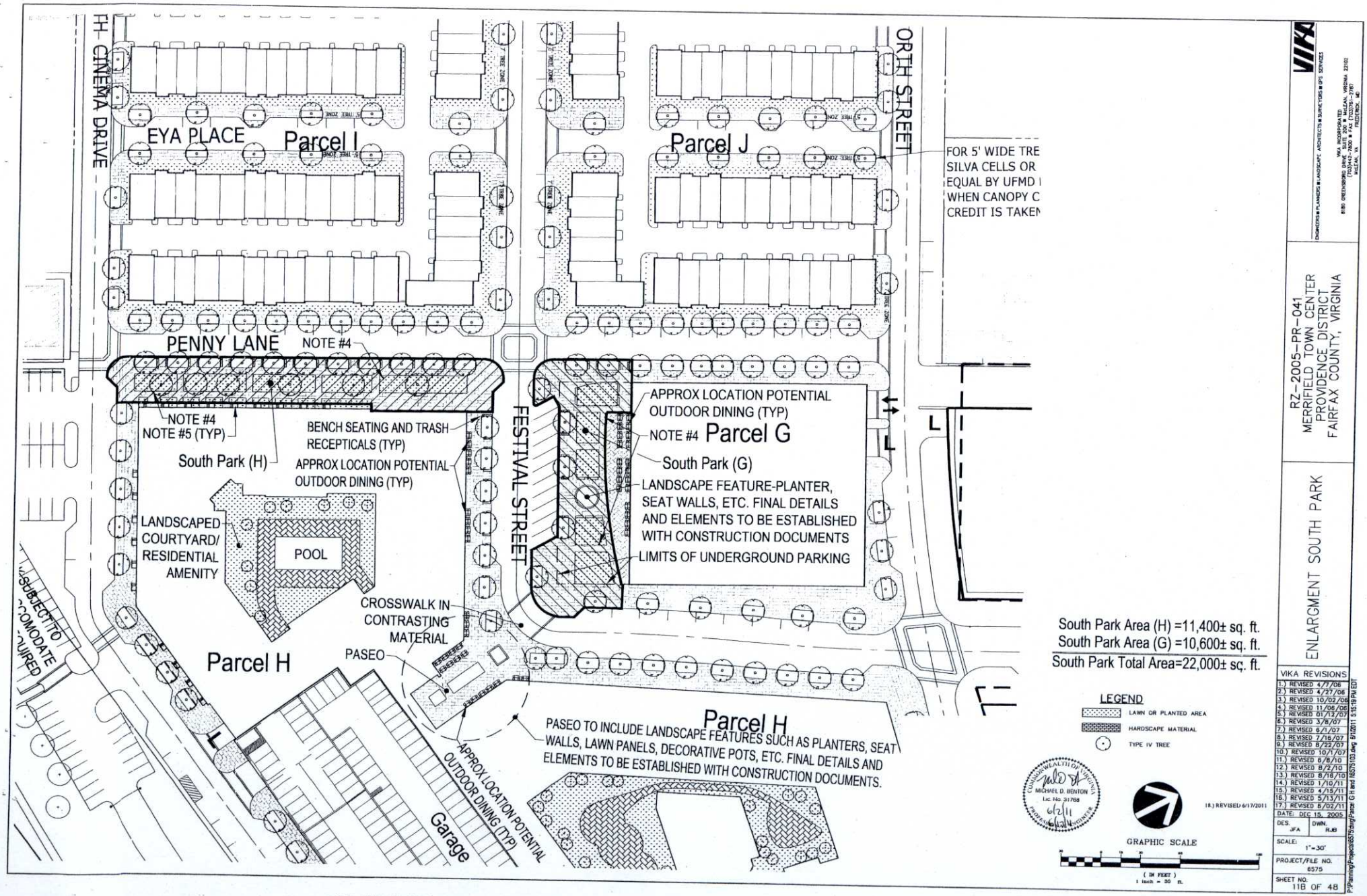

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MERRIFIELD TOWN CENTER
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ENLARGMENT SOUTH PARK

VIKA REVISIONS

1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 01/12/07
6.) REVISED 3/8/07
7.) REVISED 6/1/07
8.) REVISED 7/16/07
9.) REVISED 8/22/07
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12.) REVISED 8/2/10
13.) REVISED 8/18/10
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16.) REVISED 5/13/11
17.) REVISED 5/02/11
18.) REVISED 6/17/2011

DATE: DEC 15, 2005
DES. JFA
DWN. RJB
SCALE: 1"=30'
PROJECT/FILE NO. 6575
SHEET NO. 11B OF 48

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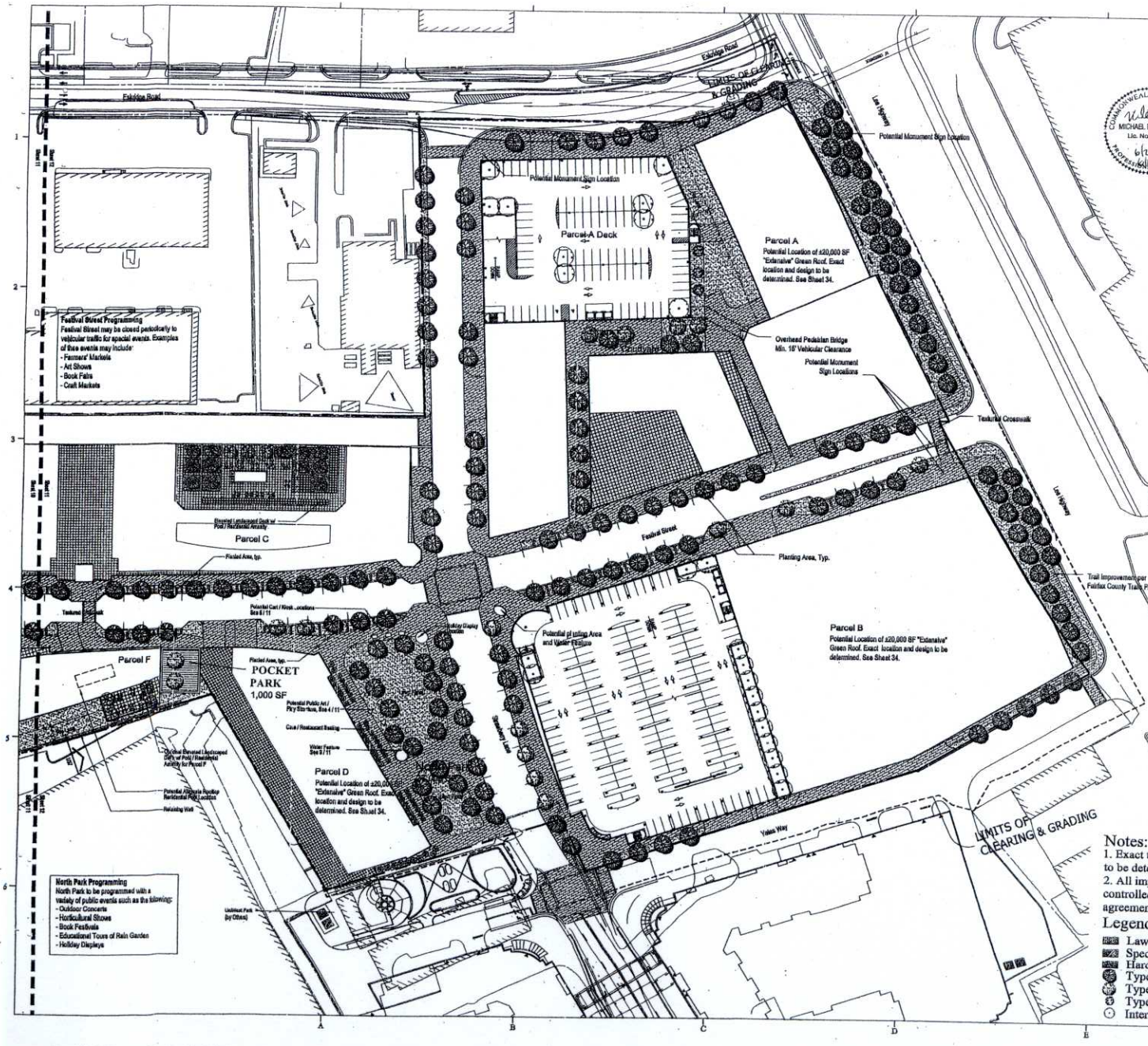
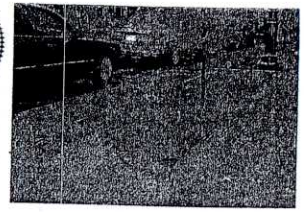
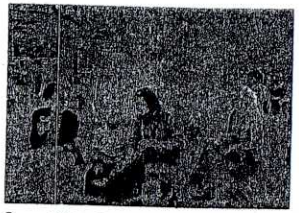


Illustrative Examples



1 Infiltration Planting Strip



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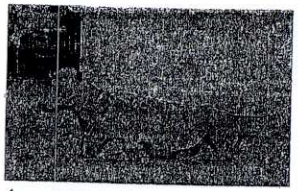
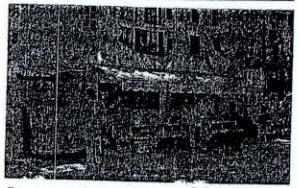


4 Public Art / Play Structure



5 Kiosk

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COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31758
PROFESSIONAL ENGINEER
6/2/11

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
18	6/17/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
16	5/13/2011	CDP/FDP Revision
15	4/15/2011	CDP/FDP Revision
14	1/10/2011	CDP/FDP Revision
13	08/16/2010	CDP / FDP Revision
12	10/01/2007	CDP / FDP Revision
11	08/22/2007	CDP / FDP Revision
10	07/16/2007	CDP / FDP Revision
9	06/01/2007	CDP / FDP Revision
8	03/08/2007	CDP / FDP Revision
7	01/12/2007	CDP / FDP Revision
6	12/15/2006	CDP / FDP Revision
5	11/06/2006	CDP / FDP Revision
4	10/2/2006	CDP / FDP Revision
3	4/7/2006	CDP / FDP Revision

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Notes:
1. Exact type, design and location of all landscape improvements to be determined at final engineering and design.
2. All improvements shown on properties not currently owned or controlled by Applicant contingent upon necessary acquisitions / agreements and public approvals.

Legend
- Lawn or Planted Area
- Specialty Paving
- Hardscape Material
- Type IV Tree
- Type IV Tree w. Energy Credit
- Type III Tree
- Interior Parking Lot Tree

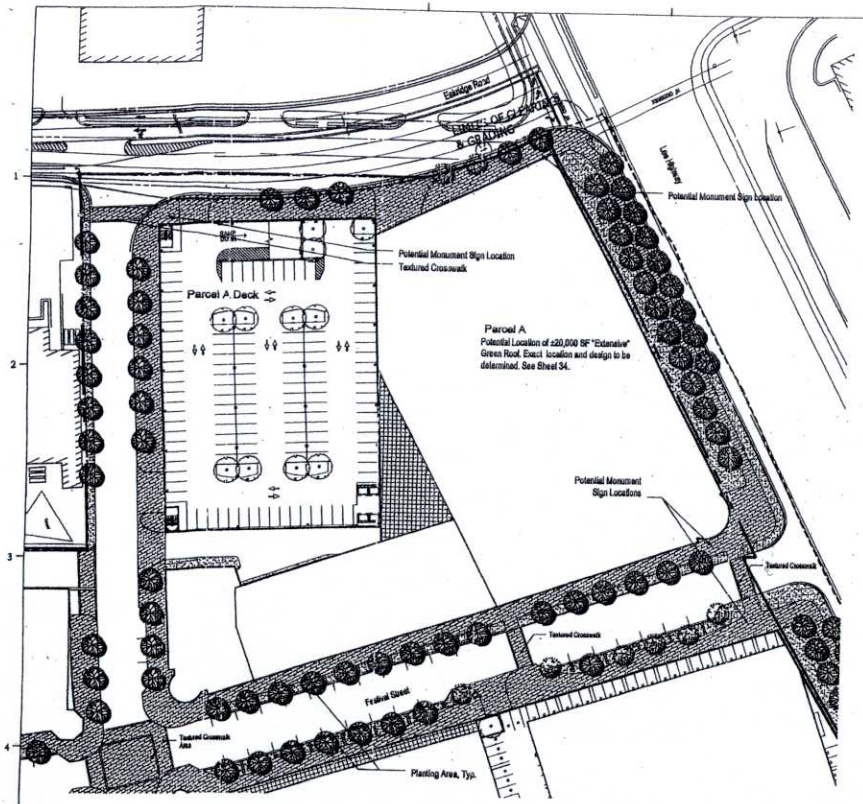
0 50 100 200

MS
Drawn
GS
Checked
BC
Approved

LANDSCAPE ENLARGMENT

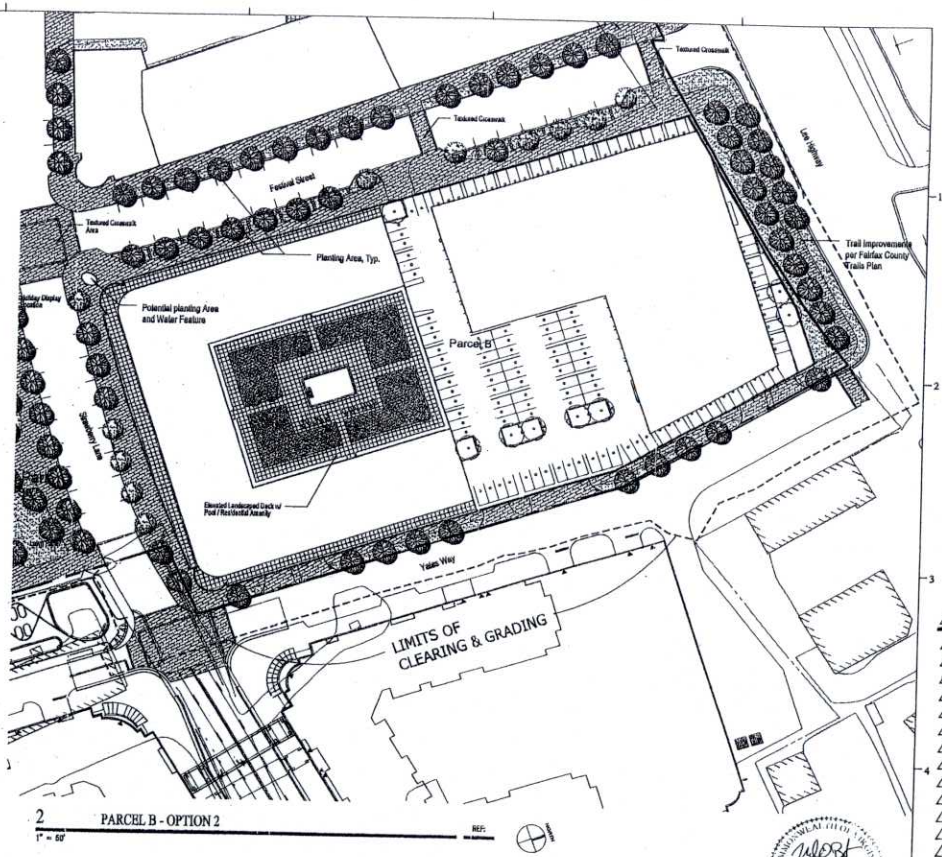
Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

SHEET 12 OF 48



1 PARCEL A - OPTION 2

1" = 50'



2 PARCEL B - OPTION 2

1" = 50'

MICHAEL D. BERTON
Lic. No. 31708
6/2/11

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
18	6/17/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
16	5/13/2011	CDP/FDP Revision
15	4/15/2011	CDP/FDP Revision
14	1/10/2011	CDP/FDP Revision
13	9/16/2009	CDP / FDP Revision
12	10/01/2007	CDP / FDP Revision
11	08/22/2007	CDP / FDP Revision
10	07/16/2007	CDP / FDP Revision
9	06/01/2007	CDP / FDP Revision
8	03/08/2007	CDP / FDP Revision
7	01/12/2007	CDP / FDP Revision
6	12/15/2006	CDP / FDP Revision
5	11/06/2006	CDP / FDP Revision
4	10/2/2006	CDP / FDP Revision
3	4/7/2006	CDP / FDP Revision

Issued Drawing Log

RTKL
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MS
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GS
Checked
BC
Approved

Notes:

1. Exact type, design and location of all landscape improvements to be determined at final engineering and design.
2. All improvements shown on properties not currently owned or controlled by Applicant contingent upon necessary acquisitions / agreements and public approvals.

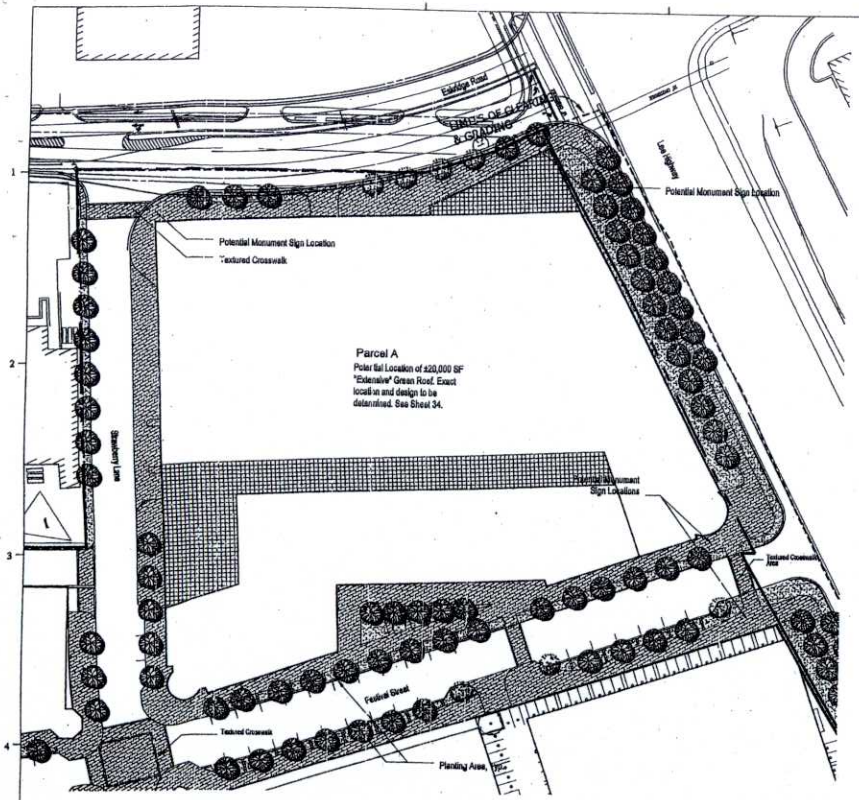
Legend

- Lawn or Planted Area
- Specialty Paving
- Hardscape Material
- Type IV Tree
- Type IV Tree w. Energy Credit
- Type III Tree
- Interior Parking Lot Tree

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

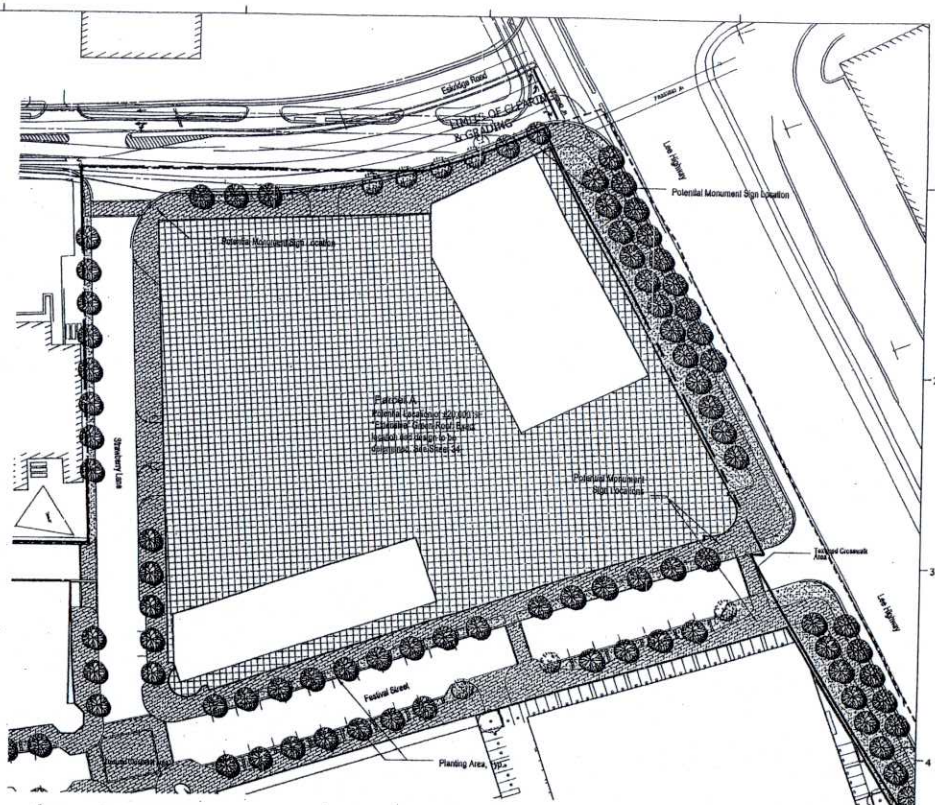
OPTIONAL LANDSCAPE ENLARGMENT

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007



1 PARCEL A - OPTION 3

1" = 50'



2 PARCEL A - OPTION 4

1" = 50'

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

Notes:

1. Exact type, design and location of all landscape improvements to be determined at final engineering and design.
2. All improvements shown on properties not currently owned or controlled by Applicant contingent upon necessary acquisitions / agreements and public approvals.

Legend

- Lawn or Planted Area
- Specialty Paving
- Hardscape Material
- Type IV Tree
- Type IV Tree w. Energy Credit
- Type III Tree
- Interior Parking Lot Tree

MERRIFIELD

TOWN CENTER

FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
17	6/17/2011	CDP/FDP Revision
16	6/2/2011	CDP/FDP Revision
15	5/13/2011	CDP/FDP Revision
14	4/15/2011	CDP/FDP Revision
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3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

Issued Drawing Log

RTKL

RTKL Associates, Inc.

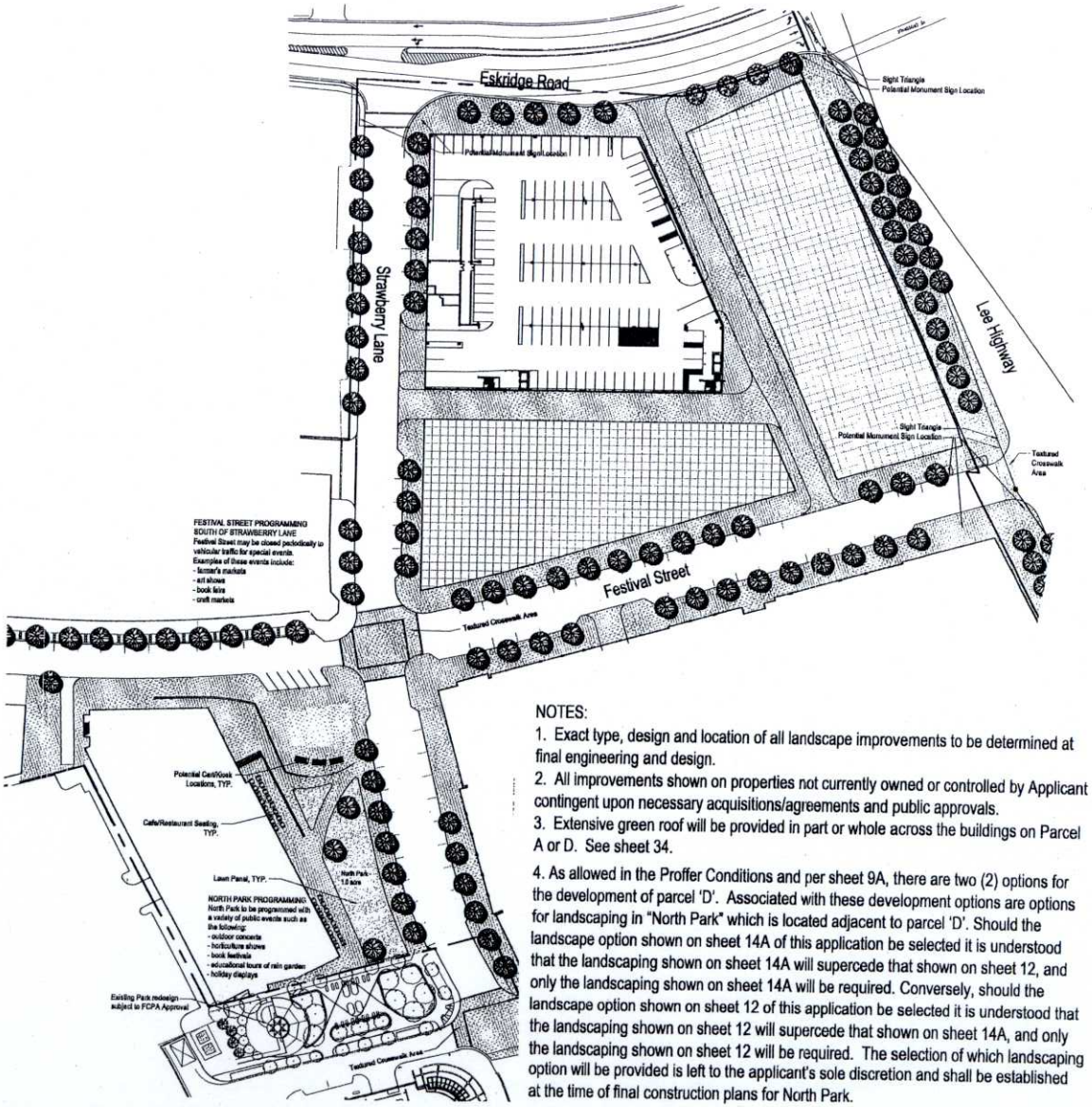
cc

MS	Drawn
GS	Checked
BC	Approved

OPTIONAL LANDSCAPE ENLARGMENT

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

SHEET 14 OF 48



NOTES:

1. Exact type, design and location of all landscape improvements to be determined at final engineering and design.
2. All improvements shown on properties not currently owned or controlled by Applicant contingent upon necessary acquisitions/agreements and public approvals.
3. Extensive green roof will be provided in part or whole across the buildings on Parcel A or D. See sheet 34.
4. As allowed in the Proffer Conditions and per sheet 9A, there are two (2) options for the development of parcel 'D'. Associated with these development options are options for landscaping in "North Park" which is located adjacent to parcel 'D'. Should the landscape option shown on sheet 14A of this application be selected it is understood that the landscaping shown on sheet 14A will supercede that shown on sheet 12, and only the landscaping shown on sheet 14A will be required. Conversely, should the landscape option shown on sheet 12 of this application be selected it is understood that the landscaping shown on sheet 12 will supercede that shown on sheet 14A, and only the landscaping shown on sheet 12 will be required. The selection of which landscaping option will be provided is left to the applicant's sole discretion and shall be established at the time of final construction plans for North Park.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
6/2/11
6/17/11

LEGEND:

- Lawn or Planted Area
- Specialty Paving
- Hardscape Material
- Type IV Tree
- Type IV Tree with Energy Credit

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

CDP/FDP Revision 1/10/2011
CDP/FDP Revision 4/15/2011
CDP/FDP Revision 5/13/2011
CDP/FDP Revision 6/2/2011
CDP/FDP Revision 6/17/2011

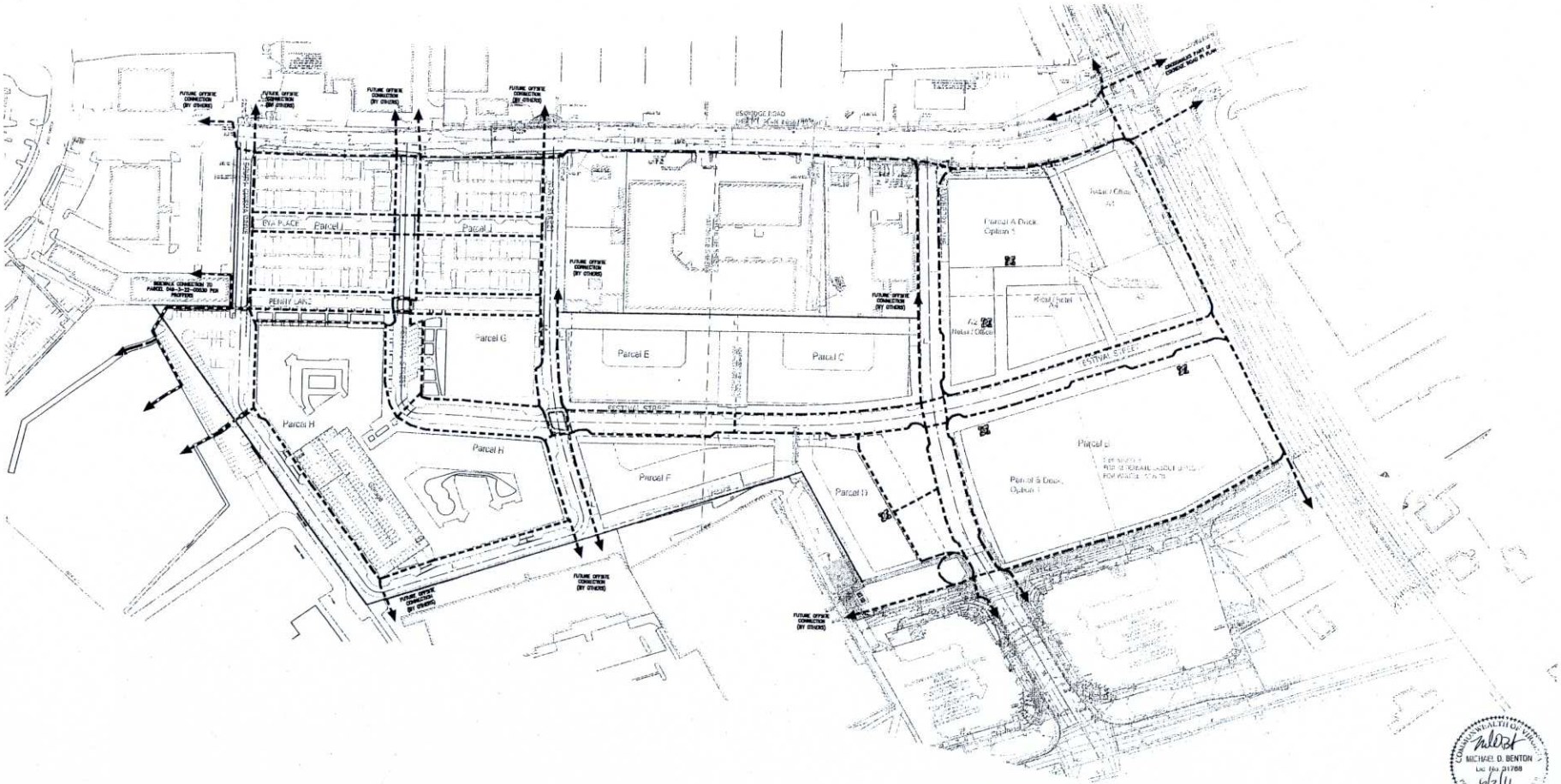
REV. 12-7-2010
REV 12-03-2010
REV 11-05-2010
REV 10-11-2010
REV 08-23-2010
SUB 06-08-2010

DATE -
PROJECT # ---
SCALE 1" = 50'
DRAWN BY MO

Optional Landscape Enlargement
Merrifield Town Center
Fairfax County, VA

EDENS & AVANT
7200 Wisconsin Avenue ◊ Suite 400 ◊ Bethesda, MD ◊ 20814
Phone: 301.652.7400 ◊ Fax: 301.652.3588

SHEET NO.
14A



NOTES:

1. ALL IMPROVEMENTS SHOWN ON PROPERTIES NOT CURRENTLY OWNED OR CONTROLLED BY APPLICANT CONTINGENT UPON NECESSARY ACQUISITIONS/AGREEMENTS AND PUBLIC APPROVALS.
2. SIDEWALK DIMENSIONS VARY. FOR TYPICAL SIDEWALK SECTIONS AND LOCATIONS, SEE SHEET 29–33.

LEGEND

SIDEWALK

INTERNAL PUBLIC VERTICAL CIRCULATION

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

18.) REVISED 6/17/2011

VIKA

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PEDESTRIAN CIRCULATION PLAN

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 01/12/07
6.) REVISED 3/8/07
7.) REVISED 6/1/07
8.) REVISED 7/16/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 6/8/10
12.) REVISED 8/2/10
13.) REVISED 8/16/10
14.) REVISED 1/10/11
15.) REVISED 4/15/11
16.) REVISED 5/13/11
17.) REVISED 6/02/11

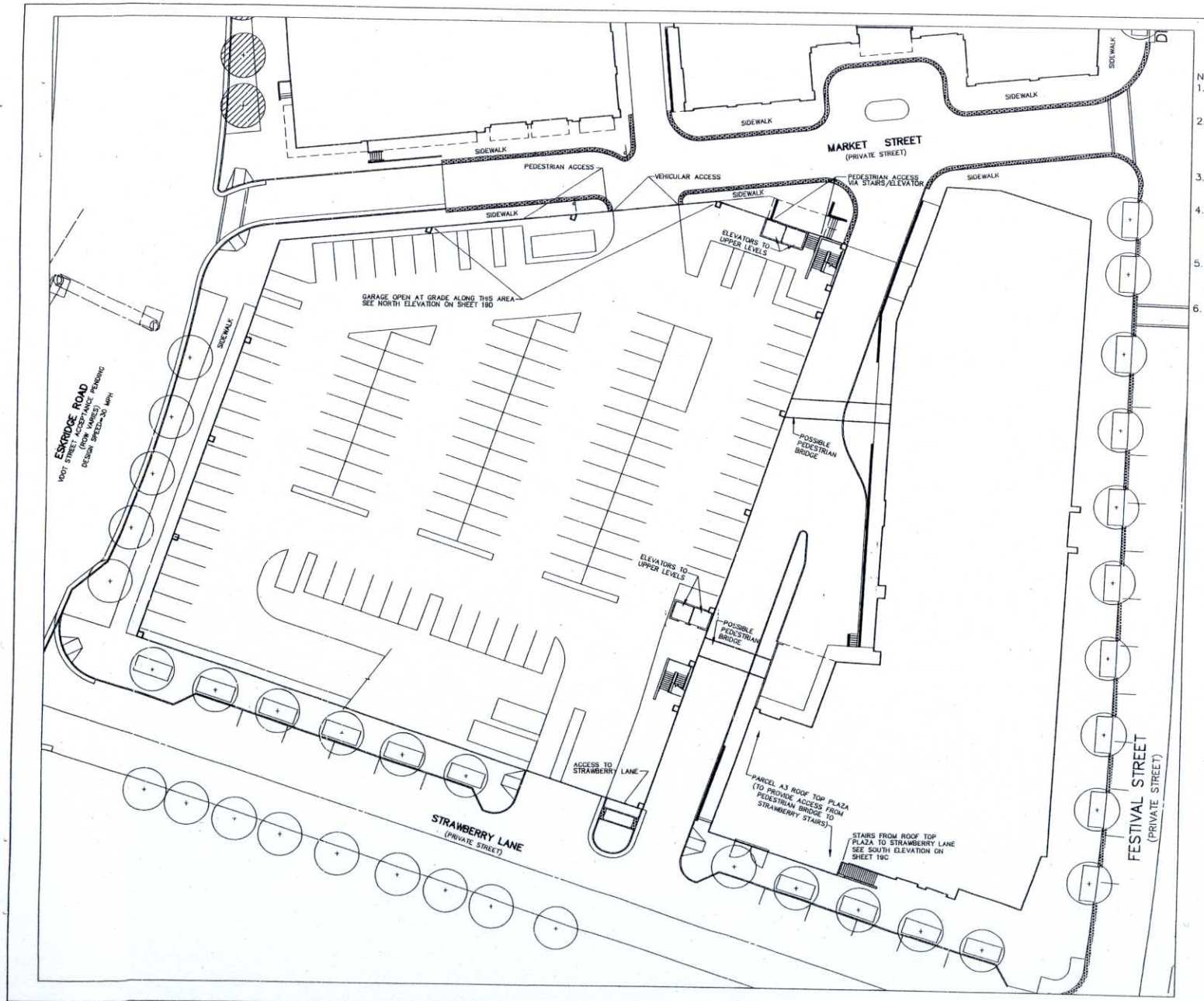
DATE: DEC 7, 2005

DES. JFA | DWN. RJB

SCALE: 1"=100'

PROJECT/FILE NO. 6575

SHEET NO. 15 OF 48



NOTES:

1. THIS PLAN SHOWN FOR PEDESTRIAN CIRCULATION AROUND PARCEL A GARAGE ONLY
2. ALL INFORMATION SHOWN ON THIS PLAN SHEET UNDERSTOOD TO BE SUPPLEMENTAL AND BUILDING ELEVATIONS/ARCHITECTURAL PLANS TO PROVIDE DETAILED INFORMATION REGARDING EXIT LOCATIONS AND TYPES
3. SKY BRIDGE NUMBER AND LOCATION SHOWN IS APPROXIMATE AND IS SUBJECT TO CHANGE
4. PARKING CONFIGURATION AND ALL OTHER INTERNAL COMPONENTS SHOWN WITHIN GARAGE IS APPROXIMATE AND SHALL BE ESTABLISHED FOR EACH FLOOR WITH FINAL CONSTRUCTION DOCUMENTS FOR GARAGE
5. ENTRANCE LOCATIONS FOR GARAGE AND ALL OTHER BUILDINGS SHALL BE DETERMINED WITH FINAL ARCHITECTURAL / CONSTRUCTION PLANS
6. BUILDING FOOTPRINTS SHOWN ON THIS PLAN ARE APPROXIMATE AND SUBJECT TO CHANGE PER CDP/FDP AND PROFFER CONDITIONS AS MAY BE AMENDED

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)756-2780
MCLEAN, VA GERMANTOWN, MD

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PEDESTRIAN CIRCULATION PLAN

VIKA REVISIONS

22.) REVISED 6/17/2011
21.) REVISED 6/2/2011
20.) REVISED 5/13/2011
19.) REVISED 4/15/2011
18.) REV. 1/10/2011
17.) REV. 12-7-2010
Revise 12-03-2010
REV. 12/3/10
SUB. 11/5/10

DATE:	NOV. 2010
DES. SEC	DWN. SEC
SCALE:	1"=20'
PROJECT/FILE NO.	6575
SHEET NO.	15A

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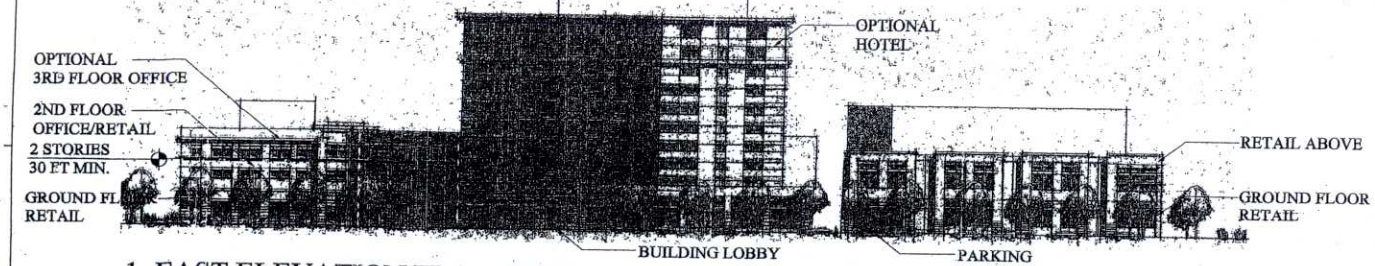
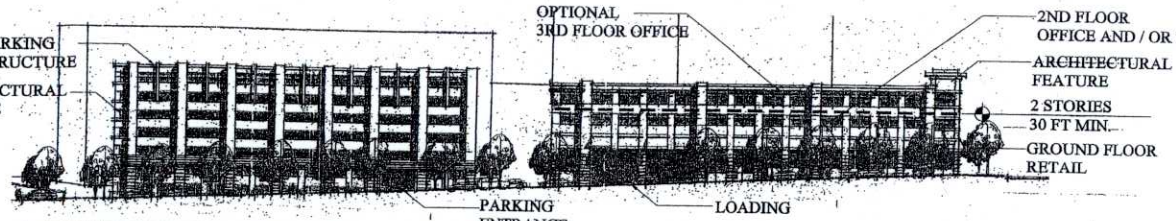
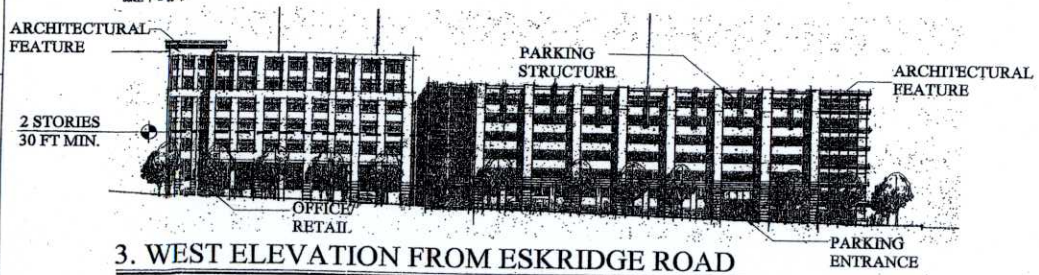


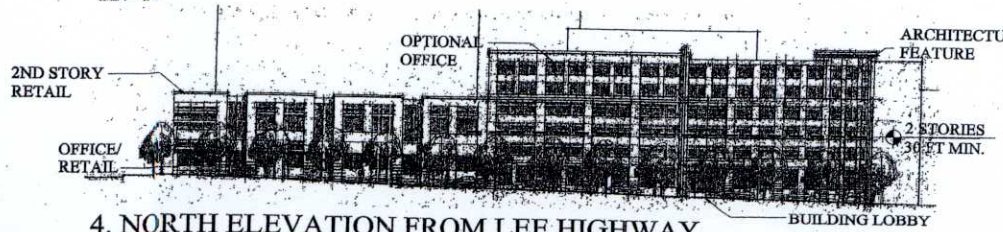
1. EAST ELEVATION FROM FESTIVAL STREET



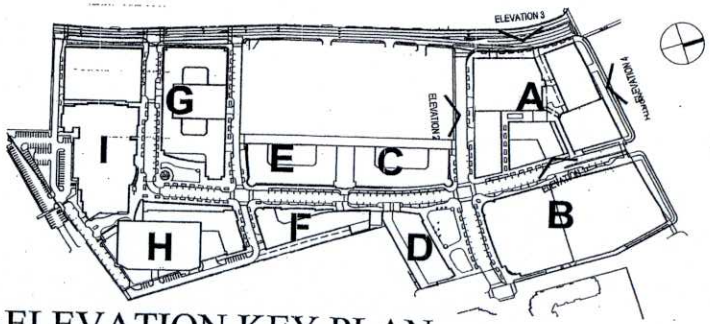
2.SOUTH ELEVATION FROM STRAWBERRY LANE



3. WEST ELEVATION FROM ESKRIDGE ROAD



4. NORTH ELEVATION FROM LEE HIGHWAY



ELEVATION KEY PLAN

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL OFFICE OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.
3. NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218 SF OF GFA.

COMMONWEALTH OF VIRGINIA
MICHAEL D BERGIN
Lic. No. 31760
6/2/11
PROFESSIONAL ENGINEER

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
11	6/17/2011	CDP/FDP Revision
10	6/2/2011	CDP/FDP Revision
9	5/13/2011	CDP/FDP Revision
8	4/15/2011	CDP/FDP Revision
7	1/10/2011	CDP/FDP Revision
6	10/16/2008	CDP / FDP Revision
5	10/01/2007	CDP / FDP Revision
4	08/22/2007	CDP / FDP Revision
3	07/16/2007	CDP / FDP Revision
2	06/01/2007	CDP / FDP Revision
1	03/08/2007	CDP / FDP Revision

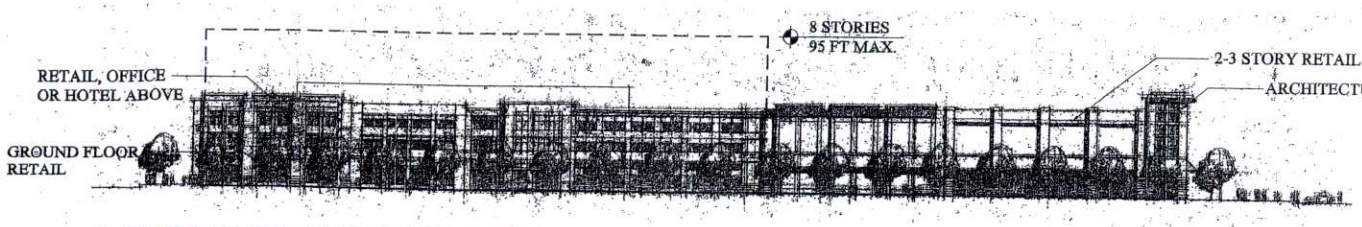
Issued Drawing Log

RTKL
RTKL Associates, Inc.

KY
Drawn
GS
Checked
BC
Approved

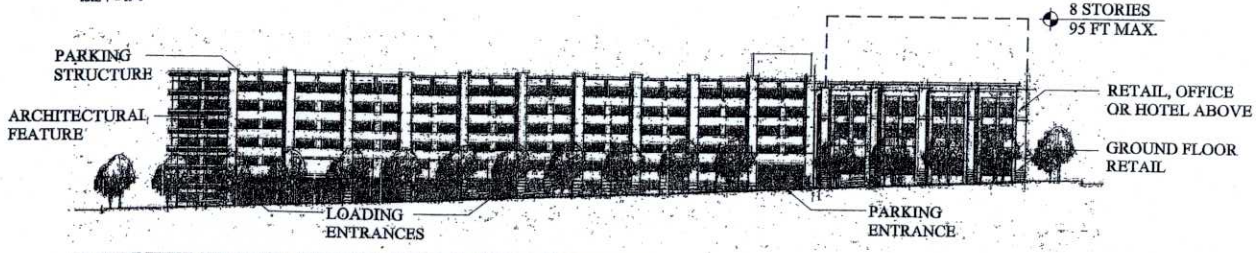
PARCEL A OPTION 1 ELEVATIONS

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007



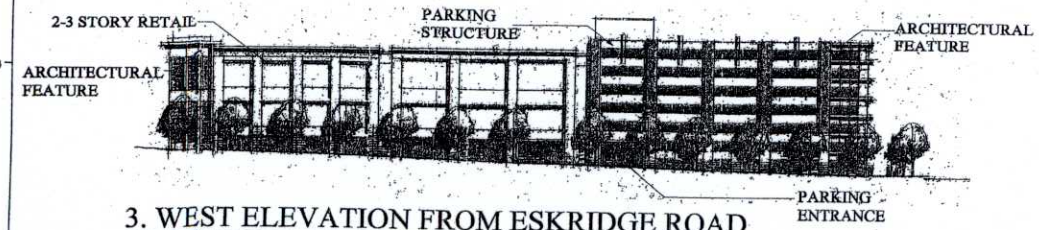
1. EAST ELEVATION FROM FESTIVAL STREET

SCALE: 1" = 30'-0"



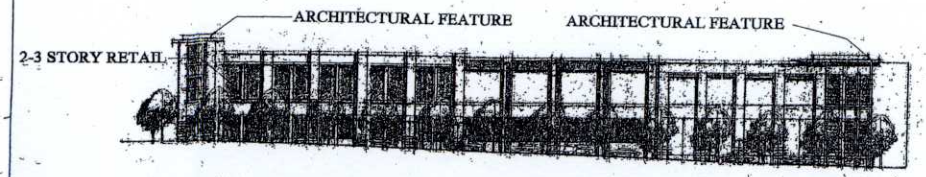
2.SOUTH ELEVATION FROM STRAWBERRY LANE

SCALE: 1" = 30'-0"



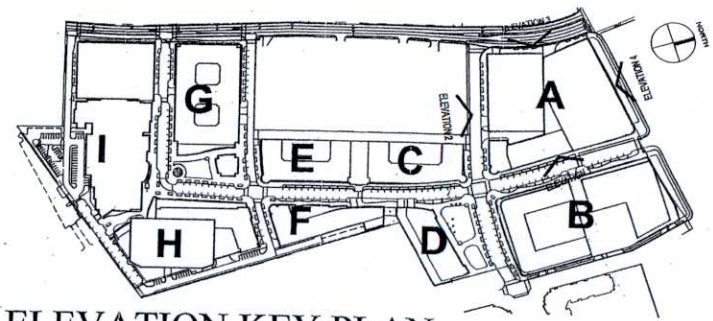
3. WEST ELEVATION FROM ESKRIDGE ROAD

SCALE: 1" = 30'-0"



4. NORTH ELEVATION FROM LEE HIGHWAY

SCALE: 1" = 30'-0"



ELEVATION KEY PLAN

SCALE: 1" = 200'-0"

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL OFFICE OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.
3. NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218 SF OF GFA.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 21768
6/24/11
PROFESSIONAL ENGINEER

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
18	6/17/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
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4	10/2/2006	CDP / FDP Revision
3	4/7/2006	CDP / FDP Revision

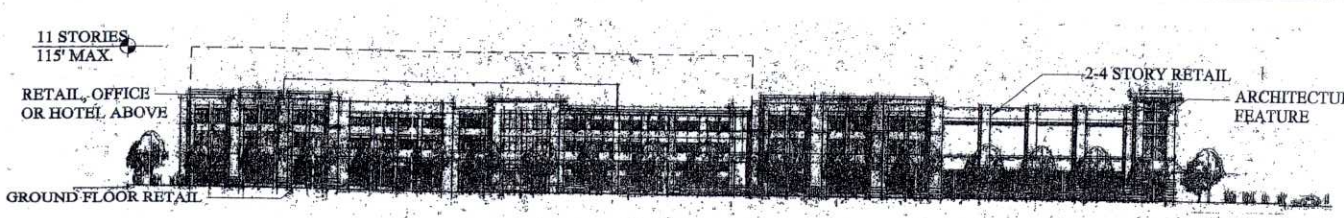
Issued Drawing Log

RTKL
RTKL Associates, Inc.

KY
Drawn
GS
Checked
BC
Approved

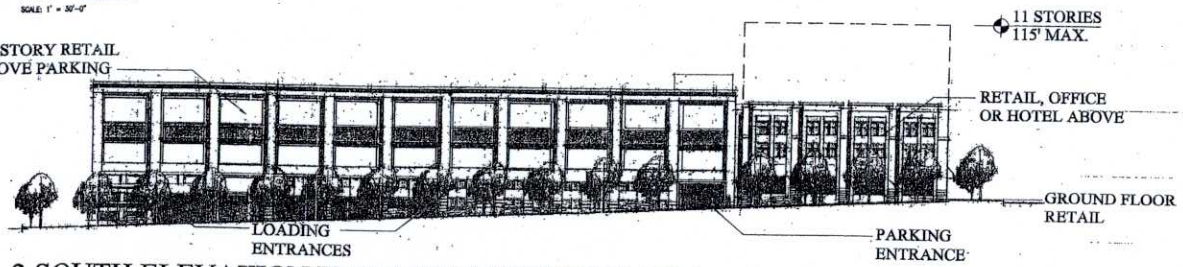
PARCEL A OPTION
2 ELEVATIONS

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007



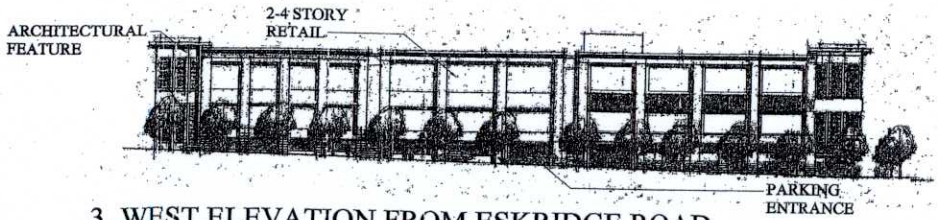
1. EAST ELEVATION FROM FESTIVAL STREET

SCALE: 1" = 30'-0"



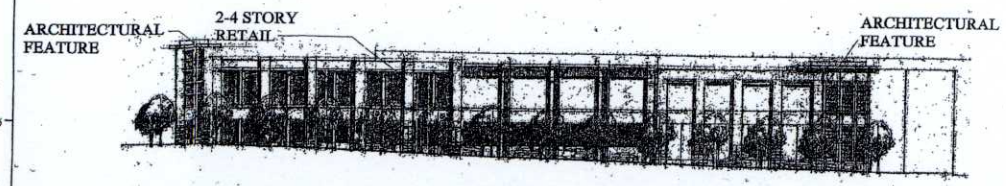
2.SOUTH ELEVATION FROM STRAWBERRY LANE

SCALE: 1" = 30'-0"



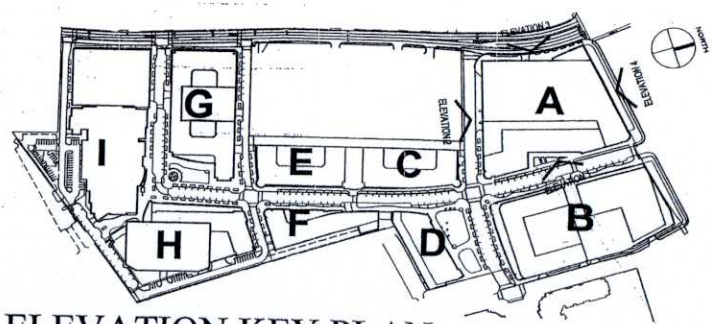
3. WEST ELEVATION FROM ESKRIDGE ROAD

SCALE: 1" = 30'-0"



4. NORTH ELEVATION FROM LEE HIGHWAY

SCALE: 1" = 30'-0"



ELEVATION KEY PLAN

SCALE: 1" = 200'-0"

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL OFFICE OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.

3. NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218 SF OF GFA.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31708
6/2/11
PROFESSIONAL ENGINEER

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MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

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5	11/06/2006	CDP / FDP Revision
4	10/2/2006	CDP / FDP Revision
3	4/7/2006	CDP / FDP Revision

Issued Drawing Log

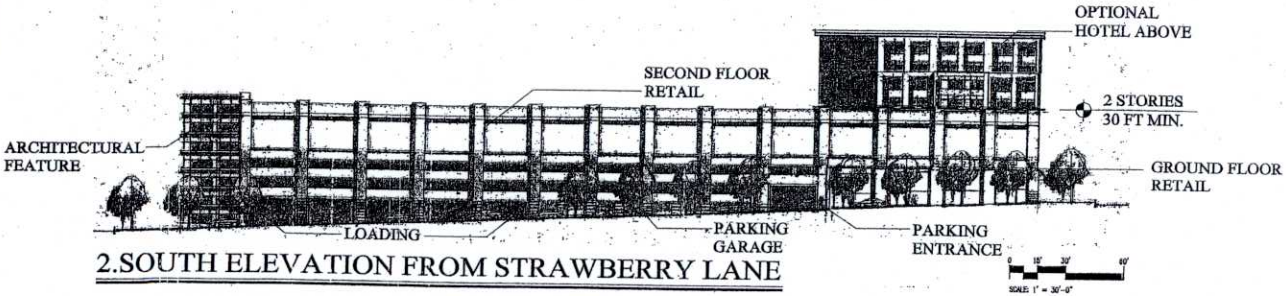
RTKL
RTKL Associates, Inc.

KY	
Drawn	
GS	
Checked	
BC	
Approved	

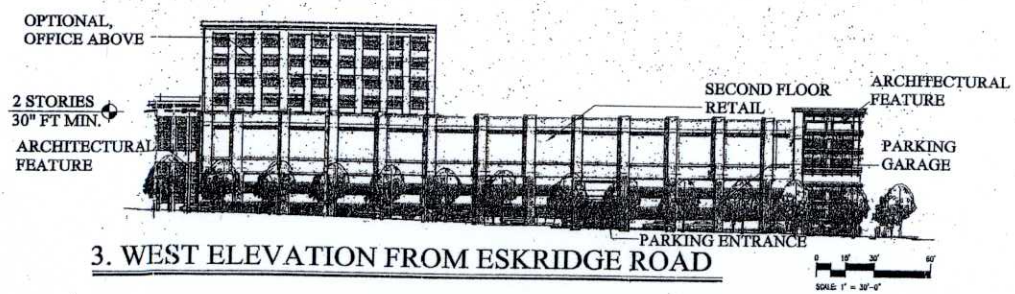
PARCEL A OPTION
3 ELEVATIONS

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

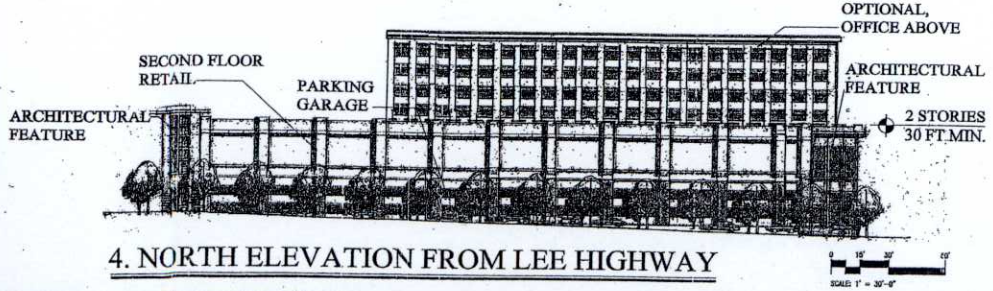
1. EAST ELEVATION FROM FESTIVAL STREET



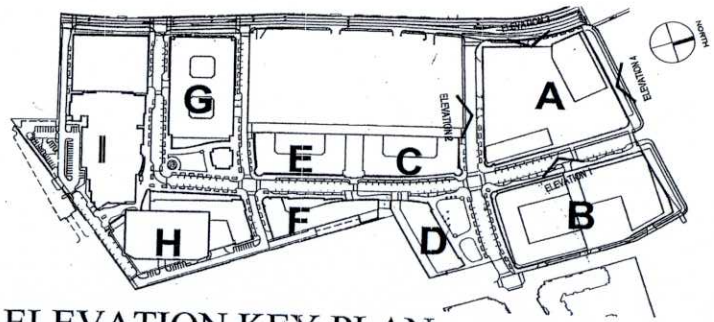
2.SOUTH ELEVATION FROM STRAWBERRY LANE



3. WEST ELEVATION FROM ESKRIDGE ROAD



4. NORTH ELEVATION FROM LEE HIGHWAY



ELEVATION KEY PLAN

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
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3. NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218 SF OF GFA.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
PROFESSIONAL ENGINEER

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
11	6/17/2011	CDP/FDP Revision
1	6/2/2011	CDP/FDP Revision
10	5/13/2011	CDP/FDP Revision
1	4/15/2011	CDP/FDP Revision
12	1/10/2011	CDP/FDP Revision
1	08/16/2010	CDP /FDP Revision
10	10/01/2007	CDP / FDP Revision
9	08/22/2007	CDP / FDP Revision
8	07/16/2007	CDP / FDP Revision
7	06/01/2007	CDP / FDP Revision
6	03/08/2007	CDP / FDP Revision
5	01/12/2007	CDP / FDP Revision
4	12/15/2006	CDP / FDP Revision
3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

Issued Drawing Log

RTKL
RTKL Associates, Inc.

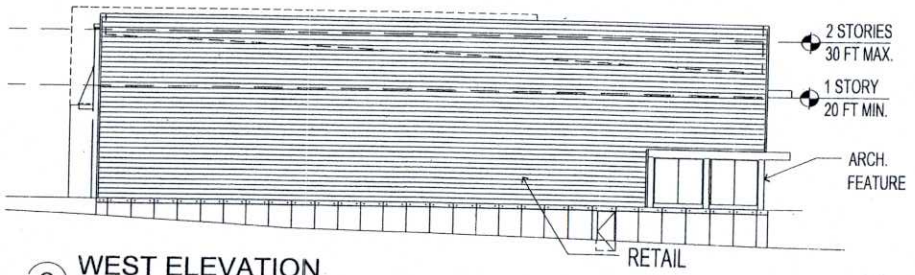
KY
Drawn
GS
Checked
BC
Approved

PARCEL A OPTION
4 ELEVATIONS

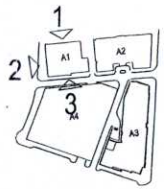
Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

SHEET 19 OF 48

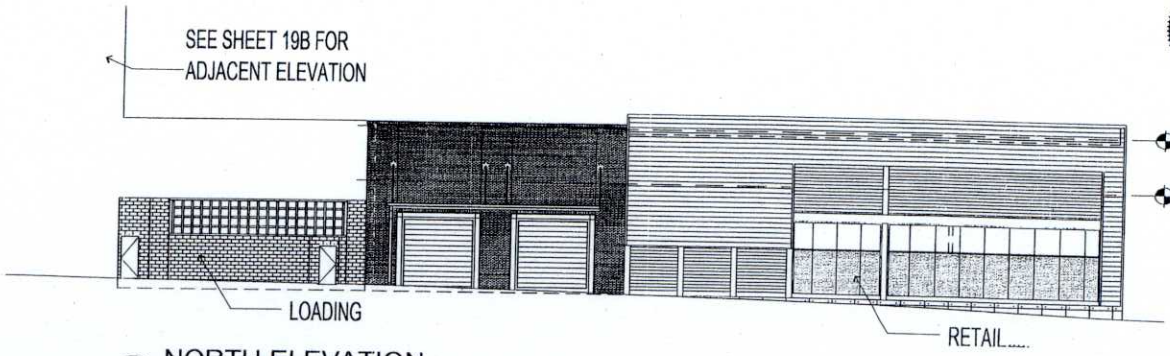
3 SOUTH ELEVATION
SCALE: 1" = 10'-0"



2 WEST ELEVATION
SCALE: 1" = 10'-0"



KEY PLAN
SCALE: NTS



1 NORTH ELEVATION
SCALE: 1" = 10'-0"

NOTES:

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COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31766
6/3/11

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

CDP/FDP Revision 1/10/2011
CDP/FDP Revision 4/15/2011
CDP/FDP Revision 5/13/2011
CDP/FDP Revision 6/2/2011
CDP/FDP Revision 6/17/2011

REV. 12-7-2010
REV. 12-03-2010
REV 11-05-2010
REV 10-11-2010
REV 08-23-2010
SUB 06-08-2010

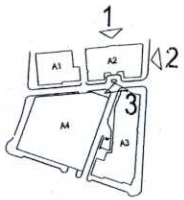
PROJECT # 1
DRAWN BY CH
DATE -
SCALE AS NOTED

Parcel A - Grocery Elevations
Mosaic District
Merrifield, VA

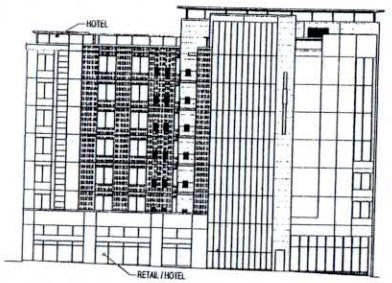
EDENS AVANT
7200 Wisconsin Avenue ◊ Suite 400 ◊ Bethesda, MD ◊ 20814
Phone: 301.652.7400 ◊ Fax: 301.652.3588

SHEET NO
19A

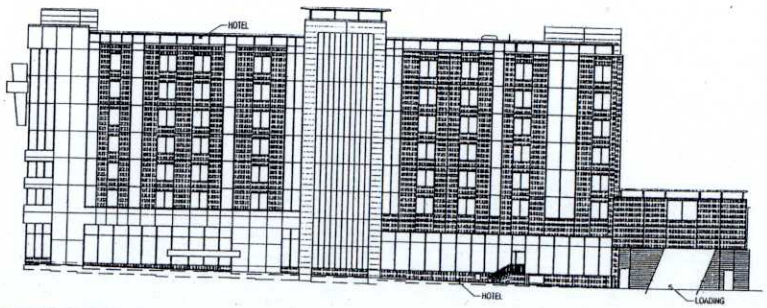
3 SOUTH ELEVATION
SCALE: 1" = 20'



KEY PLAN
SCALE: NTS



2 EAST ELEVATION
SCALE: 1" = 20'



1 NORTH ELEVATION
SCALE: 1" = 20'

NOTES:

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COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
PROFESSIONAL ENGINEER

CDP/FDP Revision 1/10/2011
CDP/FDP Revision 4/15/2011
CDP/FDP Revision 5/13/2011
CDP/FDP Revision 6/2/2011
CDP/FDP Revision 6/17/2011

REV. 12-7-2010
REV. 12-03-2010
REV 11-05-2010
REV 10-11-2010
REV 08-23-2010
SUB 06-08-2010

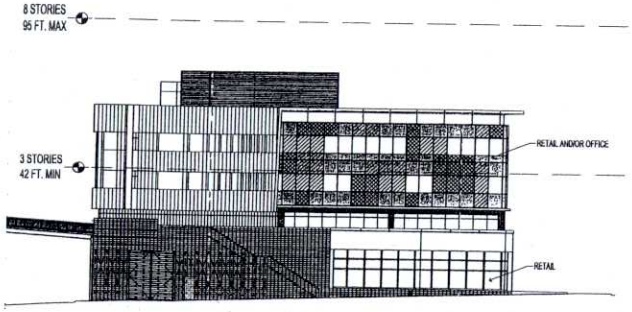
"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

DATE -
PROJECT # -
SCALE AS NOTED
DRAWN BY CH

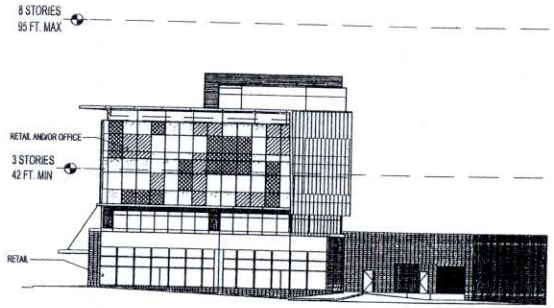
Parcel A - Hotel Elevations
Mosaic District
Merrifield, VA

EDENS AVANT
7200 Wisconsin Avenue ◊ Suite 400 ◊ Bethesda, MD ◊ 20814
Phone: 301.652.7400 ◊ Fax: 301.652.3388

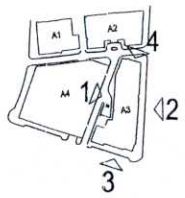
SHEET NO
19B



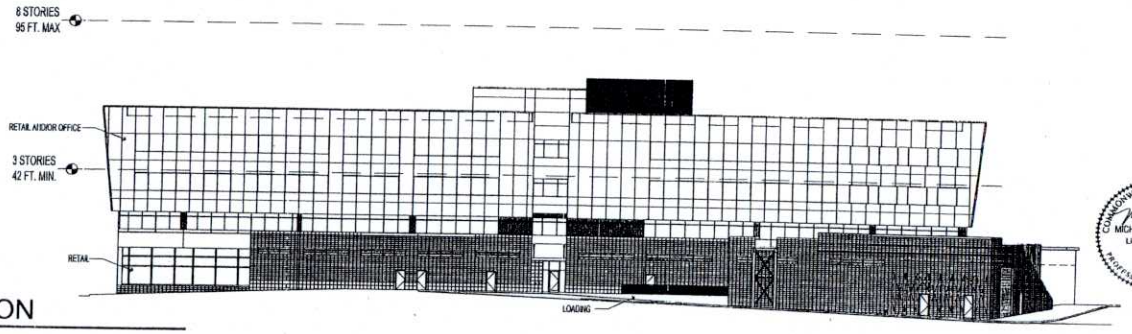
3 SOUTH ELEVATION
SCALE: 1" = 20'



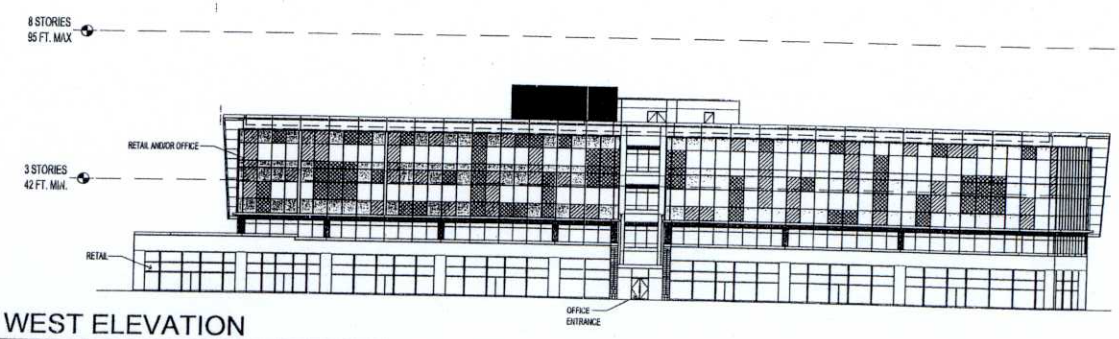
4 NORTH ELEVATION
SCALE: 1" = 20'



KEY PLAN
SCALE: NTS



2 EAST ELEVATION
SCALE: 1" = 20'



1 WEST ELEVATION
SCALE: 1" = 20'

NOTES:

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"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11

CDP/FDP Revision 1/10/2011
CDP/FDP Revision 4/15/2011
CDP/FDP Revision 5/13/2011
CDP/FDP Revision 6/2/2011
CDP/FDP Revision 6/17/2011

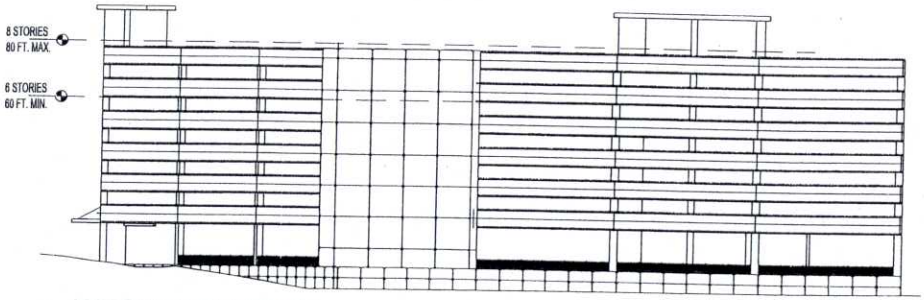
REV. 12-7-2010
REV. 12-03-2010
REV 11-05-2010
REV 10-11-2010
REV 08-23-2010
SUB 06-08-2010

PROJECT # --
DRAWN BY CH
DATE -
SCALE AS NOTED

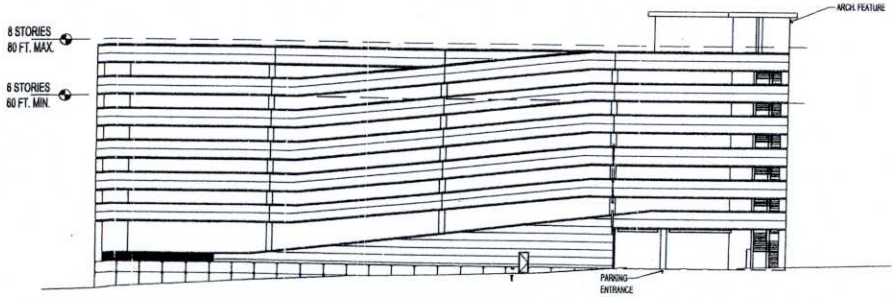
Parcel A - Office Elevations
Mosaic District
Merrifield, VA

EDENS AVANT
7200 Wisconsin Avenue ◊ Suite 400 ◊ Bethesda, MD ◊ 20814
Phone: 301.652.7400 ◊ Fax: 301.652.3588

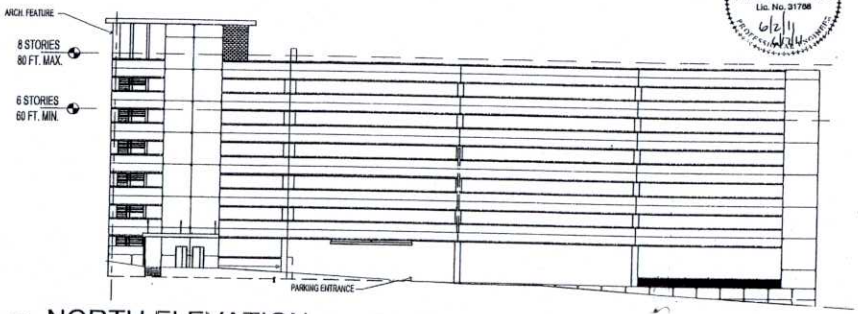
SHEET NO.
19C



3 WEST ELEVATION
SCALE: 1" = 20'



4 SOUTH ELEVATION
SCALE: 1" = 20'



2 NORTH ELEVATION
SCALE: 1" = 20'

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31708
6/21/11

NOTES:

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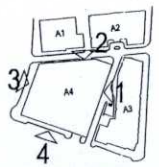
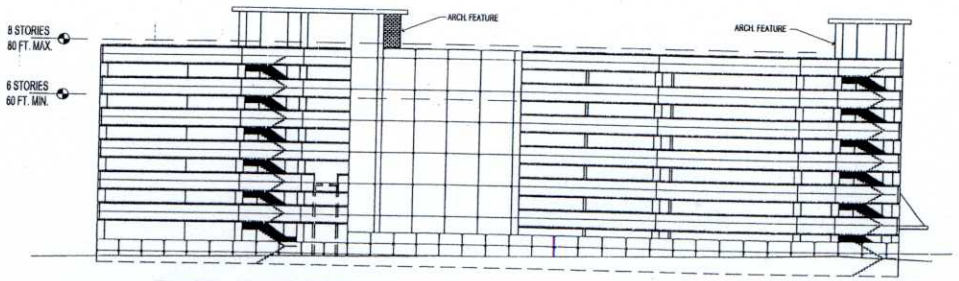


KEY PLAN
SCALE: NTS



1 EAST ELEVATION
SCALE: 1" = 20'

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

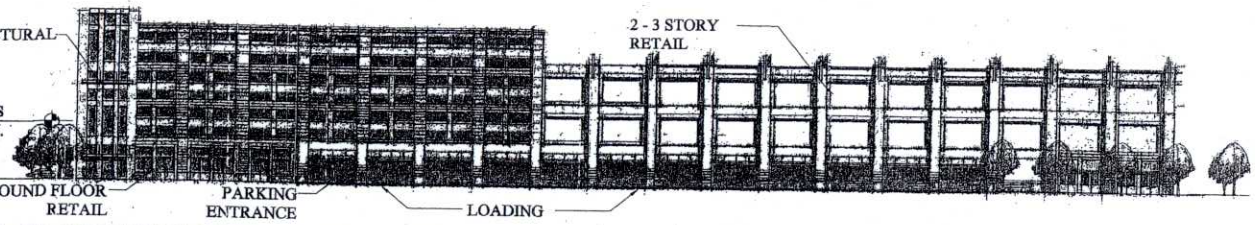
CDP/FDP Revision 1/10/2011
CDP/FDP Revision 4/15/2011
CDP/FDP Revision 5/13/2011
CDP/FDP Revision 6/3/2011
CDP/FDP Revision 6/17/2011
REV. 12-7-2010
REV. 12-03-2010
REV 11-05-2010
REV 10-11-2010
REV 08-23-2010
SUB 06-08-2010

PROJECT # ---
DRAWN BY CH
DATE
SCALE AS NOTED

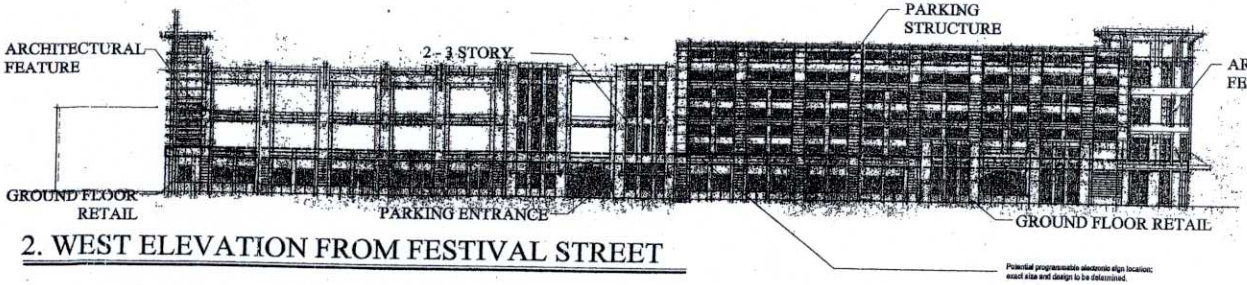
Parcel A - Garage Elevations
Mosaic District
Merrifield, VA

EDENS AVANT
7200 Wisconsin Avenue ♦ Suite 400 ♦ Bethesda, MD ♦ 20814
Phone: 301.652.7400 ♦ Fax: 301.652.3308

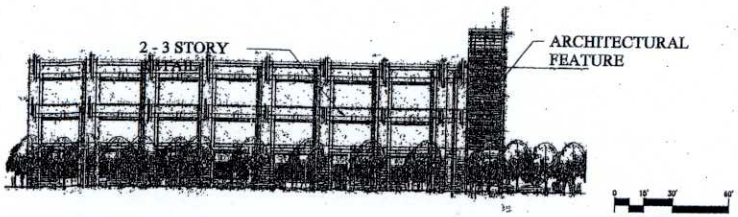
SHEET NO.
19D



1. EAST ELEVATION FROM YATES WAY



2. WEST ELEVATION FROM FESTIVAL STREET



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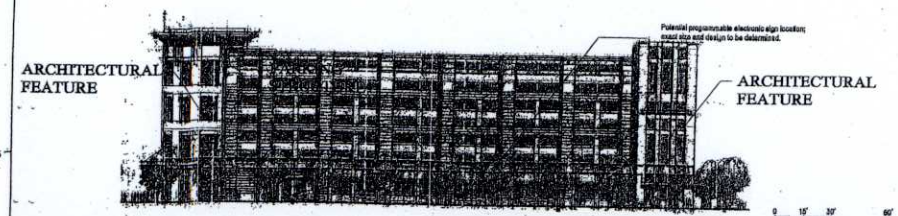
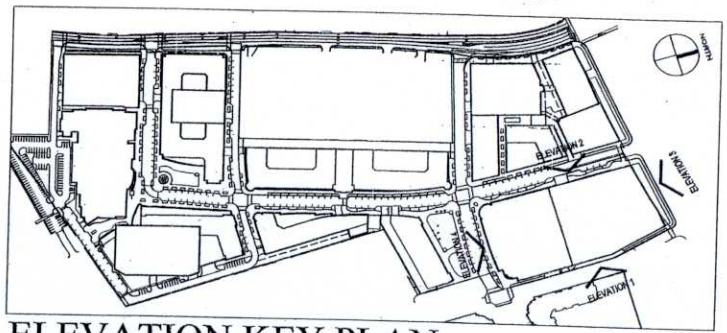


4. SOUTH ELEVATION FROM STRAWBERRY LANE



ELEVATION KEY PLAN

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COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31788
6/2/11
PROFESSIONAL ENGINEER

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No	Date	Item
18	6/17/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
16	5/13/2011	CDP/FDP Revision
15	4/15/2011	CDP/FDP Revision
14	1/10/2011	CDP/FDP Revision
13	03/16/2010	CDP / FDP Revision
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9	06/01/2007	CDP / FDP Revision
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6	12/15/2006	CDP / FDP Revision
5	11/06/2006	CDP / FDP Revision
4	10/2/2006	CDP / FDP Revision
3	4/7/2006	CDP / FDP Revision
2		
1		

Issued Drawing Log

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RTKL Associates, Inc.

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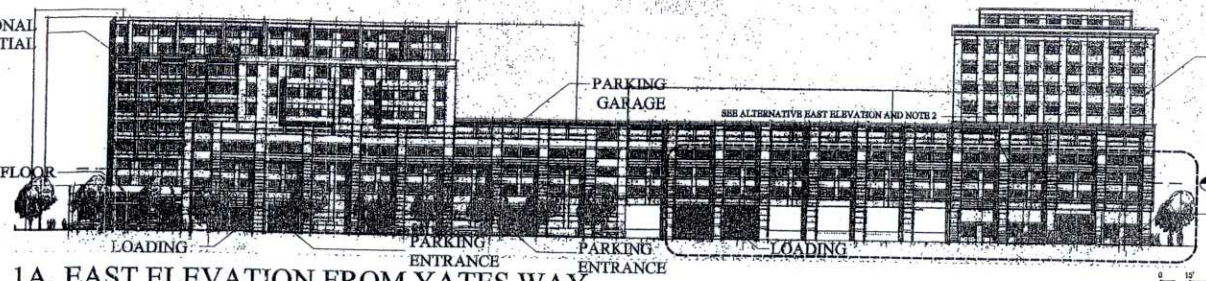
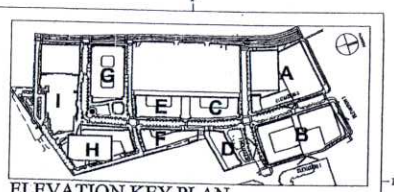
KY
Drawn
GS
Chec'ced
BC
Approved

PARCEL B OPTION 1
ELEVATIONS

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

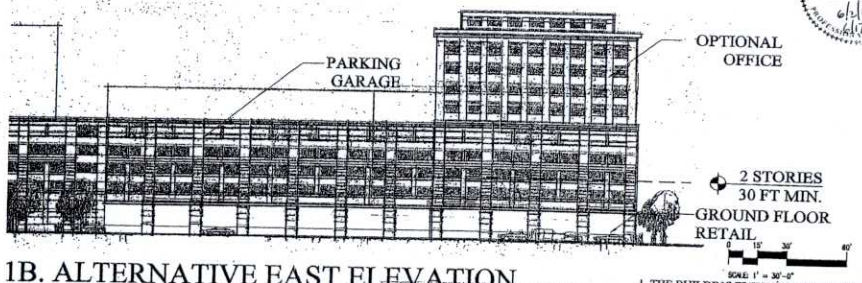


1A. EAST ELEVATION FROM YATES WAY

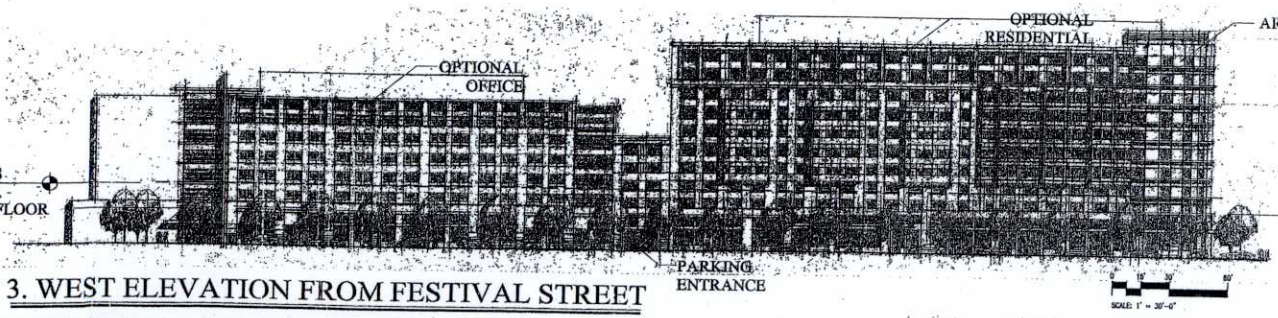


ELEVATION KEY PLAN

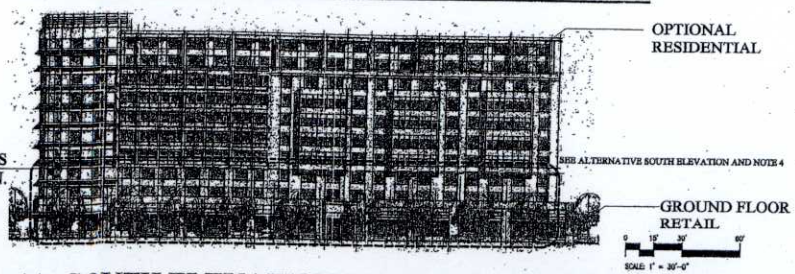
2. NORTH ELEVATION FROM LEE HIGHWAY



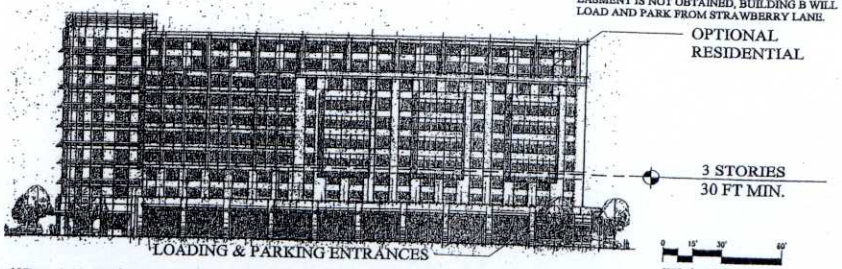
1B. ALTERNATIVE EAST ELEVATION



3. WEST ELEVATION FROM FESTIVAL STREET



4A. SOUTH ELEVATION FROM STRAWBERRY LANE



4B. ALTERNATIVE SOUTH ELEVATION

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
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3. NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218 SF OF GFA.
4. IF ACCESS FROM YATES WAY PUBLIC ACCESS EASEMENT IS NOT OBTAINED, BUILDING B WILL LOAD AND PARK FROM STRAWBERRY LANE.

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31708
6/1/11

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
18	6/17/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
16	5/13/2011	CDP/FDP Revision
15	4/15/2011	CDP/FDP Revision
14	1/10/2011	CDP/FDP Revision
13	10/19/2010	CDP/FDP Revision
12	10/01/2007	CDP / FDP Revision
9	08/22/2007	CDP / FDP Revision
8	07/16/2007	CDP / FDP Revision
7	06/01/2007	CDP / FDP Revision
6	03/08/2007	CDP / FDP Revision
5	01/12/2007	CDP / FDP Revision
4	12/15/2006	CDP / FDP Revision
3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

Issued Drawing Log

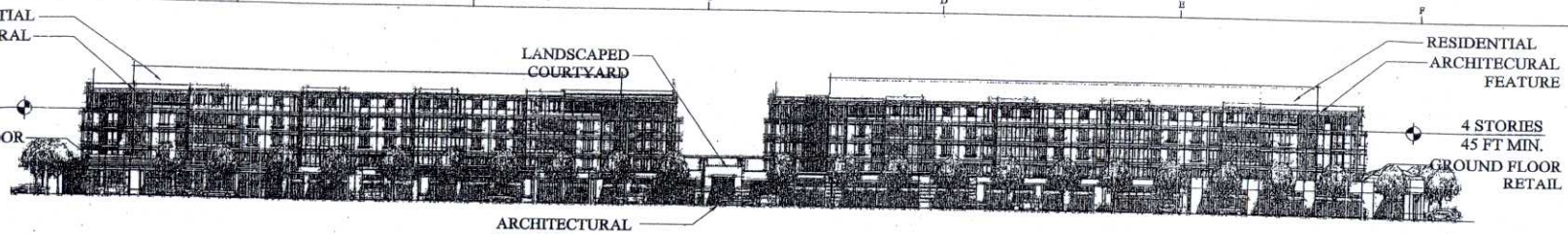
RTKL
RTKL Associates, Inc.

KY
Drawn
GS
Checked
BC
Approved

PARCEL B OPTION
2 ELEVATIONS

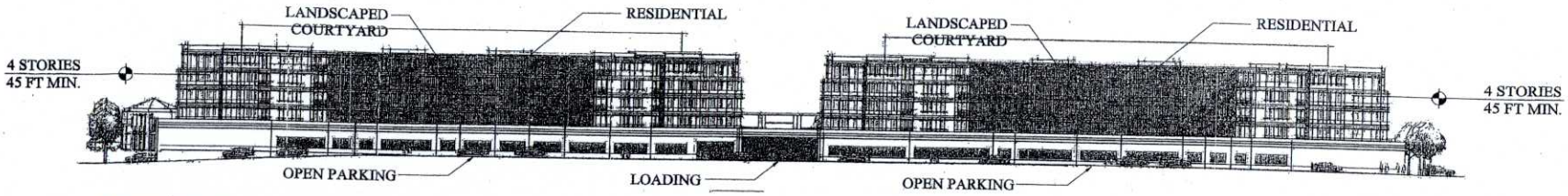
Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

SHEET 21 OF 48



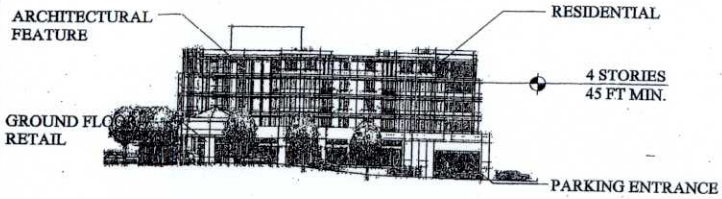
1. EAST ELEVATION FROM FESTIVAL STREET

SCALE: 1" = 30'-0"



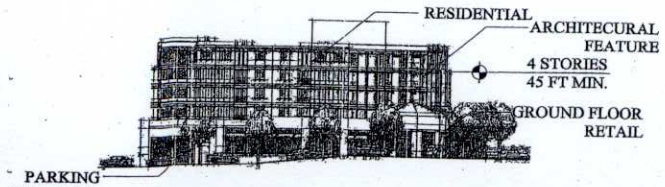
2. WEST ELEVATION FROM ALLEY

SCALE: 1" = 30'-0"



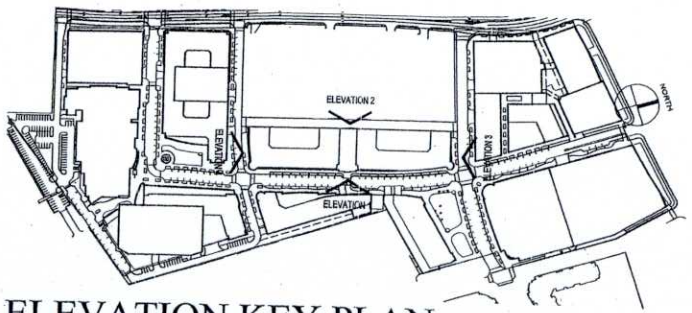
3. NORTH ELEVATION FROM STRAWBERRY LANE

SCALE: 1" = 30'-0"



4. SOUTH ELEVATION FROM NORTH ROAD

SCALE: 1" = 30'-0"



ELEVATION KEY PLAN

SCALE: 1" = 200'-0"

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL OFFICE OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
PROFESSIONAL ENGINEER

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
14	6/17/2011	CDP/FDP Revision
13	6/2/2011	CDP/FDP Revision
12	5/13/2011	CDP/FDP Revision
11	4/15/2011	CDP/FDP Revision
10	1/10/2011	CDP/FDP Revision
9	08/16/2010	CDP /FDP Revision
8	10/01/2007	CDP / FDP Revision
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3	01/12/2007	CDP / FDP Revision
2	12/15/2006	CDP / FDP Revision
1	11/06/2006	CDP / FDP Revision
	10/2/2006	CDP / FDP Revision
	4/7/2006	CDP / FDP Revision

Issued Drawing Log

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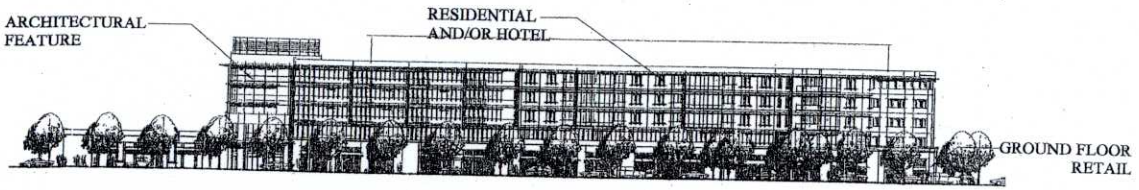
PARCEL C & E ELEVATIONS

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

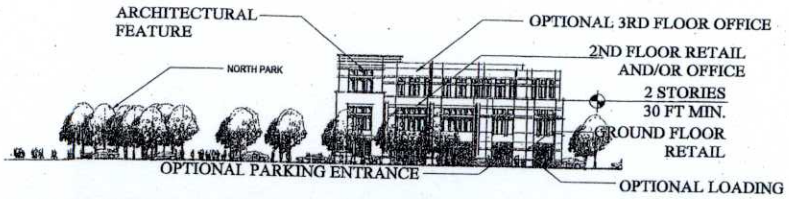
1A. PARCEL F - ELEVATION FROM FESTIVAL STREET OPTION A

SCALE: 1" = 30'-0"



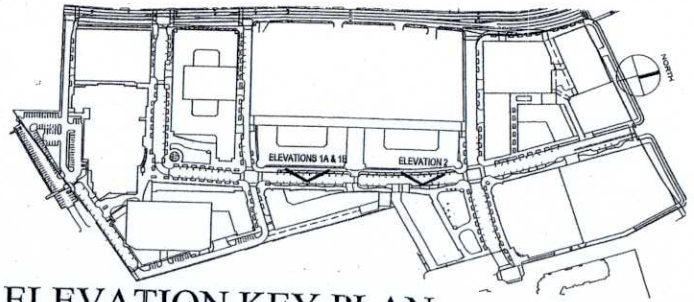
1B. PARCEL F - ELEVATION FROM FESTIVAL STREET OPTION B

SCALE: 1" = 30'-0"



2. PARCEL D - ELEVATION FROM FESTIVAL STREET

SCALE: 1" = 30'-0"



ELEVATION KEY PLAN

SCALE: 1" = 200'-0"

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3. NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218 SF OF GFA.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31708
6/2/11
6/17/11

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
8	6/17/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
16	5/13/2011	CDP/FDP Revision
15	4/15/2011	CDP/FDP Revision
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3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

Issued Drawing Log

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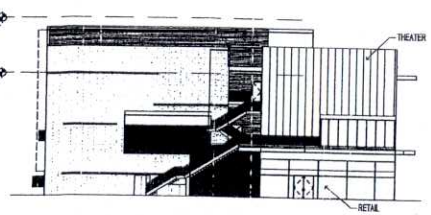
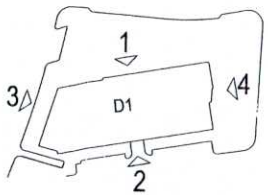
PARCEL D & F ELEVATIONS

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

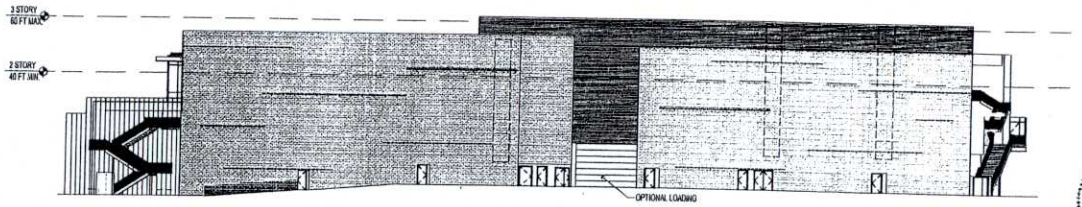


4 EAST ELEVATION
SCALE: 1" = 20'

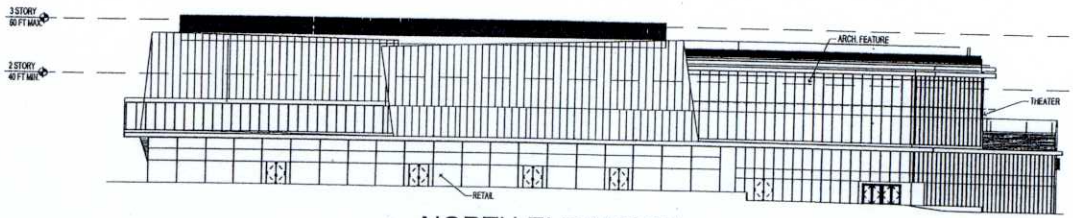
3 WEST ELEVATION
SCALE: 1" = 20'



KEY PLAN
SCALE: NTS



2 SOUTH ELEVATION
SCALE: 1" = 20'



1 NORTH ELEVATION
SCALE: 1" = 20'

NOTES:

1 - THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS AND TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

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3 - NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218SF OF GFA.

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

CDP/FDP Revision 1/10/2011
CDP/FDP Revision 4/15/2011
CDP/FDP Revision 5/13/2011
CDP/FDP Revision 6/2/2011
CDP/FDP Revision 6/17/2011

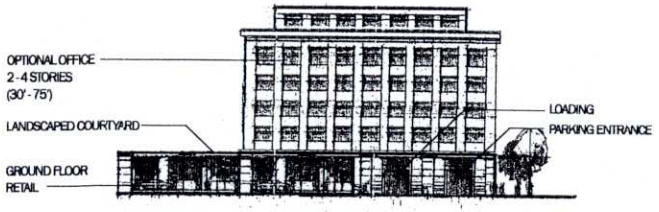
REV. 12-7-2010
REV. 12-03-2010
REV 11-05-2010
REV 10-11-2010
REV 08-23-2010
SUB 06-08-2010

PROJECT #	---	DRAWN BY	CH
DATE	-	SCALE	AS NOTED

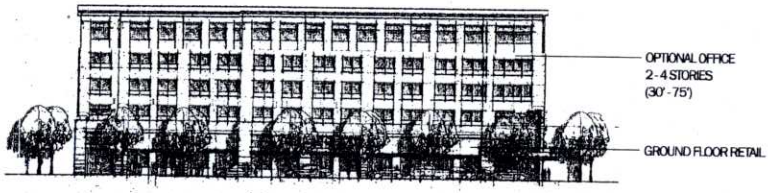
Parcel D1 Elevations
Merrifield Town Center
Fairfax County, VA

EDENS AVANT
7200 Wisconsin Avenue ◊ Suite 400 ◊ Bethesda, MD ◊ 20814
Phone: 301.652.7400 ◊ Fax: 301.652.3588

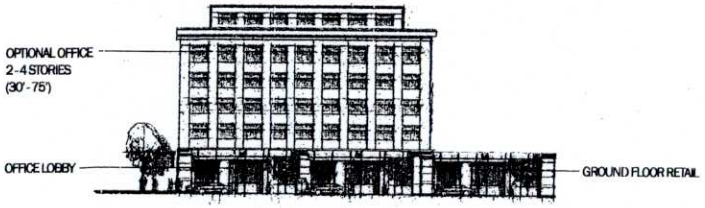
SHEET NO.
23A



1A. OFFICE NORTH ELEVATION - FROM NORTH STREET



1B. OFFICE EAST ELEVATION - FROM FESTIVAL STREET



1C. OFFICE SOUTH ELEVATION

1D. OFFICE WEST ELEVATION - FROM PENNY LANE

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31764
6/2/11

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATIONS OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES) THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
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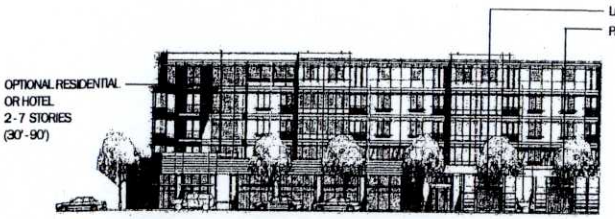
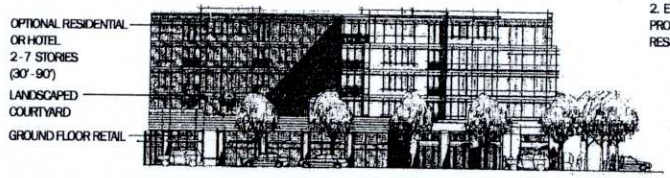
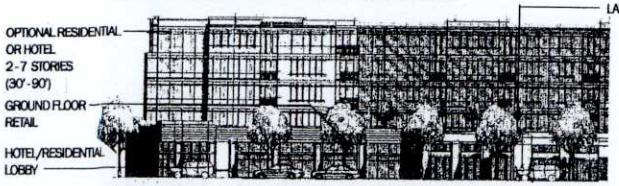


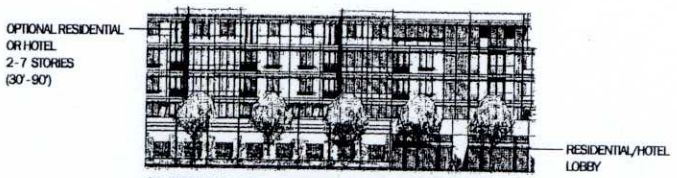
2A. RESIDENTIAL/HOTEL NORTH ELEVATION - FROM NORTH STREET



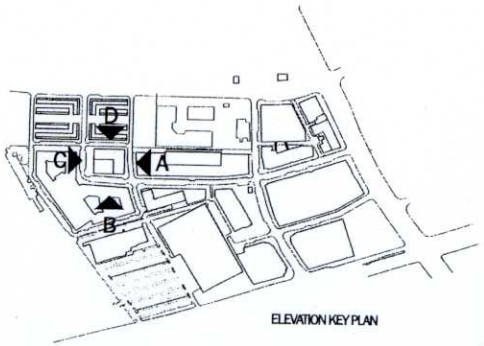
2B. RESIDENTIAL/HOTEL EAST ELEVATION - FROM FESTIVAL STREET



2C. RESIDENTIAL/HOTEL SOUTH ELEVATION - FROM FESTIVAL STREET EXTENDED



2D. RESIDENTIAL/HOTEL WEST ELEVATION - FROM PENNY LANE



ELEVATION KEY PLAN

18.) REVISED 6/17/2011
17.) REVISED 6/2/2011
16.) REVISED 5/13/2011

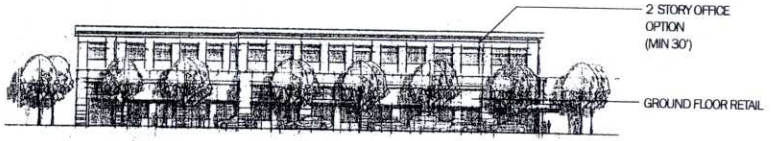
PROJECT # —
DRAWN BY MD
DATE 6/2/2011
SCALE 1" = 50'

Parcel G Options - Elevations
Merrifield Town Center
Fairfax County, VA

EDENS AVANT
7200 Wisconsin Avenue ◊ Suite 400 ◊ Bethesda, MD ◊ 20814
Phone: 301.652.7400 ◊ Fax: 301.652.3588

SHEET NO
24

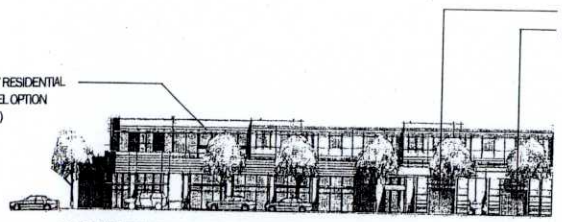
1A. OFFICE NORTH ELEVATION - FROM NORTH STREET



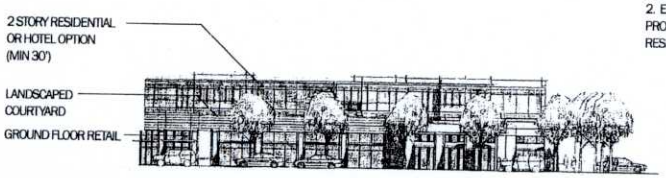
1B. OFFICE EAST ELEVATION - FROM FESTIVAL STREET

1C. OFFICE SOUTH ELEVATION

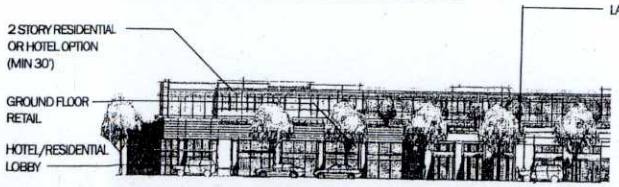
1D. OFFICE WEST ELEVATION - FROM PENNY LANE



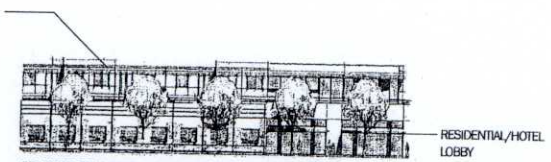
2A. RESIDENTIAL/HOTEL NORTH ELEVATION - FROM NORTH STREET



2B. RESIDENTIAL/HOTEL EAST ELEVATION - FROM FESTIVAL STREET

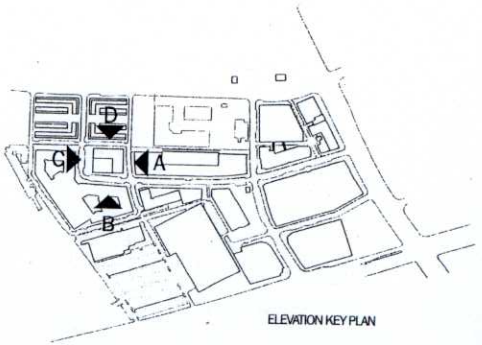


2C. RESIDENTIAL/HOTEL SOUTH ELEVATION - FROM FESTIVAL STREET EXTENDED



2D. RESIDENTIAL/HOTEL WEST ELEVATION - FROM PENNY LANE

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATIONS OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES) THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL OFFICE OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL, SEE SHEETS 5-9.



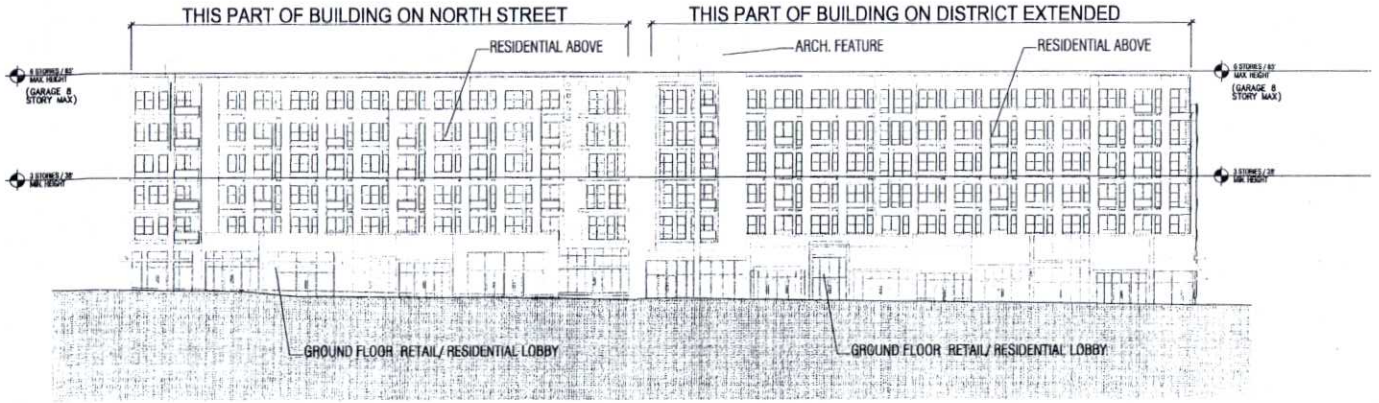
ELEVATION KEY PLAN

Parcel G Options - Elevations
Merrifield Town Center
Fairfax County, VA

DATE 6/17/2011
SCALE 1" = 50'
PROJECT # ---
DRAWN BY MD

EDENS AVANT
7200 Wisconsin Avenue ◊ Suite 400 ◊ Bethesda, MD ◊ 20814
Phone: 301.652.7400 ◊ Fax: 301.652.3588

SHEET NO.
24A



1/25 NORTH ELEVATION
SCALE: 1" = 20'-0"

NOTES:

1 – THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS AND TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

2 – ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTAIL, OFFICE, OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL, SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.

3 – NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218SF OF GFA.

2/25 EAST ELEVATION
SCALE: 1" = 20'-0"

ELEVATIONS

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

ELEVATIONS, BUILDING H

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/08/06
5.) REVISED 1/12/07
6.) REVISED 3/08/07
7.) REVISED 6/1/07
8.) REVISED 7/18/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 3/25/10
12.) REVISED 8/08/10
13.) REVISED 8/16/10
14.) REVISED 1/10/11
15.) REVISED 4/15/11
16.) REVISED 5/13/11
18.) REVISED 6/17/2011
17.) REVISED 6/2/2011
DATE: 12/15/05

DES. BC | DWN. BC
SCALE: AS NOTED
PROJECT/FILE NO. 6575
SHEET NO. 25 OF 48

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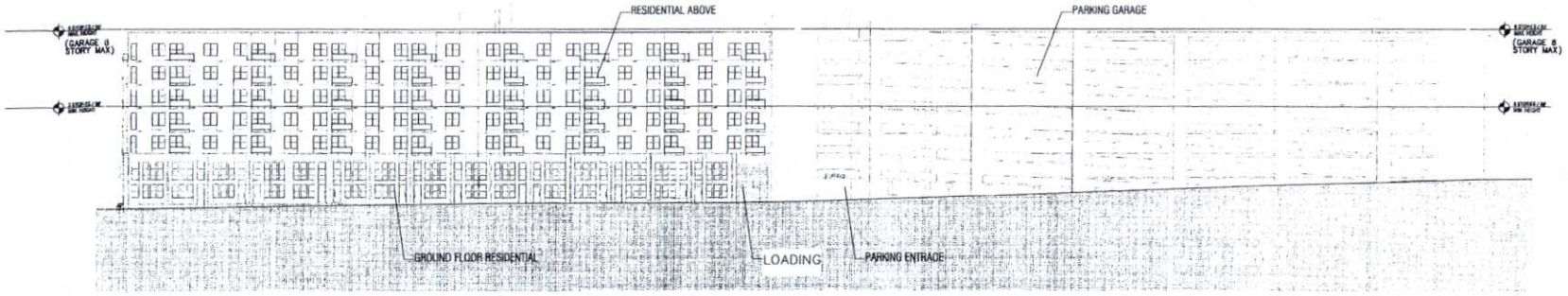
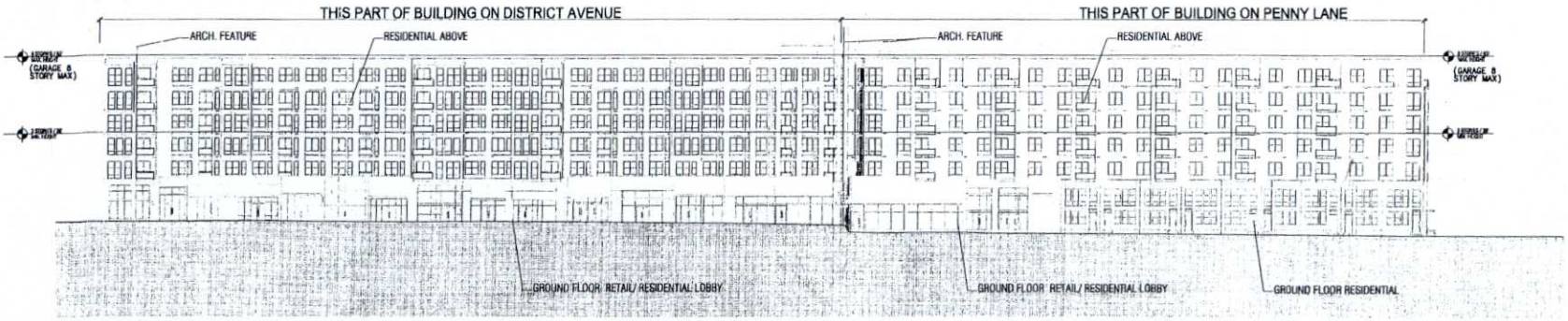


1 / 25A SOUTH ELEVATION
SCALE: 1" = 20'-0"



2 / 25A WEST ELEVATION
SCALE: 1" = 20'-0"

NOTES:

1 – THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS AND TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

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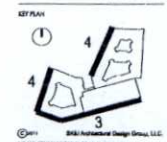
3 – NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218SF OF GFA.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31708
6/2/11
6/17/11
PROFESSIONAL ENGINEER

18.) REVISED 6/17/2011
17.) REVISED 6/2/2011

KEY PLAN



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DRAWING TITLE
ELEVATIONS

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CPS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
MCLEAN, VA CORNARTOWN, MD LEESBURG, VA

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

ELEVATIONS, BUILDING H

VIKA REVISIONS

1.) REVISED	4/7/06
2.) REVISED	4/27/06
3.) REVISED	10/02/06
4.) REVISED	11/06/06
5.) REVISED	1/12/07
6.) REVISED	3/08/07
7.) REVISED	6/1/07
8.) REVISED	7/16/07
9.) REVISED	8/22/07
10.) REVISED	10/1/07
11.) REVISED	3/25/10
12.) REVISED	6/08/10
13.) REVISED	8/16/10
14.) REVISED	1/10/11
15.) REVISED	4/15/11
16.) REVISED	5/13/11

DATE: 12/15/05
DES. BC DWN. BC
SCALE: AS NOTED
PROJECT/FILE NO. 6575
SHEET NO. 25A OF 48

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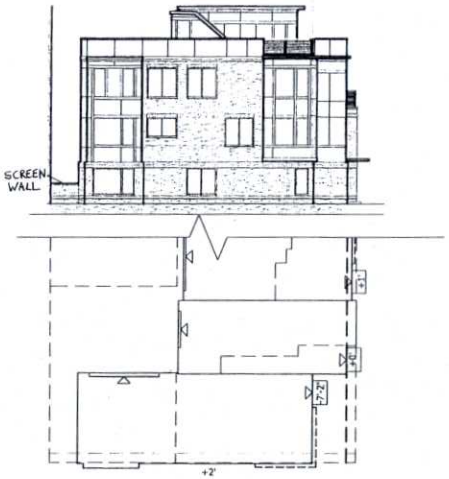

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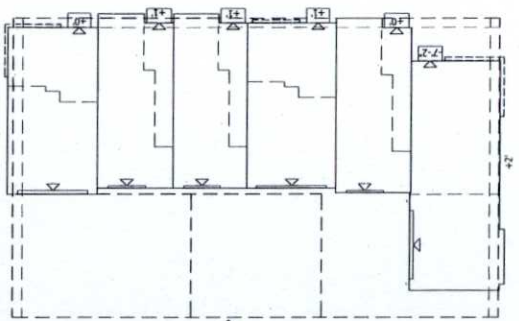

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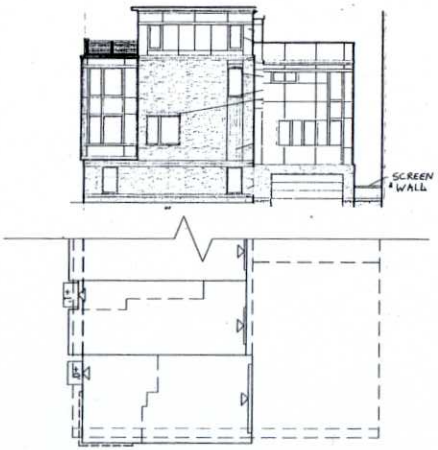

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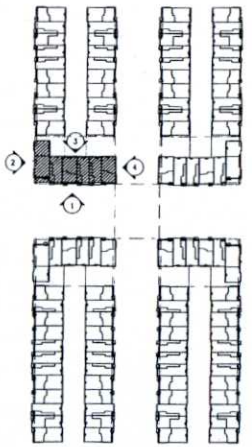

KEY MAP

NOTE: NOT TO SCALE

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31786
6/2/11
PROFESSIONAL ENGINEER

18.) REVISED 6/13/2011
17.) REVISED 6/2/2011
16.) REVISED 5/13/2011

VIKA

VIKA INCORPORATED
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
WWW.VIKA.COM

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

ELEVATIONS:
BUILDINGS I & J

VIKA REVISIONS

1.) REVISED	4/7/06
2.) REVISED	4/27/06
3.) REVISED	10/02/06
4.) REVISED	11/06/06
5.) REVISED	1/12/07
6.) REVISED	3/08/07
7.) REVISED	6/1/07
8.) REVISED	7/16/07
9.) REVISED	8/22/07
10.) REVISED	10/1/07
11.) REVISED	3/25/10
12.) REVISED	6/08/10
13.) REVISED	8/18/10
14.) REVISED	1/10/2011
15.) REVISED	4/15/2011

DATE: 12/15/05

DES.	DWN.
BC	BC

SCALE: AS NOTED

PROJECT/FILE NO.
6575

SHEET NO.
26 OF 48

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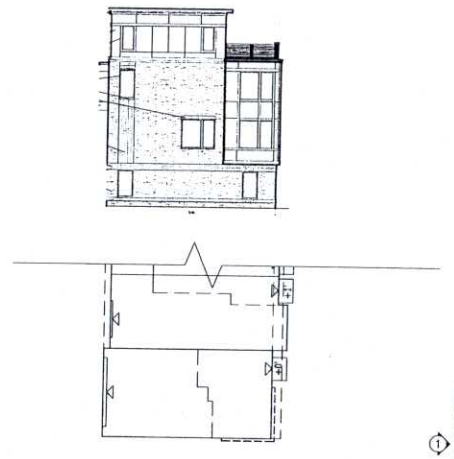

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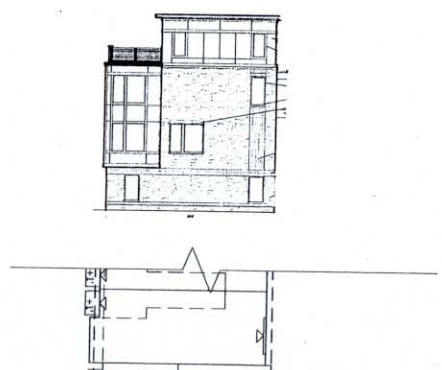

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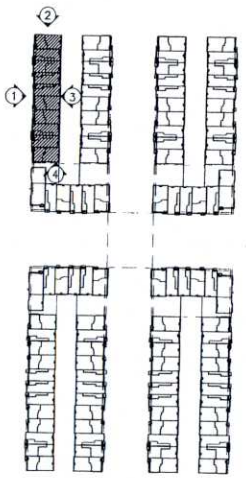

KEY MAP

NOTE: NOT TO SCALE

18.) REVISED 6/17/2011
16.) REVISED 6/2/20-1
15.) REVISED 4/15/2011

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11

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(703)442-7800 ■ FAX (703)761-2787
MCLEAN, VA GERMANTOWN, MD

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

ELEVATIONS:
BUILDINGS I & J

VIKA REVISIONS

1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 1/12/07
6.) REVISED 3/08/07
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10.) REVISED 10/1/07
11.) REVISED 3/25/10
12.) REVISED 5/08/10
13.) REVISED 8/16/10
14.) REVISED 1/10/2011
15.) REVISED 4/15/2011

DATE: 12/15/05

DES.	DWN.
BC	BC

SCALE: AS NOTED

PROJECT/FILE NO. 6575

SHEET NO. 26A OF 48

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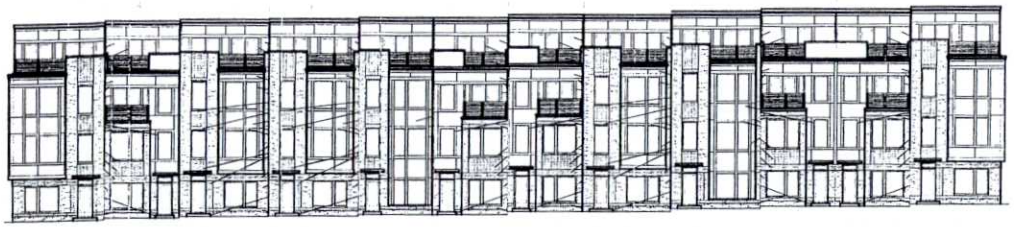

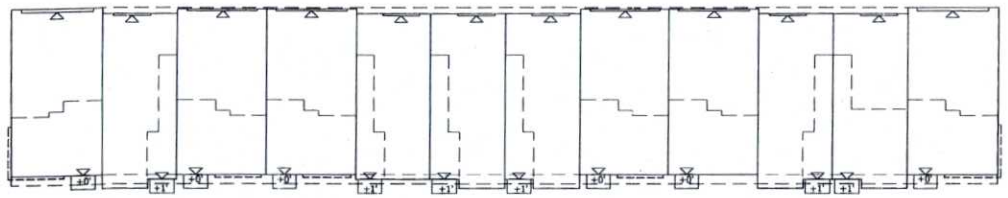

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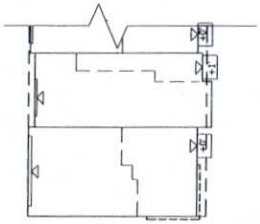

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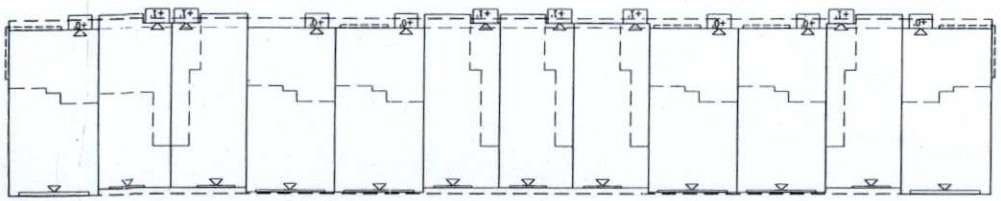

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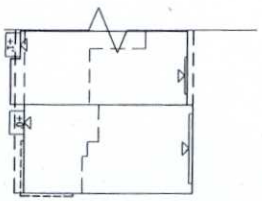

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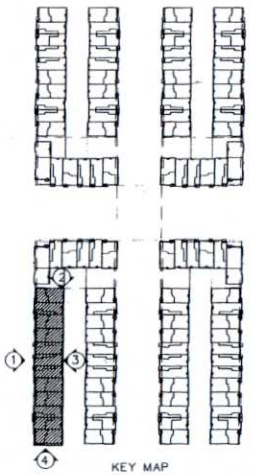

KEY MAP

NOTE: NOT TO SCALE

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 011708
6/2/14
PROFESSIONAL ENGINEER

18.) REVISED 6/13/2011
17.) REVISED 6/2/2011
16.) REVISED 5/13/2011

VIKA

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CIVIL ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
PHONE: 703-442-7800 FAX: 703-761-2787 WWW.VIKA.COM
MCLEAN, VA LEESBURG, VA
CULPEPER, VA

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

ELEVATIONS:
BUILDINGS I & J

VIKA REVISIONS

1.) REVISED 4/7/06	
2.) REVISED 4/27/06	
3.) REVISED 10/02/06	
4.) REVISED 11/06/06	
5.) REVISED 3/12/07	
6.) REVISED 3/08/07	
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14.) REVISED 1/10/2011	
15.) REVISED 4/15/2011	
DATE: 12/15/05	
DES. BC	DWN. BC
SCALE: AS NOTED	
PROJECT/FILE NO. 6575	
SHEET NO. 26B OF 48	

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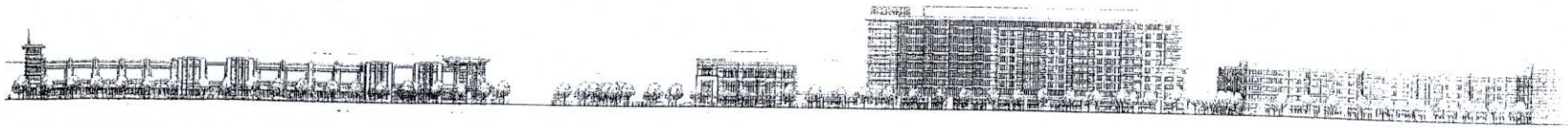
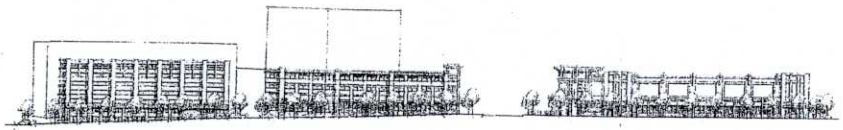
1. FESTIVAL STREET - EAST ELEVATION

SCALE: 1" = 60'-0"



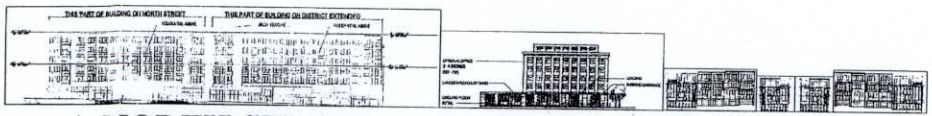
2. FESTIVAL STREET - WEST ELEVATION

SCALE: 1" = 60'-0"



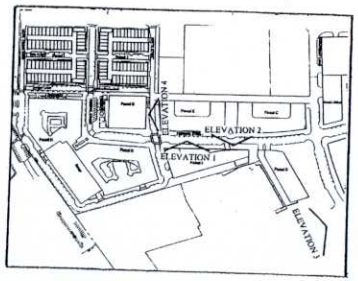
3. STRAWBERRY LANE - SOUTH ELEVATION

SCALE: 1" = 60'-0"



4. NORTH STREET - NORTH ELEVATION

SCALE: 1" = 60'-0"



ELEVATION KEY PLAN

SCALE: 1" = 200'-0"

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
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COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31708
PROFESSIONAL ENGINEER

THIS SHEET FOR INFORMATION ONLY

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
18	6/17/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
16	5/13/2011	CDP/FDP Revision
15	9/15/11	CDP/FDP REVISION
14	1-10-2011	CDP/FDP Revision
13	8/16/2010	CDP/FDP Revision
12	6/08/2010	CDP/FDP Revision
11	3/25/2010	CDP/FDP Revision
10	10/01/2007	CDP / FDP Revision
9	08/22/2007	CDP / FDP Revision
8	07/16/2007	CDP / FDP Revision
7	06/01/2007	CDP / FDP Revision
6	03/08/2007	CDP / FDP Revision
5	01/12/2007	CDP / FDP Revision
4	12/15/2006	CDP / FDP Revision
3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

Issued Drawing Log

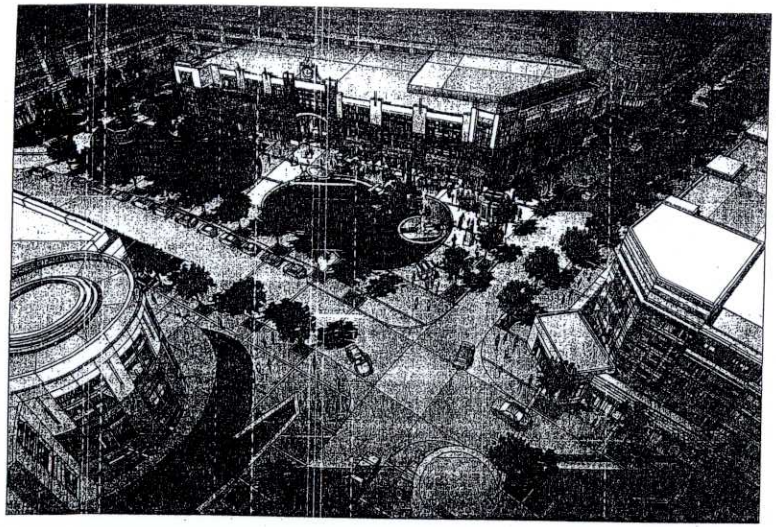
RTKL
RTKL Associates, Inc.

KY
Drawn
GS
Checked
DC
Approved

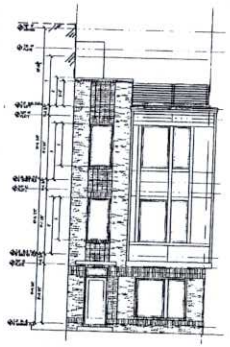
STREET ELEVATIONS

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

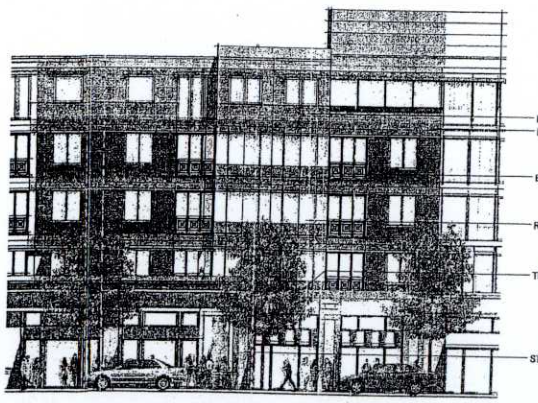
SHEET 27 OF 48



1. NORTH PARK - AERIAL PERSPECTIVE (ILLUSTRATIVE)
(NTS)

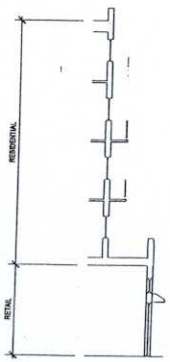


TOWNHOUSE CORNER UNIT
(NTS)



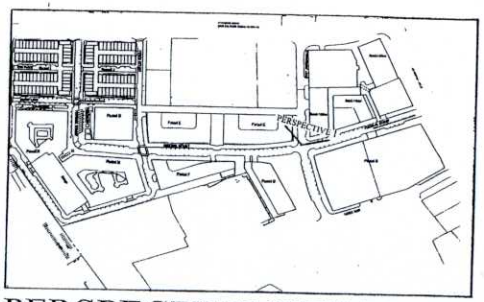
3. TYPICAL MIXED-USE BUILDING ELEVATION

SCALE: 1" = 10'-0"



4. TYPICAL MIXED-USE BUILDING SECTION

SCALE: 1" = 10'-0"



PERSPECTIVE KEY PLAN

SCALE: 1" = 200'-0"

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31758
4/2/11
PROFESSIONAL ENGINEER

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. FOR LIST OF MATERIALS, SEE PROFFERS.

THIS SHEET FOR INFORMATION ONLY

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
18	6/17/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
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11	3/25/2010	CDP/FDP Revision
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4	12/15/2006	CDP / FDP Revision
3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
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PARK & BUILDING DESIGN

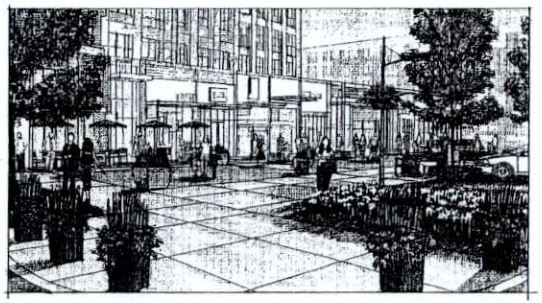
Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

SHEET 28 OF 48

PERSPECTIVE C

CORNER UNIT PERSPECTIVE

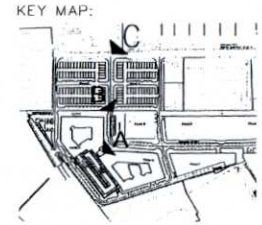
PERSPECTIVE A



PERSPECTIVE B

NOTE: The perspectives represented hereon are preliminary and represent only general character. Exact type, design, and location of all landscape improvements to be determined at final engineering and design.

KEY MAP:



SOUTH PARK & PASEO PERSPECTIVE

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31766
6/7/11
PROFESSIONAL ENGINEER

VIKA

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VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MILLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2797
MILLEAN, VA CERNANTOWN, MD LEESBURG, VA

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

PARK AND BUILDING DESIGN

VIKA REVISIONS
1.) REVISED 6/2/11
2.) REVISED 6/17/2011

DATE: 12/15/05
DES. BC DWN. BC
SCALE: NOT TO SCALE
PROJECT/FILE NO. 6575
SHEET NO. 28A OF 48

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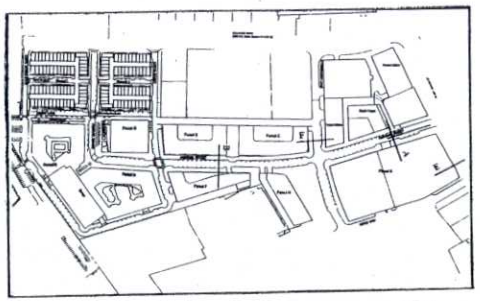

1 KEY PLAN
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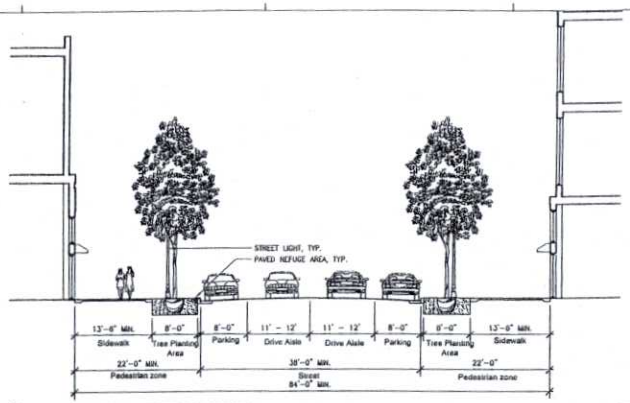

2 SECTION A - FESTIVAL STREET
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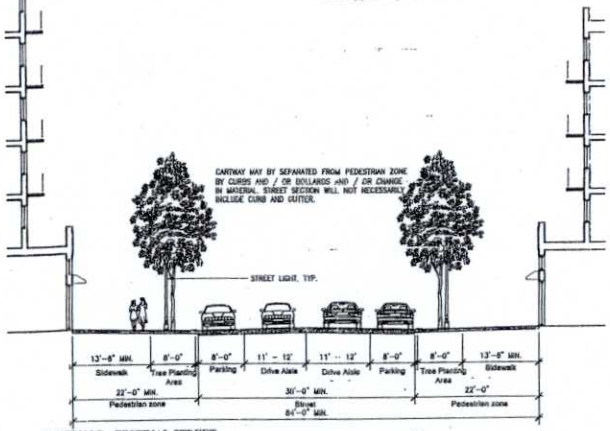

3 SECTION B - FESTIVAL STREET
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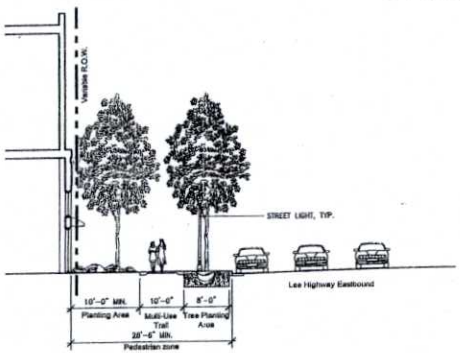
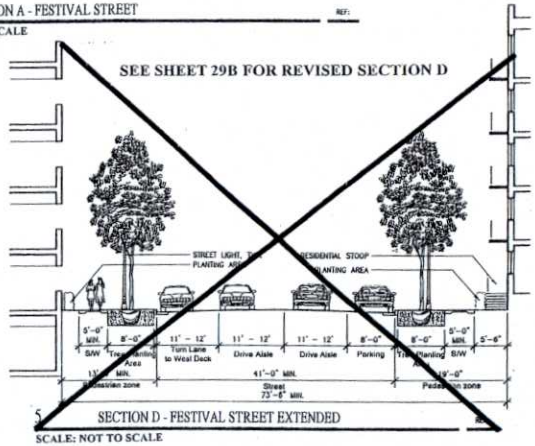


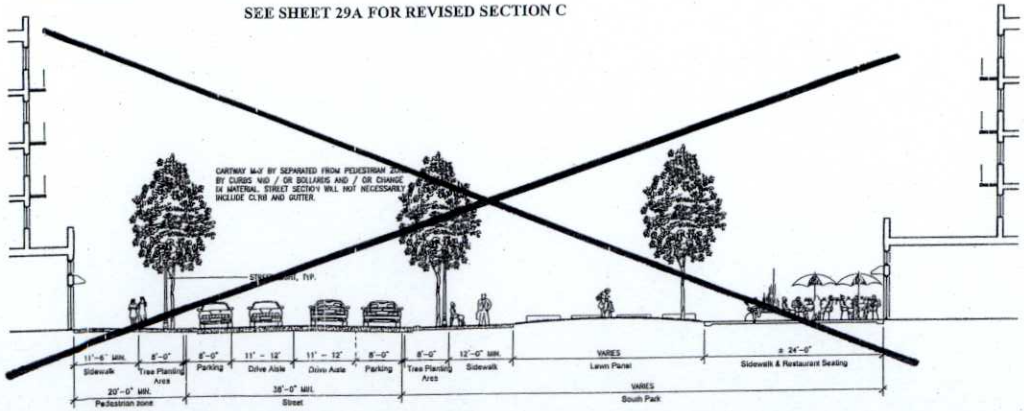
4 SECTION E - LEE HIGHWAY
SCALE: NOT TO SCALE

SEE SHEET 29B FOR REVISED SECTION D



5 SECTION D - FESTIVAL STREET EXTENDED
SCALE: NOT TO SCALE

SEE SHEET 29A FOR REVISED SECTION C



6 SECTION C - SOUTH PARK & FESTIVAL STREET
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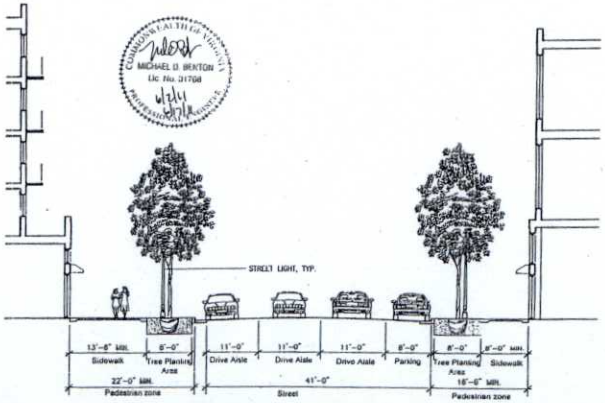

7 SECTION F - STRAWBERRY LANE
SCALE: NOT TO SCALE

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COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31708
PROFESSIONAL ENGINEER

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

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3	11/06/2006	CDP / FDP Revision
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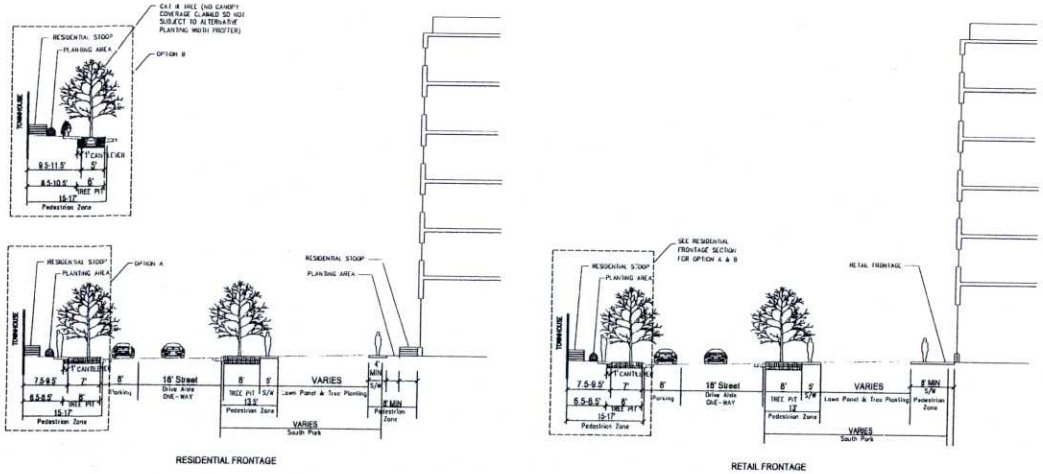
STREET SECTIONS

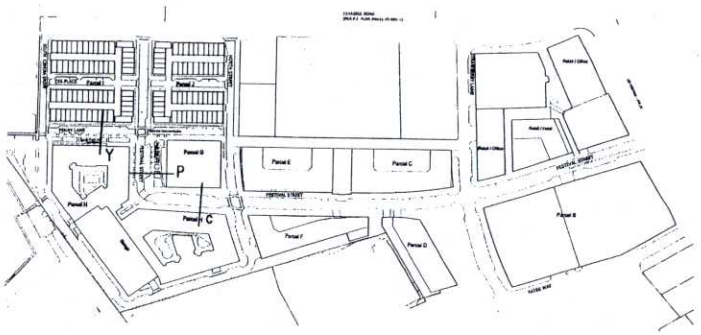
Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

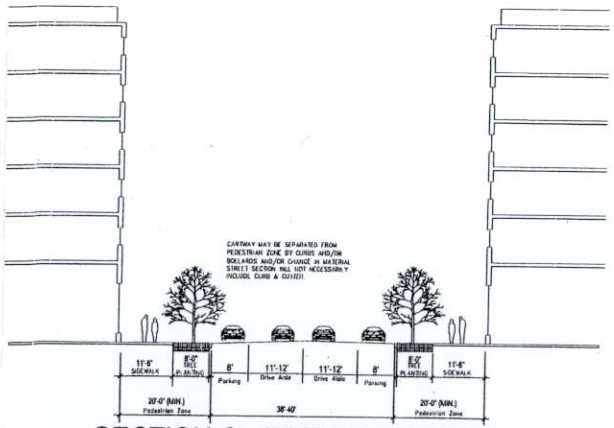
SHEET 29 OF 48



1 SECTION Y - SOUTH PARK AND PENNY LANE

SCALE: NOT TO SCALE





2 SECTION C - FESTIVAL STREET

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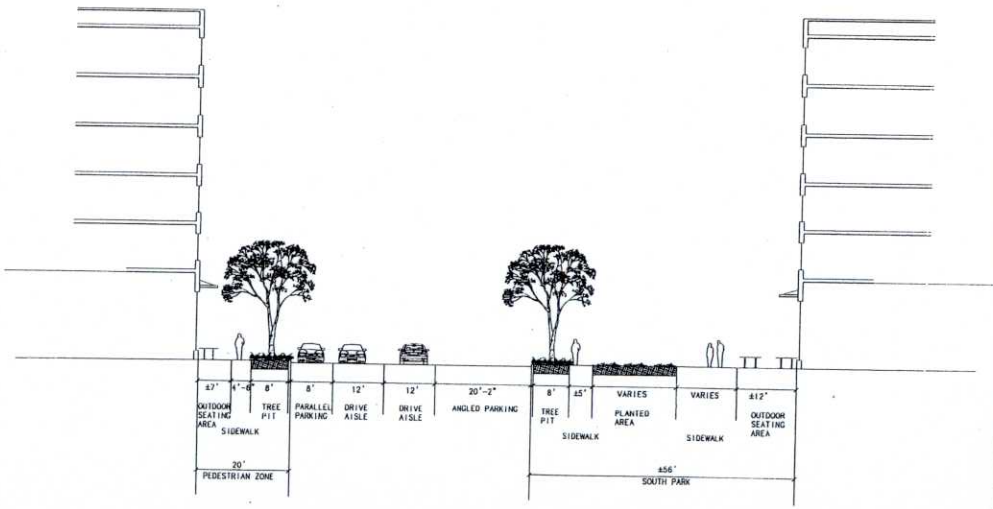

3 SECTION P- SOUTH PARK / FESTIVAL STREET SECTION

SCALE: NOT TO SCALE

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31708
6/6/11
PROFESSIONAL ENGINEER

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RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

TYPICAL STREET SECTIONS, BUILDING H

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 1/12/07
6.) REVISED 3/06/07
7.) REVISED 6/1/07
8.) REVISED 7/15/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 3/25/10
12.) REVISED 6/08/10
13.) REVISED 8/16/10
14.) REVISED 1/10/11
15.) REVISED 4/15/11
16.) REVISED 5/13/11
17.) REVISED 6/02/11
18.) REVISED 6/17/11

DATE: 12/15/05
DES. BC | DWN. BC
SCALE: AS NOTED
PROJECT/FILE NO. 6575
SHEET NO. 29A OF 48

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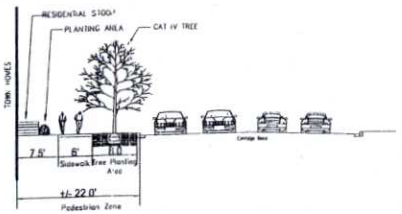
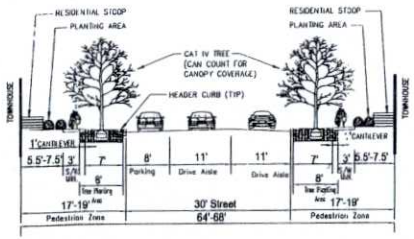


1 SECTION R - ESKRIDGE ROAD ADJACENT TO SUBJECT PROPERTY
SCALE. NOT TO SCALE



2 SECTION D - FESTIVAL STREET SECTION
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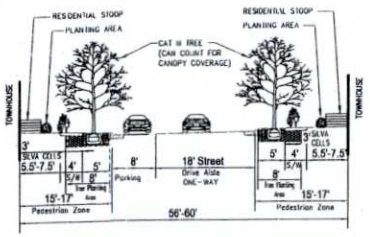

3 SECTION Z (OPTION A) - EYA PLACE
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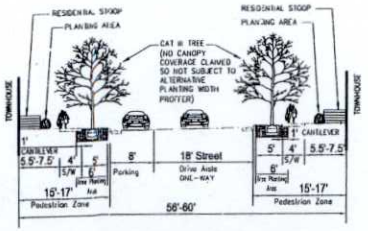
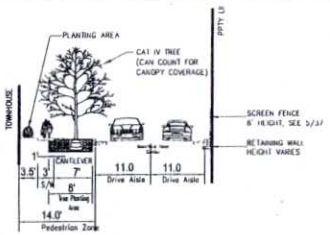


NOTE: STREET SECTION OPTIONS A OR B TO BE UTILIZED WILL BE DETERMINED AT SITE PLAN PER PROPERTY DEVELOPERS DISCRETION DEPENDING ON TREE COVERAGE REQUIREMENTS AND STREETSCAPE / UTILITY NEEDS.

4 SECTION Z (OPTION B) - EYA PLACE
SCALE: NOT TO SCALE



5 SECTION H - NORTH STREET
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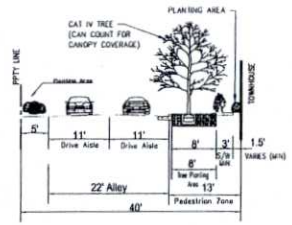

6 SECTION J - SOUTH CINEMA DRIVE
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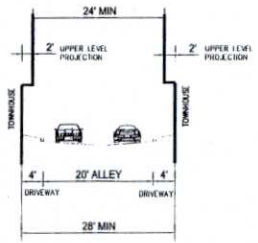

7 SECTION K- ALLEY
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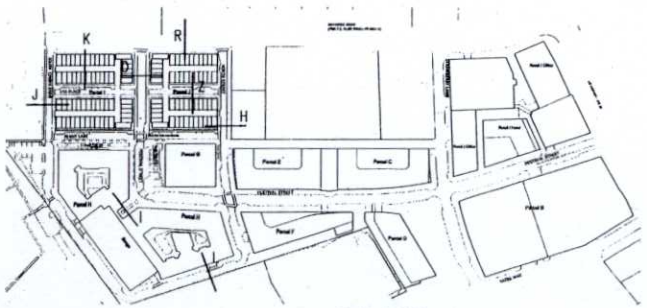
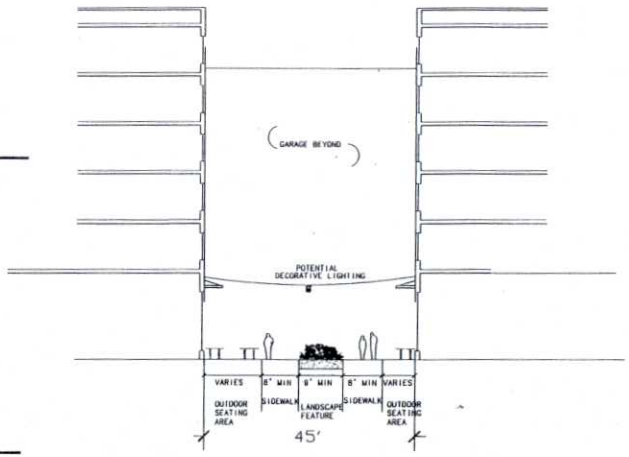


KEY MAP



8 SECTION I- PASEO
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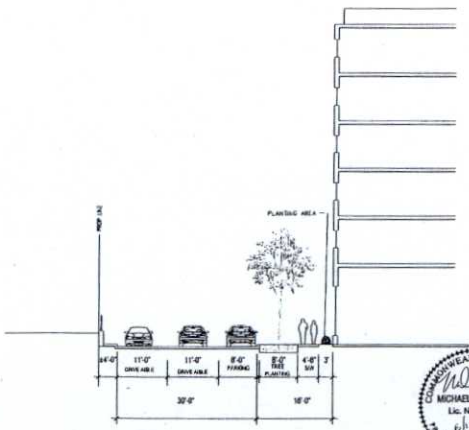

9 SECTION L
SCALE: NOT TO SCALE

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTCH
Lic. No. 31708
6/7/11
PROFESSIONAL ENGINEER

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PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

TYPICAL STREET SECTIONS, BUILDING I & J

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 1/12/07
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8.) REVISED 7/18/07
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15.) REVISED 4/15/11
16.) REVISED 5/13/11
17.) REVISED 6/02/11
18.) REVISED 6/17/11

DATE: 12/15/05
DES. BC | DWN. BC
SCALE: AS NOTED
PROJECT/FILE NO. 6575
SHEET NO. 29B OF 48

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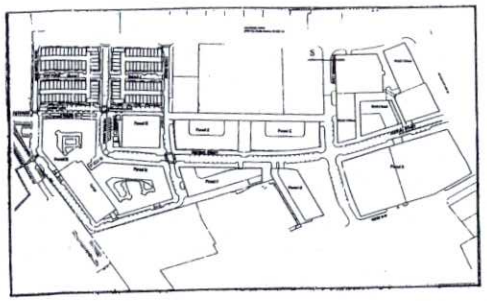
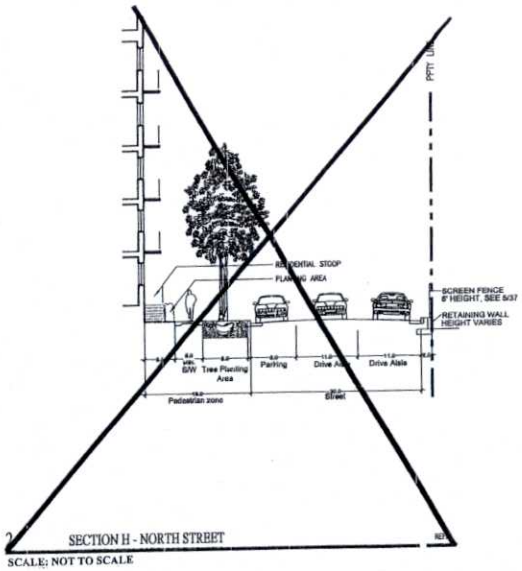


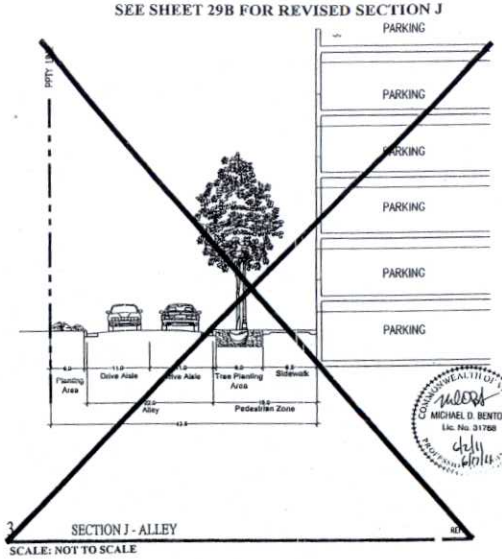
1 KEY PLAN
SCALE: NOT TO SCALE

SEE SHEET 29B FOR REVISED SECTION H



2 SECTION H - NORTH STREET
SCALE: NOT TO SCALE

SEE SHEET 29B FOR REVISED SECTION J



3 SECTION J - ALLEY
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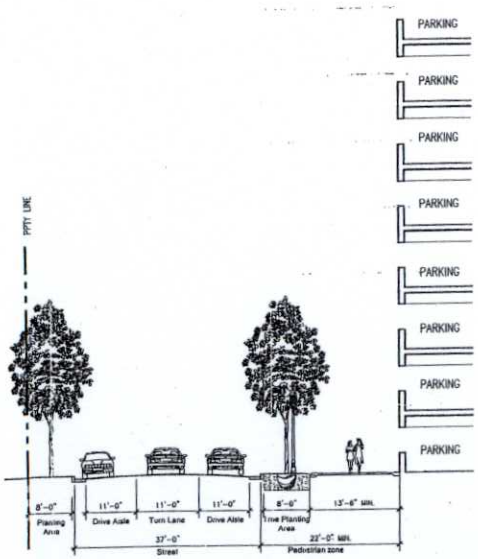
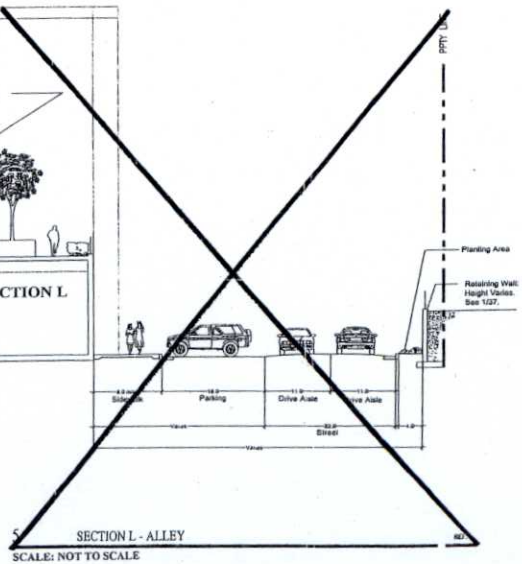


4 SECTION S - STRAWBERRY LANE
SCALE: NOT TO SCALE

WING OF BLDG., BEYOND

LANDSCAPED DECK FOR RESIDENTS

SEE SHEET 29A FOR REVISED SECTION L



5 SECTION L - ALLEY
SCALE: NOT TO SCALE

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COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
4/11/11

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
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11	3/25/2010	CDP/FDP Revision
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9	08/22/2007	CDP / FDP Revision
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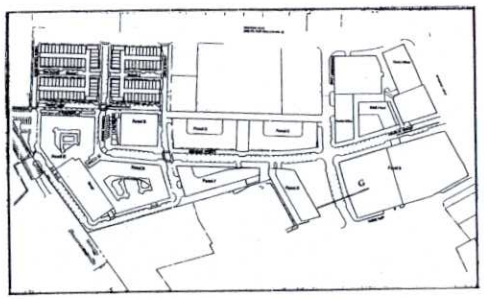
STREET SECTIONS

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

SHEET 30 OF 48



1 KEY PLAN
SCALE: NOT TO SCALE

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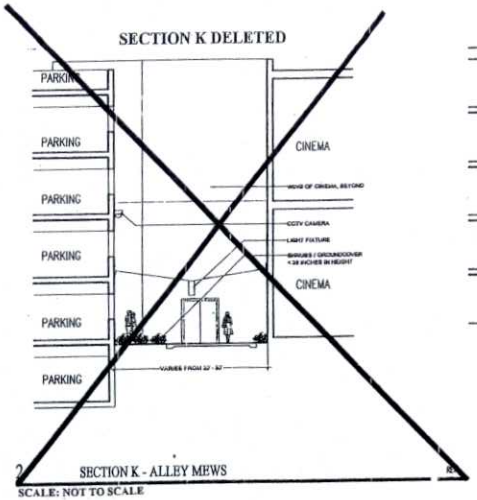
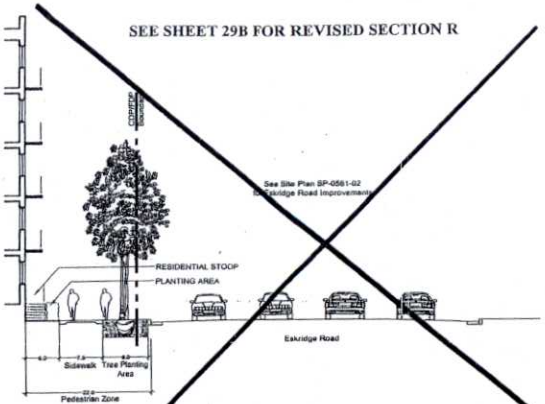
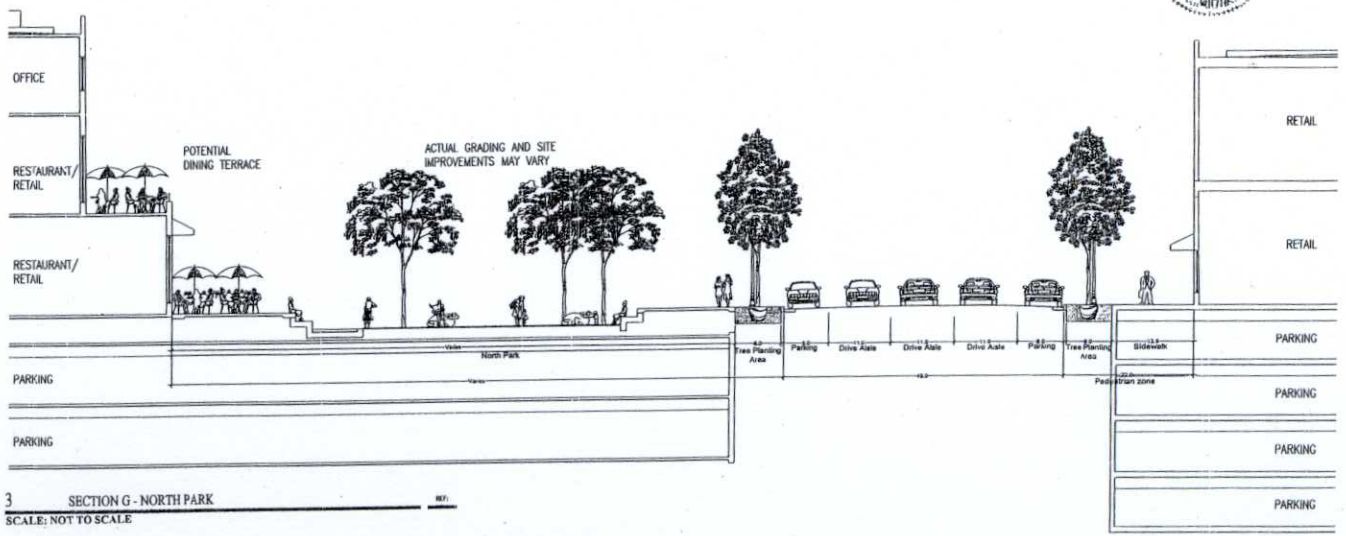


2 SECTION K - ALLEY MEWS
SCALE: NOT TO SCALE

SEE SHEET 29B FOR REVISED SECTION R



3 SECTION R - ESKRIDGE ROAD ADJACENT TO SUBJECT PROPERTY
SCALE: NOT TO SCALE



3 SECTION G - NORTH PARK
SCALE: NOT TO SCALE

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MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
18	6/17/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
16	5/13/2011	CDP/FDP Revision
15	4/15/2011	CDP/FDP Revision
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11	3/25/2010	CDP/FDP Revision
10	10/01/2007	CDP / FDP Revision
9	08/22/2007	CDP / FDP Revision
8	07/16/2007	CDP / FDP Revision
7	06/01/2007	CDP / FDP Revision
6	03/08/2007	CDP / FDP Revision
5	01/12/2007	CDP / FDP Revision
4	12/15/2006	CDP / FDP Revision
3	11/06/2006	CDP / FDP Revision
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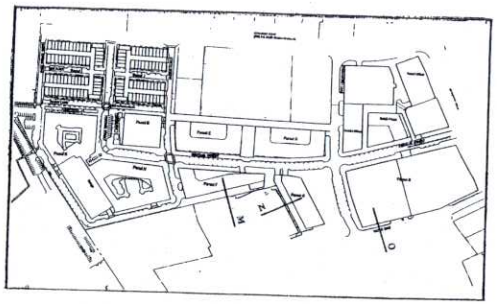
STREET SECTIONS

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

SHEET 31 OF 48



1 KEY PLAN
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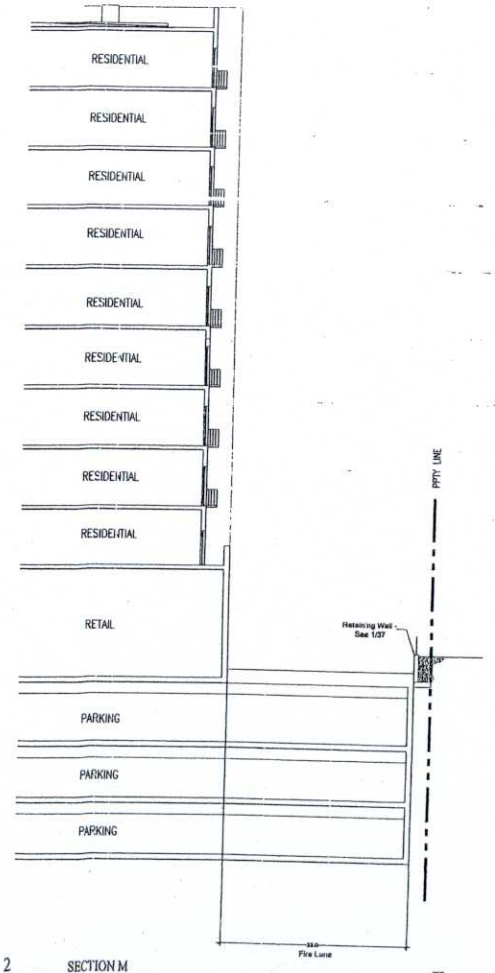

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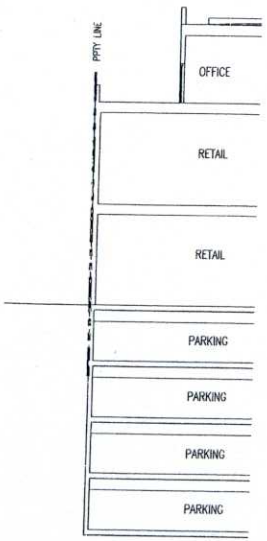

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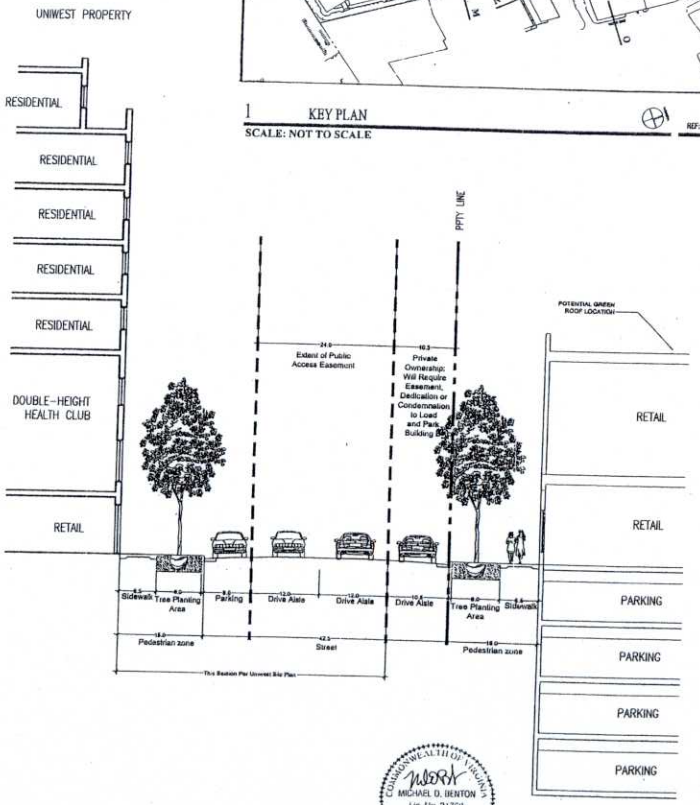

4 SECTION O
SCALE: NOT TO SCALE

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31708
6/7/11

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

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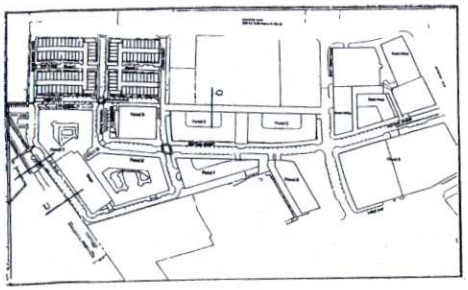

1 KEY PLAN REF:
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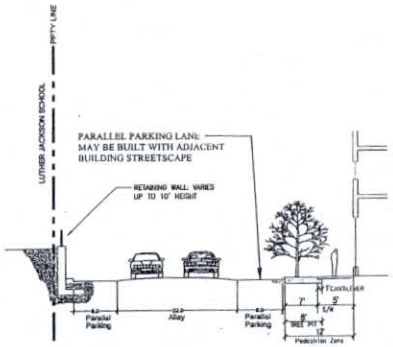

2 SECTION U - SOUTHERN PL CONDITION REF:
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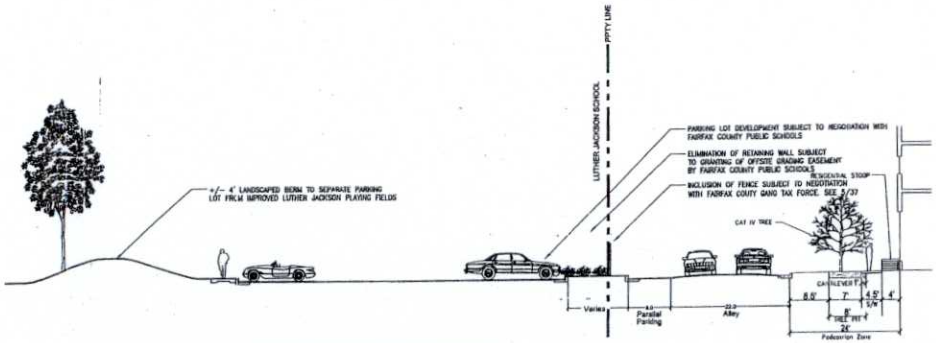

3 SECTION T - SOUTHERN PL CONDITION AND LUTHER JACKSON IMPROVEMENTS REF:
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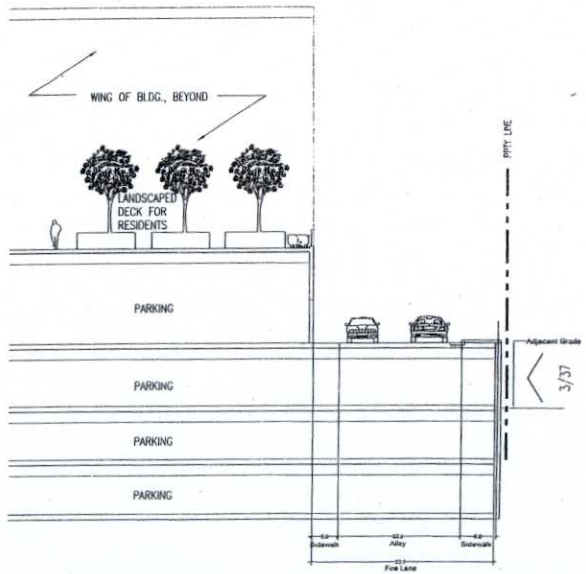

4 SECTION Q - ALLEY REF:
SCALE: NOT TO SCALE

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 317280
6/2/11

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TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

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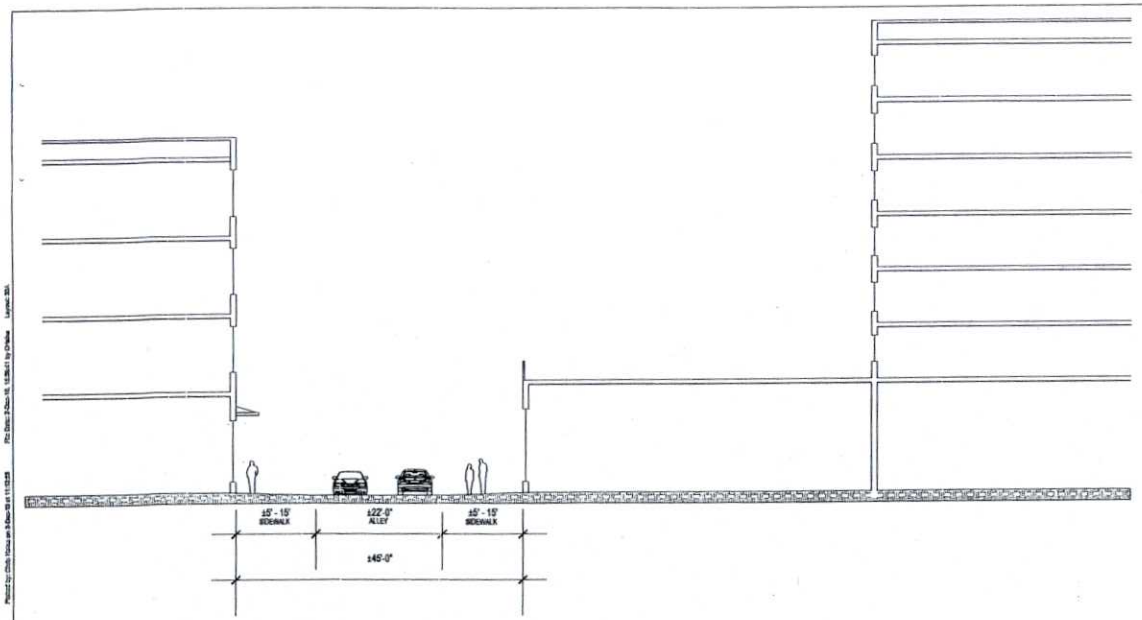
SHEET 33 OF 48



V ALLEY SECTION
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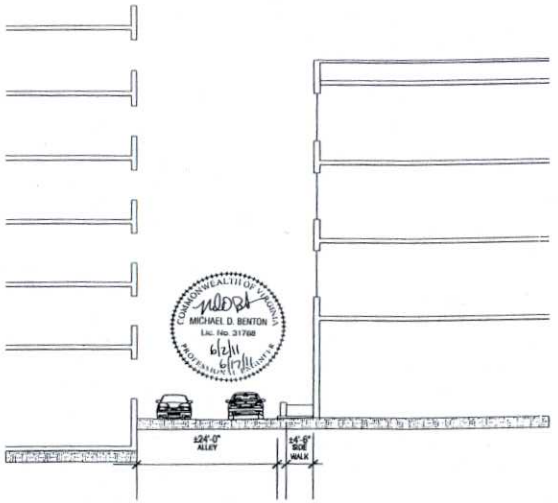

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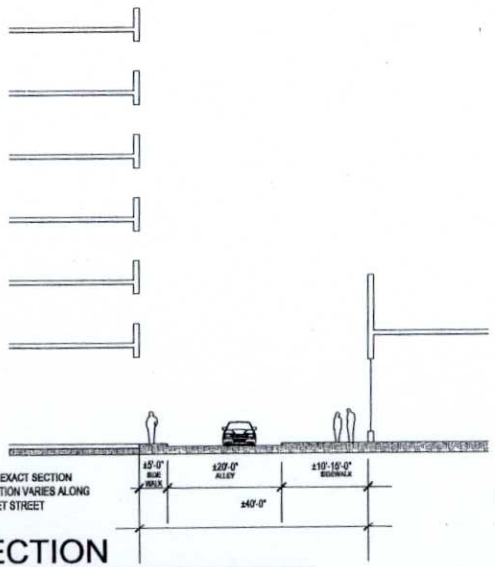

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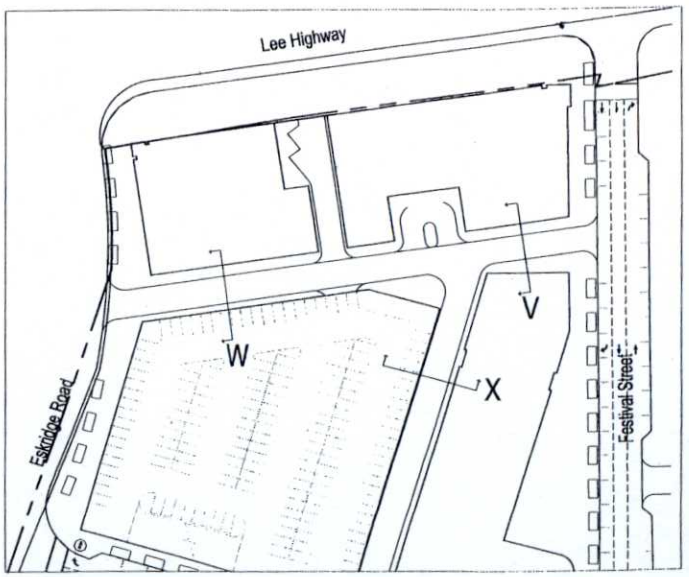

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CDP/FDP Revision 1/10/2011
CDP/FDP Revision 4/15/2011
CDP/FDP Revision 5/13/2011
CDP/FDP Revision 6/2/2011
CDP/FDP Revision 6/17/2011

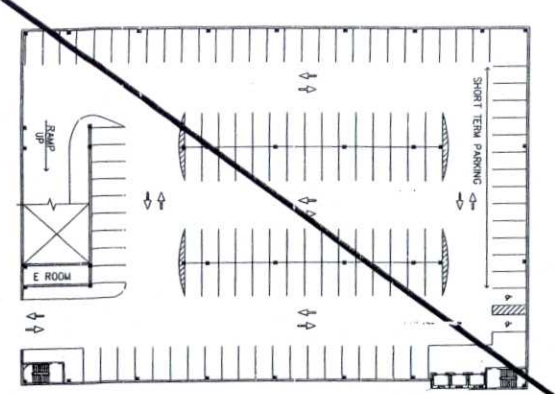
REV. 12-7-2010
REV 12-03-2010
REV 11-06-2010
REV 10-11-2010
REV 08-23-2010
SUB 06-06-2010

PROJECT #	DRAWN BY
---	CH
DATE	SCALE
-	1" = 10'

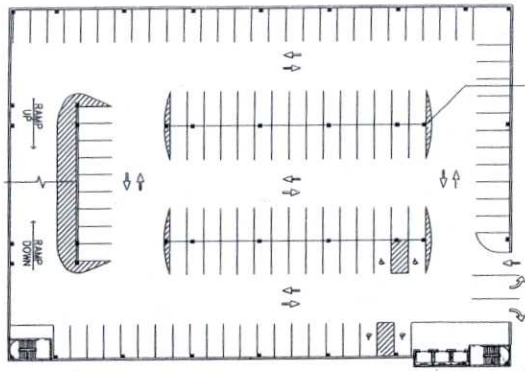
Parcel A - Street Sections
Merrifield Town Center
Fairfax County, VA

EDENS & AVANT
7200 Wisconsin Avenue ◊ Suite 400 ◊ Bethesda, MD ◊ 20814
Phone: 301.652.7400 ◊ Fax: 301.652.3368

SHEET NO.
33A



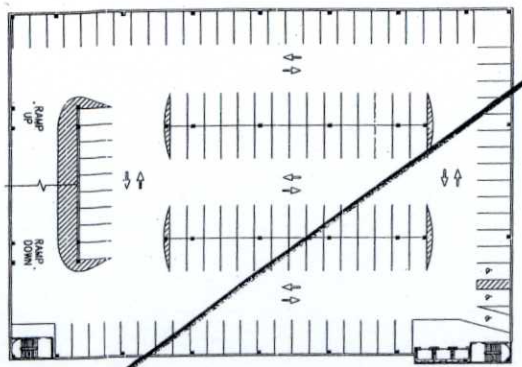
1 BASEMENT LEVEL PLAN



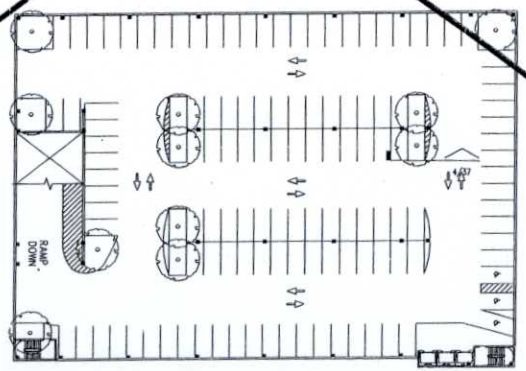
2 GROUND LEVEL PLAN

Notes:
1 Garage plans shown hereon are preliminary and subject to change at final design and engineering.
2 Applicant reserves the right to increase or decrease the number of spaces shown hereon, subject to Proffers.

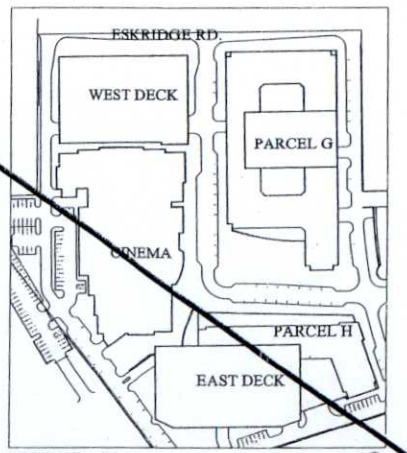
SHEET DELETED



3 TYPICAL LEVEL PLAN



4 TOP LEVEL PLAN



KEY PLAN

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MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

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WEST DECK PLANS

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

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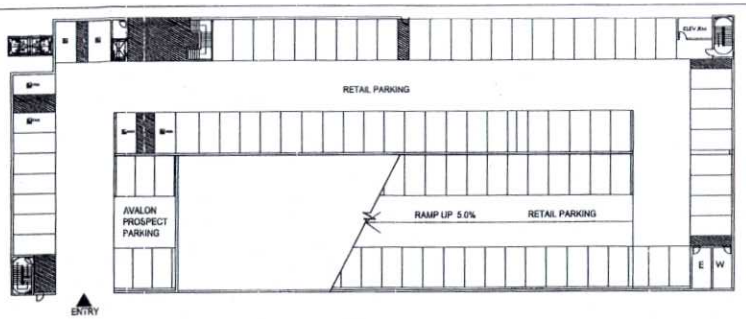
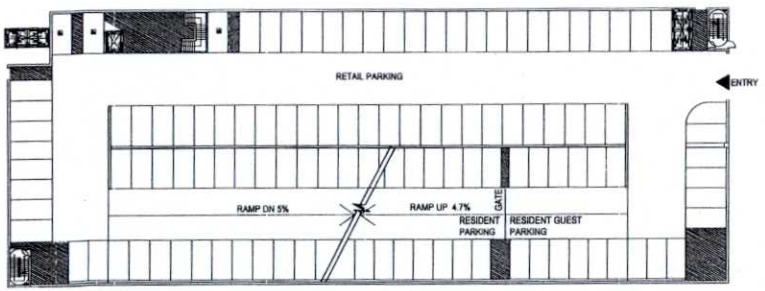
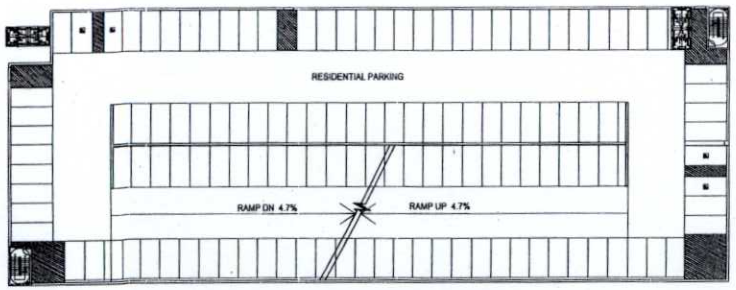


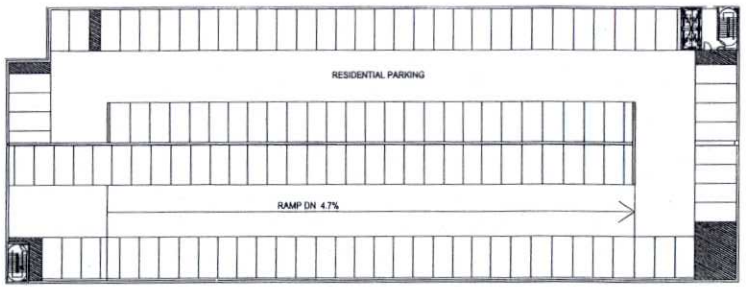
GROUND LEVEL PLAN
1"=30'



LEVEL 1 PLAN
1"=30'



LEVEL 2-6 PLAN
1"=30'

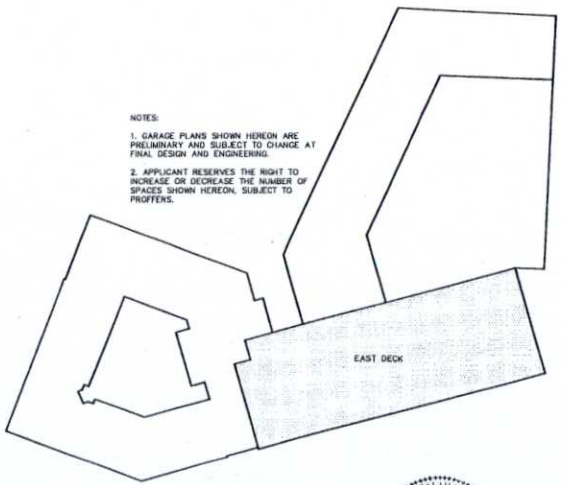


ROOF PLAN
1"=30'

NOTES:

1. GARAGE PLANS SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO CHANGE AT FINAL DESIGN AND ENGINEERING.

2. APPLICANT RESERVES THE RIGHT TO INCREASE OR DECREASE THE NUMBER OF SPACES SHOWN HEREON, SUBJECT TO PROFFERS.



COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 34768
6/24/11

VIKA

VIKA INCORPORATED
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(703)442-7800 ■ FAX (703)761-2787
MCLEAN, VA ■ COLUMBIA, MD ■ LEESBURG, VA

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

EAST DECK PLANS

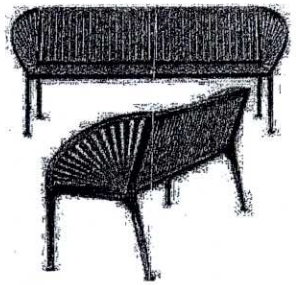
VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 1/12/07
6.) REVISED 3/08/07
7.) REVISED 8/1/07
8.) REVISED 7/16/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 1/23/10
12.) REVISED 6/08/10
13.) REVISED 8/16/10
14.) REVISED 1/10/11
15.) REVISED 4/15/11
16.) REVISED 5/13/11
16.) REVISED 6/17/2011
17.) REVISED 6/2/2011

DATE: 12/15/05
DES. BC
DWN. BC
SCALE: AS NOTED
PROJECT/FILE NO. 6575
SHEET NO. 35 OF 48

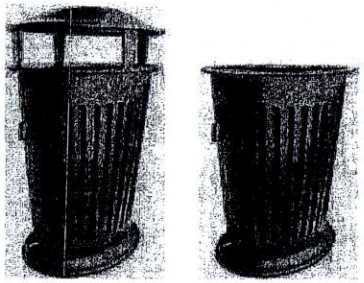
P:\Planning\Projects\6575\dwg\Parcel E H.dwg 6/21/2011 9:11:58 AM EST

Sample Tree Selection

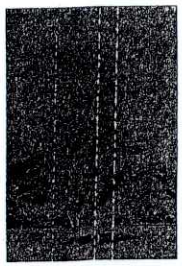
Acer rubrum	Red maple
Betula nigra	River birch
Liquidambar styraciflua 'Rotundiloba'	Sweet gum Rotundiloba
Nyssa sylvatica	Black gum
Platanus x acerifolia	London Plane
Quercus phellos	Willow oak
Quercus rubra	Red oak
Ulmus parvifolia	Chinese elm
Ulmus americana 'Valley Forge'	Valley Forge American elm
Ulmus americana 'New Harmony'	New Harmony American elm



Benches



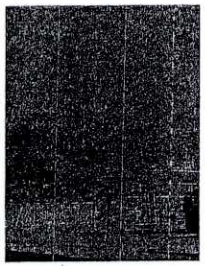
Trash Recptacles



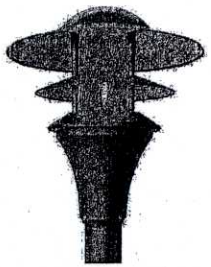
Red Maple

River Birch

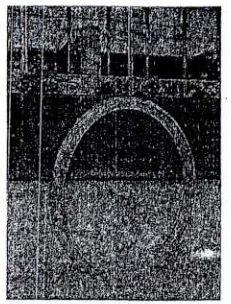
Sweet Gum



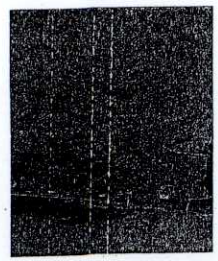
Black Gum



Pedestrian Street Lamp

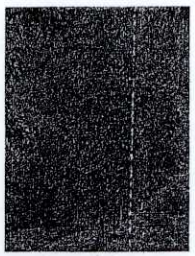


Bike Rack



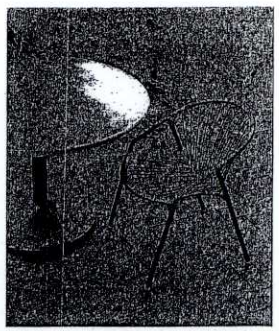
London Plane

Willow Oak

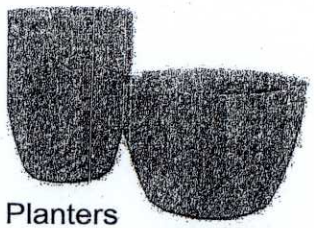


Red Oak

Chinese Elm



Moveable Tables and Chairs



Planters

Note:
1. Exact type, design and location of all landscape improvements to be determined at final engineering and design.
2. Tree selection is for illustrative purposes. Plant schedule will be submitted as part of Landscape Plan at Site Plan submission.

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MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

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1	4/7/2006	CDP / FDP Revision

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MICHAEL D. BENTON
Lic. No. 31798
6/24/11
PROFESSIONAL ENGINEER

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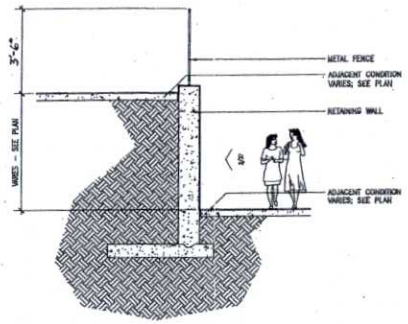
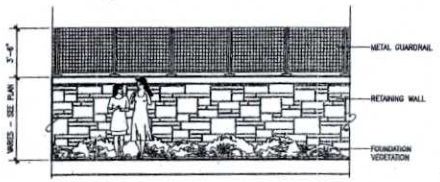
LANDSCAPE ELEMENTS

Contract No.	20060610
Issue Date	12/07/200
Last Revision	10/01/200

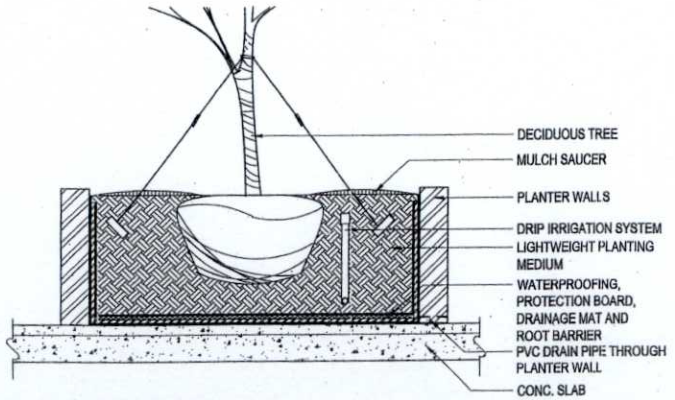


1 RETAINING WALL DETAIL-SECTION
1/4" = 1'-0"

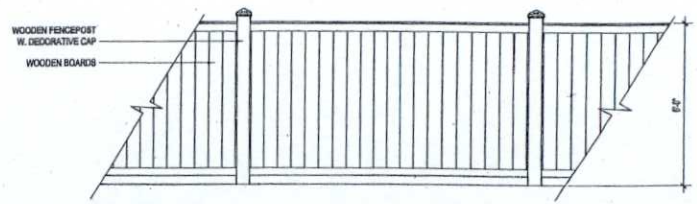
2 NOT USED
1/4" = 1'-0"



3 RETAINING WALL DETAIL-ELEVATION
1/4" = 1'-0"



4 TREE ON SLAB DETAIL
3/4" = 1'-0"



5 SCREEN FENCE - ELEVATION
1/2" = 1'-0"

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MICHAEL D BENTON
Lic. No. 31769
6/2/11

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
18	6/17/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
16	5/13/2011	CDP/FDP Revision
15	4/15/2011	CDP/FDP Revision
14	1/10/2011	CDP/FDP Revision
13	06/16/2010	CDP/FDP Revision
12	10/01/2007	CDP / FDP Revision
11	08/22/2007	CDP / FDP Revision
10	07/16/2007	CDP / FDP Revision
9	06/01/2007	CDP / FDP Revision
8	03/08/2007	CDP / FDP Revision
7	01/12/2007	CDP / FDP Revision
6	12/15/2006	CDP / FDP Revision
5	11/06/2006	CDP / FDP Revision
4	10/2/2006	CDP / FDP Revision
3	4/7/2006	CDP / FDP Revision

Issued Drawing Log

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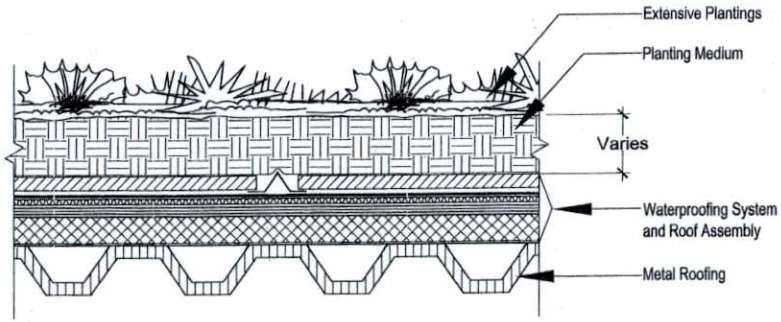
LANDSCAPE ELEMENTS

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

SHEET 37 OF 48



1 TYPICAL SECTION - EXTENSIVE GREEN ROOF REF:
N.T.S.

Note:
1See sheets 12 - 14 of CDP / FDP application for roof location.

2 Applicant shall provide green roof of approximately 20,000 SF in accordance with the typical sections shown on this sheet, provided that incremental costs associated with such green roof do not exceed $300,000. If costs are anticipated to exceed the foregoing estimated cost, then, subject to approval by the County, which approval shall not be unreasonably withheld, the scope of improvements may be modified and/or value engineered by Applicant in order to meet the cost parameter set forth above. Incremental costs include items such as increased structural support, drainage requirements, waterproofing, etc.

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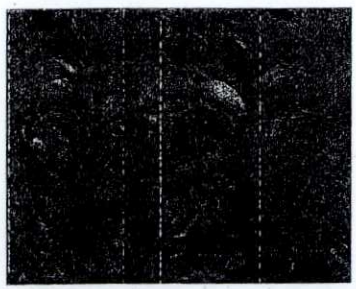
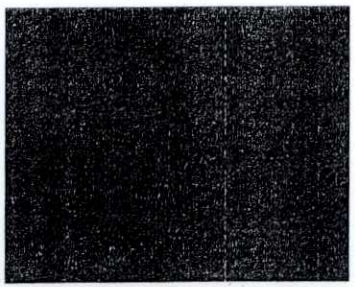


3 PLANT MATERIAL EXAMPLE: SEDUM SPURIUM 'JOHN CREECH' REF:
N.T.S.



4 PLANT MATERIAL EXAMPLE: PETRORHAGIA SAXIFRAGA REF:
N.T.S.

TYPE	CONTAINER	NOTES
EXTENSIVE PLANTS		
PETRORHAGIA SAXIFRAGA	PRE-EST. CUTTINGS	FULLY ROOTED
SEDUM ALBUM 'MURALE'	PRE-EST. CUTTINGS	FULLY ROOTED
SEDUM FLORIFERUM 'WEIHENSTEPHANER GOLD'	PRE-EST. CUTTINGS	FULLY ROOTED
SEDUM RUPESTRE	PRE-EST. CUTTINGS	FULLY ROOTED
SEDUM SEXANGULARE	PRE-EST. CUTTINGS	FULLY ROOTED
SEDUM SPURIUM 'FULDAGLUT'	PRE-EST. CUTTINGS	FULLY ROOTED
SEDUM SPURIUM 'JOHN CREECH'	PRE-EST. CUTTINGS	FULLY ROOTED
SEDUM SPURIUM 'WHITE FORM'	PRE-EST. CUTTINGS	FULLY ROOTED

Note: For informational purposes only. Exact plant schedule to be determined.

6 SAMPLE ROOFTOP PLANT SCHEDULE REF:

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MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
11	6/17/2011	CDP/FDP Revision
10	6/2/2011	CDP/FDP Revision
9	5/13/2011	CDP/FDP Revision
8	4/15/2011	CDP/FDP Revision
7	1/10/2011	CDP/FDP Revision
6	03/16/2010	CDP/FDP Revision
5	10/01/2007	CDP / FDP Revision
4	08/22/2007	CDP / FDP Revision
3	07/16/2007	CDP / FDP Revision
2	06/01/2007	CDP / FDP Revision
1	03/08/2007	CDP / FDP Revision
0	01/12/2007	CDP / FDP Revision
4	12/15/2006	CDP / FDP Revision
3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

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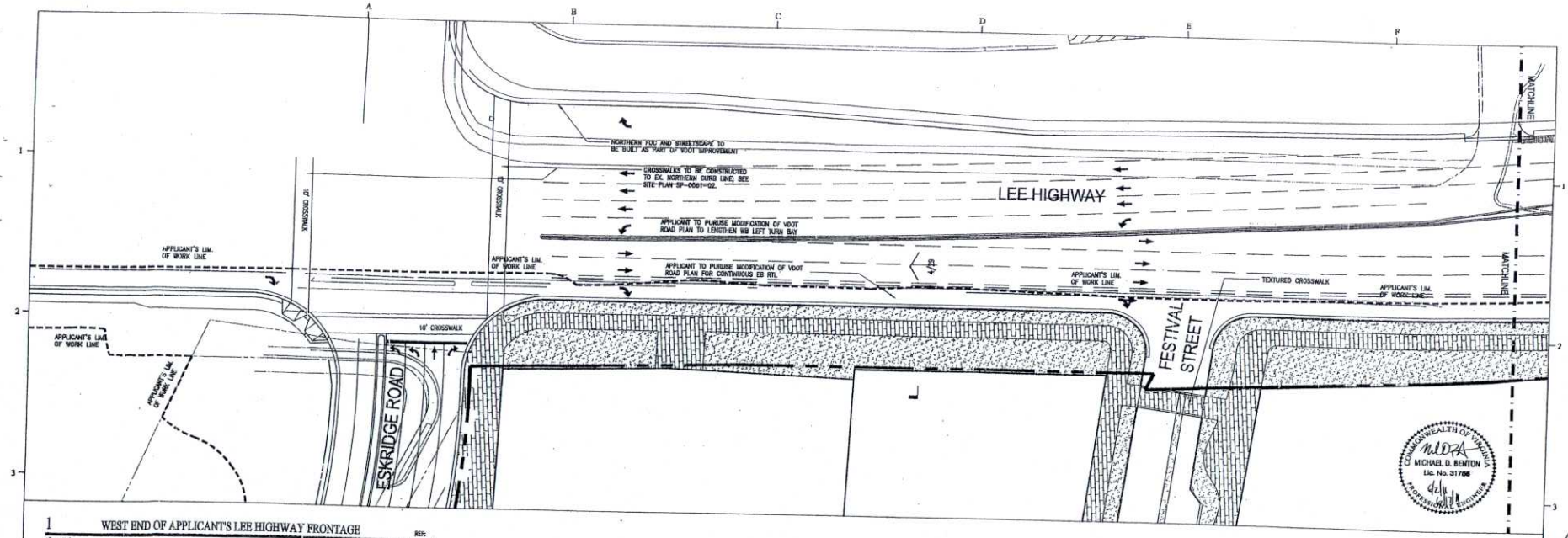
RTKL Associates, Inc.

MH
Drawn
GS
Checked
BC
Approved

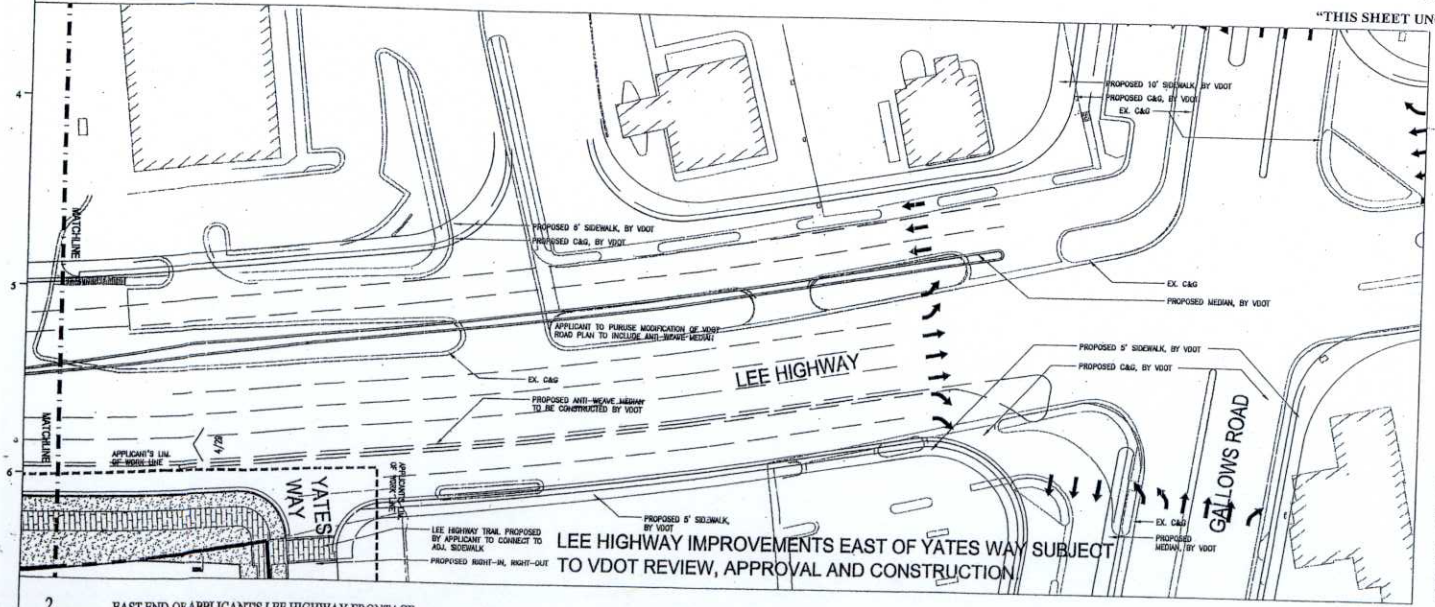
GREEN ROOF DETAILS

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

SHEET 38 OF 48



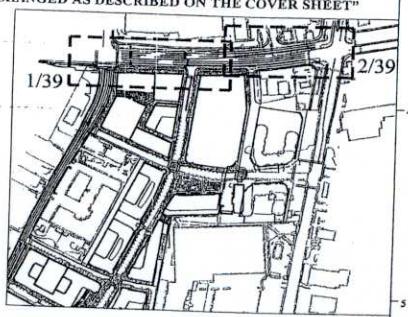
1 WEST END OF APPLICANT'S LEE HIGHWAY FRONTAGE
1" = 30'



LEE HIGHWAY IMPROVEMENTS EAST OF YATES WAY SUBJECT TO VDOT REVIEW, APPROVAL AND CONSTRUCTION.

2 EAST END OF APPLICANT'S LEE HIGHWAY FRONTAGE
1" = 30'

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"



Key Plan

Notes:

1. This exhibit is for illustrative purposes only, and depicts improvements to Eskridge Road, Lee Highway and Gallows Road. Applicant's proposed improvements are indicated.
2. For proposed streetscape improvments to Eskridge Road, see Site Plan SP-0561-02; for proposed imrovements to Lee Highway, see plans for VDOT project #0029-029-119.
3. All improvements shown on properties not currently owned or controlled by Applicant contingent upon necessary acquisitions / agreements and public approvals.
4. Exact type, design and location of all landscape improvements to be determined at final engineering and design.

0 15 30 60

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31708
PROFESSIONAL ENGINEER

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
18	6/17/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
16	5/13/2011	CDP/FDP Revision
15	4/15/2011	CDP/FDP Revision
14	1/10/2011	CDP/FDP Revision
11	09/16/2010	CDP/FDP Revision
10	10/01/2007	CDP / FDP Revision
9	08/22/2007	CDP / FDP Revision
8	07/16/2007	CDP / FDP Revision
7	06/01/2007	CDP / FDP Revision
6	03/08/2007	CDP / FDP Revision
5	01/12/2007	CDP / FDP Revision
4	12/15/2006	CDP / FDP Revision
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2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

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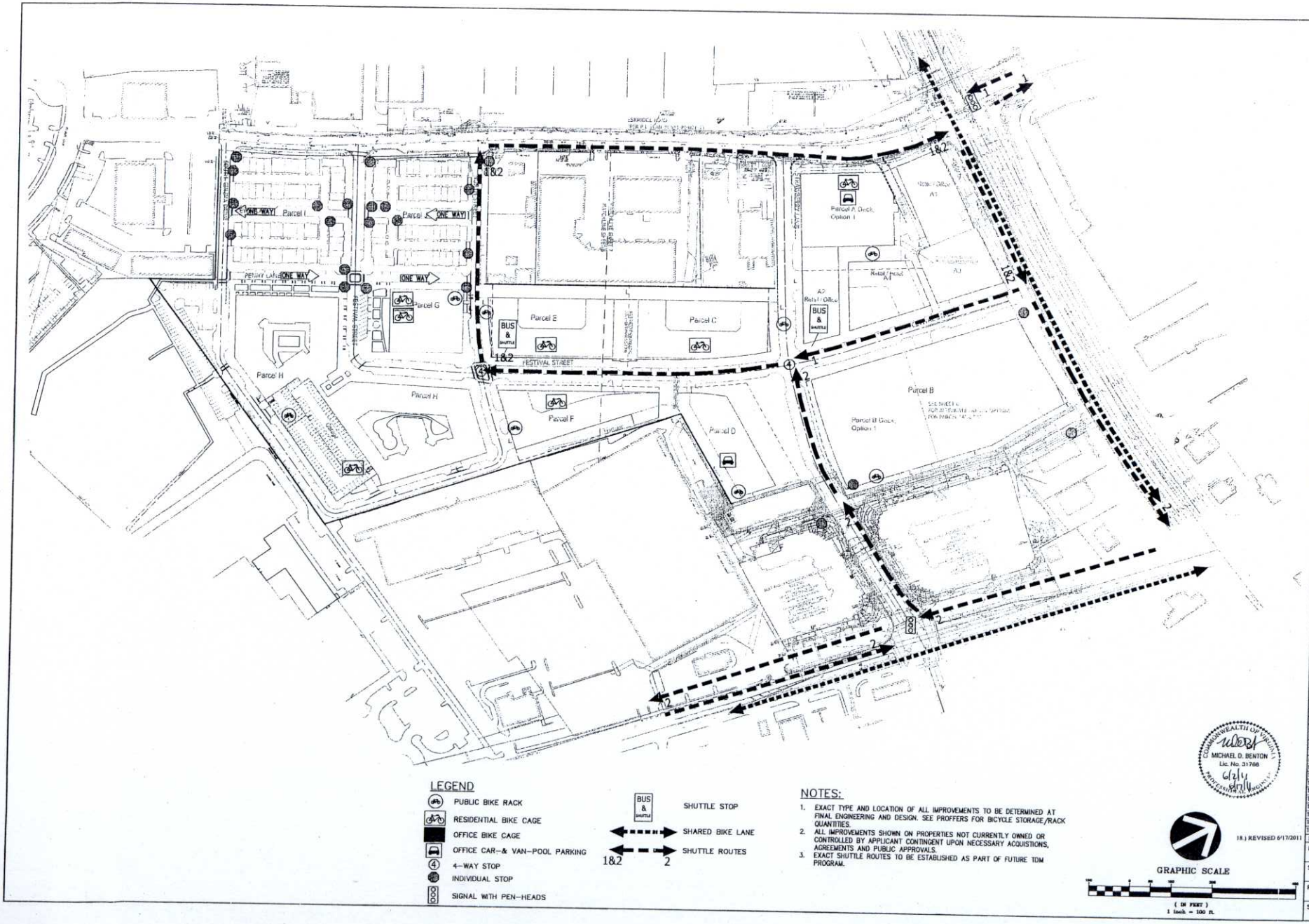
FUTURE LEE HWY IMPROVEMENTS

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007



LEGEND

- PUBLIC BIKE RACK
- RESIDENTIAL BIKE CAGE
- OFFICE BIKE CAGE
- OFFICE CAR-& VAN-POOL PARKING
- 4-WAY STOP
- INDIVIDUAL STOP
- SIGNAL WITH PEN-HEADS
- SHUTTLE STOP
- SHARED BIKE LANE
- SHUTTLE ROUTES

NOTES:

1. EXACT TYPE AND LOCATION OF ALL IMPROVEMENTS TO BE DETERMINED AT FINAL ENGINEERING AND DESIGN. SEE PROFFERS FOR BICYCLE STORAGE/RACK QUANTITIES.
2. ALL IMPROVEMENTS SHOWN ON PROPERTIES NOT CURRENTLY OWNED OR CONTROLLED BY APPLICANT CONTINGENT UPON NECESSARY ACQUISITIONS, AGREEMENTS AND PUBLIC APPROVALS.
3. EXACT SHUTTLE ROUTES TO BE ESTABLISHED AS PART OF FUTURE TDM PROGRAM.

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6/2/11
PROFESSIONAL ENGINEER

18.) REVISED 6/17/2011

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

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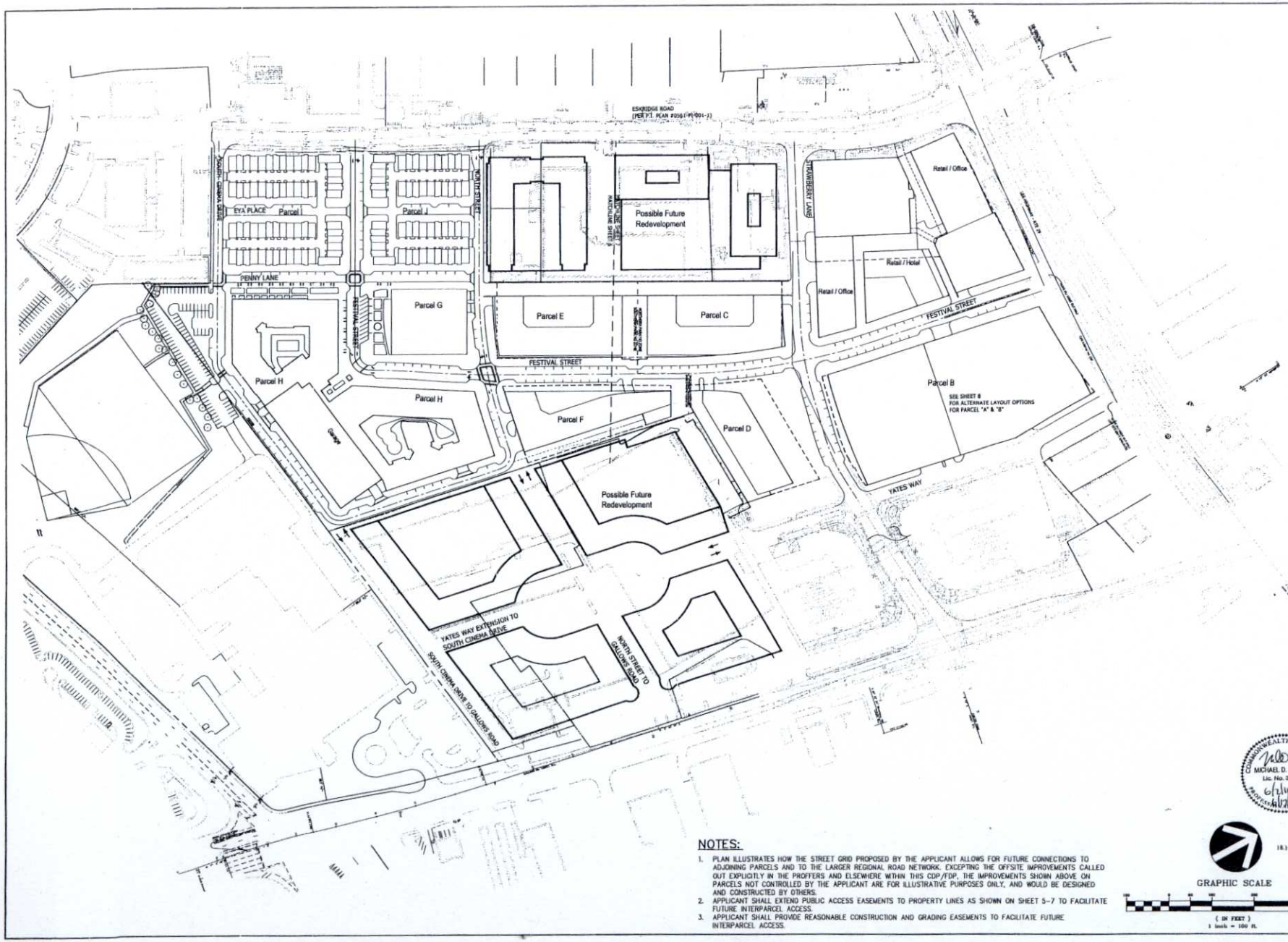
RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TDM IMPROVEMENTS PLAN

VIKA REVISIONS
1.) REVISED 4/07/08
2.) REVISED 4/27/08
3.) REVISED 10/02/08
4.) REVISED 11/06/06
5.) REVISED 12/15/06
6.) REVISED 1/12/07
7.) REVISED 3/08/07
8.) REVISED 6/01/07
9.) REVISED 7/16/07
10.) REVISED 8/22/07
11.) REVISED 10/01/07
12.) REVISED 6/08/10
13.) REVISED 8/16/10
14.) REVISED 1/10/11
15.) REVISED 4/15/11
16.) REVISED 5/13/11
17.) REVISED 6/02/11
DATE: DEC 7, 2005
DES. JFA DWN. RJB
SCALE: 1"=100'
PROJECT/FILE NO. 8575
SHEET NO. 40 OF 48



NOTES:

1. PLAN ILLUSTRATES HOW THE STREET GRID PROPOSED BY THE APPLICANT ALLOWS FOR FUTURE CONNECTIONS TO ADJOINING PARCELS AND TO THE LARGER REGIONAL ROAD NETWORK. EXCEPTING THE OFFSITE IMPROVEMENTS CALLED OUT EXPLICITLY IN THE PROFFERS AND ELSEWHERE WITHIN THIS CDP/FDP, THE IMPROVEMENTS SHOWN ABOVE ON PARCELS NOT CONTROLLED BY THE APPLICANT ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND WOULD BE DESIGNED AND CONSTRUCTED BY OTHERS.
2. APPLICANT SHALL EXTEND PUBLIC ACCESS EASEMENTS TO PROPERTY LINES AS SHOWN ON SHEET 5-7 TO FACILITATE FUTURE INTERPARCEL ACCESS.
3. APPLICANT SHALL PROVIDE REASONABLE CONSTRUCTION AND GRADING EASEMENTS TO FACILITATE FUTURE INTERPARCEL ACCESS.

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MICHAEL D. BENTON
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6/2/14
PROFESSIONAL ENGINEER

18.) REVISED 6-17-2011

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

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VIKA, INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA FREDERICK, MD

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MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FUTURE ROAD NETWORK PLAN

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1.) REVISED 4/7/08
2.) REVISED 4/27/08
3.) REVISED 10/03/08
4.) REVISED 11/06/08
5.) REVISED 01/12/07
6.) REVISED 3/8/07
7.) REVISED 6/1/07
8.) REVISED 7/18/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 6/8/10
12.) REVISED 8/2/10
13.) REVISED 8/16/10
14.) REVISED 1/10/11
15.) REVISED 4/15/11
16.) REVISED 5/13/11
17.) REVISED 6/02/11
18.) REVISED 6-17-2011

DATE: DEC 7, 2005
DES. JFA
DWN. RJB
SCALE: 1"=100'
PROJECT/FILE NO. 6575
SHEET NO. 41 OF 48

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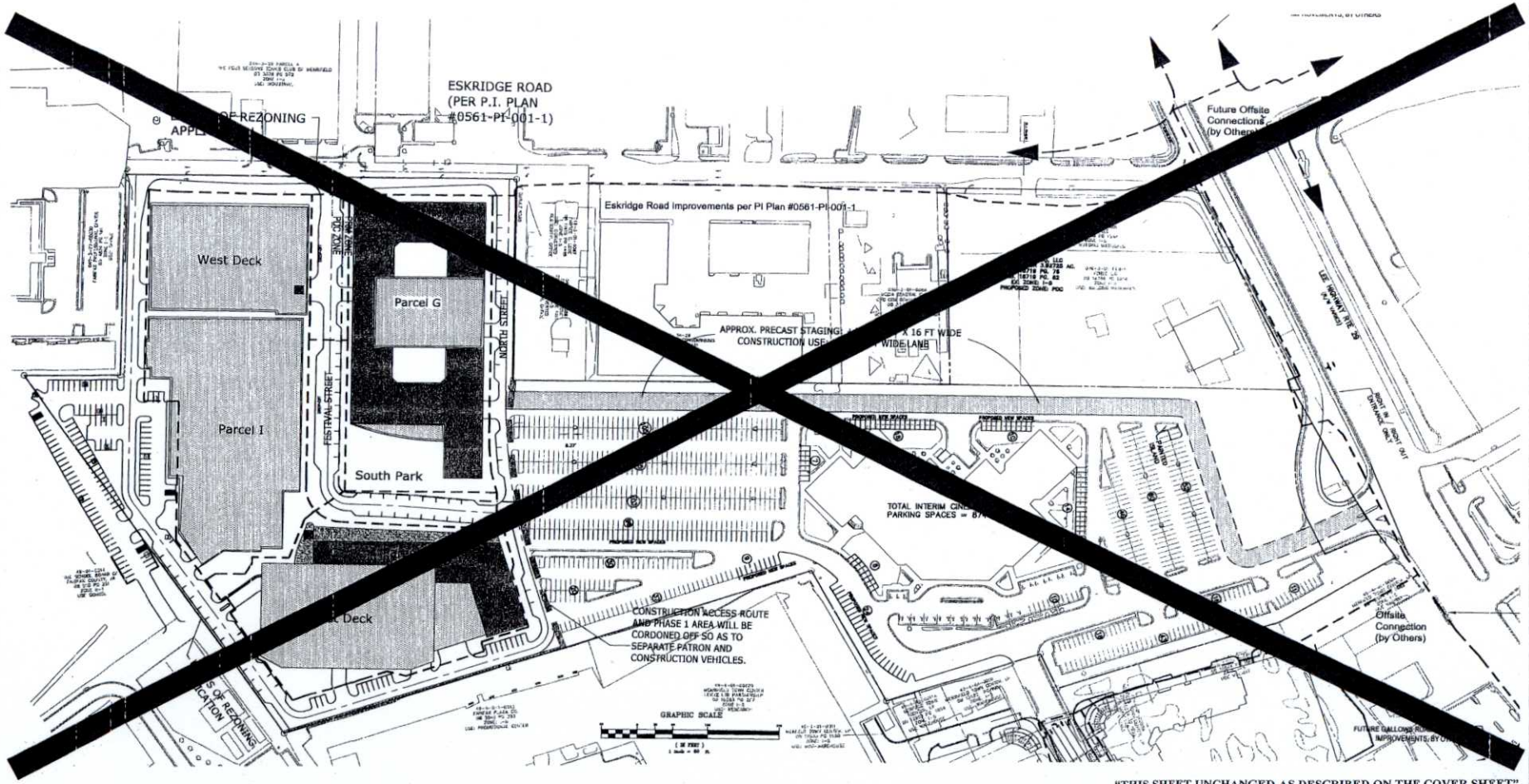

LEGEND

- - - - - DENOTES SIDEWALK / PEDESTRIAN PATHWAY

■ DENOTES VERTICAL PEDESTRIAN CIRCULATION

INTERIM PARKING TO BE IN ACCORDANCE WITH PROFFERS.

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6/1/11

THIS SHEET NO LONGER APPLIES PER PCA DATED 03-25-2010

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MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

INTERIM PARKING
AND
PEDESTRIAN CIRCULATION

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/08/06
5.) REVISED 1/12/07
6.) REVISED 3/8/07
7.) REVISED 6/1/07
8.) REVISED 7/16/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 3/25/10
12.) REVISED 6/08/10
13.) REVISED 8/18/10
14.) REVISED 1/10/11
15.) REVISED 4/15/2011
16.) REVISED 5/13/2011
17.) REVISED 6/2/2011
18.) REVISED 6/17/2011

DATE: DEC. 7, 2006
DES. JFA
DWN. RNC
SCALE: 1"=50'
PROJECT/FILE NO. 6575
SHEET NO. 42 OF 48

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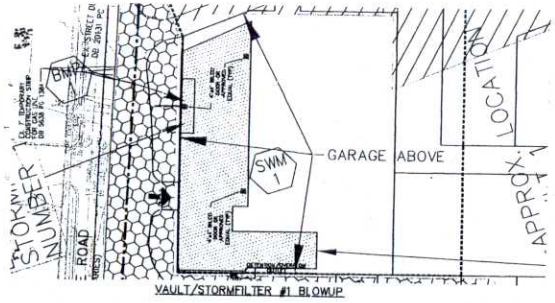
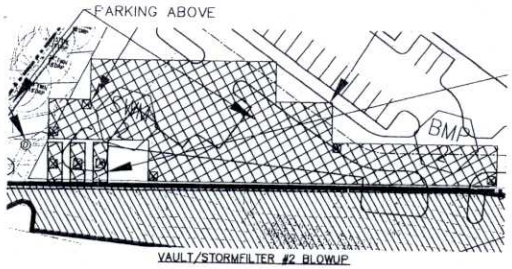
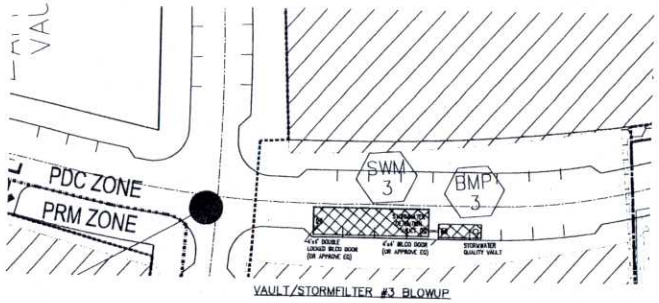


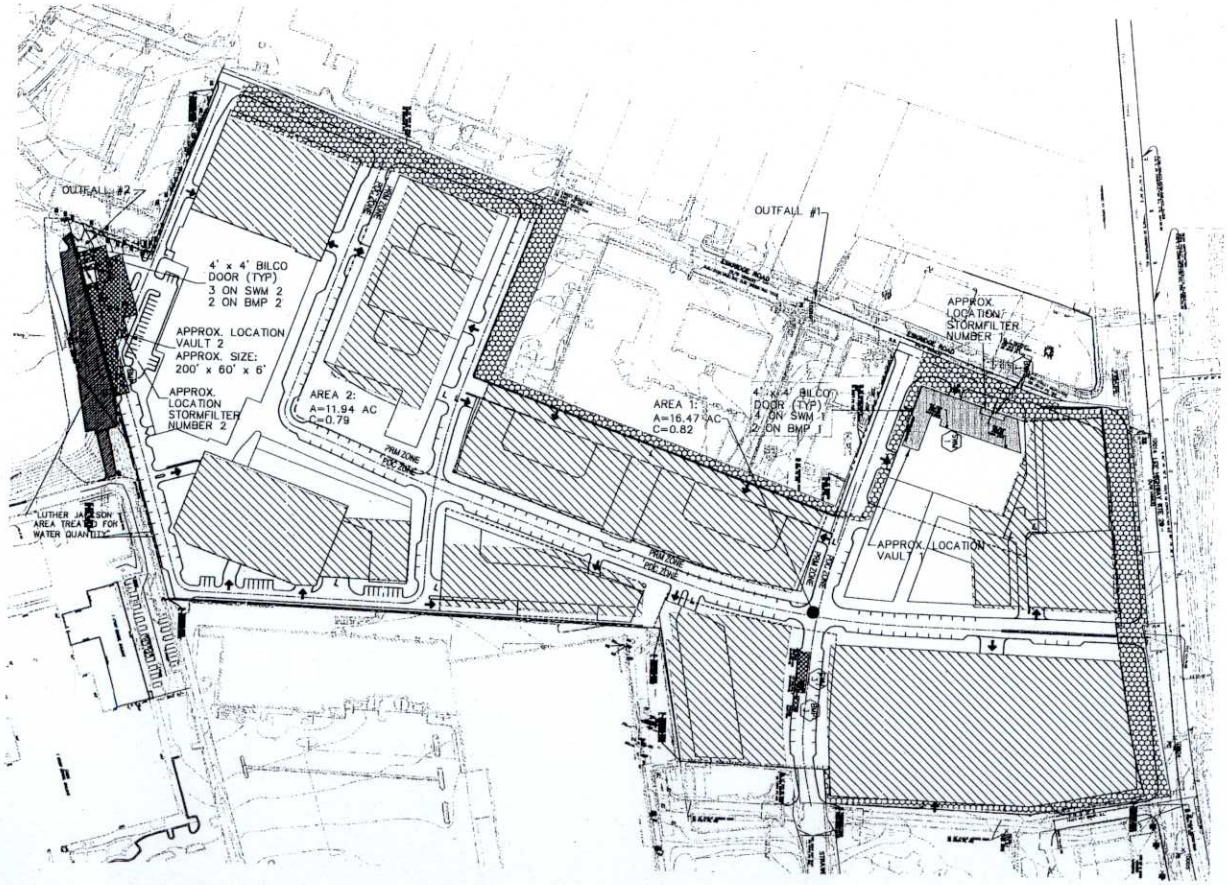
VAULT/STORMFILTER #1 BLOWUP



VAULT/STORMFILTER #2 BLOWUP



VAULT/STORMFILTER #3 BLOWUP



UNDERGROUND GARAGE LIMITS

UNDETAINED AREA

SWM/BMP VAULTS

SWM VAULT DESIGN NOTE:
ALL INFORMATION REGARDING STORM WATER MANAGEMENT STRUCTURES SHOWN IN THIS PLAN IS BASED ON ESTIMATED DRAINAGE DIVIDES AND C-FACTORS SHOWN IN THE REZONING APPLICATION. AT THE TIME OF FINAL ENGINEERING, THESE STORM WATER MANAGEMENT STRUCTURES ARE SUBJECT TO CHANGE PER ANY MODIFICATIONS MADE DURING FINAL ENGINEERING THAT WOULD REQUIRE ADJUSTMENTS TO THE STORM WATER MANAGEMENT STRUCTURES.

BMP NOTE:
THE APPLICANT COMMITS TO A PHOSPHOROUS REMOVAL OF 40% (WHICH EXCEEDS REDEVELOPMENT REQUIREMENTS).

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/7/11
PROFESSIONAL ENGINEER

VCS 83

18.) REVISED 6/17/2011
17.) REVISED 6/2/2011
16.) REVISED 5/13/2011

(IN FEET)
1 inch = 50 ft.

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SWM MAP AND COMPUTATIONS

VIKA REVISIONS

1.)	REVISED 4/7/06
2.)	REVISED 4/27/06
3.)	REVISED 10/02/06
4.)	REVISED 11/06/06
5.)	REVISED 01/12/07
6.)	REVISED 3/8/07
7.)	REVISED 6/1/07
8.)	REVISED 7/16/07
9.)	REVISED 8/22/07
10.)	REVISED 10/1/07
11.)	REVISED 6/8/10
12.)	REVISED 8/2/10
13.)	REVISED 8/16/10
14.)	REVISED 1/10/11
15.)	REVISED 4/15/11

DATE: OCT 2006

DES.	DWN.
SEC	SEC

SCALE: 1"=100'

PROJECT/FILE NO. 6575

SHEET NO. 43 OF 48

SOUTHERN VAULT 2-YR ROUTING (BUILDOUT)

EVENT TIME (HRS)	HYDROGRAPH INFLOW (CFS)	BASIN INFLOW (CFS)	STORAGE USED (AC-FT)	WATER SUR ELEV (FT)	BASIN OUTFLOW (CFS)	OUTFLOW TOTAL (CFS)
0.00	0.00	0.00	0.00	330.25	0.00	0.00
0.08	78.09	78.09	0.27	331.21	0.10	0.10
0.17	50.29	50.29	0.71	332.82	0.16	0.16
0.25	37.26	37.26	1.00	333.90	2.26	2.26
0.33	29.80	29.80	1.18	334.53	13.90	13.90
0.42	24.65	24.65	1.25	334.78	20.28	20.28
0.50	20.92	20.92	1.28	334.82	21.70	21.70
0.58	18.34	18.34	1.25	334.78	20.53	20.53
0.67	15.76	15.76	1.23	334.72	18.71	18.71
0.75	14.33	14.33	1.21	334.65	16.99	16.99
0.83	12.75	12.75	1.19	334.59	15.38	15.38
0.92	11.75	11.75	1.18	334.53	13.91	13.91
1.00	10.60	10.60	1.16	334.48	12.63	12.63
1.08	9.74	9.74	1.15	334.43	11.48	11.48
1.17	8.88	8.88	1.14	334.39	10.47	10.47
1.25	8.02	8.02	1.13	334.35	9.52	9.52
1.33	7.02	7.02	1.12	334.31	8.59	8.59
1.42	6.16	6.16	1.11	334.28	7.65	7.65
1.50	5.30	5.30	1.10	334.24	6.85	6.85
1.58	4.44	4.44	1.09	334.20	6.28	6.28
1.67	3.58	3.58	1.07	334.15	5.63	5.63
1.75	2.72	2.72	1.03	334.10	4.92	4.92
1.83	1.72	1.72	1.04	334.04	4.14	4.14
1.92	0.86	0.86	1.02	333.98	3.33	3.33
2.00	0.00	0.00	1.01	333.92	2.49	2.49

SOUTHERN VAULT 10-YR ROUTING (BUILDOUT)

EVENT TIME (HRS)	HYDROGRAPH INFLOW (CFS)	BASIN INFLOW (CFS)	STORAGE USED (AC-FT)	WATER SUR ELEV (FT)	BASIN OUTFLOW (CFS)	OUTFLOW TOTAL (CFS)
0.00	0.00	0.00	0.00	330.25	0.00	0.00
0.08	104.17	104.17	0.36	331.55	0.12	0.12
0.17	67.08	67.08	0.95	333.70	0.19	0.19
0.25	49.58	49.58	1.27	334.85	22.76	22.76
0.33	39.69	39.69	1.38	335.24	35.16	35.16
0.42	32.81	32.81	1.38	335.28	35.81	35.81
0.50	27.80	27.80	1.36	335.16	32.66	32.66
0.58	24.07	24.07	1.32	335.04	28.85	28.85
0.67	21.08	21.08	1.29	334.93	25.29	25.29
0.75	18.77	18.77	1.27	334.84	22.24	22.24
0.83	16.91	16.91	1.24	334.76	19.75	19.75
0.92	15.48	15.48	1.22	334.69	18.03	18.03
1.00	14.19	14.19	1.21	334.63	16.53	16.53
1.08	13.04	13.04	1.19	334.58	15.17	15.17
1.17	11.89	11.89	1.18	334.53	13.90	13.90
1.25	10.60	10.60	1.16	334.48	12.66	12.66
1.33	9.46	9.46	1.15	334.43	11.43	11.43
1.42	8.31	8.31	1.14	334.38	10.24	10.24
1.50	7.16	7.16	1.12	334.33	9.07	9.07
1.58	5.87	5.87	1.11	334.29	7.87	7.87
1.67	4.73	4.73	1.10	334.24	6.80	6.80
1.75	3.58	3.58	1.08	334.18	6.04	6.04
1.83	2.44	2.44	1.06	334.12	5.17	5.17
1.92	1.15	1.15	1.04	334.04	4.20	4.20
2.00	0.00	0.00	1.02	333.97	3.16	3.16

STRAWBERRY VAULT 2-YR ROUTING (BUILDOUT)

EVENT TIME (HRS)	HYDROGRAPH INFLOW (CFS)	BASIN INFLOW (CFS)	STORAGE USED (AC-FT)	WATER SUR ELEV (FT)	BASIN OUTFLOW (CFS)	OUTFLOW TOTAL (CFS)
0.00	0.00	0.00	0.03	337.00	0.00	0.00
0.08	34.69	34.69	0.03	339.53	8.15	8.15
0.17	22.34	22.34	0.21	342.83	13.48	13.48
0.25	16.55	16.55	0.23	343.76	14.63	14.63
0.33	13.24	13.24	0.25	343.80	14.68	14.68
0.42	10.95	10.95	0.24	343.40	14.19	14.19
0.50	9.29	9.29	0.21	342.76	13.39	13.39
0.58	8.15	8.15	0.18	342.04	12.42	12.42
0.67	7.00	7.00	0.15	341.08	10.99	10.99
0.75	6.37	6.37	0.13	340.44	9.90	9.90
0.83	5.67	5.67	0.10	339.86	8.83	8.83
0.92	5.22	5.22	0.09	339.37	7.78	7.78
1.00	4.71	4.71	0.07	338.94	6.77	6.77
1.08	4.33	4.33	0.08	338.45	5.38	5.38
1.17	3.95	3.95	0.05	338.29	4.74	4.74
1.25	3.58	3.58	0.05	338.17	4.25	4.25
1.33	3.12	3.12	0.04	338.05	3.80	3.80
1.42	2.74	2.74	0.04	337.95	3.23	3.23
1.50	2.36	2.36	0.04	337.87	2.71	2.71
1.58	1.97	1.97	0.03	337.82	2.29	2.29
1.67	1.59	1.59	0.03	337.76	1.90	1.90
1.75	1.21	1.21	0.03	337.71	1.52	1.52
1.83	0.78	0.78	0.03	337.65	1.11	1.11
1.92	0.38	0.38	0.02	337.59	0.71	0.71
2.00	0.00	0.00	0.02	337.53	0.46	0.46

STRAWBERRY VAULT 10-YR ROUTING (BUILDOUT)

EVENT TIME (HRS)	HYDROGRAPH INFLOW (CFS)	BASIN INFLOW (CFS)	STORAGE USED (AC-FT)	WATER SUR ELEV (FT)	BASIN OUTFLOW (CFS)	OUTFLOW TOTAL (CFS)
0.00	0.00	0.00	0.00	337.00	0.00	0.00
0.08	46.28	46.28	0.13	340.39	9.82	9.82
0.17	29.79	29.79	0.29	344.82	19.54	19.54
0.25	22.03	22.03	0.32	345.80	21.90	21.90
0.33	17.63	17.63	0.31	345.45	21.90	21.90
0.42	14.58	14.58	0.28	344.66	17.48	17.48
0.50	12.35	12.35	0.26	344.10	15.03	15.03
0.58	10.69	10.69	0.24	343.55	14.38	14.38
0.67	9.38	9.38	0.22	342.87	13.53	13.53
0.75	8.34	8.34	0.19	342.15	12.57	12.57
0.83	7.51	7.51	0.18	341.22	11.20	11.20
0.92	6.88	6.88	0.14	340.61	10.21	10.21
1.00	6.30	6.30	0.11	340.07	9.25	9.25
1.08	5.79	5.79	0.09	339.60	8.30	8.30
1.17	5.28	5.28	0.08	339.21	7.41	7.41
1.25	4.71	4.71	0.07	338.77	6.29	6.29
1.33	4.20	4.20	0.06	338.41	5.21	5.21
1.42	3.69	3.69	0.05	338.25	4.58	4.58
1.50	3.18	3.18	0.04	338.10	4.01	4.01
1.58	2.61	2.61	0.04	337.97	3.37	3.37
1.67	2.10	2.10	0.03	337.88	2.59	2.59
1.75	1.56	1.59	0.03	337.78	2.02	2.02
1.83	1.08	1.08	0.03	337.71	1.49	1.49
1.92	0.51	0.51	0.03	337.63	0.96	0.96
2.00	0.00	0.00	0.02	337.55	0.54	0.54

PARCEL 'A' VAULT 2-YR ROUTING (BUILDOUT)

EVENT TIME (HRS)	HYDROGRAPH INFLOW (CFS)	BASIN INFLOW (CFS)	STORAGE USED (AC-FT)	WATER SUR ELEV (FT)	BASIN OUTFLOW (CFS)	OUTFLOW TOTAL (CFS)
0.00	0.00	0.00	0.00	332.07	0.00	0.00
0.08	54.89	54.89	0.19	332.77	0.82	0.82
0.17	35.35	35.35	0.49	333.91	1.60	1.60
0.25	28.18	28.18	0.69	334.67	1.95	1.95
0.33	20.95	20.95	0.84	335.21	2.17	2.17
0.42	17.32	17.32	0.95	335.66	2.33	2.33
0.50	14.70	14.70	1.05	336.02	2.46	2.46
0.58	12.89	12.89	1.12	336.31	2.56	2.56
0.67	11.08	11.08	1.19	336.56	2.64	2.64
0.75	10.07	10.07	1.24	336.76	2.70	2.70
0.83	8.96	8.96	1.29	336.93	2.75	2.75
0.92	8.26	8.26	1.33	337.07	2.79	2.79
1.00	7.45	7.45	1.36	337.20	2.83	2.83
1.08	6.85	6.85	1.39	337.32	2.86	2.86
1.17	6.24	6.24	1.42	337.41	2.89	2.89
1.25	5.64	5.64	1.44	337.49	2.91	2.91
1.33	4.93	4.93	1.46	337.56	2.93	2.93
1.42	4.33	4.33	1.47	337.60	2.95	2.95
1.50	3.73	3.73	1.48	337.63	2.96	2.96
1.58	3.12	3.12	1.48	337.64	2.96	2.96
1.67	2.52	2.52	1.48	337.64	2.96	2.96
1.75	1.91	1.91	1.47	337.62	2.95	2.95
1.83	1.21	1.21	1.46	337.58	2.94	2.94
1.92	0.60	0.60	1.45	337.53	2.92	2.92
2.00	0.00	0.00	1.43	337.46	2.90	2.90

PARCEL 'A' VAULT 10-YR ROUTING (BUILDOUT)

EVENT TIME (HRS)	HYDROGRAPH INFLOW (CFS)	BASIN INFLOW (CFS)	STORAGE USED (AC-FT)	WATER SUR ELEV (FT)	BASIN OUTFLOW (CFS)	OUTFLOW TOTAL (CFS)
0.00	0.00	0.00	0.00	332.07	0.00	0.00
0.08	73.22	73.22	0.25	332.99	1.02	1.02
0.17	47.13	47.13	0.65	334.54	1.90	1.90
0.25	34.85	34.85	0.92	335.53	2.29	2.29
0.33	27.90	27.90	1.12	336.30	2.55	2.55
0.42	23.06	23.06	1.28	336.88	2.74	2.74
0.50	19.54	19.54	1.40	337.36	2.88	2.88
0.58	16.92	16.92	1.51	337.76	2.99	2.99
0.67	14.80	14.80	1.60	338.10	3.08	3.08
0.75	13.19	13.19	1.67	338.39	3.16	3.16
0.83	11.88	11.88	1.74	338.63	3.22	3.22
0.92	10.88	10.88	1.79	338.83	3.27	3.27
1.00	9.97	9.97	1.84	339.01	3.32	3.32
1.08	9.16	9.16	1.89	339.17	3.36	3.36
1.17	8.36	8.36	1.92	339.31	3.39	3.39
1.25	7.45	7.45	1.95	339.43	3.42	3.42
1.33	6.65	6.65	1.98	339.52	3.44	3.44
1.42	5.84	5.84	2.00	339.60	3.46	3.46
1.50	5.04	5.04	2.01	339.65	3.47	3.47
1.58	4.13	4.13	2.02	339.68	3.48	3.48
1.67	3.32	3.32	2.02	339.69	3.48	3.48
1.75	2.52	2.52	2.02	339.67	3.48	3.48
1.83	1.71	1.71	2.01	339.63	3.47	3.47
1.92	0.81	0.81	1.99	339.58	3.46	3.46
2.00	0.00	0.00	1.97	339.50	3.44	3.44

STRAWBERRY VAULT RATING CURVE DATA

Outflow Pipe Diameter 27 in
Outflow Pipe Invert 337 ft
Centroid of Outflow Pipe 338.125 ft

Outflow Pipe Slope 0.005 ft/ft
Mannings Coeffecient of Pipe 0.013 unitless
Full Flow Capacity of Outflow Pipe 21.8993 cfs

Stage 1 Orifice
Orifice Invert 337 ft
Orifice Diameter 15 in
Orifice Centroid 337.625 ft

Stage 2 Weir
Weir Invert 344.5 ft
Weir Width 6 ft

Water Surface Elevation	Orifice 1	Orifice 2	Outflow Orifice	Orifice Control	Rating Curve
337	0.00	0.00	0.00	0.00	0.00
337.5	0.00	0.00	0.00	0.00	0.00
338	3.62	0.00	0.00	0.00	3.62
338.5	5.53	0.00	11.72	5.53	5.53
339	6.93	0.00	17.91	6.93	6.93
339.5	8.09	0.00	22.45	8.09	8.09
340	9.11	0.00	26.21	9.11	9.11
340.5	10.02	0.00	29.50	10.02	10.02
341	10.88	0.00	32.48	10.88	10.88
341.5	11.63	0.00	35.17	11.63	11.63
342	12.36	0.00	37.69	12.36	12.36
342.5	13.05	0.00	40.04	13.05	13.05
343	13.70	0.00	42.27	13.70	13.70
343.5	14.32	0.00	44.39	14.32	14.32
344	14.92	0.00	46.40	14.92	14.92
344.5	15.49	0.00	48.34	15.49	15.49
345	16.05	6.79	50.20	22.83	21.90
345.5	16.58	19.20	51.99	35.78	21.90
345.75	16.84	26.83	52.87	43.68	21.90
346	17.10	35.27	53.72	52.37	21.90
346.5	17.60	54.31	55.40	55.40	21.90

SOUTHERN VAULT RATING CURVE DATA

Outflow Pipe Diameter 48 in
Outflow Pipe Invert 330.25 ft
Centroid of Outflow Pipe 332.25 ft

Outflow Pipe Slope 0.005 ft/ft
Mannings Coeffecient of Pipe 0.013 unitless
Full Flow Capacity of Outflow Pipe 101.571 cfs

Stage 1 Orifice
Orifice Invert 330.25 ft
Orifice Diameter 2 in
Orifice Centroid 330.333333 ft

Stage 2 Weir
Weir Invert 333.75 ft
Weir Width 6 ft

Water Surface Elevation	Orifice 1	Orifice 2	Outflow Orifice	Orifice Control	Rating Curve
330.25	0.00	0.00	0.00	0.00	0.00
330.75	0.07	0.00	0.00	0.00	0.07
331.25	0.10	0.00	0.00	0.00	0.10
331.75	0.13	0.00	0.00	0.00	0.13
332.25	0.15	0.00	0.00	0.00	0.15
332.75	0.16	0.00	42.78	0.16	0.16
333.25	0.18	0.00	60.51	0.18	0.18
333.75	0.19	0.00	74.11	0.19	0.19
334.25	0.21	6.79	85.57	7.00	7.00
334.75	0.22	19.20	95.67	19.42	19.42
335.25	0.23	35.27	104.80	35.51	35.51
335.75	0.24	54.31	113.20	54.55	54.55
336.25	0.26	75.89	121.01	78.15	78.15

SOUTH VAULT STAGE STORAGE

Elevation	Storage (cf)	Storage (Ac-Ft)
330.25	0	0
330.75	6000	0.14
331.25	12000	0.28
331.75	18000	0.41
332.25	24000	0.55
332.75	30000	0.69
333.25	36000	0.83
333.75	42000	0.96
334.25	48000	1.10
334.75	54000	1.24
335.25	60000	1.38
335.75	66000	1.52
336.25	72000	1.65

STRAWBERRY VAULT STAGE STORAGE

Elevation	Storage (cf)	Storage (Ac-Ft)
337	0	0
337.5	800	0.02
338	1600	0.04
338.5	2400	0.06
339	3200	0.07
339.5	4000	0.09
340	4800	0.11
340.5	5600	0.13
341	6400	0.15
341.5	7200	0.17
342	8000	0.18
342.5	8800	0.20
343	9600	0.22
343.5	10400	0.24
344	11200	0.26
344.5	12000	0.28
345	12800	0.29
345.5	13600	0.31
346	14400	0.33

PARCEL A VAULT

STAGE STORAGE

Elevation	Storage (cf)	Storage (Ac-Ft)
332.07	0	0
332.57	5775	0.13
333.07	11550	0.27
333.57	17325	0.40
334.07	23100	0.53
334.57	28875	0.66
335.07	34650	0.80
335.57	40425	0.93
336.07	46200	1.00
336.57	51075	1.19
337.07	57750	1.33
337.57	63525	1.46
338.07	69300	1.59
338.57	75075	1.72
339.07	80850	1.86
339.57	86625	1.99
340.07	92400	2.12

Length	Width
210	55

RISER DATA

CONTROL STRUCTURE: ORIFICE
GEOMETRY: CIRCULAR
DIMENSIONS: 7" DIA

RATING CURVE

Elev (ft)	Discharge (cfs)	Elev (ft)	Discharge (cfs)	Elev (ft)	Discharge (cfs)	Elev (ft)	Discharge (cfs)
332.07	0	334.07	1.682	336.07	2.478	338.07	3.074
332.17	0.025	334.17	1.73	336.17	2.511	338.17	3.101
332.27	0.093	334.27	1.778	336.27	2.544	338.27	3.128
332.37	0.2	334.37	1.823	336.37	2.576	338.37	3.154
332.47	0.346	334.47	1.868	336.47	2.608	338.47	3.18
332.57	0.515	334.57	1.912	336.57	2.64	338.57	3.206
332.67	0.715	334.67	1.955	336.67	2.671	338.67	3.232
332.77	0.822	334.77	1.997	336.77	2.702	338.77	3.257
332.87	0.917	334.87	2.038	336.87	2.732	338.87	3.283
332.97	1.004	334.97	2.078	336.97	2.762	338.97	3.308
333.07	1.083	335.07	2.118	337.07	2.792	339.07	3.333
333.17	1.157	335.17	2.156	337.17	2.822	339.17	3.357
333.27	1.226	335.27	2.194	337.27	2.851	339.27	3.382
333.37	1.292	335.37	2.232	337.37	2.88	339.37	3.406
333.47	1.355	335.47	2.269	337.47	2.908	339.47	3.431
333.57	1.414	335.57	2.305	337.57	2.937	339.57	3.455
333.67	1.472	335.67	2.34	337.67	2.965	339.67	3.479
333.77	1.527	335.77	2.376	337.77	2.992	339.77	3.502
333.87	1.58	335.87	2.41	337.87	3.02	339.87	3.526
333.97	1.632	335.97	2.444	337.97	3.047	339.97	3.549
						340.07	3.572

BMP FACILITY DESIGN CALCULATIONS

Plan Name: Merrifield Town Center HAI Theatre Date: 12/24/2009

Plan Number: 0561-SP-003 Engineer: SEC

I. WATER QUALITY NARRATIVE

Water Quality treatment provided in Underground Storm Filter System - see BMP narrative for more information

II. WATERSHED INFORMATION

Part 1: List all of the Subareas and "C" factors used in the BMP Computations

Subarea Designation (1)	"C" (2)	Acres (3)
On-Site Controlled (South)	0.89	11.84
On-Site Controlled (Strawberry)	0.89	6.33
On-Site Controlled (Future Parcel A)	0.89	10.27
On-Site Uncontrolled	0.88	2.50
Off-Site Controlled (South)	0.89	4.26
Off-Site Controlled (Yates)	0.90	0.39
Off-Site Controlled (13B)	0.80	0.60
Off-Site Controlled (Strawberry)	0.81	0.48
	Total	36.67

III a. PHOSPHORUS REMOVAL - "OCCOQUAN METHOD"

Part 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of the Site (a) 30.94 acres

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
On-Site Controlled (South)	0.89	x	11.84	=	10.55
On-Site Controlled (Strawberry)	0.89	x	6.33	=	5.63
On-Site Controlled (Future Parcel A)	0.89	x	10.27	=	9.15
On-Site Uncontrolled	0.88	x	2.50	=	2.20
Off-Site Controlled (South)	0.89	x	4.26	=	3.80
Off-Site Controlled (Yates)	0.90	x	0.39	=	0.35
Off-Site Controlled (13B)	0.80	x	0.60	=	0.48
Off-Site Controlled (Strawberry)	0.81	x	0.48	=	0.39

(b) Total 27.53

(C) Weighted average "C" factor (b)/(a) = (C) 0.89

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	Removal Efficiency (%) (3)		Area Ratio (4)		"C" Ratio (5)		Product (6)
On-Site Controlled (South)	50	x	0.38	x	1.001	=	19.16007
On-Site Controlled (Strawberry)	50	x	0.2	x	0.999	=	10.21761
On-Site Controlled (Future Parcel A)	50	x	0.33	x	1.002	=	16.6281
On-Site Uncontrolled	0	x	0.08	x	0.989	=	0
Off-Site Controlled (South)	50	x	0.14	x	1.004	=	1.38
Off-Site Controlled (Yates)	50	x	0.01	x	1.012	=	0.13
Off-Site Controlled (13B)	50	x	0.02	x	0.899	=	0.17
Off-Site Controlled (Strawberry)	50	x	0.02	x	0.913	=	0.14

(d) Total = 40

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 40

Water Supply Overlay District (Occoquan Watershed) = 50% (Fairfax County and Prince William County)

Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County); 50% (Prince William County)

Chesapeake Bay Preservation Area (Redevelopment) [1 - 0.9 x ("I" pre/"I" post)] x 100 = - %

(B) If Line 3(d) = Line 4(a), the Phosphorus removal requirement is satisfied.

Line 3(d) 40 = 40

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SERVICES
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McLEAN, VA GERMANTOWN, MD

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

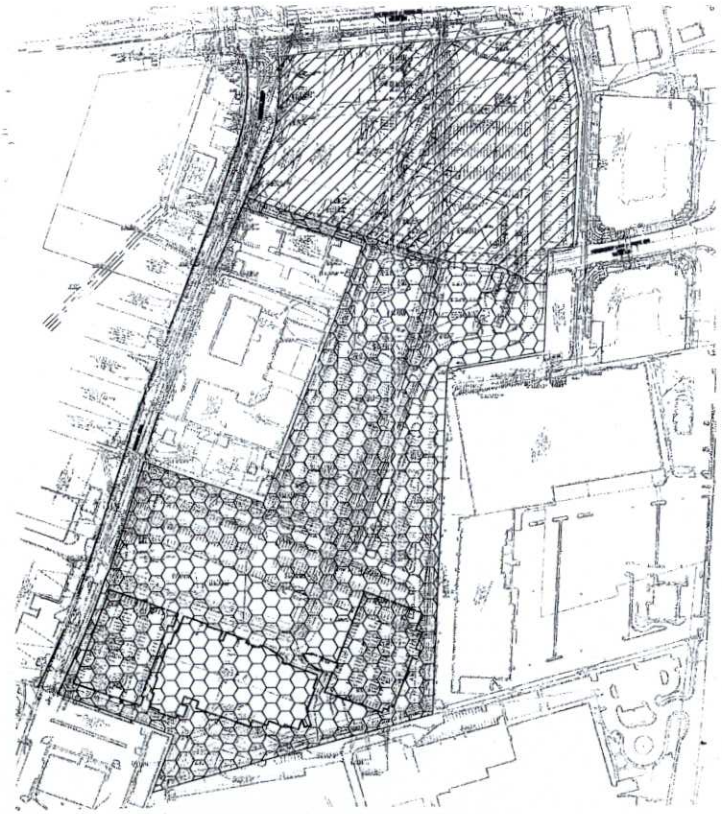
ROUTING RESULTS

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/08/06
5.) REVISED 12/15/2006
6.) REVISED 01/12/07
7.) REVISED 3/8/07
8.) REVISED 6/1/07
9.) REVISED 7/16/07
10.) REVISED 8/22/07
11.) REVISED 10/1/07
12.) REVISED 6/06/10
13.) REVISED 8/23/10
14.) REVISED 9/1/10
15.) REVISED 9/1/10
DATE: OCT 2006
DES. SEC / DWN. SEC
SCALE: N.T.S
PROJECT/FILE NO. 6575
SHEET NO. 44 OF 48

22.) REVISED 6/17/2011
21.) REVISED 6/2/2011
20.) REVISED 5/13/2011
19.) REVISED 4/15/2011
18.) REV. 1-18-2011
17.) REV. 12-7-2010
16.) 12-03-2010

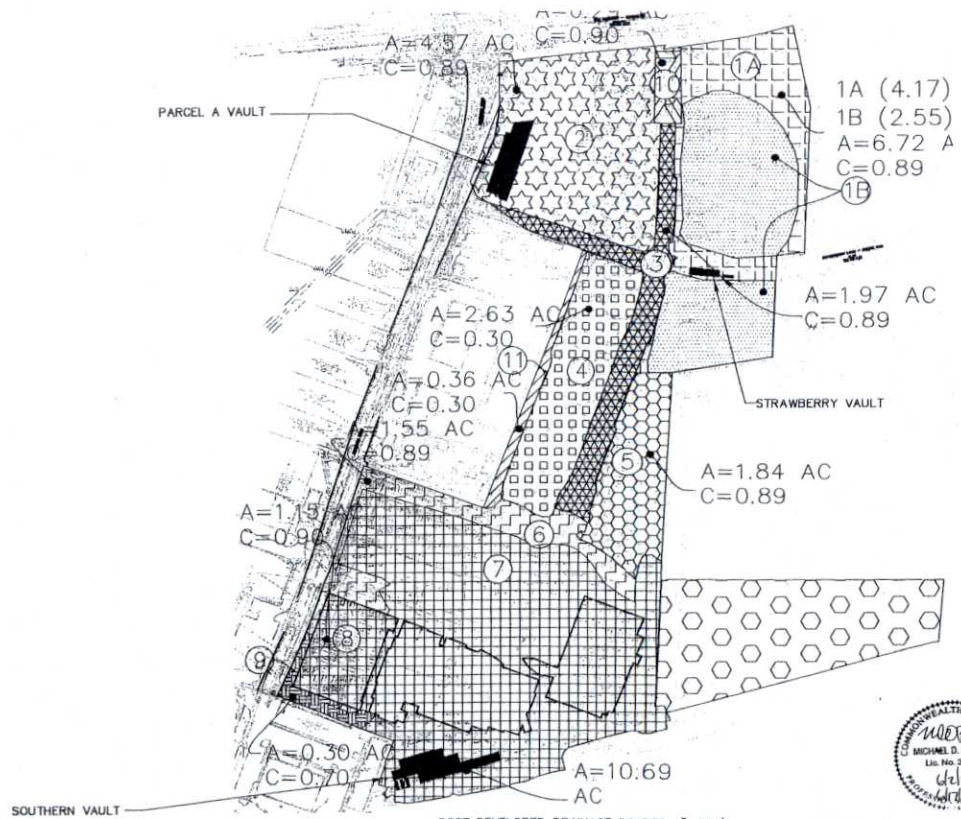
COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31788
PROFESSIONAL ENGINEER

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"



PRE DEVELOPED DRAINAGE DIVIDES 1"=300'

NORTH



POST DEVELOPED DRAINAGE DIVIDES 1"=300'

NORTH

DETAINED / TREATED

SOUTHERN VAULT:
- AREA 7
- AREA 8
- OFF-SITE #1

STRAWBERRY VAULT:
- AREA 1A
- AREA 1B
- OFF-SITE #2
- OFF-SITE YATES

PARCEL A VAULT:
- AREA 2
- AREA 3
- AREA 4
- AREA 5
- OFF-SITE 12B

UNDETAINED / UNTREATED
- AREA 6
- AREA 9
- AREA 10
- AREA 11

Sub Area	Pervious Area (Ac)	Impervious Area (Ac)	C - Pervious	C - Impervious	Weighted C	Total Area (Ac)	
1A	2.55	0.00	0.3	0.9	0.30	2.55	
1B	3.78	0.00	0.3	0.9	0.30	3.78	
2	4.32	0.25	0.3	0.9	0.33	4.57	
3	1.23	0.74	0.3	0.9	0.53	1.97	
4	2.48	0.08	0.3	0.9	0.32	2.56	
5	0.64	0.53	0.3	0.9	0.57	1.17	
6	0.02	1.53	0.3	0.9	0.89	1.55	
7	8.69	2.00	0.3	0.9	0.41	10.69	
8	1.15	0.00	0.3	0.9	0.30	1.15	
9	0.10	0.20	0.3	0.9	0.70	0.30	
10	0.00	0.29	0.3	0.9	0.90	0.29	
11	0.36	0.00	0.3	0.9	0.30	0.36	
Off-Site #1	0.05	4.21	0.3	0.9	0.89	4.26	*
Off-Site 12B	0.10	0.50	0.3	0.9	0.80	0.60	
Off-Site Yates	0.39	0.00	0.3	0.9	0.30	0.39	***
Off-Site #2	0.07	0.41	0.3	0.9	0.81	0.48	**
Southern Vault	9.89	6.21	0.3	0.9	0.53	16.10	
Strawberry Vault	4.24	0.41	0.3	0.9	0.35	4.65	
Parcel A Vault	8.77	2.10	0.3	0.9	0.42	10.87	

*Off-site area taken to Southern Vault
**Off-site area taken to Strawberry Vault
****Off-site from Parcel 12-B into Parcel A
***Off-site accounted for future Yates Expansion per CDP/FDP - to Strawberry Vault

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COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31766
6/2/11
6/2/11
PROFESSIONAL ENGINEER

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ROUTING RESULTS

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 12/15/2006
6.) REVISED 01/12/07
7.) REVISED 3/8/07
8.) REVISED 6/1/07
9.) REVISED 7/16/07
10.) REVISED 8/22/07
11.) REVISED 10/1/07
12.) REVISED 6/08/10
13.) REVISED 8/23/10
14.) REVISED 11/4/10
15.) REVISED 11/6/10
DATE: JUNE, 2008
DES. SEC DWN. SEC
SCALE: AS SHOWN
PROJECT/FILE NO. 6575
SHEET NO. 45 OF 48

22.) REVISED 6/17/2011
21.) REVISED 6/2/2011
20.) REVISED 5/13/2011
19.) REVISED 4/15/2011
18.) REV. 1-18-2011
17.) REV. 12-7-2010
16.) 2-03-2010

*BILCO DOOR NOTES:
1) ALL ACCESS POINTS SHALL BE DOUBLE LOCKED BILCO DOORS OR APPROVED EQUAL
2) ACCESS POINTS SHALL BE PROVIDED TO EACH CHAMBER ENSURING ACCESS TO ENTIRE VAULT
3) AN ACCESS POINT SHALL BE PROVIDED SPECIFICALLY INTO THE OUTLET CONTROL CHAMBER
4) ALL ACCESS POINTS SHALL HAVE LADER RUNGS/STEPS FROM FINISHED GRADE TO THE BOTTOM OF THE VAULT
5) ACCESS POINTS SHALL BE LOCATED OUTSIDE OF TRAVEL WAYS WHEREVER POSSIBLE - IF LOCATED IN TRAVEL WAYS TOPS SHALL BE TRAFFIC RATED
6) REFER TO SITE PLAN FOR DOOR LOCATIONS

VAULT NOTES:
1) DETAIL FOR DIMENSIONAL PURPOSES ONLY
2) CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR STRUCTURE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF VIRGINIA PRIOR TO CASTING/ORDERING OF STRUCTURE
3) REFER TO PLAN VIEW FOR HORIZONTAL LOCATION OF ALL INFLOW PIPES AND OUTFLOW PIPE

1/46 SWM VAULT DETAIL
N.T.S.

VAULT	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
SOUTHERN	7	10	48	15	13.5	48	331.11	48	330.11	15	334.37	2	330.11	6	333.61	6
STRAWBERRY	18.25	4.25	27	15	14.5	27	346.00	21	337.00	15	346.00	2	337.00	6	345.75	12.25

SEE SHEET 44 FOR PARCEL A VAULT INFORMATION

2/46 ORIFICE TRASH PROTECTION
NO SCALE

STORM WATER MANAGEMENT NARRATIVE:
STORM WATER MANAGEMENT REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE MET THROUGH THE USE OF THREE (3) UNDERGROUND STORM WATER DETENTION VAULTS. THESE STORM WATER DETENTION VAULTS HAVE BEEN ADEQUATELY SIZED TO CONTROL RUNOFF FOR BOTH THE 2-YR AND 10-YR STORM EVENTS. IT SHOULD ALSO BE NOTED THAT DETENTION FOR APROXIAMATELY 0.42 AC. OF IMPERVIOUS AREA ADDED WITH PLAN SEA99-P-008 IS TO BE PROVIDED WITH THE DEVELOPMENT PROPOSED IN THE SUBJECT APPLICATION. ADDITIONALLY, THE COMPUTED ALLOWABLE RELEASE RATE FOR THE SUBJECT PROPERTY IS TO BE REDUCED BY AN AMOUNT TO OFFSET THE INCREASED RUNOFF FROM NEW IMPERVIOUS AREA PROPOSED IN THE ESKRIDGE ROAD PUBLIC IMPROVEMENT PLAN. (FAIRFAX COUNTY PLAN #0561-SP-002)

THE MAXIMUM ALLOWABLE RELEASE RATE FOR THE SUBJECT PROPERTY DURING THE 2-YR STORM EVENT WAS CALCULATED USING A PRE-DEVELOPED C-FACTOR OF 0.15 AS IS SHOWN IN THE SWM COMPUTATIONS.

THE MAXIMUM ALLOWABLE RELEASE RATE FOR FOR THE SUBJECT PROPERTY DURING THE 10-YR STORM EVENT WAS CALCULATED USING A PRE-DEVELOPED C-FACTOR OF 0.30 AS IS SHOWN IN THE SWM COMPUTATIONS.

AS IS EVIDENCED BY THE ROUTINGS SHOWN ON THE ROUTING INFORMATION SHEETS, THE TOTAL RELEASE RATE FROM THE PROPOSED VAULTS IS LOWER THAN THE MAXIMUM ALLOWABLE RELEASE RATE FOR THE SITE DURING BOTH THE 2-YR AND 10-YR STORM EVENTS. SEE THE SWM COMPUTATIONS AND ROUTING INFORMATION.

BASED ON THE ABOVE ANALYSIS, AND SUPPORTING COMPUTATIONS IN THIS PLAN, STORM WATER MANAGEMENT REQUIREMENTS FOR THE SUBJECT PROPERTY WILL BE MET THROUGH THE USE OF THE TWO (2) PROPOSED UNDERGROUND DETENTION VAULTS.

PLEASE NOTE A WAIVER REQUESTING PERMISSION TO PROVIDE STORMWATER MANAGEMENT IN UNDERGROUND VAULTS SHALL BE SUBMITTED IN ADDITION TO THIS REZONING APPLICATION.

WATER QUALITY NARRATIVE:
BEST MANAGEMENT PRACITE (BMP) REQUIREMENTS FOR THE SUBJECT PROPERTY, CONSISTING OF 31.37 ACRES, SHALL BE MET THROUGH THE USE OF THREE (3) SEPERATE UNDERGROUND STORM FILTER SYSTEMS. EACH OF THESE STORM FILTER SYSTEMS HAS A REMOVAL EFFICIENCY RATING OF 50%. THE AREAS TREATED BY EACH OF THE STORM FILTER SYSTEMS WILL BE THE SAME AREAS DEPICTED ON THE SWM MAP FOR STORM WATER MANAGEMENT.

AS IS SHOWN BY THE COMPUTATIONS THE TREATMENT OF THESE CONTROLLED AREAS AT A REMOVAL EFFICIENCY RATE OF 50% WILL RESULT IN A PHOSPHOROUS REMOVAL FOR THE SITE OF SUFFICIENT TO MEET THE 40% REQUIREMENT FOR NEW DEVELOPMENT EVEN THOUGH THIS SITE IS A REDEVELOPMENT PROJECT PER THE PFM DEFINITION.

BASED ON THE ABOVE ANALYSIS AND THE SUPPORTING COMPUTATIONS SHOWN ON THE SWM MAP SHEET, BMP REQUIREMENTS FOR THE SUBJECT PROPERTY WILL BE MET THROUGH THE USE OF THESE STORM FILTERS.

PLEASE BE AWARE THAT A WAIVER REQUESTING PERMISSION TO MEET BMP REQUIREMENTS THROUGH THE USE OF UNDERGROUND STORMFILTER SYSTEMS SHALL BE SUBMITTED IN ADDITION TO THIS REZONING APPLICATION.

OUTFALL DESCRIPTION
THE PROPERTY SUBJECT TO DEVELOPMENT PER THIS REZONING APPLICATION IS PRESENTLY DEVELOPED AS A CINEMA WITH ASSOCIATED SITE IMPROVEMENTS ON THE NORTHERN PORTION OF THE PROPERTY, AND CONTAINS AN UNDEVELOPED OPEN AREA ON THE SOUTHERN PORTION OF THE PROPERTY. ADDITIONALLY, THERE ARE TWO EXISTING PONDS LOCATED ON THE SUBJECT PROPERTY, ONE IN THE NORTHERN PORTION OF THE SITE AND ONE IN THE SOUTHERN PORTION OF THE SITE. THE SOIL TYPE FOR A VAST POTION OF THE SITE (MAINLY THE SOUTHERN PORTION) IS BLANK PER THE FAIRFAX COUNTY SOILS MAP. THE NORTHERN PORTION OF THE SITE HOWEVER CONTAINS 10B1 TYPE SOIL PER THE AFOREMENTIONED SOILS MAP. THE SITE IS BOUNDED TO THE NORTH BY LEE HIGHWAY (ROUTE 29), TO THE SOUTH BY ARLINGTON BLVD. (ROUTE 50), TO THE EAST BY MIXED USE DEVELOPMENT, AND TO THE WEST BY EXISTING INDUSTRIAL DEVELOMENT.

PRESENTLY, THERE ARE TWO OUTFALLS ASSOCIATED WITH THE SUBJECT PROPERTY. THESE OUTFALLS ARE LOCATED AT EACH OF THE PONDS REFERENCED ABOVE. THE SUBJECT APPLICATION PROPOSES TO CONTINUE USING THESE SAME OUTFALLS (WHICH ARE CLOSED CONDUIT SYSTEMS) AS THE DISCHARGE POINTS FOR THE TWO NEW UNDERGROUND DETENTION VAULTS INCLUDED IN THE REZONING PLAN. PLEASE REFER TO THE SWM MAP FOR FURTHER INFORMATION REGARDING THE LOCATION OF THESE OUTFALLS. THE REMAINDER OF THIS NARRATIVE PROVIDES A DESCRIPTION OF EACH OUTFALL.

OUTFALL #1 IS LOCATED AT THE NORTHERN END OF THE SITE, AND ALSO DISCHARGES INTO AN EXISTING CLOSED CONDUIT SYSTEM. THIS CLOSED CONDUIT SYSTEM PRESENTLY SERVES AS THE OUTFALL FOR THE POND LOCATED IN THIS AREA, AND IT IS A 54" PIPE THAT CONVEYS FLOW IN A WESTERLY DIRECTION. AFTER LEAVING THE SUBJECT PROPERTY, FLOW WILL CONTINUE TO TRAVEL THROUGH A 54" CLOSED COUNDUIT SYSTEM IN A WESTERLY DIRECTION UNTIL APPROXIMATELY 50' EAST OF ESKRIDGE ROAD. AT THIS POINT THE CLOSED CONDUIT SYSTEM WILL BEGIN TO CONVEY FLOW IN A SOUTH-WESTERLY DIRECTION UNTIL IT REACHES ESKRIDGE ROAD. AT THIS POINT FLOW WILL BE CONVEYED IN A SOUTHERLY DIRECTION ALONG SIDE OF ESKRIDGE ROAD BY THE EXISTING CLOSED CONDUIT SYSTEM. FLOW WILL THEN BE CONVEYED IN A WESTERLY DIRECTION UNDERNEATH OF ESKRIDGE ROAD AND THEN BEGIN TO TRAVEL IN A SOUTH WESTERLY DIRECTION. AS IS SHOWN ON SHEET 36A OF THE ABOVE REFERENCED APPROVED FAIRFAX COUNTY PLAN, (#0561-SP-001) FLOW WILL BEGIN TO TRAVEL IN A SOUTHERLY DIRECTION TO THE EAST OF THE EXISTING REGIONAL POST OFFICE FACILITY. SOUTH OF THE POST OFFICE FACILITY, FLOW WILL BEGIN TO TRAVEL SOUTH-WESTERLY AGAIN, WHILE STILL WITHIN AN EXISTING CLOSED CONDUIT SYSTEM UNTIL APPROXIMATELY 200 FEET EAST OF PROSPERITY AVENUE. AT THIS POINT THE CLOSED CONDUIT SYSTEM WILL ONCE AGAIN TURN SOUTH, AND THEN DAYLIGHT TO AN EXISTING CONCRETE CHANNEL ABOUT 200 FEET DOWNSTREAM. FLOW ENTERING THIS EXISTING CONCRETE CHANNEL WILL THEN TRAVEL IN A SOUTHERLY DIRECTION UNTIL IT CONVERGES WITH THE CONCRETE CHANNEL DESCRIBED FOR OUTFALL #2. FROM THIS POINT, FLOW WILL BE CONVEYED AS DESCRIBED FOR OUTFALL #2 DOWNSTREAM OF THE CONCRETE CHANNEL CONVERGENCE.

PROPOSED OUTFALL #2 WILL BE LOCATED ON THE SOUTHERN END OF THE SITE. THIS OUTFALL WILL BE INTO AN EXISTING CLOSED CONDUIT SYSTEM WHICH PRESENTLY SERVES THE EXISTING POND LOCATED IN THIS AREA. THE EXISTING CLOSED CONDUIT SYSTEM INTO WHICH THIS SITE OUTFALLS IS A 36" PIPE THAT CONVEYS WATER IN A SOUTHERLY DIRECTION. SHORTLY AFTER CROSSING THE SOUTHERN PROPERTY LINE, THE CLOSED CONDUIT SYSTEM OPENS UP TO A 48" PIPE THAT CONVEYS FLOW IN A SOUTH-WESTERLY DIRECTION. AS IS SHOWN ON SHEET 36A OF APPROVED FAIRFAX COUNTY PLAN #0561-SP-001, (INCLUDED IN THE SUBJECT APPLICATION FOR INFORMATION ONLY) FLOW IN THIS EXISTING CLOSED CONDUIT SYSTEM WILL CONTINUE TO FLOW IN A SOUTH-WESTERLY DIRECTION TOWARDS WILLIAMS DRIVE (ROUTE 5162). IT SHOULD BE NOTED THAT ADDITIONAL FLOW WILL ENTER INTO THE EXISTING CLOSED CONDUIT SYSTEM FROM OTHER EXISTING CLOSED CONDUIT SYSTEMS PERIODICALLY THROUGHOUT THE EXTENT OF THIS DESCRIPTION. PRIOR TO REACHING WILLIAMS DRIVE, THE CLOSED CONDUIT SYSTEM WILL BEGIN CONVEYING FLOW IN A WESTERLY DIRECTION TOWARD THE NORTHERN END OF JAVIER ROAD (ROUTE 5163). APPROXIMATELY 200 FEET WEST OF JAVIER ROAD, THIS CLOSED CONDUIT SYSTEM WILL DAYLIGHT TO AN EXISTING CONCRETE CHANNEL. THIS CHANNEL WILL CONTINUE CONVEYING WATER IN A WESTERLY DIRECTION TO A POINT APPROXIMATELY 200 FEET EAST OF PROSPERITY AVENUE (ROUTE 699). AT THIS POINT, FLOW WILL BE JOINED BY FLOW FROM ANOTHER EXISTING CONCRETE CHANNEL AND PROCEED IN A SOUTH-WESTERLY DIRECTION. AS FLOW CONTINUES TO TRAVEL SOUTH-WEST, IT WILL COME TO PROSPERITY AVENUE, WHERE IT WILL BE CONVEYED UNDER THE ROADWAY THROUGH A TRIPLE BOX CULVERT. AFTER EXITING THE AFOREMENTIONED CULVERT, FLOW WILL ENTER INTO AN UN-NAMED TRIBUTARY. THIS TRIBUTARY IS RIP-RAP LINED AT THE POINT THAT THE CULVERT DISCHARGES INTO IT, AND HAS BEEN EARMARKED BY FAIRFAX COUNTY FOR RESTORATION. FROM THIS TRIBUTARY FLOW WILL CONTINUE TO TRAVEL SOUTH-WEST AND DISCHARGE INTO LONG BRANCH. FROM HERE, FLOW WILL BE COVEYED VIA LONG BRANCH INTO ACCOTINK CREEK.

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

22.) REVISED 6/17/2011
21.) REVISED 6/2/2011
20.) REVISED 5/13/2011
19.) REVISED 4/15/2011
18.) REV. 1-11-2011
17.) REV. 12-7-2010
16.) 12-01-2010

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RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

VAULT DETAIL AND NARRATIVES

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 12/15/2006
6.) REVISED 01/12/07
7.) REVISED 3/8/07
8.) REVISED 6/1/07
9.) REVISED 7/16/07
10.) REVISED 8/22/07
11.) REVISED 10/1/07
12.) REVISED 6/08/10
13.) REVISED 8/23/10
14.) REVISED 11/11/10
15.) REVISED 8/24/10
DATE: OCT 2006
DES. SEC DWN. SEC
SCALE: HORZ: 1"=XX'
PROJECT/FILE NO. 6575
SHEET NO. 46 OF 48

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MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing the application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)
Development Plans PRC District (16-302 3 & 4L)
FDP P Districts (except PRC) (16-502 1F & 1Q)
Special Exceptions (9-011 2J & 2L)
Commercial Revitalization Districts (9-622 2A (12) & (14))
PRC Plan (16-303 1E & 1C)
Amendments (18-202 10F & 10I)

☒ 1. Plat is at a minimum scale of 1"= 50' (unless it is depicted on one sheet with a minimum scale of 1" = 100').

☒ 2. A graphic depicting the stormwater management facility (ies) and limits of clearing and grading accommodate the stormwater management facility (ies), storm drainage pipe system and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheets 5 and 6.

☒ 3. Provide:

Facility Name/ Type & No.	On-Site area served (acres)	Off-site area served (acres)	Drainage served (acres)	Footprint served (sf)	Storage Volume (cf)	If pond, dam height (ft)
Underground Vault #1 (e.g. dry pond, infil. trench, underground vault, etc.)	16.47	N/A	1	200 x 90	124,200	N/A
Underground Vault #2	11.94	N/A	2	200 x 60	72,000	N/A
Totals	28.41				196,200 Totals	

☒ 4. Onsite drainage channels, outfalls and pipe system are shown on Sheets 41 and 37. Pond inlet and outlet pipe systems are shown on Sheets 41 and 37.

☒ 5. Maintenance access (road to stormwater management facility (ies) are shown on Sheet 4. Type of maintenance access road surface noted on the plat is access via on-site roadways. (asphalt, geoblock, gravel, etc.)

☒ 6. Landscaping and tree preservation shown in and near he stormwater management facility is shown on Sheet 7.

☒ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 40.

☒ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 40.

☒ 9. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 40.

☒ 10. Existing topography with a maximum contour intervals of two (2) feet and a note as to weather it is an air survey or field run is provided on Sheet 3.

☒ 11. A submission waiver is requested for Underground SWM/BMP (separate cover).

☐ 12. Stormwater management is not required because N/A.

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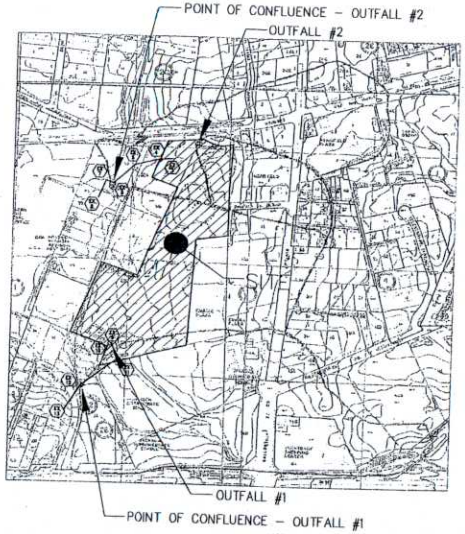

COMMONWEALTH OF VIRGINIA
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Lic. No. 31788
6/2/11
PROFESSIONAL ENGINEER

ADEQUACY OF OUTFALL COMPUTATIONS

	FROM	TO	ACT SLOPE %	n	PIPE SIZE IN	F.F. VEL FPS	LENGTH FEET	Q CAPACITY CFS
*	EX - 3	EX - 4	2.00	0.013	54	17.49	80.00	278.10
*	EX - 4	EX - 5	2.00	0.013	54	17.49	193.00	278.10
*	EX - 5	EX - 6	2.00	0.013	54	17.49	110.00	278.10
*	EX - 6	EX - 7	2.00	0.013	54	17.49	65.00	278.10
*	EX - 7	EX - 8	1.33	0.013	54	14.26	90.00	226.79
	EX - 9	EX - 10	2.48	0.013	24	12.92	27.00	35.63
	EX - 10	EX - 11	0.88	0.013	36	9.12	50.00	62.57
	EX - 11	EX - 12	0.62	0.013	36	7.97	170.00	52.52
	EX - 12	EX - 13	4.55	0.013	48	27.79	150.00	306.40

* SLOPES OF PIPES ASSUMED TO GENERALLY FOLLOW THE SLOPE OF GROUND ABOVE THEM

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RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM OUTFALL DETAILS

VIKA REVISIONS
1.) REVISED 4/7/08
2.) REVISED 4/27/08
3.) REVISED 10/02/08
4.) REVISED 11/06/08
5.) REVISED 12/15/2008
6.) REVISED 01/12/07
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13.) REVISED 8/23/10
14.) REVISED 11/05/10
15.) REVISED 4/15/2011
16.) REVISED 12/03/2010
17.) REVISED 12/07/2010
18.) REVISED 01/10/2011
19.) REVISED 4/15/2011
20.) REVISED 5/13/2011
21.) REVISED 6/2/2011
22.) REVISED 6/17/2011

DATE: OCT 2008
DES. SEC
DWN. SEC
SCALE: 1"=500'
PROJECT/FILE NO. 6575
SHEET NO. 47 OF 48

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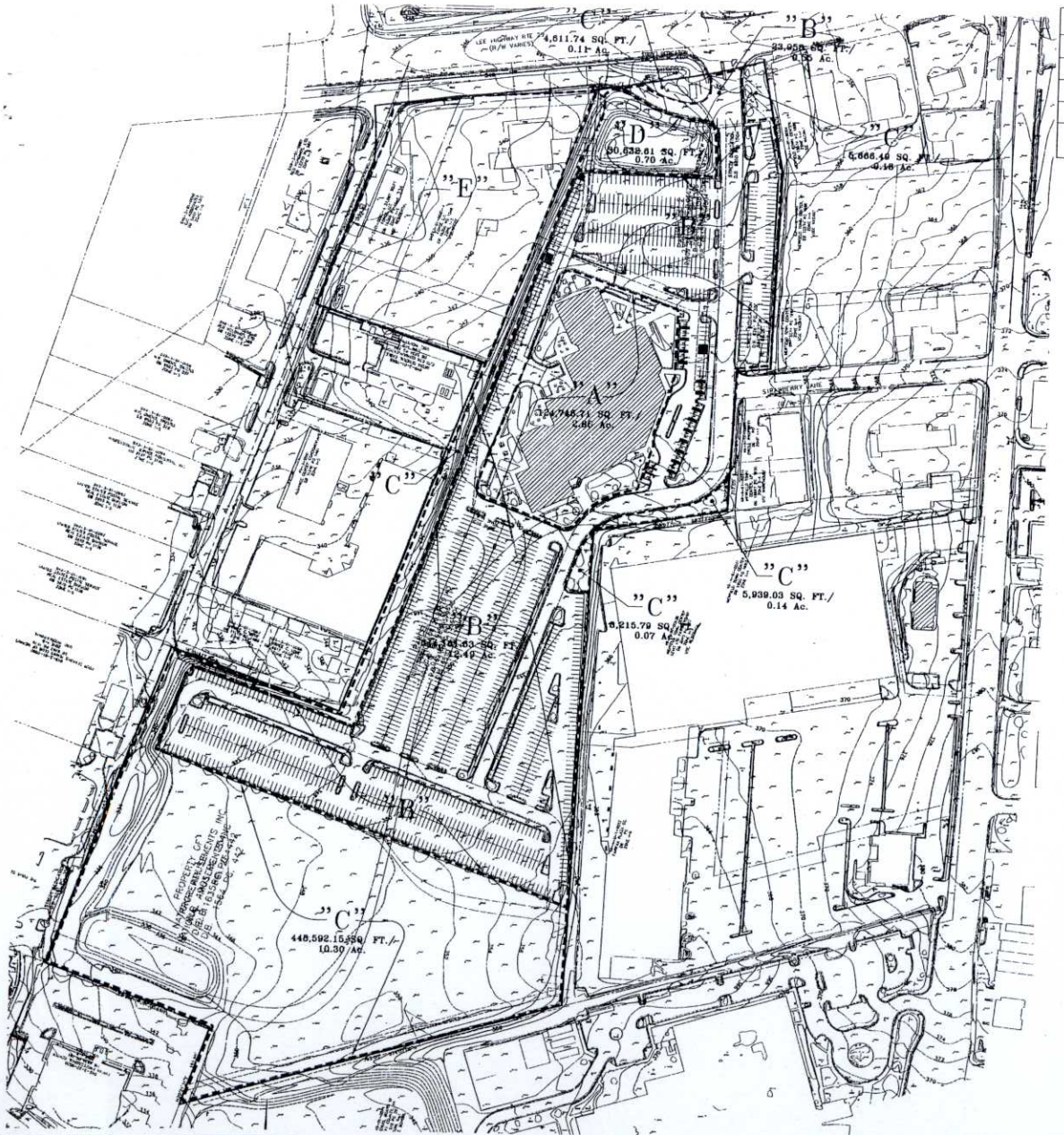

EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED/ BUILDING	N/A	2.86 AC	EXISTING RETAIL BUILDING	(SEE TYPE COVERS)	EXIST. COMMERICAL DEVELOPMENT
B	DEVELOPED/ MAINTAINED	N/A	13.04 AC	ASPHALT PARKING	(SEE VEG TYPE COVERS)	EXIST. PARKING/ TRAVEL LANE W/ LANDSCAPING
C	LANDSCAPE UNMAINTAINED	N/A	10.75 AC	PERVIOUS GOOD	(SEE VEG TYPE COVERS)	UNMAINTAINED GRASS AREA
D	EXISTING SWM POND	N/A	0.74 AC	MAINTAINED GRASS	N/A	EXIST. DRY SWM POND
E	DEVELOPED OPEN CONSTRUCTION VEHICAL STORAGE & BUILDING	N/A	3.98 AC	PAVEMENT & BUILDING	N/A	EXISTING CONSTRUCTION VEHICLE STORAGE AND ASSOCIATED BUILDING
		TOTAL	31.37 AC			

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GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

VEGETATION COVER TYPES

"A" PRIMARY COVER
EXIST. BUILDING FOUNDATION PLANTINGS

"B" PRIMARY COVER
EXIST. ASPHALT PAVEMENT PARKING LOT LANDSCAPING

"C" PRIMARY COVER
OPEN GRASS AREA WITH HARDWOOD TREE STAND

"D" PRIMARY COVER
EXIST. STORMWATER MANAGEMENT POND MAINTAINED GRASS AREA

"E" PRIMARY COVER
EXISTING CONSTRUCTION VEHICLE STORAGE AND EXISTING BUILDINGS

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 21709
6/2/11
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

18.) REVISED 6/17/2011
17.) REVISED 6/2/2011
16.) REVISED 5/13/2011

THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET
RZ-2005-PR-041

MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

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VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 1/12/07
6.) REVISED 5/8/07
7.) REVISED 6/1/07
8.) REVISED 7/16/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 3/25/10
12.) REVISED 8/06/10
13.) REVISED 8/16/10
14.) REVISED 1/10/11
15.) REVISED 4/15/2011

DATE: DEC. 7, 2005
DES. NPK | DWN. RWS
SCALE: 1"=100'
PROJECT/FILE NO. 6575
SHEET NO. 48 OF 48

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

DESCRIPTION OF THE APPLICATIONS

The applicant (Eskridge E&A LLC) has submitted two applications **(PCA 2005-PR-041-2 and FDPA 2005-PR-041-2)** on Tax Map 49-3 ((37)) C, D, F, G and J to amend RZ 2005-PR-041, (previously approved in 2007, for mixed use development on an approximately 31.37 acre land area) in the Merrifield Town Center area. The original rezoning application permitted a maximum of 1,893,112 gross square feet of development consisting of residential, theater, office, hotel and retail uses with an overall FAR of 1.39, including bonus density associated with affordable dwelling units and workforce housing. The current proposal seeks to amend the approved Conceptual/Final Development Plan (CDP/FDP) and proffers to allow single family attached dwellings, multifamily dwellings, and associated site modifications on a 21.99 acre portion of the overall Merrifield Town Center property, which is zoned to the PRM and PDC Districts. The 21.99 acre subject property consists of Parcels C, D, E, F, G, H and I of nine designated parcels (A through I) in the original rezoning application. These applications are more specifically described below.

FDPA 2005-PR-041-2

FDPA 2005-PR-041-2 seeks to amend the previously approved FDP associated with Parcels C, D, E, F, G, H and I. A range of 251,000-566,000 square feet of residential multifamily dwellings (approximately 228 to 514 units based on a 1,100 square foot proffered average square foot per dwelling unit), a maximum 294,000 square feet of hotel use, a range of 75,000-167,000 square feet of retail use and a maximum of 65,000 square feet of theatre use were approved on Parcels C, D, E and F. A range of 260,000 to 428,000 square feet of residential multifamily dwellings (approximately 236 to 389 units based on a 1,100 square foot proffered average square foot per dwelling unit), a maximum 150,000 square feet of hotel use and a maximum of 72,000 square feet of ground floor retail use were approved on Parcels G and H. A 120,000 square foot theatre with an associated parking garage was located on Parcel I. The applicant proposes to retain the previously approved development options for Parcels C, D, E and F. The applicant also seeks to remove the theatre use with an associated parking garage on Parcel I and replace those uses with a modified range of multifamily, single family attached, retail, hotel and office uses on Parcels G, H, I and J.

The Proposal includes:

- Boundary changes to Parcels G, H and I;
- Creation of a new Parcel J (which splits Parcel G into two parcels);
- A minimum of 186,000 square feet and a maximum of 725,000 square feet of multifamily dwelling units (660 units maximum based on the proffered 1,100 average square foot per unit) and a minimum of 218,000 square feet and a maximum of 290,000 square feet of single family attached residential dwellings (approximately 114 units as shown on Sheet 3 of the CDPA/FDPA) on Parcels G, H, I, and new Parcel J;

- A slight increase of the maximum ground floor retail to 83,000 square feet on Parcels G and H;
- A hotel option for Parcel G and H with a maximum of 725,000 square feet and an office option for Parcel G with a maximum of 100,000 square feet if the residential options are not implemented;
- Modifications to the previously approved 22,000 square foot South Park on Parcel G; and
- Other associated site modifications.

No changes to the approved zoning district boundaries are proposed. The maximum FAR for Parcels C, D, E, F, G, H, I and J is proposed to be 1.91 or 1,831,000 gross floor area (GFA) on 21.99 acres. The FAR of the overall development on 31.37 acres would remain 1.39 including bonus density associated with affordable dwelling units and workforce housing as previously approved.

PCA 2005-PR-041-2

PCA 2005-PR-041-2 seeks to modify proffers associated with RZ 2005-PR-041 to allow the proposed site modifications and to modify the previously approved proffers associated with residential uses on Parcels C, D, E, F, G, H, and new J (21.99 acres) of the overall Merrifield Town Center property. No change to the overall FAR of 1.39 is proposed.

The applicant is requesting a reaffirmation of all the previously approved waivers and modifications listed in the Waivers and Modifications section of the Zoning Analysis.

The applicant's draft proffers, development conditions, affidavit and statement of justification for the application are contained in Appendices 1 through 5, respectively. A copy of the proposed CDPA/FDPA is included in the front of this staff report.

LOCATION AND CHARACTER

Site Description:

The Merrifield Town Center (MTC) site is within the Merrifield Suburban Center in the Fairfax County Comprehensive Plan and is generally located on the south side of Lee Highway, approximately 500 feet to the west of Gallows Road; north of Luther Jackson Intermediate School; and east of Eskridge Road. This PCA application property applies to the southern portion of the town center and contains 21.99 acres zoned to the PRM and PDC Zoning Districts. The original rezoning site formerly contained a fourteen screen National Amusements Multiplex Theater complex with 1,389 surface parking spaces, a United Rentals storage yard, stormwater detention dry pond, and a large open grass field. National Amusements Multiplex Theater was recently demolished.

Surrounding Area Description

Direction	Use	Zoning	Plan
North	Retail & Office	C-6, I-5	Mixed Use
South	Office & Luther Jackson Intermediate School	I-5, R-1	Office and Public Facilities, Government & Institutional
East	Fairfax Plaza & UniWest Mixed Use	I-5 & PRM	Retail and Other
West	Office, United States Postal Service & Industrial	I-5	Mixed Use and Public Facilities, Government & Institutional

BACKGROUND

July 30, 1954: Occupancy certificate issued to the Redstone Drive-In Theater Corporation to open a drive-in movie theater on the site.

November 19, 1984: The Board of Supervisors approved RZ 84-P-043 to rezone 10.05 acres from the I-5 District to the I-4 District. The Board concurrently approved SE 84-P-041 on 18.34 acres to establish a movie theater with up to twelve screens within the newly rezoned I-4 District. The Special Exception application area was larger than the Rezoning application area due to the area to be used as parking for the theater (commercial parking is a by-right use in the I-5 District).

April 30, 1990: The Board of Supervisors approved SEA 84-P-041 to permit the expansion of the movie theater complex from twelve to fourteen screens.

October 15, 2007: The Board of Supervisors approved RZ 2005-PR-041 to rezone 7.23 acres from the I-4 District to the Planned Residential Mixed-Use (PRM) District, and 24.14 acres from I-4 and I-5 Districts to the Planned Development Commercial (PDC) District, to permit a mixed use development consisting of a minimum of 500 residential units; 120,000 sq/ft theater; a minimum of 370,000 sq/ft of retail space; and optional office and hotel uses, with an overall maximum of 1,639,692 sq/ft equating to an FAR of 1.20 (1.39 including the ADU and Workforce bonus density).

February 8, 2011: The Board of Supervisors approved PCA 2005-PR-41 to amend a 7.42 acre portion of the Merrifield Town Center property zoned to the PDC District. A fifth option was added to Parcel A to reflect current hotel, retail and office use needs. This option added between 37,000 and 85,000 square feet of retail use; up to 170,000 square feet of office use; and up to 120,000 square feet of hotel use (with an overall maximum of 300,000 square feet) located in three buildings, up to eight stories in height. A 5-8 level parking structure with a maximum height of 95 feet was also approved. Parcel D was also modified to add a movie theater as a use; and to provide an additional landscaping option for North Park (located to the north of the building). The FAR on the 7.42 acre subject property is 1.18. The FAR of the overall development on 31.37 acres remained 1.39 FAR.

The current applications seek to amend a 21.99 acre portion of the original rezoning application. The applicant has submitted draft proffers which carry forward all previously approved proffers and include changes associated with the proposed site modifications and changes to the previously approved affordable dwelling unit/ workforce dwelling unit proffers. A black-line version of the draft proffers highlighting the proposed changes from the previously approved proffers is included in Appendix 1. Copies of the approved proffers and CDP/FDP for the original rezoning and subsequent PCA application are available on file with the Zoning Evaluation Division of the Department of Planning and Zoning.

COMPREHENSIVE PLAN PROVISIONS (See Appendix 6)

Plan Area:	I
Planning Sector:	The Merrifield Suburban Center; Land Unit F
Plan Map:	Mixed Use
Plan Text:	

Excerpts of the relevant Comprehensive Plan text are available in Appendix 6 or in the Fairfax County Comprehensive Plan, 2011 Edition, Area I, The Merrifield Suburban Center, Land Unit Recommendations, Land Unit F, Sub-units F1 and F2, as amended through July 27, 2010, on pages 76 through 81.

ANALYSIS

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

Title of CDPA/FDPA:	"Merrifield Town Center"
Prepared By:	Vika, Inc. (Sheets 1-9B, 11A, 11B, 15, 15A, 25-26, 28A, 29A, 29B, 35, 40-48) Edens & Avant (Sheets 14A, 19A-D, 23A, 24, 24A and 33A) RTKL Associates (Sheets 10, 11, 12-14, 16-19, 20-23, 27-28, 29, 30-33, and 36-39)
Original and Revision Dates:	January 10, 2011, as revised through June 17, 2011

Plan Description

The applicant submitted the previously approved PCA development plan with this application (which carried forward all commitments from the original RZ application) and modified thirty-two sheets, including the addition of eight new sheets. The previously approved PCA application consisted of fifty-nine sheets. The current combined **CDPA/FDPA** ("the plan") consists of 67 sheets; the chart below identifies sheets with proposed changes from the previously approved rezoning application. Additional information regarding the proposed changes is provided in the description of the proposed development plan which follows the chart.

Sheet	Description from previously approved PCA Application	Proposed Change
Sheets 1-4	Consist of the cover sheet, which includes a sheet index and vicinity and soil maps; tabulations and notes; Zoning Ordinance requirements, Waivers and Modifications; existing site layout.	Site tabulations and land area for Parcels G, H, I and J were added to **Sheet 2**. Parking Tabulations on **Sheet 3** were modified to include single family attached dwellings (SFA) and multifamily dwellings (MF). No changes to **Sheet 4** are proposed.
Sheets 5-7	Illustrate the proposed base site development for the overall site (Parcels A through I), proposed PRM and PDC Zoning Districts, and the site's program table.	**Sheet 5** was revised to include a graphic depiction of the PCA/CDPA/FDPA application land area. A graphic depiction of Parcel J was added to the PRM district. Parcels G, H, I and J tabulations were also added. **Sheet 6** was revised to show proposed layout of the SFA and MF dwellings on Parcels G, H, I and J. No changes to **7** are proposed.
Sheets 8-9B	Illustrate the proposed alternatives on Parcels A and B with corresponding site tabulations and site program tables.	No changes
Sheets 10-15A	Show the overall conceptual landscape plans for all possible options, courtyard details, landscape specifications, illustrative examples of possible features, open space and park area calculations, and pedestrian circulation plan.	The theatre option was removed from Parcel I and the residential options on Parcel G and H were revised. A note on Sheets 10 and 11 was added to reference a new landscaping sheet (Sheet 11A) for Parcels G, H, I and J, which provides more details for landscaping around SFA and MF dwellings now proposed for those parcels. No changes to **Sheets 12, 13, 14 and 14A** are proposed. **Sheet 15** was revised to show pedestrian circulation for the SFA and MF dwellings on Parcels G, H, I and J. No changes are proposed to **Sheet 15A.**

Sheet	Description from previously approved PCA Application	Proposed Change
Sheets 16-27	Show the proposed elevations for the overall site.	No changes are proposed to **Sheets 16 through 23A**. In the proposal, Parcel G was split into two parcels (Parcel G and new Parcel J). Parcel G contains one building with residential, hotel and office options and new Parcel J contains SFA dwellings. **Sheet 24** was revised to show an optional 2 to 4 story office building and an optional 2 to 7 story residential/hotel building on Parcel G. **Sheets 24A** was added to show more details for the optional 2 story building. **Sheet 25** was revised to remove the movie theatre building on Parcel I and to show the proposed MF building on a reconfigured Parcel H. **Sheet 25** was added to show additional elevations for the MF building. **Sheet 26** was revised to remove the movie theatre building on Parcel I and to show SFA dwellings on a reconfigured Parcel I. **Sheets 26A and 26B** were added to show additional elevations for the SFA dwellings on Parcels I and J. **Sheet 27** was revised to show new elevations of the Parcel G building from North St.
Sheet 28	Provides aerial perspectives of the site and typical mixed-use building sections.	**Sheet 28** was revised to show detailed perspectives of the proposed SFA corner units and the MF building on Parcels H, I and J. **Sheet 28A** was added to provide an illustrative perspective of these buildings.
Sheets 29-33A	Show the street sections for all roads within the site and Eskridge Road, and the locator maps for each section.	Street sections related to the theatre building and to the original Parcel G building were removed on **Sheets 29 through 33**. Sheets 29A and 29B were added to show street sections from the proposed SFA dwellings, the MF building and redesign of South Park. No change is proposed to **Sheet 33A.**
Sheets 34-35	Show the parking structure layouts for the east and west decks located in Parcels H and I, respectively.	The movie theatre is proposed to be removed and replaced with SFA and MF dwellings. **Sheet 34** is proposed to be deleted and **Sheet 35** shows the proposed garage associated with the MF building on Parcel H.
Sheets 36-37	Show the proposed landscape elements and a list of sample tree selections; retaining wall sections, tree well details, and screening fence examples.	No changes
Sheets 38	Illustrates the details of the proposed green roof.	No changes
Sheet 39	Shows the future Lee Highway improvements.	No changes
Sheet 40	Illustrates the TDM proposed improvements including bike cage locations and routes, shuttle stops and routes, and car/van pool parking locations.	**Sheet 40** was revised to show new layouts for SFA dwellings, MF dwellings and a redesigned South Park. No substantive changes proposed from previously approved plans.

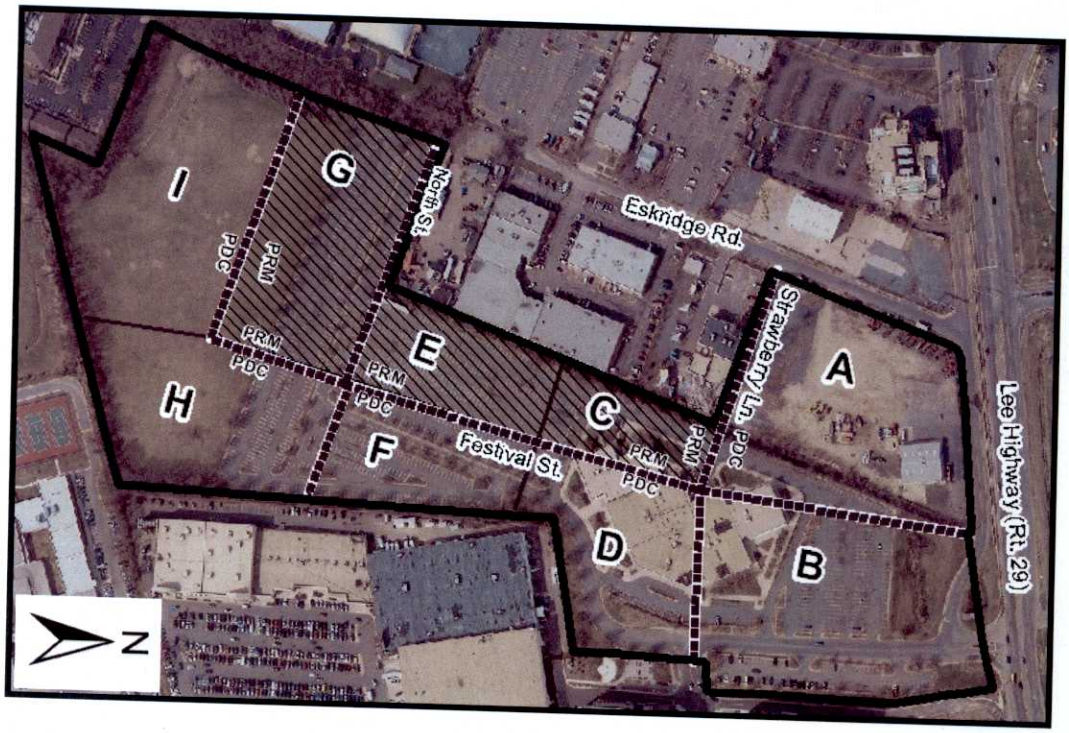
Sheet	Description from previously approved PCA Application	Proposed Change
Sheet 41	Demonstrates possible future road connections through adjacent properties to show how a street grid pattern could result with future developments by others.	**Sheet 40** was revised to show new layouts for SFA dwellings, MF dwellings and a redesigned South Park. No substantive changes proposed from previously approved plans.
Sheet 42	Original RZ showed a possible Phase I, which included the theater being constructed on Parcel I along with the east and west parking structure to serve the movie theatre. The previously approved PCA deleted this sheet.	Deleted
Sheets 43-47	Show the stormwater management map and computations; routing results; detention vault details and narratives; and the stormwater management outfall details.	No changes.
Sheet 48	Shows the existing vegetation map.	No changes

Description of the Plan

Previously Approved RZ/FDP and PCA Development Plan

The original rezoning application permitted a maximum of 1,893,112 gross square feet of development on 31.37 acres, consisting of residential; theater; office; hotel and retail uses with an overall FAR of 1.39, including bonus density associated with affordable dwelling units (ADU) and workforce housing. This application included nine separate parcels (A through I) with several design options to give the developer flexibility with future tenant location. In addition, a parcel allocation chart was proffered and included on the approved CDP/FDP, which identified the Gross Floor Area (GFA) ranges for each building/use in each of these parcels. If the maximums in each range were totaled, the overall parcel density range would exceed the proffered maximum density for the overall development. However, the approved proffers provide that in no case will any parcel's GFA exceed the maximum overall density range for that parcel and that the GFA for the entire 31.37 acre development would never exceed 1,893,112 sq/ft, including ADU and Workforce housing bonuses. (A running tabulation will be provided with each site plan submission to confirm that the maximum GFA has not been exceeded.)

Graphic 1: Original Rezoning Site



The original rezoning site is generally a barbell in shape, bisected from the northern property line along Lee Highway towards the south by the proposed Festival Street. The site was further sectioned off into several smaller parcels, with Strawberry Lane connecting Gallows Road to Eskridge Road in an east-to-west fashion; North Street connecting Eskridge Road on the west to the eastern property line; Festival Street Extended connecting Eskridge Road to the terminus of Festival Street in front of the proposed theater; and a service alley located behind the proposed theater creating a connection from Eskridge Road to the southeast corner of the property. These streets form the street grid which the Comprehensive Plan envisions for this area. This grid creates nine parcels, which the applicant designated as Parcels A through I. The parcels were labeled from the north to south and west to east so that Parcel A is located in the northwest corner of the site and Parcel I is located to the southeast. All internal streets will be private with public access easements. Parallel parking will also be located on all streets in the development where permitted.

Two zoning districts were approved on the site and defined by the proposed street grid. A smaller 7.23 acre PRM District was defined by Strawberry Lane to the north; Festival Street to the east; Festival Street Extended to the south; and the western property line and Eskridge Road to the west. This PRM District consists of ground floor retail, park space, residential and required parking in both above and below grade structures. A 24.14 acre PDC District was defined by Lee Highway to the north, the Uniwest property to the northeast and the Fairfax Plaza Shopping Center to the southeast, Luther Jackson Middle School on the south, and Eskridge Road and the PRM District on the west. The PDC District consists of the new theater, ground floor retail, residential,

possible office and/or hotel, and required parking in both above and below grade structures.

As described in the background section, PCA 2005-PR-041 modified the proffers and CDP/FDP associated with Parcel A and D (consisting of 7.42 acres zoned PDC) and carried forward all of the remaining previously approved proffer and CDP/FDP commitments from the original rezoning. The current application proposes to amend the approved Conceptual/Final Development Plan (CDP/FDP) and proffers to allow the removal of a theatre use with associated parking on Parcel I and replace those uses with single family attached dwellings, multifamily dwellings, ground floor retail and optional hotel and office uses on a 21.99 acre portion of the overall Merrifield Town Center property, which is zoned to the PRM and PDC Districts.

Non-Residential Uses: There is a minimum of 460,000 sq/ft and a maximum of 1,196,144 sq/ft of non-residential uses proposed on the overall site. Non-residential uses in this development include office, theatre, hotel, eating establishments, retail uses, accessory uses relating to those services, and any other primary and secondary uses outlined in Section II.2 of the proffers that are non-residential in nature. ***No changes are proposed to the overall approved minimum or maximum square footage of non-residential uses.***

Residential & Residential Amenities: The residential components of the original rezoning application were located on Parcels C, E, F, G and H, with an option to place additional residential on Parcel B under Option B2. As described earlier in this report, the applicant proposes to eliminate the approved theatre use on Parcel I and add additional multifamily and single family attached dwellings on Parcel I and new Parcel J. The original approved range of 550,000-1,205,112 sq/ft of residential GFA for the entire site, including ADUs and ADU bonus density, is proposed to remain. Residential buildings will continue to contain a minimum of 500 units, with an average size per unit of no greater than 1,100 sq/ft of gross salable/leaseable floor area. Due to the option to vary the heights of the residential buildings, the number of residential units and square footage may continue to be reallocated among parcels and buildings on the CDPA/FDPA as long as the overall maximum FAR and GFA allocated to residential uses in Section II.6 of the proffers is not exceeded; the Parcel Allocation Charts on the CDPA/FDPA are adhered to; the minimum and maximum building heights shown on the CDPA/FDPA are adhered to; the footprint and configuration of individual buildings does not exceed that shown on the CDPA/FDPA except to the extent such change is deemed as a minor modification as determined by the Zoning Administrator; and the maximum FAR limitations in the PRM and PDC Zoning Districts, respectively, and for the overall property are not exceeded as set forth in Proffer II.3 and as determined by the Zoning Administrator.

The applicant has also proffered 12% of the units to be either Affordable Dwelling Units (ADU) or Work Force Units. The applicant will provide this percentage of ADUs and Work Force Housing units no matter what total number of units are constructed. These units may be located in any of the residential buildings, except for the single family attached dwellings. (Proposed changes to this proffer are discussed in the review of

Development Criteria 7 of the Residential Development Criteria in the Analysis Section below.)

The applicant has committed to providing amenities and facilities in all the residential buildings. The applicant will make the following facilities or amenities available for each multifamily residential building, provided that a substantially-comparable level of amenities are provided in each building or are shared among the buildings:

- Swimming pool;
- Interior courtyard areas (which may be located on the top deck of the parking structure(s) in the open area) and include informal seating areas, landscaping, hardscape areas and passive recreation areas;
- One (1) bike storage space per every eight residential units in a building for use by residents of the building, which may be provided in the cellar space as defined in the Proffers;
- A fitness center, which is a minimum of 1,200 gross square feet in size and includes equipment such as stationary bikes, treadmills, weight machines, free weights, etc; and
- A business center, which is a minimum of 500 gross square feet in size and includes broadband or high-speed data connections (including "secure" voice and/or data connections), computers, facsimile machine and similar items.

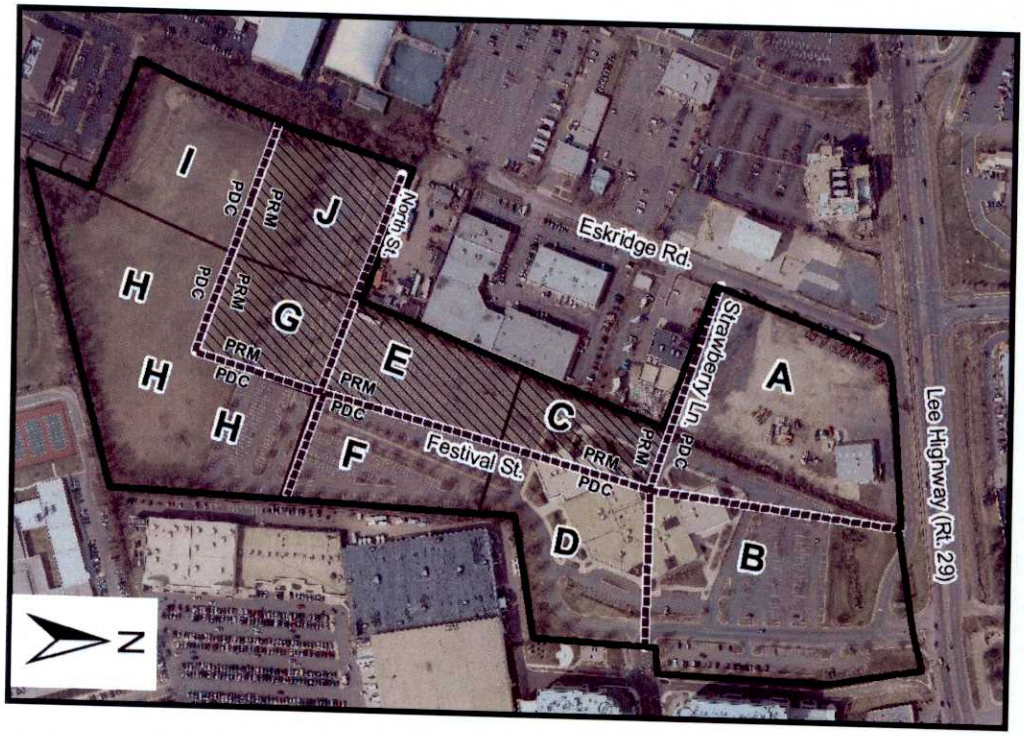
Parcel Descriptions

No changes to the layout or the GFA previously approved in Parcels A through F are proposed in the current application. A more detailed discussion of the options for those parcels is provided in the original rezoning and PCA staff reports. The discussion below describes the approved options in Parcel G, H and I (the subject property) and the proposed changes to these parcels.

Proposed Boundary Changes to Parcels G, H and I

The applicant proposes to modify the approved parcel boundaries for Parcel G, H and I to create a new Parcel J. Graphic 2 shows these new parcel boundaries.

Graphic 2: Proposed Parcel Boundary Changes



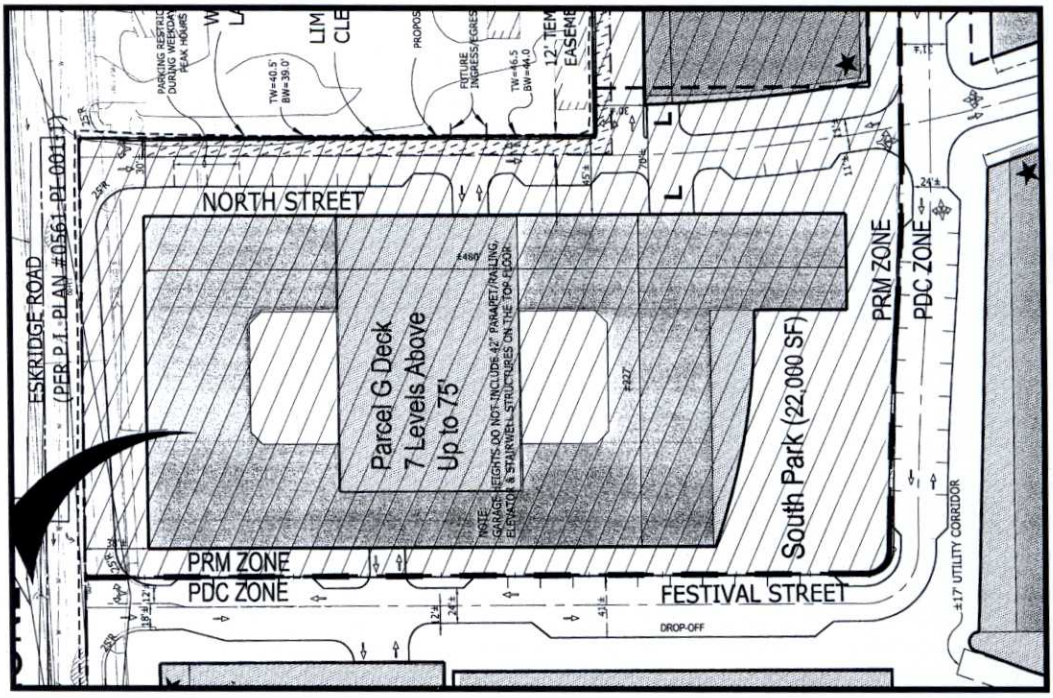
As shown in Graphic 2, no changes are proposed to the approved zoning districts for the entire Merrified Town Center development. New Parcel J would be located in the PRM zoning district.

Parcel G and New Parcel J

Approved Parcel G Site Tabulations

Parcel	Use	Zoning District	Commit	Use Density Range (GFA)	Min. Height (Stories/Ft.)	Max. Height (Stories /Ft.)	Overall Parcel Density Range (GFA)	Sheet Reference for Building Elevations	Detail / Sheet Reference for Parcel Streetscape
G	Retail Office Residential	PRM	Yes No Yes	20-36 k 0-10 k 180-278k	4 St. / 45'	6 St. / 75'	200 - 298 k	24	5/29, 6/29, 2/30, 3/31

Approved Parcel G Site Layout



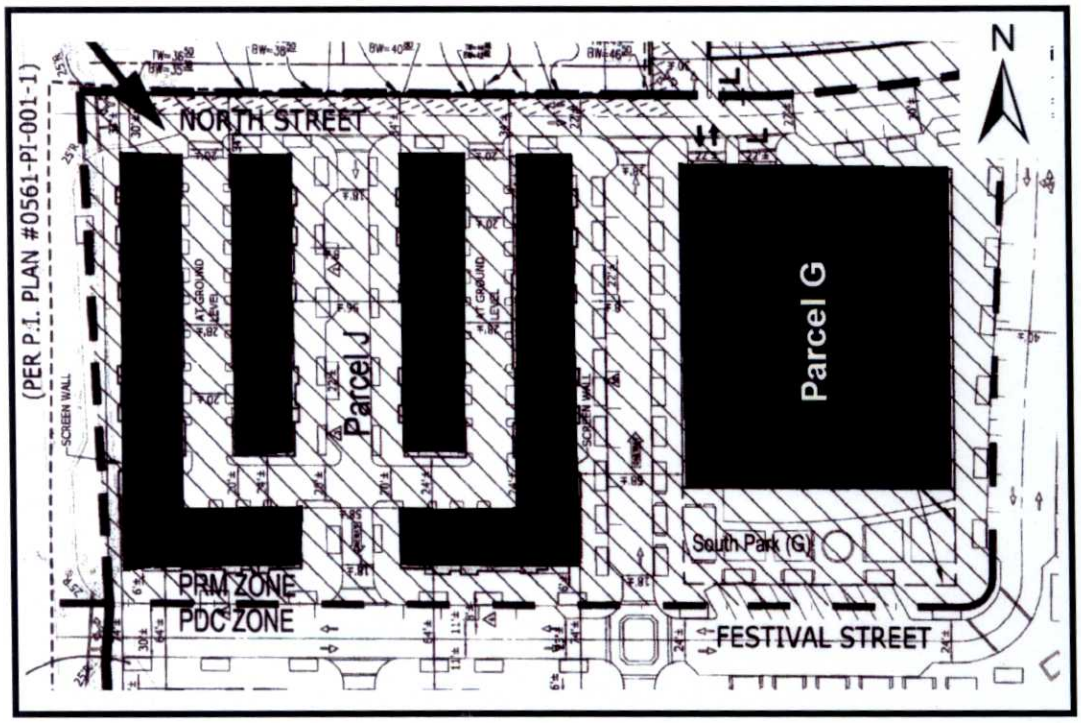
Parcel G was located between Festival Street and Eskridge Road on the east and west, and between North Street and Festival Street Extended on the north and south. This parcel was rezoned to the PRM District. The overall GFA for this parcel was 200,000-298,000 sq/ft., with a maximum height of seventy-five (75) feet. A single, figure-eight shaped building with up to 10,000 square feet of office, and 20,000-36,000 sq/ft of ground floor retail located on the north, east and south sides of the building was approved. Residential uses were located in four levels above the retail and consisted of 180,000-278,000 sq/ft of the overall GFA on this parcel. Two residential courtyard areas were located internal to the building. These two courtyards were surrounded by residential on three sides, and an above grade parking structure which was located in the central portion of the building and provided the required parking for this parcel. The parking deck was accessed by a two entrance points, one off of Festival Street Extended and one off of North Street.

South Park (the second of the overall development's two larger parks) was also located in Parcel G. This second park was located at northwest corner of Festival Street and Festival Street Extended and was labeled as "South Park" on the CDP/FDP, and proffered to be 22,000 sq/ft in size. South Park was connected to North Park on Parcel D through an extensive streetscape and pocket parks that were included along Festival Street.

Proposed Changes to Parcel G Site Tabulations including new Parcel J (highlighted in bold italic text)

Parcel	Use	Zoning District	Commit	Use Density Range (GFA)	Min. Height (Stories /Ft.)	Max. Height (Stories /Ft.)	Overall Parcel Density Range (GFA)	Sheet Reference for Building Elevations	Detail / Sheet Reference for Parcel Streetscape
G	Retail Office Residential	PRM	Yes No Yes	***7 - 28 k*** ***0 - 100 k*** ***21 – 105K***	***2 St. / 30'***	***7 St. / 90'***	***28 - 132 k***	25	5/29, 6/29, 2/30, 3/31
J	***Dwellings, SF Attached***	***PDC***	***Yes***	***102- 135 k***	***3 St./ 40'***	***4 St./ 48'***	***102- 155 k***	***24***	***6***

Proposed Changes to Parcel G Layout shown with new Parcel J



As shown in the site layout graphic, Parcel G is proposed to be split into two Parcels (Parcel G and New Parcel J). These parcels would continue to be zoned to the PRM District. The overall GFA for these parcels would be reduced to 130,000-267,000 square feet.

Parcel G would contain a smaller building footprint with several development options and parking below the building. Sheet 24 shows a two to four story tall office option with a maximum floor area of 100,000 square feet and a two to seven story residential/hotel option with a maximum floor area of 105,000 square feet. The minimum and maximum building heights would be 30 to 90 feet. If the residential/hotel building option reaches seven stories, the applicant has agreed to step the building back 15 feet along Penny Lane facing the single family attached dwellings on Parcel I. Sheet 24A shows more detailed elevations of the two story residential/hotel and two story office options. The applicant has proffered to provide a green roof for the two story options if SWM quality and quantity credit is provided. For all Parcel G building options, access to parking below and loading would be provided from North Street.

New Parcel J would contain between 102,000 and 135,000 square feet of single family attached dwellings (approximately 57 units) with a maximum of three stories (40 feet tall) in height. A new road (Penny Lane) would separate Parcel J from Parcel G and connect Festival Street to North Street. Parallel parking would be located on both sides of Penny Lane. The layout of the single family attached units would contain rows of units facing Penny Lane to the east, Festival Street to the south, and Eskridge Road to the west and creating a general U-Shaped configuration. Two smaller rows of units would be located in the center of the U-shaped layout and separated by internal alleys. Parking for all units would be provided by rear loaded garages accessed from the internal alleys.

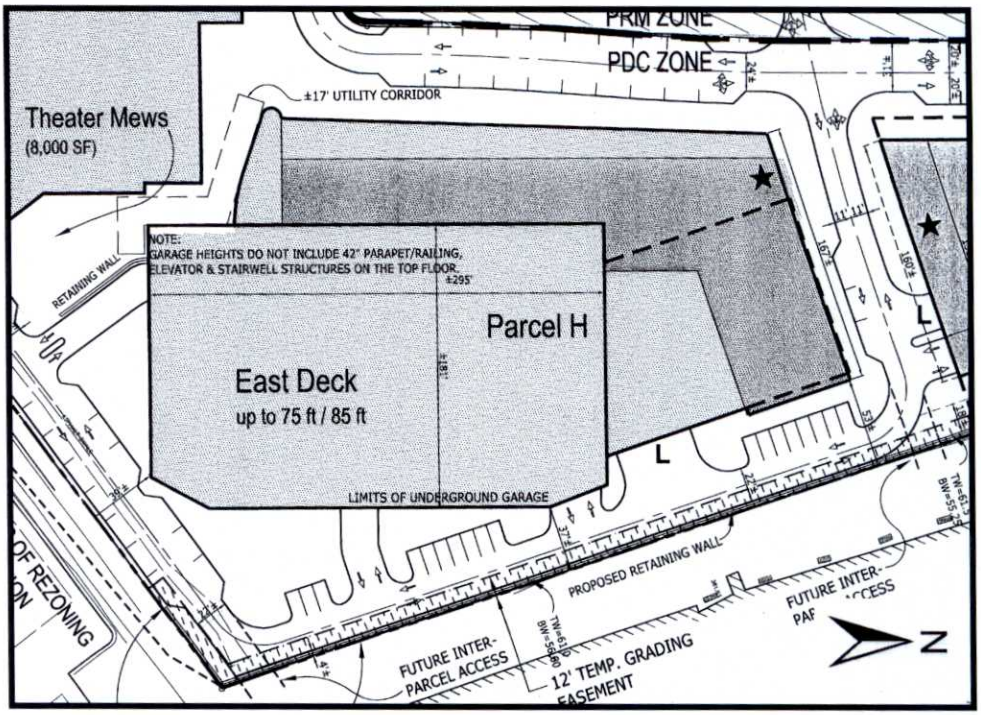
South Park is also proposed to be redesigned and split between Parcels G and H. Parcel G would contain 10,600 square feet and Parcel H would contain 11,400 square feet for a total of 22,000 square feet. A note on Sheet 11A indicates that the park would contain several landscape features and seat walls to be designed during final engineering. The applicant continues to connect South Park with North Park on Parcel D through extensive streetscape (including 20 foot wide sidewalks) and pocket parks along Festival Street.

Parcel H

Approved Parcel H Site Tabulations

Parcel	Use	Zoning District	Commit	Use Density Range (GFA)	Min. Height (Stories /Ft.)	Max. Height (Stories /Ft.)	Overall Parcel Density Range (GFA)	Sheet Reference for Building Elevations	Detail / Sheet Reference for Parcel Streetscape
H	Retail Residential and / or Hotel	PDC	Yes Yes	20-36 k 80-150 k	4 St. / 45'	8 St. / 90'	100-186 k	25	6/29, 5/30, 2/33

Approved Parcel H Site Layout

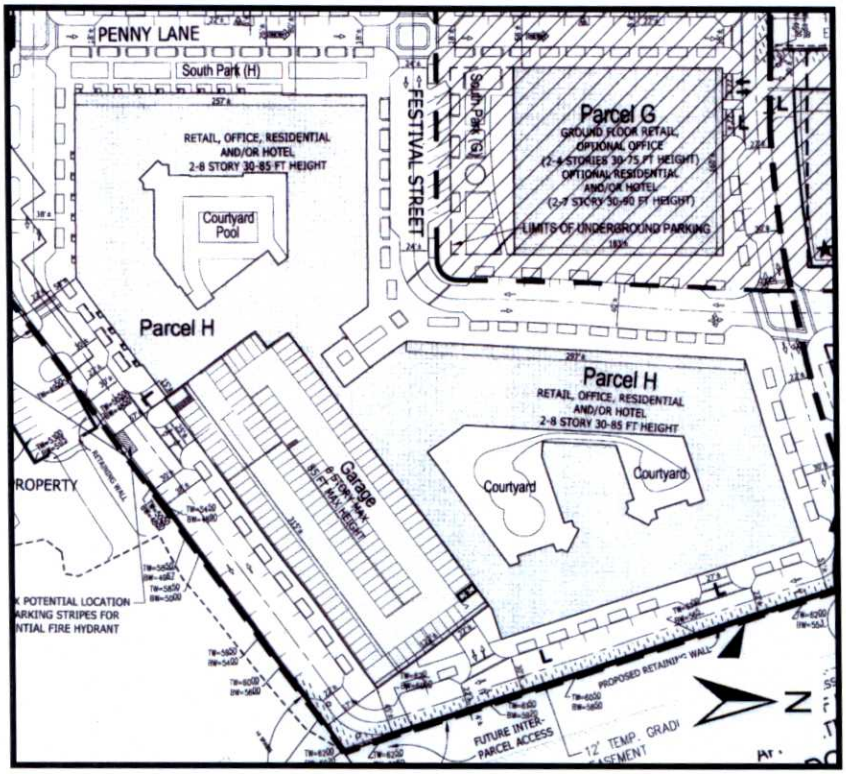


Parcel H is located in the southeast quadrant of the intersection of Festival Street and North Street, and is zoned PDC. The maximum GFA for this parcel was 100,000-186,000 sq/ft., which consisted of one "L" shaped building that had frontage on Festival Street and North Street. The proposed maximum height was 90 feet. Ground floor retail comprised 20,000-36,000 sq/ft of the overall GFA for the parcel. The remainder of the building was made up of residential and/or hotel, with 80,000-150,000 sq/ft of GFA. A parking garage was provided to the rear of the building.

Proposed Changes to Parcel H Site Tabulations (highlighted in bold italic text)

Parcel	Use	Zoning District	Commit	Use Density Range (GFA)	Min. Height (Stories /Ft.)	Max. Height (Stories /Ft.)	Overall Parcel Density Range (GFA)	Sheet Reference for Building Elevations	Detail / Sheet Reference for Parcel Streetscape
H	Retail Residential and / or Hotel	PDC	Yes Yes	20 - 55 k ***165- 620 k***	***2 St. / 30'***	***8 St. / 95'***	***185 - 675 k***	25	6/29, 5/30, 2/33

Proposed Changes to Parcel H Layout



As shown in the site layout graphic, Parcel H is proposed to be expanded to include a portion of Parcel I that contained a 120,000 square foot movie theatre building. Parcel H would continue to be located in the southeast corner of the 31.37 acre site, to the south and east of Festival Street and be zoned PDC. The applicant proposes to replace the movie theatre building with a 165,000-620,000 square foot 2 to 8 story multifamily residential or hotel building with 20,000-55,000 square feet of ground floor retail. The residential building would include approximately 563 multifamily units based on the proffered 1,100 average square foot per unit proffer commitment. The overall GFA for Parcel H would increase to 185,000-675,000 and the maximum height would increase to 95 feet. The building footprint is proposed to have an L-shaped configuration and would continue to have frontage on Festival Street and North Street. In addition, the building frontage is proposed to front a new road (Penny Lane) which would separate the western portion of Parcel H from the proposed single family attached dwellings on the remaining portion of Parcel I. A maximum 8 story (85 foot tall) parking garage is proposed to be located to the rear (south) of the building with retail and residential/hotel masking the parking garage from pedestrian activities along Festival Street and in the new configured South Park. Access to the parking garage would continue to be from the alley along the south and east property lines, connecting to Penny Lane and North Street.

Along the western Parcel H boundary line and along the west side of the building, an 11,400 square foot extension of South Park is proposed to connect South Park to the athletic facilities at Luther Jackson Middle School. The extension would be approximately 35 to 40 feet wide and would contain landscaping, seat walls and other passive recreational amenities to be designed during final engineering. As previously

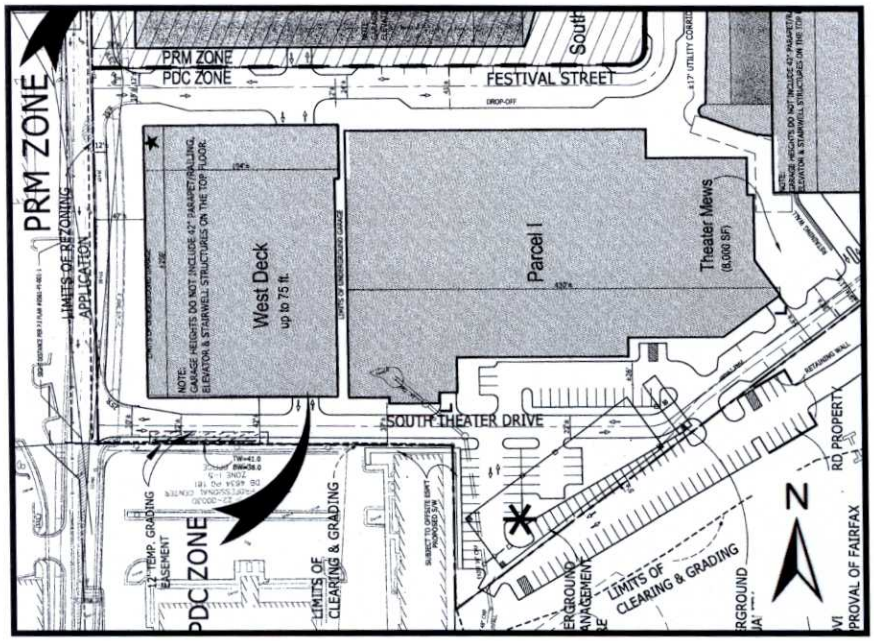
discussed, the proposed reconfiguration of South Park would continue to contain 22,000 square feet; 10,600 square feet would be located on Parcel G and the remaining 11,400 square feet on Parcel H. A formal outdoor seating area with landscape features is also proposed at the southeastern "elbow" of Festival Street.

Parcel I

Approved Parcel I Site Tabulations

Parcel	Use	Zoning District	Commit	Use Density Range (GFA)	Min. Height (Stories /Ft.)	Max. Height (Stories /Ft.)	Overall Parcel Density Range (GFA)	Sheet Reference for Building Elevations	Detail / Sheet Reference for Parcel Streetscape
I	Theatre	PDC	Yes	70 - 120 k	30'	50'	70 - 120 k	26	5/29, 3/30, 2/31, 3/33

Approved Parcel I Site Layout

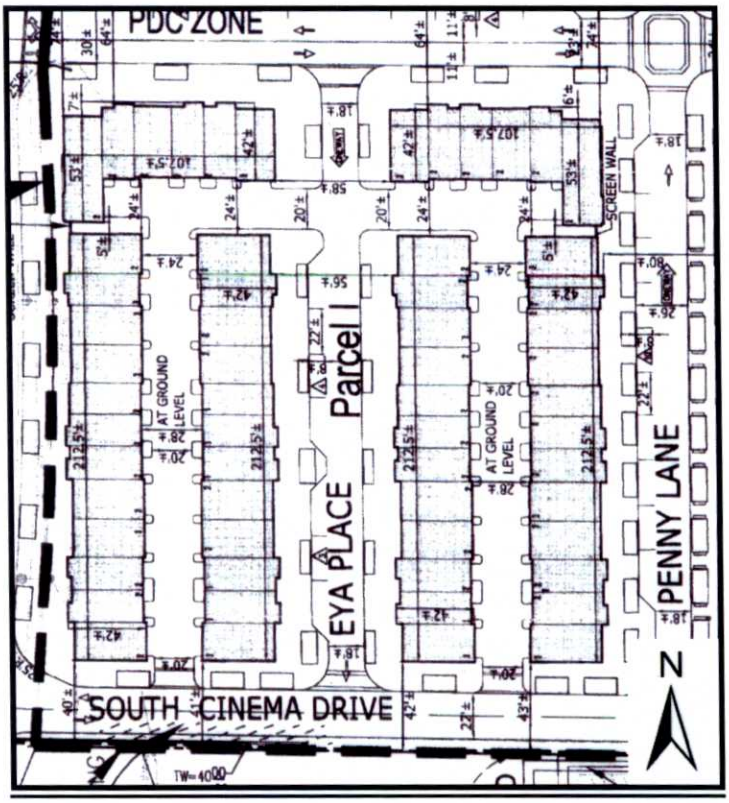


Parcel I is located on the southern portion of the overall development and is zoned PDC. The maximum GFA for this parcel ranged from 70,000-120,000 sq/ft, and contained one building with a sixteen screen movie theater and accessory uses. Parking for the theater was provided in an above and below grade parking structure labeled "West Deck" on the CDP/FDP. The garage was accessed at entrances located off Festival Street and the service alley behind the theater. Loading for the theater was located off of the service alley behind the theater. The area between Parcels I and H, was labeled as the "Cinema Mews" was a landscaped connection between the main pedestrian connection to the parking area behind the theater building.

Proposed Changes to Parcel I Site Tabulations (highlighted in bold italic text)

Parcel	Use	Zoning District	Commit	Use Density Range (GFA)	Min. Height (Stories /Ft.)	Max. Height (Stories /Ft.)	Overall Parcel Density Range (GFA)	Sheet Reference for Building Elevations	Detail / Sheet Reference for Parcel Streetscape
I	***Dwellings, SF Attached***	PDC	Yes	***116-155 k***	***3 St./ 40'***	***4 St./ 48'***	***116- 155 k***	***24***	***6***

Proposed Changes to Parcel I Layout



As shown in the site layout graphic, Parcel I is proposed to be reduced in size. The applicant proposes to replace the approved parking garage serving the movie theatre with 116,000-135,000 square feet of single family attached dwellings (approximately 57 units), a maximum of three stories (40 feet) in height. A new road (Penny Lane) would separate Parcel I from Parcel H and connect Festival Street to the service alley along the southern property line and North Street along the northern property line. Parallel parking would be located on both sides of Penny Lane. The layout of the single family attached units would contain rows of units facing Penny Lane to the east, Festival Street to the north, and Eskridge Road to the west and creating a general U-Shaped configuration. Two smaller rows of units would be located in the center of the U-shaped layout, separated by internal alleys. Parking for all units would be provided by rear loaded garages accessed from the internal alleys.

Residential/Non-residential Use Parking and Loading

In the original rezoning application, each parcel including residential uses was required to provide parking and loading to accommodate the residents and retail/secondary uses on that parcel. The retail uses would be parked according to the Zoning Ordinance Shopping Center parking rate. Two parking zones were provided on the entire site; the Northern Parking Zone included Parcels A, B, C, D and a portion of E; and the Southern Parking Zone included Parcels F, G, H and I (See diagram on Sheet 3 of the CDPA/FDPA). These parking zones were established solely to demonstrate that the parking requirements for the site could be met in each phase of the construction. The parking zones in no way prohibit the patrons that visit the site from parking anywhere on site. The only restriction proposed in the parking zones was that garages that offer both retail and residential parking would have the residential portion of the garage segregated from the retail portion. The applicant also reserved the right to pursue a shared parking reduction or approval of a shared parking agreement pursuant to Article 11 of the Zoning Ordinance. Any modification of the required parking as approved by such parking reduction or agreement may be accommodated without requiring a PCA, CDPA or FDPA, provided that the location of the parking remains in substantial conformance with that depicted on the CDP/FDP.

Since the approval of the original rezoning application, the applicant has filed a parking reduction application for Tax Map Parcels 49-3 ((1)) 80E pt. and 80F pt., which applies to this PCA application property (Parcels I and J). The parking reduction assumes 112 units single family attached units located on the southwestern corner of the site. The Zoning Ordinance requires 303 parking spaces for those uses (2.7 spaces per unit) and the applicant is seeking a parking reduction of 18.8% for a total of 246 spaces, which would be 57 fewer spaces than required. Final decision on this request will be made by the Board as a separate action item on July 26, 2011.

Streetscape Areas: In the original rezoning application, it was determined that the applicant designed the site to reflect the Comprehensive Plan's streetscape requirements. The design of the sidewalks and streetscape within the Town Center was key to creating a walkable environment. Sidewalk width and detailing are a function of location; areas with high pedestrian traffic, such as Festival Street, will have wider sidewalks and make use of a wider palette of materials. Areas of lower traffic, such as North Street, will have narrower sidewalks and make use of a more restrained palette of materials. ***No changes are proposed to these concepts.***

Street trees will continue to be generally spaced 30' on center on each side of the street. (This may vary to accommodate curb cuts, fire lanes, utilities, drop-offs etc.) Trees will be installed at 3 – 3 1/2" diameter breast-height (dbh). To promote health and longevity, all trees planting areas will be designed at a minimum of 8'-0" wide. ***No changes are proposed to these specifications. Where minimum planting widths of 8 feet cannot be provided, the Applicant has proffered to use Structural specifications for all planting sites that include 1) a minimum of 4' open surface width and 16 square feet open surface area for Category III and IV trees, with the tree located in the center of the open area; and 2) a minimum rooting area of 8 feet wide (may be achieved with techniques to provide un-compacted soil below***

Pavement), with no barrier to root growth within four feet of the base of the tree; among other specifications in Proffer XII.6.

Several types of outdoor seating will continue to be available to residents and the public. Benches will be found at regular intervals along the main streets, and also in the two parks. A wide variety of restaurants, cafes, and bars will offer outdoor seating and park space while retaining sufficient space for pedestrians to pass by. Finally, low site walls, fountains, planters, and even public art will offer additional places to sit. ***No changes are proposed to these amenities.***

Four specific streetscape sections (Boulevard, Main Street, Residential and Service Alley street sections) were approved that incorporate the design elements described above and shown on Sheets 29 through 33 of the approved CDP/FDP. ***The applicant proposes to remove the street sections related to the theatre use and associated parking garage in Parcel I and replace those sections with Boulevard, Residential or Service Alley Street sections related to the proposed multifamily and single family attached dwellings and the revised South Park on Parcel G. Sheets 29A and 29B of the CDPA/FDPA show these street sections, which generally include:***

- ***A Festival Street Section between the east side of Parcel G and the northwest side of Parcel H showing a 20 foot wide pedestrian zone on both sides of the street.***

- ***A South Park/Festival Street Section between the north side of Parcel H and the south side of Parcel G showing a 56 foot wide park and a 20 foot wide pedestrian zone on the north and south sides of the street respectively.***

- ***A South Park/ Penny Lane Section between the southwest side of Parcel H and the east side of Parcel I showing variable width South Park extension and 17 foot wide pedestrian zone on the east and west sides of the street respectively.***

- ***Several Street Sections located with the proposed single family attached dwelling layout that generally include 13 to 19 foot wide pedestrian zones, 30 foot wide street sections and 20 foot wide alley sections.***

Conformance with the Comprehensive Plan (Appendix 6)

Use and Intensity

The mixed use option in the Comprehensive Plan recommends that a major entertainment use, such as a theatre complex, be provided within this area. As discussed in the background section, the previous PCA application relocated this component to the northern half of the Merrifield Town Center property. In its place would be a 165,000-620,000 square foot, two to eight story multifamily L-shaped

residential or hotel building with a maximum of 55,000 square feet of ground floor retail on Parcel H. Both options will have interior courtyards that will be made accessible to all residents of the development. The parking garage will be relocated to the rear of the building with retail and residential/hotel masking the parking garage from pedestrian activities along Festival Street and in the new configured South Park. West of this building, on Parcels I and J, would be 114 single-family attached residential units, up to 40 feet in height. Staff finds that this proposal continues to meet the use and intensity recommendations of the Comprehensive Plan

Parcel G, located centrally between Parcels H and J, would act as the new southern anchor of Festival Street with options for various uses (all with below grade parking and a public plaza), by providing attractive façade with street-level retail that will contribute to a sense of place for the development. The applicant proposes four development scenarios that range from two to seven stories in height. Residential/hotel uses or office use could be configured in a five to seven story building with a maximum floor area of 105,000 square feet for residential/hotel uses or 100,000 square feet for office uses. If the building reaches seven stories, the applicant has proffered to step back the west side of the seventh story 15 feet, to transition the building height to the four story single family attached dwellings to the west. The applicant has also enhanced the visual appearance of a 2 story building by proffering a green roof for both the residential/hotel and office options. Staff finds that the proposed changes to Parcel G continue to meet the use and intensity recommendations of the Comprehensive Plan.

Park Design

The approved 22,000 square foot South Park is located on Parcel G. The applicant proposes a redesign of the park on the subject property. South Park is proposed to be split in half to accommodate a shift in land uses. 11,400 square feet will be configured as a linear park on the western edge of Parcel H, fronting Penny Lane. The design shows wide sidewalks and green space. The applicant indicated that this will provide a soft buffer from the eight-story residential tower on Parcel H to the four-story townhomes on Parcel I. The remaining 10,600 square feet would be located on the southern edge of Parcel G. This portion will provide a larger public gathering space for outdoor seating, entertainment areas, and family-oriented events. These two parks will help connect Festival Street to the Luther Jackson Middle School ball fields south of the application property. In response to staff comments, the applicant has provided additional detail on how the park space will be programmed. Notes on the CDPA/FDPA indicate that landscape features such as large planters, seat walls, lawn panels and decorative plantings will be provided during final engineering. Space near the main entrance of Parcel H is also reserved for a fountain or public art, which would be finalized during final engineering. South Park would also continue to connect with North Park on Parcel D through extensive streetscape (including 20 foot wide sidewalks) and pocket parks along Festival Street.

Streetscaping

The applicant has provided additional details addressing how the pedestrian promenade along Festival Street will be activated for public uses on Sheets 11A and 11B, which show potential locations of outdoor dining, landscaped planters, contrasting materials in crosswalks, and an enhanced "paseo" on Parcel H, catty-corner to the Parcel G South Park. The applicant will provide additional details with final site design.

Staff concludes that the proposed changes are in general conformance with the land use recommendations of the Comprehensive Plan.

Residential Development Criteria

Staff evaluated the Residential Development Criteria in the Policy Plan during the review of the original rezoning application and determined that the original proposal was in harmony with the development criteria. However, since this application changes the character of Parcels G, H, I and new Parcel J, staff has used the Development Criteria to evaluate the proposed PCA/FDPA application. Fairfax County expects new development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing, and being responsive to the unique site specific considerations of the property. (For the complete Residential Development Criteria, see Appendix 7.)

Site Design (Development Criterion #1)

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.

Parcel consolidation for Merrifield Town Center was determined to be logical and sufficient during the review of the original rezoning application. The proposed development in the current application applies to a portion of the overall town center development and does not preclude other unconsolidated parcels from developing in conformance with the Plan. The applicant proposes to modify the parcel boundaries to create defined blocks for the mix of uses proposed in the southern portion of the site. A new street (Penny Lane) is proposed to be located between Parcels I and J and Parcels G and H to provide an additional north/ south connection through the town center and to create a natural break between the proposed single family attached and multifamily dwellings on the southern portion of the site. In addition, all previously approved commitments for the future redevelopment of the remaining industrial uses on both sides of Eskridge Road have been carried forward. Inter-parcel access to the parcels to the east and west and the general street network approved in the original rezoning application will remain and continue to be consistent with the Comprehensive Plan.

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.*

The proposed redesign of the southern portion of the Merrifield Town Center development uses open areas and plaza features along with streetscapes and additional ground floor retail/restaurants to address the proposed change from a movie theatre district to a residential neighborhood within the overall development. These spaces will work together to create logical connections between the uses (single family attached units on the southwest portion of the site and the multifamily units on the southeast portion of the site) and facilitate pedestrian connections with the entertainment/ shopping proposed on the northern portion of the site. Residential uses will continue to be located throughout the property in order to distribute trips and create a positive pedestrian experience. Building heights will continue to be concentrated to the center of the overall site and the parking would mainly be structured, as is appropriate for an urban mixed-use development. Parking within the proposed structures is segregated by use to lessen the potential for conflicts among residential and retail/secondary uses. Residential uses will continue to provide private recreational areas in the form of courtyards, which are accessible to all residents (residents in the single family attached units will have access to amenities provided in the multifamily units elsewhere on the site).

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.

The overall development provides 26% landscaped open space, with 23% in the PRM District and 35% in the PDC District. These amounts satisfied the requirements of each district in the original rezoning application. The subject property for the current application is a 21.99 acre portion of the overall 31.37 acre site. No changes to the approved zoning districts are proposed. The open space in this portion will be 27% (with 32% in PRM District and 25% in PDC District, respectively.) This open space will

continue to be located primarily in one major area (South Park) and within the courtyard/amenity areas of the residential buildings. A 5,000 square foot green roof has also been proposed to be located in Parcel G, in the event that a two story building is constructed.

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.

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.

Two parks, North and South Parks, were approved in the original rezoning applications that were linked by Festival Street. North Park is located to the north of Parcel D and will be an integration of land from the town center and the adjacent UniWest development. South Park has been split into two sections located to the south of Parcel G and west of Parcel H (combined, these sections continue to be approximately one half acre in size). The parks will include a play fountain, lawn areas, children's play areas, optional newsstands and kiosks, and potential public art locations. The parks will continue to abut buildings planned for ground floor retail and restaurants.

South Park is included in the current application and is proposed to be split in half to accommodate a shift in land uses. 11,400 square feet will be configured as a linear park on the western edge of Parcel H, fronting Penny Lane. The design shows wide sidewalks and green space to create a soft buffer from the eight-story residential tower on Parcel H to the four-story townhomes on Parcel I. The remaining 10,600 square feet would be located on the southern edge of Parcel G. This portion will provide for a larger public gathering space for outdoor seating, entertainment, and family-oriented events. The proposed redesign would help connect Festival Street to the Luther Jackson Middle School ball fields south of the application property. Staff continues to find that the open space and proposed park redesign meets the intent of the Comprehensive Plan for this portion of the Merrifield Town Center.

As discussed earlier, the application continues to meet the streetscape sections that the Comprehensive Plan recommends for the Town Center area. The streetscape sections have been further defined in the Design Guidelines which are carried forward with this application. The guidelines describe how street trees will be planted approximately thirty (30) feet on center, and the trees being installed will be 3-3 1/2"dbh and placed in tree wells that will be a minimum of eight (8) feet wide. There will also be either groundcover, seasonal plantings or tree grates surrounding the trees. Other elements that may be included in the streetscape sections are benches, light fixtures, café tables, outside eating areas and seasonal plantings.

The overall site will continue to contain a minimum of four residential buildings (Parcel G, H, E and F), each providing access to elevated private open spaces as shown on the CDPA/FDPA. There are also other indoor activity/amenity areas such as a business center located the multifamily residential buildings. The visible facades of the parking

garages will include architectural surface treatments that will be complimentary to the residential buildings, such as the use of special forming or scoring and/or pre-cast panels or similar architectural embellishments to ensure visual compatibility. Parcel I and new Parcel J will contain single family attached dwelling units that front Festival Street, Eskridge Road and Penny Lane. Access to recreational amenities in Parcel H will be available to the single family attached residents.

With these amenities and features that the applicant is proposing, the intent of the criterion has been met.

Neighborhood Context (Development Criteria #2)

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.

The current application proposes to amend the approved Conceptual/Final Development Plan (CDP/FDP) and proffers to allow the removal of a theatre use with associated parking on Parcel I and replace those uses with single family attached dwellings, multifamily dwellings, ground floor retail and optional hotel and office uses on a 13.22 acre portion (Parcels G, H, I and J) of the overall Merrifield Town Center property. The application property has been designed in a manner that maximizes compatibility with the surrounding land uses as envisioned by the Comprehensive Plan. In many cases, the differences in building heights as proposed would result in compatibility issues with the neighboring low-rise uses. However, due to physical grade

changes and separations inherent to this site, as well as the nature of the surrounding uses, there are no compatibility issues anticipated from the proposed redevelopment of the site as a mixed-use and a continuation of the overall Merrifield Town Center development, initiated by the Uniwest development to the east. The applicant continues to provide for several variations in building heights within the project on several of the parcels. The tallest buildings on the northern portion of the site (not subject to the current PCA Application) will have a maximum height of one hundred fifteen (115) feet. The buildings that may achieve this height are located internal to the site, or are adjacent to buildings with similar heights. The maximum heights of the buildings located on the southern portion of the site (which is subject of the current application) are proposed to taper down from a maximum of 95 feet for the multifamily/ hotel buildings on Parcels G and H to a maximum of 48 feet for the single family attached dwellings located on Parcels I and J. Grade changes will continue to aid in reducing those building heights for Parcels G and H. The buildings will continue to be constructed using a combination of the following proffered materials, which include but are not limited to the following: stone, cast stone, masonry, glass, precast, metal, cementitious fiber board, asphalt shingles, clay tiles, slate, wood or comparable materials. EIFS shall be limited solely to use on mechanical penthouses and architectural detailing not to exceed five percent of a building's façade. Elevations of the single family attached and multifamily dwellings are included on Sheets 24 through 26 of the CDPA/FDPA.

The applicant has articulated the ground level of the residential structures along all road frontages to enhance the pedestrian experience by including individual access to the retail/secondary uses; window displays etc. Service access to the residential uses, including garage access, will continue to be concentrated away from Festival Street to reduce potential conflicts with pedestrians and vehicles, and to create a more aesthetic transition to adjacent properties with future redevelopment opportunities. Single family attached units will also front along Eskridge Road, Festival Street and Penny Lane to maintain the urban character and establish pedestrian presence/ownership on the southwest portion of the site.

This criterion has been satisfied with the proposed improvements to the site.

Environment (Development Criteria #3) (Appendix 6)

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.*

During the review of the original rezoning application, it was determined that since the site was almost entirely impervious, with the exception of a large open field in the extreme south portion of the site which separates the surface parking area from the Luther Jackson Middle School property, many of the environmental concerns that would normally be associated with a development of this intensity are not applicable. In this application, the applicant proposes to delete the approved movie theatre use, modify previously approved uses and add single family attached dwelling to the overall Merrifield Town Center development.

Stormwater Detention/Best Management Practices (BMP)

No changes are proposed from the previously approved commitments. The applicant will maintain all previously approved commitments and will continue to reduce the phosphorus level by ±47% which would be 7% more than required. Stormwater runoff will continue to be reduced to the pre-developed "good forested" condition that is outlined in the Public Facilities Manual (PFM) through the use of an approved underground stormwater facilities located on the southern portion of the site. Underground pipes throughout the site will continue to be constructed to direct stormwater flow to the underground vault. The applicant has requested a reaffirmation of a modification for on-site stormwater management in order to utilize underground detention in a residential area. The applicant has also carried forward the proffered commitment to include green roof technology on a portion of the proposed development. The green roof facility being proposed will be approximately ±20,000 sq/ft in size, and would further reduce stormwater runoff on the site. (If a 2 story building is constructed on Parcel G, an additional 5,000 square foot green roof will be provided.)

Noise

No changes are proposed from the previously approved commitments. In the original rezoning, staff was concerned with noise for the hotel/residential buildings proposed as options on Parcels A and B (which are not part of the current application and are located on the northern portion of the site along Route 29). The addressed those concerns with commitments to submitting a refined acoustical analysis prior to the submission of building plans for Parcels A and B to determine which hotel and/or residential units may be affected by exterior noise levels above 60dBA Ldn. The applicant has also proffered to mitigate any affected rooms/units with specific acoustical measures. Those commitments are proposed to be carried forward and staff did not have any concerns with noise on the southern portion of the site (the subject property).

Green Buildings (Appendix 6)

Except for the proposed single-family attached units, the land uses and intensities under this current amendment request are consistent with the original rezoning approval. The Merrifield Town Center rezoning was approved prior to the establishment of the County's green building policy. The applicant is encouraged to seek U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) certification for the proposed buildings in Parcels G and H. The applicant has indicated that at its discretion, environmentally sustainable attributes will be incorporated into its building program. Since the proposed single-family attached units are being introduced as a new use after the adoption of the green building policy, staff feels strongly that the townhouses should be designed and constructed in a manner to achieve a third party green building certification. Staff is pleased that the applicant has committed that the townhouses will attain green building certification through LEED for Homes or EarthCraft.

Staff feels that this criterion has been satisfied.

Tree Preservation and Cover Requirements (Development Criteria #4) (Appendix 8)

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.

The applicant is proposing to continue to follow the streetscaping recommendations of the Comprehensive Plan for the Merrifield Town Center, and has also proposed to plant shade trees around the periphery of parking lots; in the proposed South Parks; ground-level plazas and on rooftop plazas. The landscaping plan states that plantings will include 90 percent native species. Where minimum planting widths of 8 feet specified in the Public facility Manual cannot be provided, the Applicant proffered to use Structural

specifications for all planting sites that include 1) a minimum of 4' open surface width and 16 square feet open surface area for Category III and IV trees, with the tree located in the center of the open area; and 2) a minimum rooting area of 8 feet wide (may be achieved with techniques to provide un-compacted soil below Pavement), with no barrier to root growth within four feet of the base of the tree; among other specifications in Proffer XII.6.

All issues have been adequately addressed.

Transportation (Development Criteria #5) (Appendix 9)

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.

No substantive changes are proposed to the previously approved street network for the entire development. Detailed analysis of this criteria is available in the Staff Report associated with the original rezoning application, which is on file with the Zoning Evaluation Division. The Fairfax County Department of Transportation (FCDOT) reviewed the current application and indicated that 1) all previously approved proffers should be carried forward; 2) previously approved Proffer VII.4 should be revised to reflect current off-site conditions for Lee Highway (Route 29); and 3) a bus shelter easement should be provided along Eskridge Road. The applicant has carried forward all previously approved proffers. The applicant has also reduced the offsite right-of-way acquisition contribution amount specified in Proffer VII.4 from $350,000 to $200,000 because it has been determined that current off-site conditions for Lee Highway (Route 29) require less right-of-way. To address the last comment, the applicant committed to operating or contributing to a shuttle service for the entire development and/or area-wide circulator to Dunn Loring Metro and other locations within the property as part of the previously approved Transportation Demand Management proffers. Sheet 40 of the CDPA/FDPA shows the shuttle route along Strawberry Lane, Festival Street, North Street and Eskridge Road with two bus stops located at two intersections; 1) Festival Street and Strawberry Lane and 2) Festival Street and North Street. Several individual stops are located near the intersection of North Street and the alley streets serving the northern single family attached dwellings. No other significant issues were identified.

Public Facilities (Development Criteria #6)

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.

Fairfax County Park Authority (Appendix 10)

The Fairfax County Park Authority reviewed the application and was concerned with the street sections shown on Sheet 29A of the CDPA/FDPA related to the multifamily building on Parcel H and South Park. The Park Authority also indicated that the applicant should provide:

1) additional trees or shade elements within the South Park plaza area;
2) a notable design element such as a fountain or public art at the main entrance near Building H from Festival Street (at the "elbow" of Festival Street);
3) a location for the proffered pocket park; and
4) attractive interim screening between South Park and temporary parking in Parcel G during construction.

The applicant has revised the street sections on Sheet 29A of CDPA/FDPA to show pedestrian zones between the buildings on Parcels G and H with a minimum of 20 feet in width and sidewalks along Penny Lane to the south of Parcel H with a minimum of 4 feet in width. In addition, the applicant has revised Sheet 11A and 11B of the CDPA/FDPA to include more details for South Park and the main entrance near Building H from Festival Street (the "elbow" of Festival Street). A note on these sheets indicates that landscape features such as large planters, seat walls, lawn panels and decorative plantings will be provided during final engineering. Space near the main entrance of Parcel H is also reserved for a fountain or public art, which would be finalized during final engineering. Sheet 12 of the CDPA/FDPA was also revised to show a pocket park between the Parcel D and F buildings located to the north of the subject property.

Proffer V.4 was also revised to include temporary conditions for South Park during construction of the multifamily building and the single family attached units. South Park will be seeded and remain a seeded lawn until the building on Parcel G is constructed. Any temporary parking, other than construction staging, on Parcel G will include a landscaped hedge and/or fence along North Street, Penny Lane and South Park sides.

With the revisions to the CDPA/FDPA, staff feels that these concerns are addressed and that this criterion has been satisfied.

Other noteworthy commitments include the retention of the previously approved proffers related to the recreational impact of new residential development. At the time of the original rezoning approval, the minimum P-District expenditure for park and recreational facilities on site that was specified in the Zoning Ordinance was $955 per non-ADU unit. Currently, the minimum expenditure for park and recreational facilities has increased to $1,600 per non-ADU unit. The applicant has agreed to continue the previously approved commitment to expend a minimum of $955 per market rate multifamily residential unit on site and to expend $1,600 per single-family attached unit on site since single family attached units were not part of the original rezoning application. In addition, the applicant agreed to proffer that the recreational amenities provided for multifamily residential units will be available for single family attached residents.

Stormwater Analysis (Appendix 11)

The applicant indicates that stormwater management for the site will be provided in underground StormFilter BMP facilities. These facilities require a Public Facilities Manual (PFM) waiver by the Board of Supervisors in residential areas. The Department of Public Works and Environmental Services (DPWES) reviewed the application and indicated that all previously approved commitments should be carried forward. No significant issues were identified. The applicant has carried forward all previous commitments and requested for a reaffirmation of the PFM waiver approved in the original rezoning application and subject to conditions dated November 30, 2006 and attached in Appendix 3.

Fairfax County Water Authority (Appendix 12)

Adequate domestic water service is available to the site from an existing 24-inch water main located in Gallows Road. Final determination about water service will be made during site plan review.

Fire and Rescue Analysis (Appendix 13)

The property is serviced by the Fairfax County Fire and Rescue Department Station #430, Merrifield. The requested rezoning currently meets fire protection guidelines, as determined by the Fire and Rescue Department.

Public Schools (Appendix 14)

During the review of the original rezoning application, staff determined that the proposed residential would increase the number of students attending local nearby schools, with the greatest impact affecting the elementary school. To address the impact, the applicant proffered to staff's recommended per student contribution ($12,400 per student) to offset school impacts and also agreed to adjust that contribution amount if the amount changed prior to the site's development. Since the approval of the original rezoning, the current Fairfax County Public School's (FCPS) suggested proffer contribution has decreased from $12,400 to $9,378. The current PCA application yields approximately 60 to 108 new students, with the most impact to the elementary schools. The applicant has revised the proffer to reflect the decrease in FCPS suggested proffer contribution and adjusted the student yield ratios according to the specified ratios in Appendix. The applicant also maintained the commitment to adjust the contribution amount if the amount changes prior to the site's development.

Sanitary Sewer Analysis (Appendix 15)

An existing 8 inch sanitary sewer line is located on the site. The applicant reaffirms the previous proffer commitment to provide DPWES with an analysis of the capacity of the sanitary sewer line serving the property at the time of site plan.

Affordable Housing (Development Criteria #7)

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…

Satisfaction of this criterion may be achieved by the construction of units, contribution of land, or by a contribution to the Housing Trust Fund. In addition, in the Merrifield Revitalization Area there is specific plan guidance which recommends the provision of affordable dwelling units, even for housing types which are exempt under the Zoning Ordinance.

The Zoning Ordinance defines Affordable Dwelling Units as units which are affordable to families making less than 70% of the area median household income (AMI). Workforce housing units are defined as those that serve a population in the income range of 80% to 120% of the AMI. The Comprehensive Plan language for this site at this density specifically calls out the need for the provision of both ADUs and workforce housing. The previously approved proffers committed to provide a total of 12 percent of the total market rate residential units as either affordable dwelling units (ADUs) or workforce dwelling units (WDU). Five percent of all non-bonus market residential units built on the property were committed to be ADUs. Seven percent of all market rate residential units were committed to be WDUs. ADUs were to be administered by Part 8 of Article 2 of the Zoning Ordinance. The administration of the WDUs was specified in

the proffers. Thirty percent of the WDU units were committed to residents at up to 90 percent of AMI, 30 percent of the units at up to 110 percent AMI, and 40 percent at up to 120 percent AMI. The size of the WDUs ranged from 500 to 850 square feet and may have been provided as efficiency, one or two bedroom units. The applicant also proffered that at least ten of the ADU units would be designed and constructed as fully ADA accessible units.

Since the current application seeks to amend the approved proffers and CDP/FDP to allow the addition of single family attached dwelling units and to increase the maximum amount of multifamily residential from 428,000 square feet to 725,000 square feet on Parcels G, H, I and J, the applicant agreed to revise the approved ADU/WDU proffers. The applicant continues to proffer a total of 12 percent of the total market rate residential units as either affordable dwelling units (ADUs) or workforce housing. Of those units, 4.27 percent of all multifamily residential units and 12.5 percent of all single family attached units will be ADUs. 7.73 percent of all market rate residential units will be WDUs. The ADUs will continue to be administered by Part 8 of Article 2 of the Zoning Ordinance. Staff supports these changes.

For administration of the WDUs, staff requested the applicant simplify the proffer and administer the WDUs as set forth in the Board of Supervisors Workforce Dwelling Unit Administrative Guidelines adopted October 15, 2007. The applicant declined to simplify the proffer since it was approved prior to the adoption of those guidelines and no change in the approved overall FAR for the entire Merrifield Town Center development is proposed. However, the applicant agreed to revise certain provisions in the proffer, which include commitments to provide 1) 7.73% WDUs from the total number of multi-family residential units excluding all ADU's, ADU bonus density, and WDU bonus density shown on CDPA/FDPA, and 2) 1/3 of the WDU units will be provided to future residents who have a median household income of up to 80%, up to 100%, and up to 120%, respectively, of the AMI, regardless of building construction type. The applicant is also proposing to retain the WDU density bonus structure that was approved under the original rezoning application.

Staff supports these changes and feels that it is appropriate in this case to retain the density bonus language that was previously approved. Staff also feels that it would be beneficial for the applicant to revise 1) the timing specified for the provision of WDUs (WDUs should be provided before the issuance of 75% of residential use permits instead of 90%), and 2) the calculation of the required WDUs (fractional units should always be rounded to the next whole number instead of rounding down for numbers less than 0.5 and rounding up for numbers greater than 0.5).

Heritage Resources (Development Criteria #8)

Criterion 8 requires a development to address potential impacts on historical and/or archaeological resources through research, protection, preservation, or recordation. The parcel was subject to an archival review and has a low potential for significant archaeological resources. No archaeological work is recommended; this criterion is not applicable to this application.

Office of Community Revitalization and Reinvestment (Appendix 16)

The Office of Community Revitalization and Reinvestment reviewed the application and indicated that the approval of these applications will help the future redevelopment of the Merrifield area. No significant issues were raised.

ZONING ORDINANCE PROVISIONS (Appendix 17)

PDC District

The PDC District was established to encourage the innovative and creative design of commercial development. The district regulations are designed to accommodate preferred high density land uses which could produce detrimental effects on neighboring properties if not strictly controlled as to location and design; to insure high standards in the layout, design and construction of commercial developments; and otherwise to implement the stated purpose and intent of the Ordinance.

Sect. 6-206 of the Zoning Ordinance sets forth the use limitations for the PDC District. Below is a list of the use limitations for all developments in the PDC District and a discussion of how the proposed development addresses them:

- *Meet the standards of 16-101 (General Standards) and 16-102 (Design Standards).* This issue is discussed below under the headings, "Section 16-101, General Standards" and "Section 16-102, Design Standards."

- *Comply with the performance standards of Article 14, relating to lighting and noise.* The proposed development will be required to demonstrate compliance with these standards at the time of site plan approval.

- *Secondary uses shall only be permitted in a PDC District which contains one or more principal uses.* The proposed development in the PDC District contains several primary uses, in addition to the secondary uses. The applicant seeks a modification of the (50) percent of the gross floor area limitation of secondary uses in the PDC district. This modification request is discussed further in the Waivers and Modifications section below.

- *Secondary uses shall be designed to protect the character of the adjacent properties.* All secondary uses on the site shall have their uses completely enclosed within buildings. Eating establishments may have outside tables and seating as long as the tables and seating do not interfere with the pedestrian movements along the sidewalks.

- *Provide signage in accordance with Article 12.* The applicant has proffered to provide signage in accordance with Article 12.

- *Fast food restaurants shall be permitted only if there is no separate entrance into the site for the use and the use is safely and conveniently accessible from surrounding uses via clearly defined pedestrian circulation system.* All eating establishments will be located along the private streets with adequate pedestrian accessibility. No vehicular entrances that solely serve fast food use will be provided.

- *Kennels and veterinarian hospitals shall be located within completely enclosed buildings which are adequately soundproofed.* The applicant has proffered to prohibit exterior runs in kennels and boarding uses.

- *New vehicle storage shall be permitted when the spaces being used are in excess of the required parking, and internal vehicle circulation within the parking structure shall not be hindered by the new vehicle parking.* The applicant has proffered to limit the number of new vehicles to be parked on the site to fifty (50), and will only conduct the use during the pre-buildout time period.

PRM District

The PRM District is established to provide (1) for high density, multiple family residential developments (with a minimum density of 40 dwelling units per acre and a maximum FAR of 3.0); and (2) for mixed-use developments consisting primarily of multiple family residential development (with a minimum density of twenty (20) dwelling units per acre) with secondary office and/or other commercial uses. PRM Districts should be located in those limited areas where such high density residential or residential mixed use development is in accordance with the adopted Comprehensive Plan, such as within areas delineated as Transit Station Areas, and Urban and Suburban Centers. The PRM District regulations are designed to promote high standards in design and layout, to encourage compatibility among uses within the development and integration with adjacent developments, and to otherwise implement the stated purpose and intent of the Ordinance.

Sect. 6-406 of the Zoning Ordinance sets forth the use limitations for the PRM District. Below is a list of the use limitations for all developments in the PRM District and a discussion of how the proposed development addresses them:

- *Meet the standards of 16-101 (General Standards) and 16-102 (Design Standards).* This issue is discussed below under the headings, "Section 16-101, General Standards" and "Section 16-102, Design Standards."

- *Provide a CDP and FDP in accordance with specific urban design requirements and streetscape plans.* During the review of the original rezoning application, urban design criteria "Merrifield Design Guidelines" were created that outlined additional urban design requirements and streetscape plans for the Merrifield Revitalization Area and were referenced in the approved proffers. As discussed earlier in this report, the revised proffers and the CDPA/FDPA incorporate many of the details pertaining to those criteria.

- *Multifamily dwellings shall be the principal residential type. Single family attached dwellings may be allowed at the periphery of the development to provide a transition from the high density development to adjacent lower density development.* Multifamily dwellings are the principal residential type in the PRM District. A small number of single family attached dwellings are proposed on the southwest corner of the site and provide a transition from the higher intensities in the center of the development to the adjacent properties to the west. Eskridge Road is also proposed to be significantly improved and will include additional streetscaping that will help buffer the proposed development.

- *Be designed to be harmonious with neighboring properties.* As noted earlier in this report, staff believes that the proposed development has been designed to be harmonious with the neighboring properties. In order to minimize impact on these neighboring properties, the Comprehensive Plan language for the site specifically recommends a high-density, mixed-use development as an option for this property. The site layout has been designed to provide mixed-use development and encourages use of existing and proposed transit. Buildings are located close to the street to create quality public spaces, all of which help to enhance the pedestrian experience. The development proposes a mix of uses (residential and retail/secondary uses) and housing types (high-rise, mid-rise multifamily residential and single family attached dwellings). As noted previously in this report, at a minimum, a total twenty-six percent (26%) open space will be provided within the subject property and the overall Merrifield Town Center development. This open space is located throughout the site and within with two larger parks located at the north and south ends of the entire development, providing all of the future residents of this development with immediate access to outdoor areas. Staff finds that the proposed design promotes high standards in design and layout, integrates well with the adjacent multifamily development to the west and east, and preserves the opportunity to integrate future re-development of neighboring properties. Sheet 41 of the CDPA/FDPA shows how the proposed street network could be extended to the Gallows Road to the east to allow redevelopment of the neighboring properties with an inter-parcel street grid that was envisioned in the Comprehensive Plan.

- *Use the standards of Article 9 to evaluate uses categorized as Special Exception uses.* Any of the uses not established in Section II of the proffers and allowed in the District by-right may be permitted with approval of a final development plan amendment, special exception or special permit, as applicable.

- *Have 50% of the total gross floor area devoted to multifamily residential use.* With a minimum of 83% multifamily residences in the PRM District, the proposed development meets this use limitation.

- *Prohibit drive-through facilities.* Drive-through facilities would be prohibited under the proposed proffers.

- *Provide parking in accordance with Article 11, including possible parking reductions based on hourly parking accumulation characteristics of the various uses and/or proximity to a mass transit station, with the intention that a substantial portion of the required parking be provided in parking structures.* While there would be limited on-street parking, the required off-street parking would be provided either underground or within parking structures enclosed within the core of the buildings. Furthermore, the applicant may seek a parking reduction or shared parking agreement for any of the multifamily or non-residential uses.

- *Provide signage in accordance with Article 12.* The applicant has proffered to provide signage in accordance with Article 12 and has submitted a Comprehensive Sign Plan application to create a unified system of signage for the property. The sign plan is currently be reviewed and is scheduled for a Planning Commission public hearing in the Fall of 2011.

- *Comply with the performance standards of Article 14, relating to lighting and noise.* The proposed development will be required to demonstrate compliance with these standards at the time of site plan approval. The applicant has proffered to meet these lighting standards as part of Proffer XI.2.

Lot Size Requirements (Sect. 6-207 and 6-407)

Par. 1 of Sect. 6-207 requires that all development within the PDC Districts have a minimum district size of 100,000 square feet of GFA. The subject site for the PDC District is 21.99 acres (958,052 square feet). Par. 2 of this same section requires that a minimum 200 SF privacy yard be provided for each single-family attached dwelling. The applicant seeks a modification of the 200 square foot privacy yard in favor of balconies and rooftop terraces ranging from 165 square feet to 195 square feet. This modification request is discussed further in the Waivers and Modifications section below.

Section 6-407 requires that all developments in the PRM District have a minimum district size of two acres. The subject site is 7.08 acres in size and meets this requirement.

Maximum Density (Sect. 6-208 and 6-408)

Par. 2 of Sect. 6-208 states that the maximum floor area ratio for the PDC District is 1.5, and may be increased by the Board, in its sole discretion, up to a maximum of 2.5. The FAR for PDC area in the original rezoning application is 1.39 on 22.83 acres. The current applications include a 14.91 acre portion of the PDC from the original rezoning application, and proposes a 1.90 FAR in that PDC portion. Since the overall FARs for the entire PDC area (22.83 acres) and the original rezoning application area (31.37 acres) will remain 1.39 as approved in 2007, staff supports the increase of FAR on the subject property. (FARs will fluctuate as land area is portioned but the proffers continue to limit the overall FAR to 1.39.)

Par. 2 of Sect. 6-408 states that the maximum floor area ratio for the PRM District is 3.0. The FAR for PRM area in the original rezoning application is 1.94 on 7.08 acres. The current applications include the entire PRM area, and continue to propose a 1.94 FAR. Staff feels this standard will continue to be met.

Open Space (Sect. 6-209 and Sect. 6-409)

The open space regulations require that:

- Fifteen percent (15%) of the gross area in the PDC District be open space;
- Twenty percent (20%) of the gross area in the PRM District be landscaped open space; and
- Recreational amenities be provided in accordance with the Planned District regulations including pools and indoor exercise facilities (minimum expenditure of $1,600 per unit, which changed from $955 at the time of the original rezoning approval).

According to the CDPA/FDPA, 25% open space will be provided in the PDC District, and 32% landscaped open space would be provided within the PRM District. For the overall property, 23% open space will be provided in the PDC District, and 32% landscaped open space would be provided within the PRM District. The proffers state that a minimum of 26% open space would be provided for the overall development. As discussed earlier in this report, this open space would continue to consist of parks, plazas and open space areas, as well as courtyard recreational areas.

As discussed previously, the applicant has agreed to continue the previously approved commitment to expend a minimum of $955 per market rate multifamily residential unit on site and to expend $1,600 per single-family attached unit on site, since single family attached units were not part of the original rezoning application.

General Standards (Sect. 16-101)

Par. 1 requires conformance with the Comprehensive Plan recommendations. As discussed earlier in the Comprehensive Plan analysis section of this report, staff believes that the proposed application has satisfied these recommendations and is therefore, in conformance with the Comprehensive Plan.

Par. 2 requires that the proposed design achieve the stated purposes of the P-Districts more than would development under a conventional zoning district. The purpose and intent of the P-Districts is to promote high standards in design and layout and to encourage compatibility among uses within the development and integration with adjacent developments. Staff believes that the proposed development continues to provide for high design and layout standards, as discussed previously in this report.

Par. 3 requires protection and preservation of scenic assets. Since the site is primarily developed and currently vacant, this requirement is not applicable with this development.

Par. 4 requires a design which prevents injury to the use of existing development and does not deter development of undeveloped properties. As noted earlier in this report, the proposed development does not prohibit the redevelopment of any of the adjacent properties in conformance with the Comprehensive Plan recommendations. Due to the topography of the site and the surrounding uses, no negative impacts are foreseen.

Par. 5 requires that adequate transportation and other public facilities are or will be available to serve the proposed use. During the review of the original rezoning application, the applicant committed to extensive road improvements, including the realignment and extension of Eskridge Road (from the intersection of Lee Highway and Merrilee Drive south to Williams Drive); creation of an internal street grid system; and Lee Highway frontage improvements. The applicant has carried forward those commitments with the current application. Staff finds that the traffic impact of the proposed development will continue to be mitigated and that adequate road facilities will be available to serve the proposed use. In addition, the applicant has carried forward proffers commitments to significant vehicular trip reductions through a TDM program, which should further reduce the development's impact on surrounding roads. This TDM program includes several trip reduction methods which include, but are not limited to, a shuttle service between the development and the Dunn Loring Metro Station to the north. Staff from the Virginia Department of Transportation also reviewed the applicant's traffic impact study and determined the study to be acceptable (see Appendix 9).

Par. 6 requires that coordinated linkages among internal facilities and services, as well as connections to major external facilities and services, be provided. The proposed development continues to be designed to encourage walking to both currently proposed uses on this site and future retail and other non-residential uses in the surrounding area. The CDPA/FDPA includes a graphic depicting the pedestrian and vehicular connections to the surrounding properties. In this way, not only can the future residents of the development avail themselves of the services offered within the Merrifield Town Center development, but so can the surrounding neighborhoods.

Design Standards (Sect. 16-102)

Par. 1 states that at the peripheral lot lines, the bulk regulations and landscaping and screening for the proposed development should generally conform to the provisions of the most comparable conventional district. However, in this particular instance, the Comprehensive Plan text for this specific site has made specific recommendations about the buffers and building height and type along the periphery of the site. As discussed earlier in this report, the applicant has satisfied these requirements.

Par. 2 states that the open space, parking, loading, sign and all other similar regulations shall have application in all planned developments. This application satisfies all of these applicable Zoning Ordinance provisions, with the exception of the loading requirement. The applicant has requested a reaffirmation of a modification of the loading space requirement, which is discussed in the Waivers and Modifications section of this report below.

Par. 3 states that streets and driveways shall be designed to generally conform to the provisions of the Ordinance, which they do.

Par. 4 states that emphasis should be placed on the provision of recreational amenities and pedestrian access. The development plan continues to include proposed sidewalks along the internal and external streets, and connecting to the external street network and adjacent uses in the areas. The plan also includes several passive recreational areas and courtyards, and on-site active recreational amenities. The proffers indicate that recreational funds required by the P-standards which are not used on-site will be contributed to the Park Authority. The applicant has also proffered to providing a community space to be used by the County at no cost.

Waivers and Modifications

The previously approved CDPA/FDPA is being carried forward with this application. These plans were approved with a number of waivers and modifications that staff considers appropriate to be carried forward and reaffirmed. The discussion concerning these waivers and modifications may be found in the original staff reports. Two additional modifications are requested with the current application.

Modification of the PDC standards to permit residential uses to exceed 50 percent of the total gross floor area.

The applicant requests a modification of the use limitation for the PDC District to permit the gross floor area of residential uses to exceed fifty percent of the principal uses. The proposal seeks a change in the approved range of residential uses on the application property from 511,000-994,000 square feet to 372,000-1,581,000 square feet on Parcels C, D, E, F, G, H, I and J. For the PDC district on the application property, the residential use is proposed to be a maximum of 1,069,000 square feet, which would 86% of the PDC District uses on the subject property. However, as previously discussed, the current application property is only a portion of the original rezoning site. Since the applicant met this standard during the review of the original rezoning application and they have carried forward all previously approved proffers with respect to maximum floor areas and gross floor areas in the PDC Districts, staff can support this request. No changes to the approved zoning district boundaries are proposed. No change to the overall gross floor area of 1,893,112 (1.39 FAR) is proposed and no more than 1,442,712 square feet would be permitted in the PDC district. In addition, the applicant agreed to a development condition that will limit the residential potential in the overall PDC to a maximum of 63%.

Modification of the 200 square foot minimum privacy yard requirement for single family attached dwellings.

The applicant requests a modification of the 200 square foot minimum privacy yard requirement for single family attached dwellings in favor of roof-top terraces that range from 165 square feet to 195 square feet in size. Due to the limited area on the site and the urban nature of the entire development, staff supports the request. The

incorporation of similar sized roof top terraces will serve the same purpose as the traditional privacy yard defined in the Zoning Ordinance.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The PCA/FDPA applications seek to amend the previously approved proffers and CDP/FDP associated with RZ/FDP 2005-PR-041 and approved for a maximum of 1,893,112 gross square feet of development consisting of residential, theater, office, hotel and retail uses with an overall FAR of 1.39, including bonus density associated with affordable dwelling units and workforce housing. The proposal seeks to allow single family attached dwellings, multifamily residential, hotel, office, retail and associated site modifications on a 21.99 acre portion of the overall 31.37 acre Merrifield Town Center property with an FAR of 1.91. No change to the overall FAR of 1.39 was proposed. Staff finds that the proposal does not adversely impact the previously approved development plan and is in conformance with the Comprehensive Plan, and with all applicable Zoning Ordinance provisions as proffered and conditioned.

Staff Recommendations

Staff recommends approval of PCA 2005-PR-041-2 subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of CDPA 2005-PR-041-2 subject to the development conditions in Appendix 2 of this report.

Staff recommends approval of FDPA 2005-PR-041-2 subject to the development conditions in Appendix 3 of this report.

Staff recommends approval of a modification of the private street limitations of Section 11-302 of the Fairfax County Zoning Ordinance.

Staff recommends approval of a modification of the loading space requirements for Multi-Family dwelling units and office space in favor of that depicted on the CDPA/FDPA.

Staff recommends approval of a modification of the transitional screening and a waiver of the barrier requirements to the south, east and internal to the site in favor of the treatments depicted on the CDPA/FDPA.

Staff recommends approval of a modification of the transitional screening and a waiver of the barrier requirements between uses within the site zoned PDC and PRC in favor of the treatments depicted on the CDPA/FDPA.

Staff recommends approval of a waiver of the four (4) foot peripheral parking lot landscaping requirement north of Parcel G, West of Parcel C and E, and along the southerly and easterly property lines.

Staff recommends approval of a waiver to locate underground stormwater management facilities for all residential development, subject to Waiver #0561-WPFM-002-3.

Staff recommends approval of a waiver of the service drive along the Lee Highway frontage.

Staff recommends that the Board of Supervisors direct the Director of DPWES to approve a modification of the parking geometric standards to allow for 75 degree angled parking spaces within parking structures.

Staff recommends approval of a modification to allow residential as a secondary use consisting of up to 76% of the principal uses in the PDC District pursuant to Sec. 6-206 of the Fairfax County Zoning Ordinance.

Staff recommends approval of a modification of Par. 3 of Sec. 18-201 of the Fairfax County Zoning Ordinance which would require the provisions of further inter-parcel access in addition to that indicated on the CDPA/FDPA.

Staff recommends approval of a modification of Par. 4 of Sec. 17-201 of the Fairfax County Zoning Ordinance for dedication and construction of widening for existing roads, existing roads on new alignments, and proposed roads along Lee Highway as indicated in the Comprehensive Plan or as required by the Director to that shown on the CDPA/FDPA and as proffered.

Staff recommends approval of a modification of the proposed trail along Lee Highway shown on the Comprehensive Plan Trails Map to that shown on the CDPA/FDPA.

Staff recommends that the Board of Supervisors direct the Director of DPWES to approve a modification of the PFM and Par. 12 of Sec 11-102 of the Fairfax County Zoning Ordinance to allow for the projection, by no more than 4% of the stall area, of structural columns into parking stalls in parking structures.

Staff recommends that the Board of Supervisors direct the Director of DPWES to waive the PFM on-site stormwater detention requirements, in favor of providing stormwater management off-site in the Merrifield Town Center vault.

Staff recommends approval of a modification of the PDC standards to permit residential uses to exceed 50 percent of the total gross floor area.

Staff recommends approval of a modification of the 200 square foot minimum privacy yard requirement for single family attached dwellings in favor of that shown on the CDPA/FDPA.

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.

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1. Draft Proffers for PCA 2005-PR-041-2
2. Proposed for CDPA 2005-PR-041-2 Development Conditions
3. Proposed for FDPA 2005-PR-041-2 Development Conditions
4. Affidavit for PCA/FDPA 2005-PR-041-2
5. Statement of Justification for PCA/FDPA 2005-PR-041
6. Comprehensive Plan/Land Use Analysis and Environmental Assessment
7. Residential Development Criteria
8. Urban Forest Management Analysis
9. Transportation Analysis
10. Fairfax County Park Authority
11. Stormwater Management
12. Fairfax County Water Authority
13. Fire and Rescue
14. Fairfax County Public Schools
15. Sanitary Sewer Analysis
16. Office of Community Revitalization and Reinvestment Analysis
17. Zoning Ordinance Provisions
18. Glossary

PCA 2005-PR-041-2

Eskridge (E&A) LLC
Merrifield Town Center

PROFFER STATEMENT

June 16, 2011

PCA 2005-PR-041
Eskridge (E&A) LLC
PROFFER STATEMENT

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PCA 2005-PR-041
Eskridge (E&A) LLC
PROFFER STATEMENT
April 7, 2006
October 2, 2006
November 22, 2006
January 12, 2007
March 8, 2007
June 1, 2007
July 16, 2007
August 8, 2007
September 6, 2007
October 1, 2007
October 12, 2007
October 15, 2007
November 5, 2010
December 3, 2010
December 20, 2010
January 10, 2011
January 18, 2011
February 1, 2011
April 15, 2011
May 13, 2011
June 2, 2011
June 10, 2011
June 16, 2011

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Fairfax County Board of Supervisors' (the "Board") approval of this application PCA 2005-PR-041-2, Eskridge (E&A) LLC (the "Applicant") as owners, for themselves and for their successors and assigns, hereby proffer that development of this partial PCA on approximately ~~7.42~~21.0 acres ~~across~~ inclusive of Tax Map parcels 49-3 ((~~1~~)) ~~81A, 82A, 82B and part of 80E and the incorporation of the original 31.~~37 ~~acres (the "property") shown on Tax Map~~)) Parcels ~~49-3 ((1)) 80E, 80F, 81A, 82A, and 82B~~ C, D, F, G and J shall be in accordance with the following proffered conditions (the "Proffers"), which, if approved, shall ~~replace~~supersede any and all existing proffered conditions~~.~~ on the area of this Amendment. In the event this application is denied, these revised proffers shall immediately be null and void and the previous proffers shall remain in full force and effect.

I. GENERAL

1. **Substantial Conformance**. Subject to the Proffers and the provisions of Sections 6-200 and 6-400 and Article 16 of the Zoning Ordinance, the Property shall be developed in substantial conformance with the Conceptual Development Plan Amendment/Final Development Plan Amendment ("CDPA/FDPA") dated ~~June 8, 2010~~January 10, 2011, as revised through ~~December~~ June 17, ~~2010~~2011, consisting of Sheets 1 through 48, and prepared by VIKA, LLC. and RTKL Associates, Inc., as further modified by these proffered conditions.

2. **Minor Modifications**. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the approved CDP/FDP described above encompassing the application Property may be permitted due to final architectural and engineering design, as determined by the Zoning Administrator. Building footprints may be decreased, and the number of units and square footage within each building may be adjusted, as long as the minimum open space tabulations provided in the CDP/FDP are not reduced; the minimum building setbacks from the property lines as shown on the CDP/FDP are maintained; the number of residential units and the building heights comply with those indicated in the CDP/FDP and in these Proffers; and the development otherwise is in substantial conformance with the CDP/FDP and these Proffers. The Applicant further retains the option to file partial Conceptual Development Plan Amendments (CDPAs) and/or partial Proffered Condition Amendments (PCAs) in the future pursuant to Paragraph 6 of Section 18-204.

3. **Final Development Plan Amendments**. Notwithstanding that CDP 2005-PR-041 appears on the same development plan with FDP 2005-PR-041, it shall be understood that (i) said CDP plan shall consist of the entire plan relative solely to ultimate points of access at their periphery of the Property; the general location of the proposed building footprints, uses, and parking at or above grade; minimum and maximum building heights, on-site vehicular circulation, the amount and location of common open space areas; and (ii) the Applicant has the option to request Final Development Plan Amendment ("FDPA") approvals from the Planning Commission in accordance with Section 16-402 of the Zoning Ordinance with respect to the remaining elements.

4. **Density Credit**. All intensity/ density attributable to land areas dedicated and/or conveyed at no cost to the Board or any other public entity pursuant to these proffers

(including, without limitation, the dedications referenced below) shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the Property.

5. **Escalation**. The amounts of each cash contribution set forth in these Proffers shall ~~escalate~~adjust on a yearly basis (but not to exceed 3% increase for any given calendar year) from the base year of 2008, and change effective each January 1 thereafter, based on the Consumer Price Index as published by the Bureau of Labor Statistics, U.S. Department of Labor, for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI").

6. **Demonstration of Square Footage Compliance**. At the time of filing of each development site plan, the Applicant shall submit to the Department of Public Works and Environmental Services ("DPWES") a running square footage tabulation which clearly presents proposed and approved square footage and dwelling units as follows: (i) total overall site development and development within the respective PRM and PDC Zoning Districts cumulatively; (ii) total non-residential use versus residential use, overall and within the respective PRM and PDC Zoning Districts cumulatively; (iii) total by land use category and (~~iii~~iv) cumulative total proposed in the respective site plans for each development Parcel A through ~~I~~J, broken down by uses. Said tabulations shall demonstrate compliance with the square footage limitations set forth in ~~Proffer Section II below and with~~ the tabulations and charts listed on the CDP/FDP.

II. LAND USE

1. **Zoning Districts**. As delineated on the CDP/FDP, the approximately 31.37-acre Application Property shall be zoned as follows:

   A. Approximately 24.14 acres to the PDC District and comprised of development parcels A, B, D, F, H and I.

   B. Approximately 7.23 acres to the PRM District and comprised of development parcels C, E, G and ~~G~~J.

2. **Permitted Uses**. The following uses shall be allowed on the respective portions of the Property, consistent with the CDP/FDP and the Parcel Allocation Chart set out in Proffer II(4), below. Any use not set forth below and allowed in the respective District may be permitted with approval of a final development plan amendment, special exception or special permit, as applicable.

A. PDC District "Principal Uses" Permitted.

- Business service and supply service establishments
- Eating establishments
- Establishments for scientific research, development and training
- Financial institutions (without drive-through)
- Garment cleaning establishments (without on-site processing)
- Hotels
- Offices, including medical offices/urgent medical care with no overnight stay
- Personal service establishments
- Public uses
- Repair service establishments
- Retail sales establishments
- Theatres

B. PDC "Secondary Uses" Permitted.

- Accessory uses, accessory service uses and home occupations as permitted by Article 10
- Bank teller machines, unmanned
- Commercial and industrial uses of special impact (Category 5), limited to:
  -Amusement arcades
  -Fast food restaurants (without drive-through windows)
  -Quick-service food stores
  -Retail sales establishments - large (not to exceed two)
  -Vehicle rental establishments, limited by the provisions of Sect. 9-518
- Commercial recreation uses (Group 5), limited to:
  -Bowling alleys
  -Billiard and pool halls
  -Health clubs
  -Miniature golf courses (limited to elements which are not visually intrusive and which complement, and do not detract from, the high quality design of the Town Center)
  -Ice skating facilities
  -Any other similar commercial recreation use
- Community uses (Group 4), excluding marinas, docks and boating facilities
- Multi-Family Dwellings
- Institutional uses (Group 3), limited to home child care facilities
- Light public utility uses (Category 1) limited to electric substations and distribution centers including transformer stations, roof-top antennae and other facilities associated with a local radio, television, and/or cable access channel, and mobile and land-based telecommunication facilities (See Proffer II.12.C below)
- New vehicle storage (maximum 50 vehicles) (pre-buildout, and only to the extent the number of spaces exceed Zoning Ordinance requirements for uses with occupancy permits)
- Quasi-public uses (Category 3), limited to:
  -Child care centers and nursery schools

-Colleges, universities (without dormitories)
-Cultural centers, museums and similar facilities
-Independent living facilities
-Private clubs
-Private schools of special education

- Veterinary hospitals (kennels and boarding allowed, but no exterior runs)

- Single Family Attached

C. PRM "Principal Uses" Permitted.

- Dwellings, multiple family.
- Public uses.

D. PRM "Secondary Uses" Permitted.

- Accessory uses and home occupations as permitted by Article 10
- Bank teller machines, unmanned
- Business service and supply service establishments
- Commercial and industrial uses of special impact (Category 5), limited to:
  -Fast food restaurants (without drive-throughs)
  -Quick-service food stores
  -Vehicle rental establishments, limited by the provisions of Sect. 9-518
- Commercial recreation uses (Group 5), limited to:
  -Bowling alleys
  -Billiard and pool halls
  -Health clubs
  -Ice Skating facilities
  -Any other similar commercial recreation use
- Eating establishments
- Financial institutions (without drive-throughs)
- Garment cleaning establishments (no on-site processing).
- Institutional uses (Group 3), limited to:
  -Home child care facilities
- Light public utility uses (Category 1) limited to electric substations and distribution centers including transformer stations, roof-top antennae and other facilities associated with a local radio, television, and/or cable access channel, and mobile and land-based telecommunication facilities. See Proffer II.12.C below.
- Offices, including medical offices/urgent medical care with no overnight stay
- Personal service establishments
- Quasi-public uses (Category 3), limited to:
  -Child care centers and nursery schools
  -Colleges, universities (without dormitories)
  -Cultural centers, museums and similar facilities
  -Independent living facilities
  -Private clubs
  -Private schools of special education
- Repair service establishments

- Retail sales establishments
- Vehicle transportation service establishments

- Single Family Attached

E. PDC and PRM "Temporary Uses" Permitted

- Festivals, fairs or similar activities, as defined in Paragraph F below
- Farmers' Markets, as defined in Paragraph G below
- Promotional activities of retail merchants
- Apartment sales and rental offices

F. Festivals, Fairs or Similar Activities. The Applicant shall be permitted to provide on the subject Property festivals, fairs or similar activities including, without limitation, farmers' markets, without the need for issuance or approval of a "Temporary Special Permit" in accordance with the following provisions:

i. Maximum of 64 events per year;

ii. May be provided with or without admission or other fees;

iii. Sponsored by the Applicant, or its designee, a civic organization, public entity including the Fairfax County Park Authority ("FCPA"), local chamber of commerce, charitable organization, service club, non-profit, or similar entity;

iv. Complies with all Health Department regulations;

v. The Applicant reserves the right to periodically close the following portions of the internal private road network: Festival Street between Strawberry Lane and the Festival Street intersection with Festival Street Extended. Other portions of the internal private street network may also be closed on an infrequent basis.

vi. Notwithstanding the "Shopping Center Parking Exhibit" on Sheet 3 of the CDP/FDP, the Applicant, upon temporary closure of portions of the internal road network, reserves the right to temporarily provide no more than 61 parking spaces (a number which will fluctuate downward depending upon the portion temporarily closed and the number of street level parking spaces affected) in one "parking zone" for uses in one or more other "parking zones." Such provision of temporary parking shall

permit the Applicant to count all on-street spaces on private roads within the development toward the parking required by the Ordinance.

G. Unmanned Freestanding Automated Teller Machines. The Applicant shall be permitted to install up to five free-standing, unmanned bank teller (aka "ATM") machines on the Property; the footprint of each such ATM shall not exceed sixteen (16) square feet. Said ATMs shall not be counted toward the maximum amount of retail or non-residential GFA permitted on the Property referenced below. Said ATMs shall be located in kiosks in a manner that does not interfere with pedestrian movements or safety. This limitation shall not preclude additional ATMs within buildings or on building facades.

H. Retail Kiosks/Moveable Carts. The Applicant shall be permitted to operate movable carts, which shall be defined as temporary, transportable kiosks that serve a retail purpose, but shall not be counted toward that maximum amount of retail or non-residential GFA permitted on the Property referenced below. Each kiosk/cart shall be no more than 120 square feet; however, one newsstand kiosk shall be permitted to be up to 900 square feet maximum size, which kiosk, if not portable, shall be counted against the maximum amount of retail or non-residential GFA permitted on the Property. Said carts shall be located within park and plaza areas, as well as adjacent to non-residential uses, as determined by the Applicant, provided that, cumulatively, said carts do not negatively impact streetscape views, do not interfere with pedestrian movements or safety and conform with the standards set forth in the "Design Guidelines," as described below.

~~I. Multiple Theatre Use The Applicant agrees that there will never be more than one (1) multi-screen theater use in the project. If Parcel D does NOT include a theater use, it may be developed with other non-residential uses.~~

3. **Overall Maximum Floor Area Ratios and Gross Floor Areas**. Development on the Property as a whole shall not exceed 1,893,112 square feet of GFA of principal and secondary uses, at an overall 1.39 floor area ratio ("FAR"), including (i) "Affordable Dwelling Units" ("ADUs") and ADU-related density, and (ii) Workforce Housing-related density, as presented in the tabulations on Sheet 2 of the CDP/FDP, but excluding Cellar Space as defined in the Zoning Ordinance ("Cellar Space"). A maximum of 1,442,712 square feet of GFA, exclusive of Cellar Space, shall be permitted within the PDC zone,

and a maximum of 610,000 square feet of GFA, exclusive of Cellar Space, shall be permitted within the PRM zone. Cellar Space shall be limited to 175,000 SF for all permitted uses, except dwelling units. Cellar Space dwelling units shall be limited separately to 25,000 SF. Nothing herein shall be construed to limit the Applicant's ability to utilize Cellar Space for storage or other uses not occupied by humans.

4. **Parcel Allocation Chart**. Land uses and building heights shall be allocated in accordance with the "Parcel Allocation Chart" which appears on ~~Sheet 5~~Sheets 6 and 7 (and subsequent sheets) of the CDP/FDP. The Applicant, in its sole discretion, shall determine the final allocation for each Development Parcel in accordance with the limitations set forth in those charts~~.~~

~~Notes:~~

5. **Non-Residential Gross Floor Area**. To provide the "synergy" of uses envisioned for the Town Center, the total non-residential uses within both the PDC and PRM Zoning Districts combined shall consist of a minimum of 460,000 square feet of GFA and a maximum total of 1,196,144 square feet of GFA (excluding Cellar Space), which shall be allocated in accordance with the Site Tabulations on Sheet 2 and the "Parcel Allocation Chart" on ~~Sheet 5~~Sheets 6 and 7 (and subsequent sheets) of the CDP/FDP generally as follows: 0 to 171,000 square feet of GFA in office and related uses; 10,000 to 120,000 square feet of GFA in theatre and related uses; 0 to 364,000 square feet of GFA in hotel and related uses; and 370,000 to 675,000 square feet of GFA (exclusive of any eating establishment/fast food or related uses provided in conjunction with the theatre, office, and/or hotel uses) in uses such as retail uses, accessory service uses, retail sales establishments, child care centers, eating establishments, financial institutions, health clubs, and other principal and secondary PDC and PRM uses that are neither residential, office/research, theatre and related uses, or hotel and related uses. For purposes of this proffer, the designation of a building as office or other employment use shall be construed to permit inclusion of fast food (e.g. delicatessen) financial institution, and other such accessory and personal service uses (as may otherwise be permitted in these proffers) on the ground and/or first floor level of such building. At ultimate build-out of the development, no more than fifty-five (55) percent of the overall project density shall consist of theatre, retail, eating establishments, service and related non-residential uses; (office and hotel uses and uses accessory to residential within residential buildings shall not be included within this fifty-five (55) percent cap). In no event shall the combined total maximum residential and non-residential GFA for the Property exceed 1,893,112 square feet of GFA.

6. **Residential Gross Floor Area**. The total residential uses within both the PDC and PRM Zoning Districts combined shall be a minimum of 550,000 square feet of GFA to a maximum of 1,205,112 square feet of GFA, including ADUs and ADU bonus density, and Workforce Housing Units and Workforce Housing bonus density, which shall be provided pursuant to Proffer IV.1 and IV.2 below. Said residential uses shall be allocated in accordance with these proffers and with the "Parcel Allocation Chart" listed on ~~Sheet 5~~Sheets 6 and 7 (and subsequent sheets) of the CDP/FDP. In no event shall the combined total maximum residential and non-residential GFA for the Property exceed 1,893,112 square feet of GFA.

7. **Minimum Number of Dwelling Units**. A minimum of 500 residential units shall be constructed on the Property. Such total shall include all required "ADUs" and all "bonus" dwelling units attributable to the provision of ADUs, which shall be provided pursuant to Proffer IV.1 below, and all Workforce Housing and Workforce Housing "bonus" Units provided pursuant to Proffer IV.2 below. Market-rate multi-family residential units constructed as part of the Proposed Development shall have an average gross unit size of approximately 1,100 square feet of gross floor area per dwelling unit~~;~~ (+/- 5%); provided, however, that nothing shall preclude the Applicant from constructing individual units of lesser or greater size than the average set forth herein.

8. **Allocation of Land Uses**. The allocation of dwelling units and residential and commercial gross floor area among the building parcels on the Property is represented on the CDP/FDP. The Applicant may reallocate dwelling units and/or gross floor area among the buildings depicted on the CDP/FDP without requiring a PCA or FDPA so long as (1) the total maximum FAR and residential square footage proffered above is not exceeded; (2) the Parcel Allocation Charts shown on ~~Sheet 5~~Sheets 6 and 7 and subsequent sheets of the CDP/FDP is adhered to; (3) the minimum and maximum building heights shown on the CDP/FDP are adhered to; (4) the footprint and configuration of individual buildings do not exceed that shown on the CDP/FDP except to the extent such change is deemed a minor modification, as determined by the Zoning Administrator; and (5) the maximum FAR limitations within the PRM and PDC Zoning Districts shown on the CDP/FDP, respectively, and for the Property overall as set forth in Proffer II.3 above, are not exceeded, as proffered here and as determined by the Zoning Administrator.

9. **Build-out in Phases.** Build-out of the Property may proceed in phases. The FAR constructed within a respective site plan-approved portion of the project may exceed the maximum density limitation set forth in Proffer II.3, so long as such maximum density limitation is not exceeded over the entirety of the Property at any time, as shall be demonstrated pursuant to Proffer I.6, and is consistent with the Parcel Allocation Chart and the CDP/FDP.

10. **Location of Residential Uses**. As depicted on the CDP/FDP, residential use shall be located on the upper floors (i.e. above the ground floor) of buildings on Parcels "C" and "E," and on the ground (which, because of topography and "front door" access design, may be deemed "Cellar Space") and/or upper floors of "G;" however, this shall not be

construed to prohibit retail and related uses on the second floor, in addition to the ground floor, of such buildings or uses ancillary to residential on the ground floor of such buildings. Residential use may also be provided, as determined by the Applicant in its sole discretion, on ~~Parcels "B," "F" and/or "H" in accordance with the CDP/FDP~~Parcel "F" in accordance with the CDP/FDP. Residential use will be provided on Parcels H, I and J in accordance with the CDP/FDP. Parcel H will also be allowed, at the sole discretion of the Applicant, to provide retail and ancillary residential uses.

11. **Location of Hotel and Related Uses**. Up to 364,000 square feet of GFA of hotel and related uses may be located on Parcels A, B, F, and/or ~~H~~G, or on none of them, as determined by the Applicant in its sole discretion.

12. **Building Heights**. Heights of buildings shall be permitted up to the maximums listed for each building "Parcel" on the CDP/FDP and Parcel Allocation Chart. In its sole discretion, the Applicant may construct a maximum of three buildings that are up to 115 feet in height, within Parcels "A," "B," and/or "F," as set forth on the "Parcel Allocation Chart" listed on ~~Sheet 5~~Sheets 6 and 7 (and subsequent sheets) of the CDP/FDP. Building height shall be measured as defined by the Zoning Ordinance and shall be exclusive of those structures that are excluded from the maximum height regulations as specifically set forth in the Zoning Ordinance such as, without limitation, penthouses and other roof structures used for common amenity space for residents of those multifamily buildings (rooftop pool facilities, exercise rooms, meeting/party rooms and such comparable uses).

A. Mechanical penthouses shall be permitted to exceed said maximum heights listed on the CDP/FDP, provided that they meet the following standards as determined by DPWES:

i. They comprise less than twenty-five (25) percent of the roof of the building.

ii. They do not exceed twenty (20) feet in height.

iii. They are architecturally integrated with materials and colors consistent with the building upon which they are situated.

B. Notwithstanding the foregoing, however, nothing shall preclude the Applicant, in the Applicant's sole discretion, from constructing buildings to a lesser building height than the maximums depicted on the development plan and listed on the CDP/FDP "Parcel Allocation Chart," provided minimum heights are no less than

the minimums shown on the CDP/FDP and Parcel Allocation Chart, and the configuration of the building envelope remains in substantial conformance with those shown on the CDP/FDP.

C. Telecommunications equipment may be placed on the proposed building(s) rooftop(s); however, any such facilities must (a) comply with the Zoning Ordinance and (b) be screened, designed and/or set back sufficiently from the perimeter of the roof and penthouse to minimize view from the street below. Screening measures may be used such as, but not limited to, (i) including the facilities as part of the architecture of the building(s), (ii) employing telecommunication screening material, and/or (iii) flush-mounted antennas utilizing colors consistent with the building treatment in the area where the antennas are to be installed.

13. **Parcel A Ground Floor Height**. In the event an office building is constructed at the corner of Lee Highway and Eskridge Road, as depicted for Parcel A Option 1 on Sheets 5 and 7 of the CDP/FDP, the Applicant shall provide a minimum clear height of 11 feet on the first floor to enable potential future use as ground-floor retail.

~~14. **Parcel G Ground Floor Height**. The ground floor residential units in Building G fronting on Eskridge Road ("West Elevation") shall be constructed with a minimum clear height of 11 feet to enable potential future use as ground-floor retail. These units may also, at Applicant's discretion, be built as live-work units (i.e., built to facilitate inclusion of "office," "retail" or comparable "work" use).~~

III. COMMUNITY SPACE

1. **Community Meeting Space**. Within one of the buildings located within Parcels G~~,H~~ or ~~I~~H, a 1,000 square feet of GFA shall be provided to Fairfax County at no cost to the County to serve community needs, as coordinated with the County by the Owner of the Parcel it will be finally located in, in accordance with the following conditions:

   A. Said "Community Space" shall be limited to uses and events such as exhibit and/or activity space, or other uses and events as may be agreed to by the owner of the building on Parcel G~~, H~~ or ~~I that~~H where the 1,000 s.f. space is located ~~and the County.~~.

   B. Within sixty (60) days following the receipt, of a building permit for said building that the 1,000 s,f. space is located in, or such later time as Owner of the said

building, in its sole discretion, may choose prior to issuance of a Non-RUP for the building it is located in on G~~, H~~ or ~~I~~H , the Owner shall request in writing that a Lease/License shall be prepared by the County Attorney and submitted to the Owner for review and approval. Said Lease/License shall include commercially reasonable terms substantially similar to other leases/licenses executed by the Board of Supervisors for leased space elsewhere in Fairfax County, except that there shall be no rent required of the County. Said Lease/License shall also provide that the Owner shall be permitted, in coordination with the County, to utilize said space on an agreed to basis for uses in conjunction with the building it is located in, and that the owner shall provide utilities, cleaning services and general maintenance for this space at no cost to the County.

C. In the event that Fairfax County fails to submit said Lease/License within 60 days of the request referenced above, fails to execute said Lease/License within 30 days after its language has been agreed upon by the County and the Owner of the building on G~~, H~~ or ~~I~~H that the 1,000 square foot space is located, fails to occupy said "Community Space" within six months after execution of the said Lease/License and a Non-RUP has been issued for said space, or fails to utilize said space for six consecutive months once it has been "finished" and utilized by the County, then the Applicant's obligations under this Proffer shall automatically and completely expire, and the Applicant thereafter shall be permitted to market and lease said space as an accepted use within the building it is located in, in accordance with the square footage allocation listed on the CDP/FDP and the uses set forth in these Proffers.

D. All time-frames listed above may be subject to extension by mutual agreement of the parties.

2. **Satellite Police Office**. Provision shall be made in Applicant's security offices for desk and phone facilities dedicated for use by the Fairfax County Police, password secure internet access, as well as access to necessary support facilities, such as copiers and facsimile machines and private interview space, all at no cost to the County.

IV. AFFORDABLE HOUSING.

~~1.~~ 1. **Affordable Dwelling Units ("ADUs")**. The Applicant shall provide ~~a total of five (~~as Affordable Dwelling Units (ADUs), to be located in any residential building on

the Property, the equivalent of twelve and one half (12.5) percent of all ~~non-bonus market rate residential~~single family attached dwelling units built on the Property, as set forth in Part 8 of Article 2 of the Zoning Ordinance (the "~~"~~"ADU Ordinance~~");~~"). Additionally, the Applicant shall provide a total of 4.27 percent of all multiple family residential units, excluding any SFA ADU's built as multiple family units, built on the Property,~~-~~regardless of ~~residential~~ building construction type, as ADUs. The actual number of ADUs to be provided, attributable to multiple family residential units only, shall be determined at the time of site plan approval ~~in accordance with the formula for calculating ADUs in Section 2-801 of the Zoning Ordinance for developments with greater than fifty percent (50%) structured parking.~~by applying 4.27 percent to the total number of multi-family residential units actually shown on the respective site plans, excluding any SFA ADU's or ADU's generated from other buildings but located within the subject building. The ADUs may be provided as for-sale or rental units, consistent with the market rate units in the same building, and shall be administered in accordance with the requirements of the ADU Ordinance. ~~At least ten (10~~Ten (10) (or more, in the Applicant's sole discretion) of the ADU units required under this Proffer shall be designed and constructed as fully handicapped-accessible units. RUPs shall not be issued for more than seventy-five percent (75%) of the total dwelling units approved on the Property until all of the RUPs have been issued for at least 75% of the ADUs required pursuant to this Proffer.

~~2.~~ 2. **Workforce ~~Housing~~Dwelling Units**. In addition to the ~~five (5) percent~~ ADUs required pursuant to this Proffer IV(1) above, the Applicant also shall provide ~~seven (7)~~.73 percent of all non-ADU, non-~~-~~bonus density market rate ~~residential~~multiple family dwelling units on the Property as ~~workforce housing units. Thirty (30~~Workforce Dwelling Units ("WDUs"). The actual number of WDUs to be provided, attributable to multiple family residential units only, shall be determined at the time of site plan approval by applying 7.73 percent to the number of multi-family residential units, excluding all ADU's, ADU bonus density, and WDU bonus density, actually shown on the respective site plans. The WDUs shall be provided such that they are affordable to households with a maximum annual income of one hundred twenty (120) percent~~, thirty (30) percent, and forty (40) percent, respectively,~~ of the Area Median Income for the Washington Metropolitan Statistical Area ("AMI"). One-third of said units shall be affordable to~~-~~, respectively, future residents who have a median household income of ~~70%~~up to ~~90%, 70%~~80%, up to ~~110~~100%, and ~~70%~~up to 120%, respectively, of the

~~Washington D.C. metropolitan statistical area median household income ("MHI") as determined by the U.S. Census Bureau, such that a total of twelve percent (12%) of the total non-bonus, market rate residential units constructed as part of the Proposed Development are sold/rented as either ADUs or Workforce Housing Units (as defined in this Proffer).~~AMI, regardless of building construction type. ADUs and/or Workforce Units (as defined in this Proffer) provided in any single Residential Building of the Proposed Development may be greater or less than twelve percent (12%) of the total residential units in such phase/building; provided, however, that the total number of ADUs ~~and Workforce Units~~ provided ~~at the~~upon completion of the Proposed Development shall satisfy, respectively, the above-defined twelve and one-half percent (12~~%) overall requirement~~ ½%) of the total number of SFA units, and 4.27% of the total number of multiple family units, and the total number of WDUs provided upon completion of the Proposed Development shall be 7.73% of all non-ADU, non-bonus density multiple family dwelling units.

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

~~i.~~ i. Market-Rate Units. Dwelling units approved on the Property that are not subject to either the price/rental restrictions of ~~Section 2-800 of the Zoning Ordinance or~~ Proffers IV~~.~~(1) or IV~~.~~(2~~; and~~);

~~ii.~~ ii. Workforce Dwelling Units~~.~~ ("WDUs"). Dwelling units on the Property subject to the price/rental restrictions of this Proffer~~;~~ IV(2), but not subject to those of Proffer ~~III~~IV(1) ~~and Section 2-800 of~~for the ~~Zoning~~ADU Ordinance~~.~~ except to the extent specified in Proffer IV(2)(G), below; and

iii. Bonus Density. Applicant may provide bonus market rate dwelling units at a ratio (a) of one (1) bonus market rate dwelling unit per one (1) WDU provided; and (b) of seventeen percent (17%) ADU bonus density of the total multiple family dwelling units built on the Property (not including any SFA-attributable ADU's or SFA bonus units built as multiple family residential units).

~~iii.~~ B. Workforce ~~Unit provided.~~

~~B.~~ ~~Workforce~~Dwelling Units. Each ~~Workforce Unit~~WDU provided shall be made available by the Applicant on either a for-sale basis or rental basis to persons with

an ~~average~~ income of ~~70%~~up to ~~90%, 70%~~80%, up to ~~110~~100%, or ~~70%~~up to 120% of ~~MHI~~AMI in accordance with Proffer IV(2) above. The Applicant shall direct its marketing of the ~~Workforce Units~~WDUs with particular emphasis on bicyclists, one or no-car individuals/families, and employees of nearby employers (such as the INOVA Fairfax Hospital nurses, Exxon/Mobil, nearby police and fire units, Luther Jackson Middle School teachers); provided, however, that such marketing shall be conducted on a non-discriminatory basis in conformance with the Fair Housing Act and all other applicable laws and regulations.

~~C.~~ C. Unit Size. ~~Workforce Units~~WDUs shall have a minimum size of ~~500~~450 net leasable square feet and a maximum size of 850 net leasable square feet and may be provided as efficiency and/or studio units and/or one (1) or (2) bedroom units, as determined by the Applicant in its sole discretion. The bedroom count for the 4.27% of multiple family ADUs generated per proffer IV(1) above shall be proportionate to the bedroom mix of the market rate units in the residential building in which they are located; in the event that ADUs in excess of 4.27% are provided in a given building, such excess ADUs shall be proportionate to the bedroom mix of the market rate units in the residential building in which they are located. The size of the multiple family ADUs shall be consistent with the size requirements included in the ADU Ordinance and published Specifications for Prototype ADUs.

~~D.~~ D. Designation on Approved Site Plan. The approved site plans, record plats and building plans for the Residential Buildings shall designate the number of ~~Workforce Units, the number of~~ADUs, WDUs, Market-Rate Units, and ~~the number of~~ bonus Market Rate Units to be provided in each respective building. The Applicant shall determine the interior amenities, including the number of bedrooms, for each ~~Workforce Unit~~WDU provided. Interior amenities shall not be less than that provided for the ADUs referenced in Proffer Paragraph IV(1) above. If the development of the Residential Buildings is phased or developed in sections, then the approved site plan(s) for each Residential Building shall also contain tabulations of the total number of ~~Workforce Units~~ADUs by bedroom count, WDUs by bedroom count~~, and~~ the number of Market-Rate Units by bedroom count~~, and the number of bonus Market Rate Units by bedroom count~~ on

the Property. Whenever the calculation of the required ~~Workforce Units~~ADU's and WDUs results in a fractional unit less than 0.5, then the number shall be rounded down to the next whole number, and any fractional unit of 0.5 or greater shall be rounded up to the next whole number.

~~E.~~ E. Location Change. If there is to be any change in the location of ~~Workforce Dwelling Units~~WDUs after the original approval of a site plan, the Applicant shall be responsible for amending the approved plans and plats to reflect the designation of the alternate ~~Workforce Dwelling Unit~~WDU location(s) prior to the issuance of a Residential Use Permit for the new ~~Workforce Dwelling Units.~~WDUs. However, in the case of a multiple family rental building that is under single ownership, the ~~Workforce Dwelling Units~~WDUs need not be specifically identified. In such rental buildings, the site plans, record plats and building plans shall identify the building as a rental project and shall note the total number of ~~Workforce Dwelling Units~~WDUs and the number of market rate units provided. For all for-sale buildings, the floor area of each ~~Workforce Dwelling Unit~~WDU shall be noted on the approved site plan, record plat and building plan.

~~F.~~ F. Timing for Provision of the Work-Force Units. RUPs shall not be issued for more than ninety percent (90%) of the total dwellings units approved on the Property until all of the RUPs have been issued for all of the ~~Workforce Units~~WDUs required pursuant to this Proffer.

~~G.~~ G. Provisions of the ADU Ordinance. The ~~Workforce Units~~WDUs shall be administered in a fashion similar to ~~ADU Units~~ADUs pursuant to the below-specified provisions of ~~Section 2-800 of~~ the ~~Zoning~~ADU Ordinance in effect at the time of the execution of these Proffers. The following specific provisions of the Zoning Ordinance shall apply to administration of the ~~Workforce Units~~WDUs: Sections 2-805, 2-807, 2-~~808, 2-~~810, 2-811, 2-~~-~~812 (with a control period of 50 years for rental units and recording covenants committing to the above-mentioned control periods), 2-813, 2-817, and 2-818, including the recordation of the appropriate restrictive covenants in the land records of Fairfax County, except where such provisions directly conflict with these Proffers. Occupants of ~~Workforce Dwelling Units~~WDUs purchased or leased by the Board and/or HCD shall qualify for the household income tiers set forth above. There shall be no requirement that the ~~Workforce Dwelling Units~~WDUs provided shall

be of proportional bedroom count to the market rate units within this development. When the provisions of Proffer IV.(2)(1) and/or IV(2) conflict with any provision of the Zoning Ordinance or of the Board's WDU Administration Policy Guidelines, these Proffers shall control.

~~H.~~ H. Alternative Administration. Notwithstanding the foregoing subparagraph G, the Applicant reserves the right to enter into a separate binding written agreement with the appropriate Fairfax County agency as to the terms and conditions of the administration of the ~~Workforce Units~~WDUs following approval of this Application. Such an agreement shall be on terms mutually acceptable to both the Applicant and Fairfax County ~~and may occur after the approval of this Application.~~. Neither the Board of Supervisors nor Fairfax County shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the ~~Workforce Units~~WDUs shall be administered solely in accordance with such an agreement, and subparagraph G above shall become null and void. Such an agreement and any modifications thereto, shall be recorded in the land records of Fairfax County. In addition, if, prior to site plan approval, the Fairfax County Zoning Ordinance is amended to provide specific requirements regarding ~~Workforce Dwelling Units~~WDUs, the Applicant reserves the right, in its sole discretion, to opt into the new Zoning Ordinance provisions regarding ~~Workforce Dwelling Units~~WDUs, and the administrative requirements of this Proffer IV.(2.)(G.) and (H.) shall be null and void. In any event, if this proffer conflicts with the administrative sections of the ~~Workforce Dwelling Unit~~WDU provisions of the Zoning Ordinance, if any, this proffer shall control.

~~I.~~ ~~Workforce Units~~I. WDUs – Rental Rates. The maximum monthly rental, initially and for each year thereafter, at which each ~~Workforce Unit~~WDU may be offered shall be the rental rate for the Washington Standard Metropolitan Statistical Area published by the ~~Virginia Housing Development Authority ("VHDA") or by Fairfax County pursuant to Section 2-811 of the Zoning Ordinance, and/or by the~~ United States Department of Housing and Urban Development for the respective percentage of ~~MHI~~AMI designated for such unit. The initial ~~MHI~~AMI to determine such initial maximum monthly rent shall be determined from the date of the issuance of the first RUP for ~~any Workforce Unit.~~each respective WDU. The ~~MHI~~AMI and the maximum monthly rent, as

calculated above, may be adjusted once a year, as published by HUD ~~or VHDA, respectively.~~. A copy of such annual calculation shall be provided to the Fairfax County Department of Housing and Community Development ("HCD"), or such other agency as may be designated by the County to oversee implementation of a Workforce Housing Program.

~~J.~~ J. Control Period. The price for subsequent re-rental ~~Workforce Dwelling Units~~WDUs shall be controlled for a period of fifty (50) years from the date of issuance of the first Residential Use Permit for ~~any Workforce Dwelling Unit~~each respective WDU. For for-sale ~~Workforce Dwelling Units~~WDUs, the price for the subsequent resales shall be controlled for a period of thirty (30) years after the initial sale. However, upon any resale, conveyance, and/or transfer to a new owner of such ~~Workforce Dwelling Unit~~WDU within the initial thirty (30) year period of control, the prices for each subsequent resale and/or transfer to a new owner shall be controlled for a new thirty (30) year period commencing on the date of such resale, conveyance, and/or transfer of the ~~Workforce Dwelling unit.~~WDU. For any ~~Workforce Dwelling Units~~WDU that is owned for an entire thirty (30) year control period by the same individual(s), the price control term shall expire and the first sale of the ~~Workforce Dwelling Unit~~WDU after such expiration shall be in accordance with Sect. 2-812(5) of the Fairfax County Zoning Ordinance.

~~K.~~ K. Compliance with Federal, State, and Other Local Laws/Severability. If it is found by a court of competent jurisdiction, that any portion of this Proffer related to providing ~~Workforce Units~~WDUs violates any Federal, State or other local law, then the offending portion of this Proffer shall be deemed null and void and no longer in effect.

~~L.~~ L. Condominium Conversion. If a residential building was initially operated as a rental project, then subsequently is converted to a condominium project, any existing ~~Workforce Units~~WDUs shall be maintained as ~~Workforce Units~~WDUs and shall be administered as ~~Workforce~~WDU Sale Units as set forth herein. The restrictions on any such ~~Workforce~~WDU Sale Units shall be disclosed in the condominium declaration creating the condominium. Should the Applicant choose to relocate any such ~~Workforce Unit~~WDU to another rental building, the Applicant shall be responsible for amending the respective approved site plans to

reflect the designation of the alternate ~~Workforce Units~~WDU prior to the issuance of a Residential Use Permit for the respective new ~~Workforce Units~~WDU.

~~M.~~ M. None of the ADUs or ~~Workforce Housing Units~~WDUs referenced above shall be required to be located within high-rise or single family attached residential buildings. As determined by the Applicant, the ADUs and ~~Workforce Housing Units~~WDUs for the entire 31-acre development may be located entirely within either the PDC or the PRM zone.

~~N.~~ ~~Workforce Dwelling Units~~N. WDUs that are included on approved site plans shall be deemed features shown for purposes of Section 15.2-2232 of Va. Code Ann. and, as such, shall not require further approvals pursuant thereto in the event the Board of Supervisors and/or the Fairfax County Redevelopment and Housing Authority shall acquire or lease such units.

V. PARKING

1. **Parking Deck Heights**. Above-grade, structured parking decks each shall have a maximum height of 75 feet above average grade, with the exception of the Parcel A Parking Deck and the East Parking Deck (Parcel H Deck) (which may each have a maximum height of 85 feet above average grade). Building F may include at or above grade structured parking, but in no event shall such above grade parking exceed a maximum height of 75 feet above average grade. Said "maximum heights" shall be exclusive of elevator and stairwell structures at the top level. Below-grade parking may be provided with any or all buildings.

2. **Parking Tabulations**. Parking spaces shall be provided in accordance with the "Parking Tabulations" listed on Sheets 3, 8 and 9 of the CDP/FDP and parking provided for development parcels shown in the tabulations may be located within or outside of such development parcel. The Applicant may utilize on-street parking on the private streets within the development to meet the parking requirements, so long as such spaces are striped and meet the dimension requirements of the PFM, subject to receiving approval of any necessary waivers and/or modifications. The specific number of parking spaces represented on the CDP/FDP is based on preliminary estimates of the proposed mix of uses, unit count and unit type. The final number of parking spaces shall be determined at the time of each site plan approval based upon the uses shown on the respective site plans. The Applicant may provide parking for residential units in parking structures

connected to the Unit's building and other, adjacent residential buildings, so long as the minimum total parking requirement for all residential uses is met at all times. Access to residential parking will be segregated from non-residential parking. The Applicant may provide parking for non-residential uses in parking structures (including the East ~~and West decks~~deck) in or connected to other buildings containing non-residential uses, so long as the minimum total parking requirement for all non-residential uses is met at all times. The Applicant may construct parking in phases and may construct parking in advance of the use for which such parking will ultimately be provided. The Applicant may relocate above-grade parking shown on the CDP/FDP to a subsurface location beneath those buildings; provided, however, that the building height, outdoor rooftop amenities and general ground floor configuration (footprint) of such building(s) remain in substantial conformance with that shown on the CDP/FDP, the Parcel Allocation Chart and these Proffers. The Applicant may locate parking below private streets, and park areas. The Applicant reserves the right, however, to provide parking spaces in addition to the total number of parking spaces shown on the CDP/FDP if (i) such additional spaces result from the final design of the parking structures for the Principal and Secondary Uses so as to avoid partial garage floors; or (ii) to the extent necessary to accommodate uses established on the Property that result in a higher parking requirement than is shown on the CDP/FDP (e.g., eating establishments), provided that the building heights set forth in these Proffers are not exceeded.

3. **Shared Parking Agreement**. Notwithstanding the above, the Applicant may request a parking reduction or approval of a shared parking agreement pursuant to Article 11 of the Zoning Ordinance. Any modification of the required parking as approved by such parking reduction or agreement may be accommodated without requiring a PCA, CDPA or FDPA, provided that the location of the parking remains in substantial conformance with that depicted on the CDP/FDP.

4. **Temporary Parking** The applicant will provide temporary parking on Parcel F in conjunction with its grand opening ceremony for the project. The applicant also reserves the right to provide temporary parking on any undeveloped parcel, excluding areas designated to be parks, as the applicant deems necessary until such time each parcel is developed. The area of South Park, in a temporary condition, after the final RUP of Parcel H , will be seeded and remain a seeded lawn until such time construction of Parcel G commences. . Any temporary parking, other than construction staging, on Parcel G

will have a landscaping hedge and/or decorative fence along the North Street, Penny Lane and South Park sides.

~~4.~~

5. **Parallel Parking Spaces Along Internal Streets**. The Applicant may establish surface parking spaces to be located along either or both sides of "Festival Street," "Festival Street Extended," "North Street," "Strawberry Lane," ~~and~~ "South Theatre Drive~~"~~", "Penny Lane", and "EYA Lane (Internal Townhouse Street)" generally as shown on the Development Plan (the "Parallel Spaces"). The Parallel Spaces may be part of, or in addition to, the total number of required parking spaces to be provided with the Proposed Development. The Applicant may restrict the use of those Parallel Spaces, that otherwise are not required to satisfy the minimum parking requirements, through appropriate signage or such other means as the Applicant determines, for use as a (i) drop-off area or (ii) temporary loading area.

6. **Theatre Accessory Uses Parking Calculation**. Retail, restaurant and similar uses shall be accessory uses to the main theatre use and, as such, shall not require additional parking above and beyond that deemed required under the Ordinance for theatre use, provided that sole customer access to said accessory uses is via the theatre lobby.

VI. TRANSPORTATION – GENERAL

1. **Right-of-Way Dedication**. All road right-of-way ("ROW") dedicated in conjunction with these proffers and/or as depicted on the CDP/FDP shall be conveyed to the Board of Supervisors in fee simple at the time of recordation of the final record plat for the contiguous development area, or upon written demand by Fairfax County and/or VDOT, whichever occurs first. All ROW dedication shall be subject to the "Density Credit" proffer in Proffer I.4, regarding reservation of development intensity to the residue of the Property.

2. **Definition of "Construct"**. For the purposes of these proffers, "construct" shall mean that the committed road improvement is open to public traffic use whether or not accepted into the State road system.

3. **Condemnation**. To the extent off-site right-of-way or easements are required for the Applicant to construct any of the improvements in Proffer VII, and Applicant has been unable to acquire said right-of-way or easements after documented, reasonable efforts to do so, Applicant's obligation to construct such improvements for which right-of-way is

not available shall be contingent upon the Board acquiring such right-of-way and/or easements through its powers of Eminent Domain after being requested to do so by the Applicant in writing. The Applicant shall pay all costs, including reasonable attorneys' fees for outside counsel (if applicable), necessary to condemn any such right-of-way or easement. The Applicant's request shall be forwarded, in writing, to the Director of Property Management accompanied by:

A. An independent appraisal, by an MAI appraiser who is not employed by the County, of the value of the land taken and damages, if any, to the residue of the affected property;

B. A sixty (60) year title search certificate of the land to be acquired; and

C. A Letter of Credit in an amount equal to the appraised value of the property to be acquired and of all damages to the residue, if any, which can be drawn upon by Fairfax County. It is also understood that in the event the property owner is awarded more than the Letter of Credit in a condemnation suit, said excess amount of the award shall be paid to Fairfax County by the Applicant within five (5) days after said award has become final. It is further understood that all other costs incurred by Fairfax County, as defined above, in acquiring said land area shall be paid to Fairfax County by the Applicant upon demand.

4. **Private Streets**. Public access easements shall be provided on Festival Street, Festival Street Extended, Strawberry Lane, North Street, and South Theatre Drive within the limits of the Property. All private streets shall be constructed with materials and depth of pavement consistent with public street standards in accordance with the Fairfax County Public Facilities Manual ("PFM") as may be approved by DPWES, except to the extent DPWES may approve a modified section (i) where parking structures are constructed under portions of private streets, or (ii) in areas where modification/elimination of curbs may occur to facilitate pedestrian circulation as depicted on Sheet 29 of the CDP/FDP. The above construction standard shall not apply to parking lots. The Applicant shall be responsible for the maintenance of all private streets.

5. **Strawberry Lane**. The Applicant shall be responsible for the maintenance of the dedicated portion of Strawberry Lane from Yates Way to the western edge of its intersection with Gallows Road, beginning at such time as that portion is ready to be accepted into the State system for maintenance and "Uniwest" has been released from its

bond for said public improvement, which maintenance obligation shall be the subject of an executed Agreement with Fairfax County.

6. **Public Streets**. Any and all public streets shall be constructed in accordance with the PFM and/or VDOT standards, as determined by DPWES. Acceptance of public roads by VDOT into its roadway system shall be diligently pursued by the Applicant, and shall be accomplished prior to final bond release.

7. **Vacation/Abandonment**. Prior to final approval of any site plan and release of the record plat for recordation for any development section which includes development on an area of ROW to be abandoned/vacated, the Applicant shall obtain vacation and/or abandonment of the relevant portion of the Application Property, i.e., vacation and/or abandonment of the relevant portions of the areas identified as approximately 12,646 gross square feet of Hilltop Road and 2,314 gross square feet of Eskridge Road, as depicted on the CDP/FDP as the area to be vacated/abandoned. In the event the Board does not approve the requested vacation and/or abandonment of this portion of public roadway and failure to obtain such approval precludes development in substantial conformance with the CDP/FDP, the Applicant shall obtain a PCA to the extent necessary to develop that portion of the Property, which may result in a loss of density/intensity. The Applicant hereby waives any right to claim or assert (i) any vested right in any plan approved under the assumption of accomplishment of such vacation and/or abandonment, or (ii) a taking or any other cause of action that otherwise may have arisen out of a Board decision to deny in whole or in part the ROW vacation and/or abandonment request.

8. **Interparcel Access**. As shown on the CDP/FDP, North Street and the east-west service alley ("South Theatre Drive") located in the southeast corner of the site shall be designed and constructed to connect to adjacent parcels (Tax Map Parcels 49-4 ((1)) -13,) abutting such streets and to facilitate the ultimate construction by others of those private streets as through streets (public or private) connecting Gallows Road to Eskridge Road. The Applicant shall grant temporary grading and/or construction easements (up to twelve (12) feet from the respective property lines), as reflected on Sheets 6 and 7 of the CDP/FDP, to the extent needed to facilitate the construction by others of the referenced interparcel access connections.

9. **Future Retaining Walls**. As shown on the CDP/FDP, retaining walls may be needed by the respective property owners adjacent to the service alley behind Buildings C and E,

along North Street, and along portions of South Theatre Drive. The Applicant shall grant temporary grading and/or construction easements (up to twelve (12) feet from the respective property lines), as reflected on Sheets 5, 6 and 7 of the CDP/FDP, if needed to facilitate the construction by others of the referenced future retaining walls.

10. **Temporary Access**. Temporary public access shall be provided across the northern portion of Parcel B, between Yates Way and the existing theater access at Route 29 (or between Yates Way and the new Festival Street access to Route 29), consistent with, and for so long as required by, the terms of the Temporary Access Easement executed by NAI on August 31, 2007, as may be amended pursuant to direction of the Fairfax County Attorney, to be recorded among the Land Records of the Circuit Court of Fairfax County.

11. **Yates Way Access**. No site plan for development of uses on Parcel B providing for direct vehicular access between Parcel B and Yates Way shall be approved by DPWES until such time as the following conditions are satisfied: (i) Parcel B has a legal right of direct vehicular access to Yates Way in the manner proposed by such site plan via either public or private easement or right of way over that certain approximately 10-foot-wide landscape strip along Parcel B's eastern boundary north of Strawberry Lane, being part of Parcel 49-4 ((1)) 8A, which strip separates the existing public access easement for Yates Way from Parcel B; and (ii) the Board of Supervisors' has approved a Proffered Condition Amendment for Parcel 49-4 ((1)) 8A which allows, among other things, for the modification or elimination of such approximately 10-foot-wide landscape strip referenced above.

VII. TRANSPORTATION – ROAD IMPROVEMENTS

1. **Eskridge Road**. The Applicant shall reconstruct Eskridge Road as set forth in detail in Site Plan SP-0561-02, as it may be revised by the Applicant and approved by DPWES ("PI Plan"), from its intersection at Lee Highway to the southern end of the Property ("Eskridge Road"). Said improvement shall be constructed and open to traffic consistent with the approved PI Plan, as said PI Plan may be modified or amended to reflect such additional improvements as are shown on the CDP/FDP as set forth below, prior to issuance of any Non-Residential Use Permits ("Non-RUPs") or Residential Use Permits ("RUPs") for any new buildings associated with the CDP/FDP. Notwithstanding the aforesaid, those improvements to Eskridge Road reflected on the CDP/FDP but not on the approved PI Plan (which consist of modifications to the median on Eskridge Road

between Strawberry Lane and Route 29, and the extension of a continuous right-turn lane, as approved by VDOT, from Strawberry Lane north to eastbound Route 29) shall be constructed and open to traffic prior to the issuance of a Non-RUP for any use on Parcel A.

2. **Extension of Eskridge Road to Williams Drive**. Within 120 days of approval of the rezoning application, the Applicant shall prepare and submit to the County a preliminary design (as described below) of the extension of Eskridge Road from the southern Property boundary through to, and including, its the intersection with Williams Drive (PI Plan Station 28+57 through Station 32+50). Said extension shall be designed as a two lane, undivided section and shall include a transition from a three lane section at the southern Property boundary. Said preliminary design shall include horizontal and vertical alignment of the road, as well as an exhibit showing the impacts of said extension on existing parking, buildings, accessory structures on, and zoning compliance of, the parcels through which said road is to be extended. At the same time, the Applicant also shall provide to the County a preliminary construction cost for said extension, including its estimate of right-of-way acquisition cost. If, prior to Applicant's having completed construction (as defined in Proffer VI.2) of Eskridge Road, sufficient funds for engineering design, approval, permitting, land acquisition, and construction of this extension of Eskridge Road to Williams Drive be made available by Fairfax County, and should all necessary right-of-way and easements be provided by others and all approvals prerequisite to beginning construction of said extension have been issued, then Applicant shall construct such connection and shall replace 14 parking spaces lost due to the construction of the connection on Parcel 49-3-((22))-3D. Regardless of whether the Applicant or others construct the said extension, so long as it is constructed in an alignment causing the loss of the aforesaid 14 parking spaces, those 14 parking spaces shall be replaced by the Applicant consistent with the CDP/FDP; however, it is to be understood that the Applicant shall regain control of said 14 replacement parking spaces referenced above at such time Parcel 49-3-((22))-3D redevelops and/or if the extension of Eskridge Road is redesigned into an alignment which does not, per se, require the loss of said 14 parking spaces. The Applicant shall respond with a legitimate, viable proposal to any County RFP for the construction of said extension, should an RFP be deemed necessary by the County.

3. **Lee Highway (Route 29 Property Frontage)**. Subject to VDOT approval, the Applicant shall design and construct the ultimate southern curb line of Route 29 and the adjacent right turn lane (collectively the "Ultimate Southern Curb Line") from the eastern terminus of Eskridge Road along the Property frontage to station 77+00 as shown on Sheet 7 of the CDP/FDP. The Ultimate Southern Curb Line shall be approximately 12' (plus or minus) south of the proposed curb line of the VDOT Route 29/Gallows Road Project #0029-029-119 (the "VDOT Project") in order to facilitate provision of a continuous right turn lane along the Property's frontage. From approximately station 77+00 to the Yates Way intersection, the Applicant shall continue the continuous right turn lane to and including the Yates Way intersection to match the existing conditions of Route 29.

A. Design. The Applicant shall provide said design on a Site Plan (or Site Plans if filed separately) for the development of Parcel A and Parcel B. Such design shall tie the Ultimate Southern Curb Line into the existing Route 29 conditions. The Applicant shall also, subject to VDOT approval (which shall be diligently pursued), redesign VDOT's road plans for its VDOT Project, and shall be responsible for the actual cost incurred, up to a maximum of $30,000, for time and material for Applicant to effectuate said redesign to interface the VDOT Project with said Ultimate Southern Curb Line (the "Redesign").

B. Construction. If the Applicant's construction timing for Parcel A and/or Parcel B precedes the VDOT Project, the Applicant shall construct the Ultimate Southern Curb Line consistent with the Redesign, to include the 42-inch storm drain pipe and the relocation of a 10-inch water line along the aforesaid frontage improvement. The pavement constructed by the Applicant shall tie into the existing Route 29 condition. Said construction shall be accomplished simultaneous with construction of the improvements on, respectively, the adjacent Parcel A and/or Parcel B, prior to issuance of a Non-RUP or RUP for the respective Parcel. If construction of the VDOT Project has begun on Route 29 west of Gallows Road prior to the development of Parcel A and/or Parcel B, the Applicant shall contribute $300,000 for VDOT to construct the Ultimate Southern Curb Line as part of the VDOT Project, in accordance with the Redesign.

4. **Lee Highway (Route 29) Offsite**. As referenced in Proffer VII.9. below and as shown on Sheet 7 of the CDP/FDP (the ~~"~~"Yates Way ~~Connection"),~~" connection") the Applicant

shall ~~work with VDOT to design and shall construct~~contribute $200,000 toward the ~~ultimate southern curb line of Route 29, from the aforementioned station 77+00 to the Route 29 intersection with Gallows Road (the "Offsite Curb Line"). The Offsite Curb Line shall facilitate a right in, right out movement to Yates Way and a second~~construction of an additional right turn lane ~~from eastbound Route 29 to southbound Gallows Road. Since the design~~as shown on Sheet 7 of the ~~Route 29 Project along this section does not replicate existing conditions, design and construction of~~ CDP/FDP from Yates Way to Gallows Road. Said contribution will be made at the time of the ~~Offsite Curb Line must be accomplished as part of the VDOT Project.~~first site plan approval.

~~A. Design. The Applicant shall work with VDOT and shall redesign VDOT's road plans for the VDOT Project to interface the VDOT Project with said Offsite Curb Line (the "Offsite Redesign"), and shall be responsible for the actual cost incurred, up to a maximum of $50,000, for time and material to effectuate said redesign.~~

~~B. Construction. The Applicant shall contribute $350,000 to VDOT towards offsite right-of-way acquisition for and construction of the Offsite Curb Line as part of the VDOT Project, in accordance with the Offsite Redesign, as shown Sheet 7 of the CDP/FDP.~~

5. **Strawberry Lane**. Strawberry Lane shall be constructed by the Applicant as a private street in substantial conformance with that depicted on the CDP/FDP; east of Festival Street to the western edge of Yates Way, the Applicant shall construct a roadway measuring 49 feet face of curb to face of curb, including parallel parking in select locations as reflected on the CDP/FDP. Generally, west of Festival Street, the Applicant shall construct a roadway measuring 37 feet face of curb to face of curb. These improvements shall be constructed prior to issuance of the first Non-RUP or RUP for any of the Applicant's buildings located within Parcel (A) or Parcel (B).

6. **Loading Restrictions on Strawberry Lane**. No tractor-trailers shall be permitted to ingress or egress the loading areas serving Parcel A from Strawberry Lane (i) on weekdays between the hours of 6:00 a.m. and 9:00 a.m., and between the hours of 4:00 p.m. and 7:00 p.m.; or (ii) on Saturdays between the hours of 11:00 a.m. and 2:00 p.m. Prior to execution of leases, tenants located within Parcel A who will require deliveries by tractor trailer shall be informed in writing by the Applicant of said loading restrictions

and the Applicant also shall post signs on Strawberry Lane stating the above loading restrictions.

7. **Festival Street and Festival Street Extended**. Both Festival Street (north/south) and Festival Street Extended (east/west) shall be constructed by the Applicant as private streets varying in width from a minimum of 24 feet to up to a maximum of 44 feet in width face of curb to face of curb with on-street parking provided at select locations as reflected on the CDP/FDP. Parking within the first four (4) spaces located on the west side of Festival Street immediately north of Strawberry Lane will be prohibited during PM peak hours (4:00 to 7:00 p.m. weekdays) in order to facilitate right-turn traffic; the Applicant shall post signs in said area stating the aforesaid restrictions. That portion of Festival Street necessary for ingress and egress from each respective building on the Property shall be constructed prior to issuance of the first Non-RUP or RUP for each of the Applicant's respective buildings which have direct vehicular access onto Festival Street. Festival Street Extended shall be constructed prior to issuance of the first ~~Non-~~RUP for ~~Parcel~~Parcels G, H, I or J. Both Festival Street and Festival Street Extended shall be constructed in general accordance with the cross-sections shown on the CDP/FDP.

8. **North Street**. North Street shall be constructed by the Applicant as a private street varying in width from a minimum of 22 feet to up to a maximum of 30 feet in width face of curb to face of curb with on-street parking provided at select locations as reflected on the CDP/FDP. Parking within the first four spaces located on the south side of North Street east of Eskridge Road will be prohibited during PM peak hours (4:00 to 7:00 p.m. weekdays) in order to facilitate right-turn traffic; the Applicant shall post signs in said area stating the aforesaid restrictions. That portion of North Street necessary for ingress and egress to Buildings E, F and/or G shall be constructed, prior to issuance of the first Non-RUP or RUP for the respective buildings which, at that time, have no other access except by way of North Street, in general accordance with the cross-sections on the CDP/FDP. The Applicant shall provide an interparcel access easement, including temporary grading and/or construction easements not to exceed 12 feet in width, along the eastern property line as depicted on the CDP/FDP to facilitate ultimate construction of a private street connection by others to extend North Street eastward.

9. **Yates Way Extended**. Subject to provision of the necessary right-of-way and/or easements by others and in reliance upon finalization of the preliminary approval granted

by FCDOT and VDOT, the Applicant shall extend Yates Way off-site, from its ultimate terminus as built by Uniwest, to and including a right-in/right-out intersection with eastbound Route 29 in accordance with VDOT requirements. The Applicant shall substantially complete construction of such extension prior to the issuance of the first Non-RUP or RUP associated with Parcel B, if such rights-of-way and/or easements are made available to the Applicant by others; notwithstanding the aforesaid, should VDOT require an interim condition that is less than a full right-in/right-out intersection, then Applicant shall substantially complete construction of such extension and such interim condition to the extent permitted by VDOT prior to the issuance of the first Non-RUP or RUP associated with Parcel B, if such rights-of-way and/or easements are made available to the Applicant by others.

10. **Service Alleys**. The alleys parallel to the eastern and western property line of the Property, which provide service and access to the loading areas and parking structures serving the principal and secondary uses in the buildings adjacent to them, shall be constructed by the Applicant consistent with the sections shown on the CDP/FDP prior to the issuance of the initial RUP or Non-RUP for the respective building adjacent to said alley.

11. **Traffic Signals**.

A. Applicant shall submit a traffic signal warrant study to VDOT concurrent with submission of to the final site plan for the Property. If not deemed warranted, Applicant shall grant such easements as may be required for installation of said signal in the future by others and shall otherwise be relieved of any obligation as to this signal. If warranted, the Applicant shall design, equip and construct said traffic signal subject to the availability of all rights-of-way and easements as outlined in Proffer VI.3.

B. The Applicant shall further modify the existing signal at Route 29 and Merrilee Drive to accommodate the construction of Eskridge Road at this location. Said signal modifications shall be designed to accommodate the ultimate improvements proposed by VDOT, the Applicant and others, including, but not limited to, signals for dual eastbound and westbound left-turn lanes, and a mast arm of sufficient length to accommodate the ultimate location of the signal. The traffic signal modifications shall be constructed prior to the issuance of the first

Non-RUP for the Property. The Applicant may utilize those funds proffered or made available by others for this signal.

C. At build-out, but before final bond release, the Applicant shall confirm the appropriateness of the timing of the traffic signal previously installed by others at the Gallows Road/Strawberry Lane intersection.

D. Each traffic signal installed or modified by the Applicant shall include pedestrian countdown and audible features as may be approved by VDOT.

12. **Dual Left Turn Lanes on Lee Highway at Eskridge Road**. In conjunction with the revision to the VDOT road plan outlined in Proffer VII.3.A above, if approved by VDOT, the Applicant shall also provide the design of the ultimate (i) dual westbound left turn lanes and (ii) traffic signal pole locations on Lee Highway at its intersection with Eskridge Road. During the construction of Eskridge Road, the Applicant will construct signal poles in their locations for the ultimate intersection configuration, and shall provide signal modifications for only a single westbound left turn from Lee Highway onto southbound Eskridge Road until such time as VDOT shall remove the striping limitation to enable dual lefts. All improvements shall be provided to the satisfaction of VDOT and FCDOT.

13. **Sight Distance Profiles**. To the extent required by VDOT and/or DPWES at the time of site plan review, the Applicant shall provide sight distance profiles at all public street connections.

14. **Unreasonable Delay**. Upon demonstration by the Applicant that, despite diligent efforts by the Applicant, provision of an improvement has been unreasonably delayed by others or by circumstances beyond the control of the Applicant, the Zoning Administrator may agree to a later date for the completion of each such improvement.

VIII. PEDESTRIAN AND BICYCLE CIRCULATION SYSTEM

1. **Internal Circulation Plan**. The Applicant shall construct a comprehensive pedestrian system throughout the Property, generally as shown on Sheet 15 of the CDP/FDP. Such system shall be constructed concurrent with the phasing of development of the Property and shall include sidewalk connections extending to the property line. Each on-site sidewalk shall be constructed to the width shown on the CDP/FDP for such sidewalk and shall be maintained by the Applicant. Sidewalk improvements within existing or proposed VDOT right-of-way shall be in accordance with VDOT requirements. At the

time of site plan approval for each respective phase of development the Applicant shall grant public access easements over the private sidewalks located within such phase.

2. **Route 29 Trail**. Subject to DPWES approval, the Applicant shall construct a ten-foot wide sidewalk/bike trail within the ROW across the Route 29 frontage of the Property, as generally shown on the CDP/FDP. The Applicant and its successor UOA (as defined below) shall maintain such sidewalk.

3. **Crosswalk at Future Eskridge Road/ Route 29 Intersection**. The Applicant shall provide pedestrian cross-walk striping as shall be approved by VDOT for each VDOT-designated pedestrian crossing of the Eskridge Road/Route 29 intersection.

4. **Pedestrian Connection to Luther Jackson Middle School**. A direct pedestrian access, which provides safe and convenient access for students residing within the subject Property during school hours, shall be provided generally as depicted on the CDP/FDP. The Applicant shall retain the right to restrict said access outside of school hours.

5. **Areawide Pedestrian Enhancements**. The Applicant shall contribute $10,000 towards other areawide pedestrian enhancements to be used by the County within the area bounded by Route 50 to the south, Prosperity Avenue to the west, Gallows Road to the east and Lee Highway to the north.

6. **Bicycle Storage**.

   A. Office. For office uses, secure bicycle storage shall be provided in the same location as the vehicular parking for the respective office building. Such storage shall be provided at a rate of one (1) storage space per 20,000 square feet of office GFA.

   B. Residential. For residential uses, secure bicycle storage shall be provided in the same location as the vehicular parking for the respective multi-family residential building. Such storage shall be provided at a rate of one (1) storage space per eight (8) dwelling units.

   C. Single Family Attached Residential. For Town Houses secure bicycle storage will be provide in the garage.

   ~~C.~~D. On-Street. "Public bike racks" shall be provided in the general locations shown on Sheet 40 of the CDP/FDP, although additional locations may be provided at the Applicant's sole discretion. The exact type and number of bike racks shall be determined at final engineering and design, but in no event shall each CDP/FDP location provide secure storage for fewer than eight (8) bicycles.

IX. TRANSPORTATION DEMAND MANAGEMENT PROGRAM

1. **Transportation Demand Management.** This Proffer and the Applicant's "Merrifield Town Center Mixed Use Development TDM Strategic Plan" dated September 10, 2007 prepared by UrbanTrans Consultants (the "TDM Strategic Plan") set forth the programmatic elements of a transportation demand management plan (the "TDM Plan") for the residential and office uses proposed as part of Merrifield Town Center. The Merrifield Town Center is envisioned by the County's Comprehensive Plan as a mixed-use, urban environment which should include retail, office, residential and theatre uses. One of the key objectives of the Town Center is to encourage alternative modes of transportation other than the single occupant vehicle. To help achieve this objective, the Comprehensive Plan recommends a mode split of at least 15% within suburban centers such as proposed with the Town Center. The greatest level of attainment would occur on those properties proximate to the Dunn Loring - Merrifield Metro rail station and is then tiered downward relative to a property's distance from the transit station platform. According to the Comprehensive Plan, the trip reduction objective for the Merrifield Town Center is 15%, given its distance from the Metro platform. As outlined in Proffer IX.3.A.i and ii, the Applicant has committed to a significantly higher reduction for the Property at Build Out than is recommended by the adopted Comprehensive Plan.

   Initially, the TDM Plan shall be implemented and maintained by the Applicant and subsequently, as appropriate, the UOA/HOA/COA. For the purposes of this Proffer IX, under no circumstance shall the UOA/HOA/COA be deemed to be the Applicant, and the provisions of this Proffer applicable to the Applicant shall not apply to the UOA/HOA/COA, except as specifically noted.

   The purpose of the TDM Plan is to encourage the use of transit (Metrorail and bus), other multiple occupant vehicle commuting modes, walking, biking and teleworking by employees, customers and residents who work and/or live in the buildings located on the Property. The TDM Plan shall complement the synergies expected from the Property and the numerous transportation systems management programs and improvements referenced elsewhere in these proffers.

2. **Definitions.**

   A. Applicant Control Period. The term "Applicant Control Period" shall be defined as the period starting upon the approval of this Rezoning Application and ending

on the date when two (2) consecutive annual Trip Counts conducted starting at least one (1) full year after build out of the Property, as defined in Proffer IX.2.B below, shows that the trip reduction percentages listed in Proffer IX.3.A.i and/or ii have been met. The implementation of the TDM Plan may not be assigned to the UOA/HOA/COA until the Applicant Control Period has expired. Upon expiration of the Applicant Control Period, the Applicant shall have no further obligation under this Proffer IX, after which the on-going implementation of the TDM Plan and funding of the TDM Budget (and 10% contingency) shall be the responsibility of the UOA/HOA/COA as outlined in Proffer IX.4.L.

B. Build Out. For purposes of this Proffer IX and the TDM Plan, "Build out" of the Proposed Development shall be defined to occur upon the issuance of (a) 100% of all RUPs for the residential units site plan approved and constructed on the Property in its entirety, (b) Non-Residential Use Permits ("Non-RUPs") representing 100% of the maximum floor area for the office uses site plan approved and constructed on the Property in its entirety, and (c) Non-RUPs representing 80% of the floor area for the retail and theatre uses constructed on the Property in its entirety.

C. Peak Hour. The relevant weekday AM or PM "peak hour" shall be that 60-minute period during which the highest volume of mainline through volumes occurs between 6:00 and 9:00 AM and 4:00 to 7:00 PM, respectively, as determined by mechanical and/or manual traffic counts conducted by a qualified traffic engineering firm at two select locations on Gallows Road between Routes 29 and 50 and on Route 29 between Prosperity Avenue and Gallows Road, and as approved by FCDOT. To determine the peak hour, such counts shall be collected beginning on a Monday at 2400 hours and continuing to the following Thursday at 2400 hours at a time of year that reflects typical travel demand conditions (e.g., September to November, not including a week containing a county/state/federal holiday or when area public schools are not in session). The methodology for determining the peak hour may be modified, in agreement between the Applicant (or the UOA/HOA/COA after the end of the Applicant Control Period) and FCDOT without requiring a PCA, in order to respond to technological and/or other improvements in trip counting.

D. Pre-shuttle. For purposes of this Proffer IX and the TDM Plan, "Pre-shuttle" shall be the term used to define any time prior to operation of a shuttle/van system, by the Applicant or through a service provider contracted by the Applicant (the "Shuttle"), and providing service between the Property and the Dunn Loring Merrifield Metro Station as set forth in Proffer VI.10.

E. Post-shuttle. For purposes of this Proffer IX and the TDM Plan, "Post-shuttle" shall be the term used to define any time after the issuance of the first RUP for the third residential building constructed on the Property and after the initiation of operation of a shuttle/van system, by the Applicant or through a service provider contracted by the Applicant, and providing service between the Property and the Dunn Loring Merrifield Metro Station as set forth in Proffer VI.10.

F. Areawide Circulator. For purposes of this Proffer IX and the TDM Plan, "Areawide Circulator" shall be the term used to define a shuttle and/or bus/van system that is owned/operated/maintained by a third party (i.e., the County, a Transportation Management Association or others) and that provides service to, and circulation within, the greater Merrifield Suburban Center Area.

G. TDM Program Manager. The Applicant, and subsequently the UOA/HOA/COA, shall appoint a qualified individual to be the Program Manager ("PM") for the TDM program. The PM's duties shall be to develop, implement and monitor the various components of the TDM Plan, and to revise the TDM Plan as appropriate. The PM shall oversee all elements of the TDM Plan and act as the liaison between the Applicant, and subsequently the UOA/HOA/COA, and FCDOT. The PM may be employed either directly by the Applicant/UOA/HOA/COA or by a management company under a management contract with the Applicant/UOA/HOA/COA. The PM position may be part of other duties assigned to the individual.

H. TDM Account. The TDM Account shall be an interest bearing account established by the Applicant with a banking or financial institution qualified to do business in Virginia and used by the PM each year to implement the TDM Plan in accordance with the TDM Budget as defined in Proffer IX.2.I below.

I. TDM Budget. The "TDM Budget" is defined as the estimated costs plus 10% (the "TDM Budget Contingency") needed to implement the TDM Plan in any given calendar year. The TDM Budget may be less than, but in any event shall be no

more than $236,300 (including the 10% TDM Budget Contingency and including approximately $90,000 as the projected annual cost of the Shuttle) per full calendar year (as such amount may have been adjusted annually based on changes in the "CPI" from a base year of 2008) as required by the FCDOT. However, the Applicant may, at its sole discretion, increase the TDM Budget (including the 10% Budget Contingency) for any calendar year if necessary in order to achieve the trip reduction goals outlined in Proffer IX.3.A.i and/or ii.

J. TDM Remedy Fund. The "TDM Remedy Fund" shall be an interest bearing account, separate and distinct from the TDM Account, established by the Applicant with a banking or financial institution qualified to do business in Virginia and used to supplement additional strategies which may be required to achieve the goals established in Proffer IX.3.A.i and/or ii, and for which funding is not immediately available in the TDM Account.

K. TDM Penalty Fund. The "TDM Penalty Fund" is an account into which the Applicant shall deposit penalty payments as may be required in accordance with Proffer IX.4.M.

3. **Trip Reduction Goals.** The goal of the TDM Plan is to reduce the number of weekday peak hour vehicle trips generated by the residential and office uses on the Property through the use of mass transit, ride-sharing and other strategies. The Property shall be designed to maximize interactions among the various uses on the Property such that fewer automobile trips will occur within the site and on the external road network through the creation of synergistic relationships among the uses within the Property. In addition, the implementation of the Shuttle Service, as well as enhanced pedestrian and bike facilities will provide convenient and safe access to nearby Metrorail and bus facilities thereby encouraging commuting options other than the automobile to residents, employees and visitors to the Property.

A. Percentage Reductions. The objective of the TDM Plan shall be to reduce the number of baseline vehicle trips (as defined in Proffer IX.3.B below) generated by the residential and office uses on the Property during weekday peak hours as set forth in the following tables and as estimated in accordance with Proffer IX.3.B below. The number of vehicle trips generated by the proposed residential and office uses shall be separately measured so that appropriate remedial actions may be undertaken as required to address the trip generation associated with a specific

type of use. The types of actions that will be undertaken at each phase are described in the TDM Strategic Plan and in these proffers.

i. Residential Goals.

	Percent Reduction
Phase 1	
- Pre-shuttle	7%
Phase 2	
- Post-shuttle/Pre-build out	13%
Phase 3	
- Post-shuttle/Post build out	26%
Phase 4	
- Post-shuttle/Post Areawide circulator	30%

ii. Office Goals.

	Percent Reduction
Phase 1	
- Pre-build out	9%
Phase 2	
- Post build out	20%

B. Baseline Vehicle Trips. The baseline number of weekday peak hour vehicular trips to be reduced from the proposed new residential and office uses will be based on the percentage reduction (shown in the table above for the respective use and phase of development) of total peak hour trips otherwise generated by the Property according to methods set forth in the ITE, 7th edition, Trip Generation manual for Land Use Codes 230 and 710 for the residential and office uses respectively. The number of residential units and office floor area for each phase will be based on those amounts reflected on individual approved site plans for the specific residential and office uses. In the event at Build Out the Applicant has constructed fewer than 749 residential units and/or 150,000 gross square feet (GSF) of office uses, respectively, then the baseline trip generation at Build Out

shall be calculated as if 749 residential units and 150,000 GSF of office uses had actually been constructed.

4. **Components of the TDM Plan.** In order to meet the Trip Reduction Goals set forth in Proffer IX.3.A.i and ii, a TDM Plan shall be adopted and implemented by the Applicant, subject to FCDOT approval. The minimum components of the TDM Plan are specified in this Proffer and may be subsequently adjusted by mutual agreement between the Applicant (and subsequently the UOA/HOA/COA, as applicable) and FCDOT. All adjustments to the components of the TDM Plan contained in this Proffer IX.4 shall be approved by FCDOT and will not require a PCA. The TDM Plan shall include, at a minimum, those provisions pertaining to the residential and office uses on the Property as listed below, as well as those listed below pertaining to the retail and hotel uses, as qualified by Proffer X below. The minimum TDM Plan components are further described in the TDM Strategic Plan. The TDM Strategic Plan also includes information about possible supplemental TDM Plan components. In addition to the timing, phasing and implementation information in this Proffer, more detail is provided in the TDM Strategic Plan.

A. Shuttle Component Applicable to the Property. The Applicant shall provide the following in conjunction with the TDM Plan

i. *Shuttle* -- Prior to the issuance of an initial RUP for the 400th dwelling unit or the 1st RUP within the third residential building to be constructed on the Property, whichever first occurs, the Applicant, individually or in conjunction with other property owners and/or developers within the Merrifield Town Center and the Dunn Loring Transit Station Area, shall operate or contract with a third party to operate and maintain the Shuttle for use by the residents and employees of the Property to provide access to and from the Dunn Loring Metro Station. Such service shall be available, excluding Sundays, national holidays and snow emergency days, during the morning peak (6:00 a.m. to 10:00 a.m.) and evening peak (3:00 p.m. to 7:00 p.m.) hours on weekdays, and may (in the Applicant's sole discretion) run on Saturdays between 11:00 a.m. and 6:00 p.m. Seating capacity of such Shuttle vehicle and the frequency of trips shall be adjusted to reasonably meet demand as determined by periodic surveys/evaluations and in consultation with FCDOT. Adequacy and success of the Shuttle

service shall be evaluated as part of the Annual Report submitted in accordance with Proffer IX.4.J.ii. The on-site Shuttle program may be adjusted or discontinued, as deemed appropriate after consultation with FCDOT and based upon usage and effectiveness as demonstrated by the respective Annual Report. The Applicant shall work with FCDOT and other property owners and/or developers within the Merrifield Town Center and Dunn Loring Transit Station Area to develop methods whereby usage of the Shuttle by others than residents and employees of the Property may be facilitated so long as no cost, beyond that necessary to satisfy Applicant's obligation towards residents and employees of the Property, shall be incurred by the Applicant in the provision of such expanded service.

ii. *Pro Rata Shuttle Contribution* -- Should an Areawide Circulator (as defined in Proffer IX.2.F) be established to link uses within the Merrifield Suburban Center, including the Dunn Loring Metro Station and locations within the Property, then the Applicant may discontinue, or may be relieved from the burden of establishing and continuing, the Shuttle service described in Proffer VI.10, but in lieu thereof shall contribute to said Areawide Circulator on a pro rata basis (Applicant's pro rata share shall be determined annually by applying to the annual cost of operating and maintaining the Areawide Circulator, the percentage derived by dividing into the GFA of residential and non-residential square feet developed on the Property for which occupancy permits have been issued, the total square feet of GFA of residential and non-residential uses for which occupancy permits have been issued on all of the properties within the Merrifield Suburban Center served by said Areawide Circulator). Further, Applicant may, in lieu of establishing the Property's own Shuttle (as committed in Proffer IX.4.A above) assist, at a cost not to exceed $50,000, in establishing said Areawide Circulator by funding acquisition of the initial Circulator Vehicle or otherwise, so long as the Areawide Circulator's ongoing operation and expense beyond Applicant's pro rata share of said cost is provided by others, such as through a Pro Rata contribution system or a Business Improvement District.

B. TDM Components Applicable to the Property. In addition to the Shuttle proffers outlined in Proffer IX.4.A. above, at a minimum, the TDM Plan shall contain the following elements:

i. *TDM Network* -- Establishment of a network of designated on-site TDM contacts among the Applicant, the UOA/HOA/COA, office building tenants, property managers and FCDOT through which to coordinate the implementation of the TDM Plan.

ii. *Meetings with Community Groups* -- The PM shall organize and attend meetings with community groups and/or other organizations within the greater Merrifield Suburban Center that have a mutual interest in furthering the success of TDM programming and the effectiveness of mass transit and other non-SOV commuting measures.

iii. *Website* -- Develop and maintain a TDM website for the Property that includes multi-modal transportation information, real-time travel and transit data, and links to transportation and telework sites.

iv. *Personal outreach* -- Personal outreach by the PM to all new commercial/residential tenants to explain the TDM program and transit options.

v. *Dissemination of information* -- Dissemination of information relevant to patrons and customers of the proposed new retail/commercial uses, residents, and office and hotel employees and guests about transit benefits programs, maps and schedules offered by WMATA, Fairfax Connector, the on-site shuttle provider and/or other transit providers.

vi. *Transit benefits* -- Encouragement of employers to offer employee benefit options, including parking cash out, pre-tax/payroll subsidies for transit and vanpool fares, flex-time and alternative work schedule programs and live-near-work incentives.

vii. *Telework programs and telework facility* -- The Applicant shall provide space on the Property for a business center for use by residents of the Property. The facility shall consist of a minimum of 500 square feet of gross floor area and shall have copier facilities, a fax machine and access to lap-top hook up stations with secure internet access, private space for phone calls, and access to a washroom. Dwelling units in all residential

buildings shall include wiring and access ports capable of carrying broadband internet access.

viii. *Car sharing* -- Car sharing program(s) subject to agreement with third-party vendor(s) (such as ZipCar or FlexCar).

ix. *Ridematching assistance, carpools, vanpools and guaranteed ride home* -- Vanpool and carpool formation programs, including Fairfax County ride matching services, and coordination with established local and regional guaranteed ride home programs.

x. *Parking management plan* -- A parking management plan, which shall include dedication of convenient parking spaces for carpools/vanpools and shared car services throughout the Property, as generally reflected on Sheet 40 of the CDP/FDP, as well as incentives/benefits to residential carpoolers.

xi. *Vans and shuttles* -- The Applicant shall provide van and shuttle pick-up and drop-off points on the Property as generally reflected on Sheet 40 of the CDP/FDP, and shall allow and encourage employer, hotel and other shuttle services that are operating in the Merrifield Suburban area to stop at such points to pick-up or drop off employees and patrons.

xii. *Pedestrian Connections* -- The applicant shall provide an integrated system of on-site sidewalks and trails within the Property as reflected on the CDP/FDP. The PM shall provide information to residents and employees as to the best pedestrian route(s) to take to and from the Dunn Loring Metro.

xiii. *Bicycle Facilities* -- The Applicant shall provide bicycle racks along the internal streets and within residential and office buildings and parking structures as designated on Sheet 40 of the CDP/FDP and in Proffer VIII.6. The PM shall coordinate with the Halsted, Dunn Loring Metro, and Wilton House HOAs to encourage those residents to bike to the Property.

C. Additional TDM Components Applicable to Residential Buildings Only. In addition to the TDM program components described in Proffer IX.4.A.i through xiii above, at a minimum, the TDM Plan shall also have the following components as applicable to residents of the Property.

i. *In-Unit Internet Access* -- All residential units shall be pre-wired to provide Internet access (or other technology that may become available) to permit residents to access the Internet from home.

ii. *Sales/leasing marketing program* -- A targeted marketing program for residential sales/leases that encourages and attracts TDM-oriented people such as one and no-car individuals and families to live on the Property as well as a targeted marketing program to encourage on-site and nearby office workers to live in the on-site residential buildings. The Applicant shall actively support the PM in efforts to encourage employees of office tenants both on-site and elsewhere in Merrifield to live in the residential units on the Property through discussions between executives and officers of the office tenants and executives and officers of the Applicant.

iii. *TDM incentives* -- One time distribution of fare media or other incentives to all initial residents of driving age as an incentive to occupancy.

iv. *Transportation advising* -- "Personalized transportation advising" integrated into new unit walk-throughs, including appropriate training of sales/leasing agents.

D. Additional TDM Components Applicable to Office Building Only. In addition to the TDM program components described in Proffer IX.4.A.i through xiii above, at a minimum, the TDM Plan shall also have the following components as applicable to the office building tenants and employees:

i. *Matching On-Site Office Employees to On-Site Residential Units* -- Residential units shall be marketed to on-site office employers and workers, including providing information in prospective tenant packages and possible discounts or financial incentives to those employees who live and work on the Property. The Applicant shall actively support the PM in the efforts to encourage office tenants and their employees to live in the residential units on the Property through discussions between executives and officers of the office tenants and executives and officers of the Applicant.

ii. *Leasing Packages* -- Integration of transportation information and education materials into office leasing packages, including outreach efforts to tenants and their respective corporate management about the

quality of life, financial and employee retention benefits associated with participation in the program.

E. TDM Program Manager (PM). Within 30 days after the issuance of the building permit for the first residential or office building on the Property, the Applicant shall appoint, as provided in Proffer IX.2.G, a PM for the project whose responsibilities shall include development and implementation of the TDM Plan. The PM position may be part of other duties assigned to the individual. The Applicant shall provide written notice to FCDOT of the appointment of the PM within fourteen (14) days after such appointment and shall furnish FCDOT his/her qualifications, and thereafter shall do the same within fourteen (14) days of any change in such appointment. Following the initial appointment of the PM, the Applicant or the UOA/HOA/COA, as applicable, shall continuously employ, or cause to be employed as specified above, a PM for the Property.

F. PM Office. The Applicant, and subsequently the UOA/HOA/COA, shall provide a centrally-located office for the PM and space for TDM products, services and program offerings available to residents, businesses, customers and visitors to the Property. The office may be located within a Property Management office, designated business center, or elsewhere on the Property.

G. TDM Plan and Budget. Within sixty (60) days after the PM has been appointed by the Applicant and no later than ninety (90) days after issuance of the building permit for the first residential or office building on the Property, the Applicant, through the PM, shall prepare and submit an initial TDM Plan to FCDOT and shall request in writing the County's review and comment. The TDM Plan shall include (i) the start-up components of the TDM Plan that will be put in place both before and after the commencement of the Shuttle as outlined in Proffer IX.4.A and (ii) an initial budget sufficient to implement the TDM Plan for the remainder of the year and for the next calendar year (the "TDM Budget") plus ten (10) percent, which amount shall not be more than $236,300 for each full calendar year (as such amount may have been adjusted annually based on changes in the "CPI" from a base year of 2008) unless increased at the sole discretion of the Applicant. With the submission of the initial TDM Plan, the Applicant shall provide the County with a copy of the approved proffers and the TDM Strategic Plan. If FCDOT has not responded with any comments to the Applicant within

sixty (60) days of receipt of the initial TDM Plan and TDM Budget, the TDM Plan and TDM Budget shall be deemed approved. The Applicant shall provide written final plan and budget documentation demonstrating the establishment of the TDM Budget to FCDOT no later than thirty (30) days after FCDOT's response to the proposed TDM Budget and Plan or following the sixty (60) day period described above.

Thereafter, the PM shall re-establish the TDM Budget for each successive calendar year, which shall cover the costs of implementation of the TDM Plan for such year (including the TDM Budget Contingency). The PM shall furnish a copy of the TDM Budget and TDM Plan for each year to the FCDOT and shall request in writing the County's review and comment in conjunction with the submission of the Annual Report as outlined in Proffer IX.4.J.ii A line item for the TDM Account shall be included in the UOA/HOA/COA budget upon the establishment of the same. The association documents that establish and control the UOA/HOA/COA shall provide that the TDM Account shall not be eliminated as a line item in the UOA/HOA/COA budget and that funds in the TDM Account shall not be utilized for purposes other than to fund TDM strategies. The TDM Account shall be funded solely by the Applicant until such time as assessments of residents and commercial owners are implemented as provided in the UOA/HOA/COA documents.

H. TDM Account

i. Initial Funding. Within thirty (30) days after FCDOT's response to the initial TDM Budget and TDM Plan or following the sixty (60) day process described above, the Applicant shall establish and fund the TDM Account in an amount equal to the initial TDM Budget for the TDM Plan and including the TDM Budget Contingency. The purpose of the TDM Account shall be to fund the TDM Budget as defined in Proffer IX.2.I. The TDM Account shall be established as an interest bearing account with a banking or other financial institution qualified to do business in Virginia. All interest earned on the account principal shall remain in the TDM Account and shall be used for TDM Plan purposes. The Applicant shall provide written documentation demonstrating the establishment of the TDM Account to FCDOT within fourteen (14) days of its establishment.

Funds in the TDM Account shall be utilized by the PM each year to implement the TDM Plan in accordance with the TDM Budget.

ii. Excess Funds in TDM Account. Any funds remaining in the TDM Account at the end of any given year shall be carried over into the following year's TDM Budget or transferred, in the Applicant's sole discretion, in whole or in part to the TDM Remedy Fund and/or Incentive Fund, as defined, respectively, in Proffers IX.4.H and IX.4.I, below.

iii. Annual Funding. The TDM Account (as such amount may have been adjusted annually based on changes in the "CPI" from a base year of 2008) shall be replenished annually, following the establishment of each year's TDM Budget and any transfer of funds, as described in this Proffer IX, solely by the Applicant, in such amount as is necessary to achieve the respective year's TDM Budget as approved by FCDOT, until such time as assessments of residents and commercial owners are implemented as provided in the UOA/HOA/COA documents.

iv. Transfer to UOA. The TDM Account shall be managed by the Applicant (and not the UOA/HOA/COA) until the Applicant Control Period has expired. Thereafter, management of the TDM Account will become the responsibility of the UOA/HOA/COA as appropriate.

I. TDM Remedy Fund. At the same time that the Applicant creates and funds the TDM Account, the Applicant shall establish a separate interest bearing account referred to as the "TDM Remedy Fund." All interest earned on the principal in this account shall be added to the principal in the TDM Remedy Fund and shall be used for TDM Remedy purposes. The Applicant shall provide an initial contribution to the TDM Remedy Fund at the time said fund is established in the amount of $50,000 (as such amount may have been adjusted annually based on changes in the "CPI" from a base year of 2008). Funds from the TDM Remedy Fund shall be drawn upon only for purposes of immediate need of TDM funding to serve the Property, and may be drawn upon prior to any TDM Budget adjustments that may be required under Proffer IX.4.K.iv.b.ii. Upon expiration of the Applicant Control Period, the Applicant shall transfer the TDM Remedy Fund to the UOA/HOA/COA for TDM purposes.

J. TDM Incentive Fund. Prior to the issuance of the initial RUP for each Residential Building and the initial Non-RUP for the office uses site plan approved and constructed on the Property, the Applicant shall make a one time contribution (as such amount may have been adjusted annually based on changes in the "CPI" from a base year of 2008) of $50 per unit in each respective residential building and $0.10 per gross square foot of office use for which an initial Non-RUP is issued, to a segregated sub-account in the TDM Account to fund a transit incentive program for, respectively, initial purchasers and/or lessees of the residential units or office uses. Such program shall be prepared by the Applicant through the PM and in coordination with FCDOT and shall include consideration for fare media distribution and value loading, financing incentives, and alternative incentives (such as grocery delivery) tailored to residents and office tenants on the Property. The TDM Incentive Fund shall be established as an interest bearing account with a banking or other financial institution qualified to do business in Virginia. All interest earned on the account principal shall remain in the TDM Incentive Fund and shall be used for TDM incentive purposes only.

K. Monitoring and Reporting.

i. Annual Surveys. Between September and November, beginning one year after the issuance of the first building permit for the first residential or the first office building on the Property, whichever first occurs, and continuing annually thereafter until the Applicant Control Period expires, the PM shall conduct a survey of residents and/or office tenants designed to evaluate the effectiveness of the TDM Plan in meeting the TDM Goals applicable at that time and to evaluate the need for adjustments to the TDM Plan. The PM shall coordinate the draft Annual Survey materials and the methodology for validating the Survey results with FCDOT at a minimum sixty (60) days prior to each year's Survey. If an Annual Survey reveals changes to the TDM Plan are needed or advisable, then the PM shall coordinate such changes with FCDOT and, as necessary, adjust the following year's Budget and implement the revisions. The PM shall submit to FCDOT as part of each Annual Report (as outlined in Proffer IX.4.J.ii) an analysis of the Annual Surveys. Such analysis shall include at a minimum:

a. A description of the TDM measures in effect for the survey period and a description of how such measures have been implemented.

b. The number of people surveyed and the number of people who responded.

c. The results of the surveys taken during the survey period.

d. The number of residents, employees and/or others participating in the TDM programs.

e. An evaluation of the effectiveness of the TDM program elements in place, including their effectiveness at achieving the TDM Goals, and if necessary, proposed modifications to the Plan.

f. A description of the uses constructed and occupied on the Property at the time the Survey was conducted.

Notwithstanding the aforesaid, no such annual survey or analysis shall be required until there exists on the Property a threshold critical mass (400 occupied dwelling units) to conduct a meaningful survey and analysis, or as determined by FCDOT. Additionally, upon expiration of the Applicant Control period, the PM shall conduct such surveys every three years for inclusion in the Annual Report.

ii. Annual Report. The PM shall report annually on the TDM Plan to the FCDOT (the "Annual Report") no later than January 31st of each calendar year after completion of the Annual Survey described in Proffer IX.4.J.i. The Annual Report shall include (a) a description of the TDM strategic efforts for the year, including, as applicable, sample marketing materials, (b) a financial statement that includes the TDM Budget for the year and a detailed summary of actual TDM Plan revenues and expenditures for the preceding year, (c) a summary of the levels of occupancy in the buildings that have been completed in the Proposed Development, (d) an analysis of the results of the Annual Survey, (e) a compilation and analysis of the results of any Trip Counts that were conducted during the year, (f) discussion of any changes proposed to the TDM Plan, (g) the amount of money then on deposit in the TDM Penalty, Incentive and Remedy Funds, and (h) utilization of the on-site shuttle service if available and operational.

iii. Adjustments to Calendar and Due Dates. At the mutual agreement of the FCDOT and the PM, the due dates for the delivery of the Annual Report may be altered by up to sixty (60) days if changes have occurred, or appear to have occurred, in trip characteristics resulting from other events.

iv. Meetings with FCDOT. The PM shall meet with FCDOT annually, or as mutually agreed upon, after submission of the Annual Report to discuss the results of the Trip Counts, the Annual Survey, the Annual Report and the TDM Plan.

L. Trip Counts

i. Annual Trip Counts. The PM shall conduct a Trip Count annually between September 1st and November 30th (excluding weeks containing a county, state or federal holiday or when County public schools are not in session such as Thanksgiving week) beginning with the year following the issuance of the 100th RUP for the first residential building or Non-RUP for the first 50,000 square feet of office use constructed on the Property, whichever first occurs. The purpose of such Trip Count is to measure the actual vehicle trips generated by the residential and office uses constructed on the Property as of the date the Trip Count is completed and to evaluate whether such vehicle trips are less than, equal to or greater than the applicable phased TDM Goal (which is determined by the level of development completed and whether the point in time is pre-or post shuttle) set forth in Proffer IX.3.A.i and .ii above. Trip Counts provided to FCDOT shall include information on the percentage of RUPs and Non-RUPs issued for the Proposed Development as of the date of the Trip Count.

ii. Methods. For purposes of this Proffer, Trip Counts shall be measured on three (3) days over a maximum two-week period (but not including a week containing a county, state or federal holiday or when area public schools are not in session) between September 1 and November 30 of each calendar year, or such other time as the PM and FCDOT shall mutually determine. At least sixty (60) days prior to conducting the Trip Counts, the PM shall meet with FCDOT to review and reach agreement on the dates and methodology for the Trip Counts and the analyses to be done after the

Trip Counts are complete. The Trip Counts shall include Peak Hour counts of vehicles entering and exiting driveways to residential and office buildings on the Property. The Trip Counts shall be conducted so that only trips generated by the residential and office uses on the Property shall be counted (i.e. cut-through trips, transit trips, retail/hotel trips, etc., shall be excluded). Values will be provided for each residential and office building included on the Property, and a sum of vehicle trips generated by the residential and the office uses on the Property will be calculated by use. Residents and tenants ***shall not*** be advised of the date Trip Counts will be conducted.

iii. Frequency of Trip Counts. Once initiated, the PM shall conduct Trip Counts annually until such time as two (2) consecutive annual Trip Counts conducted starting at least one (1) full calendar year after the Property reaches Build Out as defined in Proffer IX.2.B show that vehicle trips generated by the residential units and office uses are less than or equal to the Phased TDM Goal as applicable. If the results of two (2) consecutive Trip Counts reveal that the TDM Goal after Build Out has been met, then the Applicant Control Period shall expire as provided in Proffer IX.2.A above, and the Applicant shall have no further responsibility under Proffer IX. Thereafter, the UOA/HOA/COA shall be responsible for the on-going implementation of the TDM Plan pursuant to Proffer IX.4.L and shall conduct additional Trip Counts as set forth in Proffer IX.4.L. Notwithstanding the provisions of this paragraph, FCDOT may request Trip Counts be undertaken at any time to validate traffic data, but not more frequently than once per calendar year. If such requests are made by FCDOT, the PM shall conduct the requested Trip Counts within sixty (60) days after the County's request or as may be agreed up with FCDOT.

iv. Evaluation. The results of each Trip Count shall be compared to the trip reduction goals established in Proffer IX.3.A above for the then-applicable phase of development on the Property to determine whether actual traffic counts are equal to, less than or greater than the maximum allowed trips for the then-applicable TDM Goal as calculated in accordance with Proffer IX.3.v

a. Pre-Build Out

i. In the event the trips generated by the residential units and office uses prior to Build Out, as defined in Proffer IX.2.B, are equal to or less than the maximum allowed trips established in accordance with Proffer IX.3.A.i and i or ii and IX.3.B above, as determined for the then-applicable development phase of the Property, then (i) no penalty is owed, and (ii) the Applicant or the PM shall continue to administer the TDM Plan in the ordinary course, in accordance with the provisions of these Proffers, until Build Out is reached, after which Proffer IX.4.K.iv.b below shall apply.

ii. In the event the trips generated by the residential units and/or office uses prior to Build Out, as defined in Proffer IX.2.B are greater than the maximum allowed trips set forth in Proffer IX.3.A.i and/or .ii above, as determined for the then-applicable development phase of the Property, then the PM shall (i) develop modifications to the TDM Plan and the TDM Budget and/or implement certain of the supplemental strategies as outlined in the TDM Strategic Plan to address the surplus of trips, (ii) submit any such revisions to the TDM Plan and TDM Budget to FCDOT as part of the Annual Report as outlined in Proffer IX.4.J.ii and request in writing the County's review and concurrence, and (iii) pay no penalties. If no written response is provided by FCDOT within sixty (60) days after receipt of the Annual Report, the PM's revisions to the TDM Plan and updated TDM Budget shall be deemed approved. Following approval of the revised TDM Plan and updated TDM Budget or after the sixty (60) day period outlined above, the PM shall (a) increase the TDM Account with TDM Remedy Funds, if necessary and in the Applicant's sole discretion, in order to cover any

proportional additional costs to implement the updated TDM Budget; and (b) implement the provisions of the revised TDM Plan

b. Build Out.

i. In the event the trips generated by the residential units and the office uses at the time of the initial or subsequent trip counts after Build Out reveal that the applicable trip reduction goals outlined in Proffer IX.3.A have not been met, then the Applicant shall (a) pay into the TDM Penalty Fund in accordance with Proffer IX.4.M below and (b) (i) develop modifications to the to the TDM Plan and the TDM Budget and/or (ii) implement one or more of the supplemental strategies outlined in the TDM Strategic Plan to address the surplus of trips. The PM shall submit any such revision to the TDM Plan and TDM Budget to FCDOT as part of the Annual Report as outlined in Proffer IX.4.J.ii and request in writing the County's review and concurrence. If no written response is provided by FCDOT within sixty (60) days of receipt of the Annual Report, the PM's revisions to the TDM Plan and updated TDM Budget shall be deemed approved. Following approval of the revised TDM Plan and updated TDM Budget or after the sixty (60) day period outlined above, the PM shall (a) increase the TDM Account with TDM Remedy Funds at the applicant's sole discretion, if necessary, in order to cover any proportional additional costs to implement the updated TDM Budget; and (b) implement the provisions of the revised TDM Plan.

ii. If two (2) consecutive annual Trip Counts conducted in accordance with this Proffer reveal that the trip reduction goals outlined in Proffer IX.3.A have been met after Build Out of the Property, as defined in Proffer IX.2.B, then (i) no penalty is owed, (ii) the PM shall continue to administer

the TDM Plan in the ordinary course, in accordance with the provisions of these Proffers, and (iii) the Applicant Control Period Expires, after which Proffer IX.4.L below shall apply.

M. Ongoing Implementation of TDM Plan. Once the Applicant Control Period has expired, the UOA/HOA/COA shall be responsible for ongoing implementation of the TDM Plan. The PM shall conduct additional Trip Counts at five (5) year intervals to determine whether the relevant Phase 3 (or Phase 4) TDM Goal, as established by Proffer IX.3.A, continues to be met. In the event that an Annual Report submitted by the PM demonstrates significant enough reason to question whether the relevant Phase 3 or Phase 4 TDM Goal is met, then FCDOT may require the PM to conduct additional Trip Counts on a more frequent basis (but not more frequently than once per year) to determine whether, in fact, the relevant Phase 3 or Phase 4 TDM Goal is being met.

i. Continuation of TDM Plan. In the event subsequent Trip Counts conducted after the Applicant Control Period has expired reveal that the actual trips generated remain equal to or less than the maximum number of trips permitted under the relevant Phase 3 or Phase 4 TDM Goal, then the PM shall continue to implement the TDM Plan and to make Annual Reports to FCDOT.

ii. Further Revisions to TDM Plan. In the event any subsequent Trip Counts conducted after the Applicant Control Period has expired reveals that the actual number of trips generated by the residential and office uses are greater than the maximum number of trips permitted under the relevant Phase 3 or Phase 4 TDM Goal, as established by this Proffer, then the PM shall convene a meeting with FCDOT within forty-five (45) days of the completion of the respective Trip Count to review the results of the Trip Count and the TDM Plan then in place and to develop modifications to the TDM Plan and the TDM Budget to address the surplus of trips. The PM shall submit any revisions to the TDM Plan and TDM Budget to FCDOT within forty-five (45) days following this meeting and shall request in writing the County's review and concurrence. If no written response is provided by FCDOT within sixty (60) days upon receipt of the Annual

Report, the PM's revisions to the TDM Plan and updated TDM Budget shall be deemed approved. Following approval of the revised TDM Plan and updated TDM Budget, the PM shall (a) draw down on the TDM Remedy Fund, as needed and available; (b) increase the TDM Account with TDM Remedy Funds, if necessary and available, in order to cover any proportional additional costs to implement the updated TDM Budget; and (c) implement the provisions of the revised TDM Plan as developed in consultation with FCDOT. The PM shall repeat the process above (including annual trip counts, additional adjustments to the TDM Plan, additional funding and additional monitoring) annually until the relevant Phase 3 or 4 TDM Goal has been met for two (2) consecutive years, whereupon the PM shall then be required to conduct Trip Counts and surveys only at five (5) year intervals, as described above.

N. TDM Penalty Fund. Prior to the issuance of the first RUP for the first residential building or Non-RUP for the first office building on the Property, whichever first occurs, the Applicant (or its successor owner or developer, but not the UOA/HOA/COA) shall establish the TDM Penalty Fund.

i. Funding of TDM Penalty Fund: During the Applicant Control Period, if the results of any consecutive annual Trip Counts conducted starting at least one (1) full calendar year after the Property reaches Build Out reveal that the actual vehicle trips generated by the residential units and office uses exceeds the maximum number of trips permitted under the relevant Phase 3 or Phase 4 TDM Goal as outlined in Proffer IX.3.A, then the Applicant shall pay into the TDM Penalty Fund the amounts specified below, for each such failed annual Trip Count, for additional transportation incentives which will directly serve the Property. Such incentives shall include enhancements to the Shuttle, increased incentives, and/or a contribution to the establishment of the Areawide Circulator. The maximum aggregate amount of all penalties to be paid under Proffer IX.4.L.iv.b.i and Proffer IX.4.N. is $100,000 (as such amount may have been adjusted annually based on changes in the "CPI" from a base year of 2008). No penalties shall be imposed while the Phase 1 and Phase 2 TDM Goals are applicable.

a. Failure up to 10%. A failure in the reduction of trips in either or both of the Peak Hours by ten percent (10%) or less requires the Applicant to make a payment to the TDM Penalty Fund of $10,000.

b. Failure Greater than 10% but less than or equal to 15%. A failure in the reduction of trips in either or both of the Peak Hours by more than ten percent (10%) but less than or equal to fifteen percent (15%) requires the Applicant to make a payment into the TDM Penalty Fund of $15,000.

c. Failure Greater than 15%. A failure in the reduction of trips in either or both of the peak hours by an amount greater than fifteen percent (15%) requires the Applicant to make a payment into the TDM Penalty Fund of $30,000.

O. Enforcement. If the PM fails to timely submit the Annual Report to FCDOT as required by this Proffer, the County may thereafter issue the PM a notice stating that the PM has violated the terms of this Proffer IX.4.J and providing the PM sixty (60) days after receipt of said notice within which to cure such violation. If after such sixty (60) day period the PM has not submitted the delinquent Annual Report, then the Applicant and/or UOA/HOA/COA, as applicable, shall be subject to a penalty of $200 per day payable to Fairfax County to be used for transit or transportation related improvements in the vicinity of the Property until such time as the report is submitted to FCDOT.

P. Notice to Owners. All residents, tenants and employers of the Merrifield Town Center shall be advised of the TDM Plan. UOA/COA/HOA members will be informed of their funding obligations pursuant to the requirements of this Proffer IX prior to the purchase of units, or execution of leases, and the requirements of the TDM Plan, including annual contributions (as provided herein) shall be included in all purchase/lease documents and within the UOA/COA/HOA documents.

X. TRANSPORTATION DEMAND MANAGEMENT PROGRAM SPECIFIC TO THE RETAIL/HOTEL USES.

1. **Transportation Demand Management for Retail/Hotel Uses.** As provided in Proffer IX.4.A, certain components of the TDM Plan are applicable to and will benefit the proposed retail/hotel uses on the Property. Also, the Applicant shall provide an additional TDM program that is tailored to specifically serve the Retail/Hotel Uses (the "Retail/Hotel TDM Program"). Solely for purposes of this Proffer X, "Retail" shall be defined as all non-residential and non-office uses on the Property.

2. **Goals of the Retail/Hotel TDM Program.** Because tenants of the Retail stores and Hotels and their employees work hours that are atypical of the standard work day, these tenants and their employees do not necessarily travel to and from the Property during the Peak Hours. Given this, the Retail/Hotel TDM Program shall encourage Retail tenants, Hotel Guests and the Retail/Hotel employees to utilize transit, carpools, walking, biking and other non-Single Occupancy Vehicle ("non-SOV") modes of transportation to travel to and from the Property rather than focusing on the specific trip reductions during the AM or PM Peak Hours. The goal of the Retail/Hotel TDM Program is for 5% of the Retail store tenants, Hotel Guests and the Retail/Hotel employees to use non-SOV modes of transportation to commute to and from the Retail/Hotel uses on a regular basis.

3. **Components of the Retail/Hotel TDM Program.** The Retail/Hotel TDM Program shall include, at a minimum, the components applicable to the Property that are described in Proffer IX.4.A and the additional components provided below. These additional components may be subsequently amended by mutual agreement between the Applicant and FCDOT. All amendments to the components of the Retail/Hotel TDM Program contained in this Proffer shall be approved by FCDOT and will not require a PCA. The Retail/Hotel TDM Program components are further described in the TDM Strategic Plan.

   A. Employee/Tenant Meetings. The PM shall hold, at a minimum, annual TDM meetings with the Retail owners and/or tenants and Hotel Managers, and their respective employees, to review the available transit options, adequacy of bus schedules (including hours of service), changes in transit service and other relevant transit-related topics. The PM shall invite Fairfax County and/or WMATA representatives to these meetings from time to time to speak to the group(s) about these and related subjects. Based on these meetings, the PM shall work with Fairfax County and/or WMATA to consider changes to the relevant

services, such as changes to bus schedules, if such changes would provide better service to the Property tenants and their employees.

B. Transit Incentives. Utilizing the Retail/Hotel TDM Incentive Fund (described in paragraph C below), the PM shall provide financial incentives to Retail store tenants, Hotel guests and the Retail/Hotel employees to utilize transit. These incentives may include contests with fare card rewards, retail gift certificates and the like (for example—an award could be offered to the transit riding employee of the month/year or the tenant with the highest percentage of employees utilizing non-SOV transport to commute to and from the Retail uses).

C. Regional TDM Incentive Programs. The PM shall make information available to Retail store tenants, Hotel Guests and the Retail/Hotel employees about programs that promote alternative commuting options. This shall include information on vanpools, carpools, guaranteed ride home and other programs offered by organizations in the Washington, D.C. Metropolitan Area.

D. Ridesharing. The PM shall assist Retail store tenants and the Retail/Hotel employees in forming carpools or vanpools and in providing convenient parking spaces to carpools or vanpools.

4. **Retail/Hotel TDM Incentive Fund.** The Applicant shall establish a Retail/Hotel TDM Incentive Fund for use exclusively by the Applicant with Retail and Hotel employers and their employees. Such incentives could include gift certificate awards, fare card contests and/or give-aways, transit fairs specific to the Retail tenants, Hotel Guests, and the Retail/Hotel employees and for similar inducements or incentive activities. The Applicant shall make a one-time contribution to this fund at the time that the first TDM Budget is approved and funded per Proffer IX in the amount of $10,000. At such time as a Retail/Hotel employer elects to financially contribute to the Retail/Hotel TDM Program, such contributions shall be utilized in addition to the Applicant's contribution (that is, the Applicant's contribution shall not be reduced or offset in any way).

5. **Retail/Hotel TDM Program Participation Outreach**. The PM and the Applicant or Retail Manager shall endeavor in good faith to encourage participation by Retail tenants and Hotel Management in the Retail/Hotel TDM Program, including the encouragement of a financial participation by such Retail/Hotel employers through their direct offering of transit benefit programs and transit incentives to their employees. Actions taken by the PM and Property management in furtherance of this objective shall include dissemination

of information to, and solicitation of participation from, the Retail/Hotel employer in-store management and executives or officers at their headquarters offices, at appropriate intervals.

The PM shall provide a report to the County with respect to the activities described in Proffer X.5 as a supplement to the Annual Report to be filed with the County in accordance with Proffer IX.4.J.ii. This report shall include detailed accounts of the outreach efforts and the feedback and response from the tenants.

XI. ENVIRONMENTAL

1. **Stormwater Management Master Plan.** Concurrent with the submission and approval of the first site plan for the Proposed Development, the Applicant shall submit to and obtain approval from DPWES of an Overall Master Stormwater Management Plan ("SWM Plan") for the Proposed Development. Following approval by DPWES of the SWM Plan, the Applicant thereafter shall submit an updated SWM Plan to DPWES for approval concurrent with all subsequent site plans submissions for the Proposed Development. These updated plans shall include any modifications to the stormwater detention or stormwater quality treatment program since the initial approval of the SWM Plan.

   A. Stormwater Quantity Goals. The Property currently is served by two (2) stormwater detention ponds, which provide peak flow reduction for the 10-year storm, and serve 10.71-acres (northern pond) and 18.3-acres (southern pond), respectively, and which shall be replaced as follows. Upon the completion of the Proposed Development, there will be a minimum of two (2) underground facilities providing stormwater detention for the property. As is demonstrated in the calculations on the CDP/FDP, the peak flow rates in the new post-developed condition shall be reduced to the pre-developed "good forested" condition, as outlined in the PFM, and no credit for flow rates currently being generated by the subject property/detention facilities as currently developed shall be taken. The reduction of total discharge from the Property, as outlined above, shall apply to the sum of all stormwater flow from the Property at buildout and shall include Eskridge Road Improved. The control of runoff from the Eskridge Road Improved site shall include the increase in impervious area proposed in Fairfax County Plan #0561-PI-001 relative to the existing impervious area in said plan.

The peak reduction will be on each facility combined. The discharge at either facility may vary from "good-forested" flows, so long as the reduction for the entire Property as a whole is achieved. A waiver to allow for underground detention, which includes an installation/maintenance cost burden estimate, has been submitted to Fairfax County DPWES. Development of the Property may be phased; the stormwater management quantity controls for each development phase shall provide detention capacity for the area proposed to be developed in the subject phase as well as for any other development phase for which control was previously provided. The location and size of these facilities shall generally conform to that shown in the CDP/FDP.

B. Best Management Practices. As part of the stormwater management associated with the Property, Best Management Practice (BMP) techniques will be utilized to improve the water quality of the runoff from the Property in the post-developed condition. Through the use of BMP facilities, such as sand filters, storm filters, other Fairfax County approved methodologies, or any combination thereof, the phosphorous removal rate on the subject property in the post-developed condition shall be a minimum of 40%. The Applicant shall make best efforts to provide phosphorous removal efficiency between 40% and 47%. (It should be noted that the PRM portion of the subject property qualifies as re-development, and therefore is subject to a phosphorous removal rate as low as 10%, but a minimum of 40% removal for the Property as a whole at buildout shall be achieved.) Prior to approval, the SWM Plan shall demonstrate the entire Property shall achieve a minimum of 40% phosphorous removal rate as opposed to any re-development reduction credits. Development of the Property may be phased, thus the BMP controls for each development phase shall provide phosphorous removal at a minimum 40% rate for the area within the development phase, as well as any other development phase for which removal was previously provided. The location and type of BMP facilities shall generally conform to those shown in the CDP/FDP.

C. Green Roof. In addition to the above-referenced proffered minimum phosphorous removal, an "extensive green roof" shall be provided generally as shown on the CDP/FDP, which is to be designed in accordance with PFM requirements regarding green roof design. No credit toward the proffered minimum 40%

phosphorous removal efficiency shall be taken for the design and implementation of said green roof. Said green roof shall be approximately 20,000 gross square feet in size and, at Applicant's discretion, shall be distributed across either Parcel A, B, or D, and provided generally in accordance with the details on Sheet 38 of the CDP/FDP.

Additionally, in the event that Parcel G is developed with a two-story structure, a minimum 5,000 s.f. green roof will be provided as long as Fairfax County provides storm water quality and quantity credits for such a green roof assembly at the time of site plan approval for said building. If Parcel G is developed with a building of three or more stories, no green roof will be required for that Building.

~~C.~~

D. Maintenance Responsibility.

i. *Regular Maintenance*. Prior to initial site plan approval for the Proposed Development, the Applicant shall execute an agreement with the County in a form satisfactory to the County Attorney (the "SWM Agreement") providing for the perpetual maintenance of all of the elements of the SWM Plan, including the BMP, Green Roof, and underground detention facilities (collectively, the "SWM Facilities"). The SWM Agreement shall require the Applicant (or a successor UOA/HOA/COA) to contract with one or more maintenance/management companies to perform regular routine maintenance of the SWM Facilities and to provide a maintenance report annually to the Fairfax County Maintenance and Stormwater Management Division of DWPES. The UO/HOA/COA documents shall specify the maintenance responsibilities of the owners under the SWM Agreement.

ii. *SWM Maintenance Fund*. Prior to issuance of the initial RUP for the first residential building to be constructed as part of the Proposed Development, the Applicant shall establish an account (the "SWM Maintenance Account") to be used for the on-going maintenance of the SWM Facilities located on or serving the Property. The SWM Maintenance Account shall be an interest-bearing account held by a financial institution authorized to do business in Virginia. As applicable, a line item for on-going maintenance of the SWM Facilities shall be

included in the budget(s) for any UOA/HOA/OCA(s) established for the Proposed Development, and the fees collected for such purposes by the UOA/HOA/COA shall be deposited in the SWM Maintenance Account semi-annually. The association documents that establish and control the UO/HOA/COA shall provide that the SWM Maintenance Account shall not be eliminated as a line item in the UO/HOA/COA budget, and that funds in the SWM Maintenance Account shall not be utilized for purposes other than to fund the maintenance of the SWM Facilities. Prior to issuance of first RUP for the first residential building, the Applicant shall make an initial contribution to the SWM Maintenance Account of $44,464. The SWM Maintenance Account shall be funded through pro-rata assessments of the subsequent owners of the Proposed Development as set forth in the UOA/HOA/COA documents, as applicable.

iii. *SWM Replacement Fund.* Prior to issuance of the initial RUP or Non-RUP or the first building to be constructed as part of the Proposed Development, the Applicant shall establish an account (the "SWM Replacement Account") to be used as an escrow account for the eventual replacement of the SWM Facilities located on or serving the Property. The SWM Replacement Account shall be an interest bearing account held by a financial institution authorized to do business in Virginia. As applicable, a line item for future replacement of the SWM Facilities shall be included in the budget(s) for any UOA/HOA/COA(s) established for the Proposed Development, and the fees collected for such purposes by the UOA/HOA/COA shall be deposited in the SWM Replacement Account annually. The association documents that establish and control the UO/HOA/COA shall provide that the SWM Replacement Account shall not be eliminated as a line item in the UOA/HOA/COA budget, and that funds in the SWM Replacement Account shall not be utilized for purposes other than to fund the replacement of the SWM Facilities. Prior to issuance of final RUP for the third residential building, the Applicant shall make a contribution to the SWM Replacement Account of $27,000. The SWM Replacement Account shall be funded through pro-rata assessments

of subsequent owners of the Proposed Development as set forth in the UOA/HOA/COA documents, as applicable.

iv. *County Agreement.* The SWM Agreement shall address the following issues to the satisfaction of DPWES: (a) Future replacement of elements of the Stormwater Plan, when and as warranted; (b) Requirement for liability insurance in an amount reasonably acceptable to DPWES; and (c) Easements for County inspection and emergency maintenance to ensure that the facilities are maintained by the Applicant in good working order.

2. **Lighting**. All on-site outdoor and parking garage lighting fixtures, except as may otherwise be permitted in conjunction with a comprehensive signage program, shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. Lighting within the stair towers shall be designed to contain light within the tower and minimize light from spilling outward on adjacent residential properties. Light poles in surface parking lots and on the top level of parking decks shall use shielded cutoff fixtures and be directed inward and downward.

3. **Potential Hotel Noise Attenuation**. In the event a hotel and/or residential use are located within Parcels A or B, the following proffer shall be applicable.

A. In order to reduce interior noise to a level of approximately 45 dBA Ldn, for hotel rooms and/or residential units that are demonstrated, by a refined acoustical analysis as set forth in Paragraph B below, to be impacted by highway noise from Lee Highway (Route 29) having exterior façade noise levels projected to be above 60 dBA Ldn, such rooms/units shall be constructed with the following acoustical measures:

i. Exterior walls should have a laboratory sound transmission class (STC) rating of at least 39.

ii. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels of Ldn 65 dBA or above.

iii. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a STC rating of at least 39.

iv. All surfaces should be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

B. The Applicant shall submit a refined acoustical analysis prior to the submission of building plans for Parcels A or B, whichever occurs first, showing a hotel and/or residential units in order to determine the affected rooms/ units (if any), and shall provide such appropriate interior noise attenuation measures as may be required based on the noise impact from Lee Highway (Route 29) on such building. Such analysis shall be submitted to and approved by DPZ and shall be based on the accepted methodology contained said refined analysis. Any changes to the hotel and/or residential use premised on the conclusions of such a refined acoustical analysis shall be in substantial conformance with the CDP/FDP and these proffers, as determined by the Zoning Administrator.

C. Building plans for the hotel and/or residential buildings shall depict the final noise contours and all locations of the respective building/rooms/units, if any, that are subject to noise mitigation as provided herein.

XII. LANDSCAPING AND OPEN SPACE

1. **Minimum Open Space**. As depicted on the CDP/FDP, within the PDC portion of the Application Property a minimum of 23 percent open space shall be provided, and within the PRM portion of the Property a minimum of 35 percent landscaped open space shall be provided in accordance with Zoning Ordinance requirements. Provision of the open space areas and improvements may occur in phases, concurrent with the phasing of development/construction of the Application Property. As such, the total area of open space provided at any given phase of development shall not be required to be equivalent to the minimum overall open space specified herein. Site plans (and subsequent revisions as may be applicable and relevant to landscaping) submitted for the respective phases of development shall include a landscape plan showing the open, streetscape and landscaping appurtenant to that respective phase of development, as generally shown on the CDP/FDP.

2. **Landscape Design**. Landscaping shall be generally consistent with the quality, quantity and the locations shown on CDP/FDP Sheets 10 through 14 entitled "Landscape Plan." Actual types, quantities and species of vegetation shall be determined pursuant to more detailed landscape plans submitted at the time of the first and all subsequent submissions of the site plans for each respective section, for review and approval by Urban Forest Management. Such landscape plans shall provide tree coverage and species diversity

consistent with the PFM criteria, as determined by Urban Forest Management. Landscaping shown on the CDP/FDP may be modified, if in substantial conformance with that shown on the CDP/FDP as approved by the Zoning Administrator and Urban Forest Management, to allow for final engineering considerations, such as final utility locations, low impact development facilities, sight distance requirements and other requirements. The Applicant shall coordinate the location of any utilities within open space areas to allow sufficient planting depth for trees and other landscaping as shown on the CDP/FDP. As a priority, where reasonably feasible as determined by Urban Forestry Management, DPWES, the Applicant shall install water, sanitary sewer and storm sewer utility lines within the street network to avoid conflicts with open space areas and streetscape elements shown on the CDP/FDP.

3. **Tree Size**. All shade trees provided as a part of the streetscape shall be minimum of 3 to 3.5 inches in caliper at the time of planting; all new flowering trees shall be a minimum of 2 inch caliper at the time of planting; and all new evergreen trees shall be a minimum of eight (8) feet in height at the time of planting, subject to the review and approval of the Urban Forester as shown on the CDP/FDP.

4. **Non-Invasive Plant Materials**. Only non-invasive plant materials, including street trees, shall be used within the streetscape and open space areas, subject to approval by the County Urban Forest Management Division.

5. **Public Access Easements**. The Applicant shall grant public pedestrian access easements over those specific open space areas identified on the CDP/FDP as "Public Open Space Areas." Such right of public access shall be subject to the right of the Applicant and the successor UOA and/or HOA/COAs, as applicable, to establish reasonable rules and regulations pertaining to hours of public access, maintenance, repairs and the like; provided, however, that hours for such public access shall be at least 6 a.m. to 1:00 a.m. on weekdays and 8 a.m. to 2:00 a.m. on weekends and holidays, subject to Applicant's right to temporary closures for necessary maintenance, repairs, safety, and public welfare considerations, and programmed events.

6. Alternative Planting Width Details: Site Plans submitted for the respective phases of development that are subject to the Alternative Planting Widths shall include a landscape plan for that phase of development in conformance with the PCA/FDPA. Tree Spcidies and planting sites are set forth on the PCA/FDPA, subject to revision as may be approved by the Urban Forest Management Division for those trees counting toward Tree Canopy

Coverage. Where minimum planting widths of 8 feet can not be provided, the Applicant shall use Structural specifications for all planting sites that are:

- A minimum of 4' open surface width and 16 square feet open surface area for Category III and IV trees, with the tree located in the center of the open area;
- A minimum rooting area of 8 feet wide (may be achieved with techniques to provide un-compacted soil below Pavement), with no barrier to root growth within four feet of the base of the tree;
- Soil volume for Category II and IV trees shall be a minimum of 700 cubic feet per tree for single trees. For two trees planted in a contiguous planting area, a total volume of at least 1200 cubic feet shall be provided. For three or more trees planted in a contiguous area, the soil volume shall equal to at least 500 cubic feet per tree. A contiguous area shall be any area that provides root access and soil conditions favorable for root growth throughout the entire area.
- Soil specifications in planting sites shall be provided in the planting notes to be included in all subsequent site plan submissions.

XIII. UTILITIES

1. **Underground Utilities**. The Applicant shall coordinate with utility companies (gas, power, telephone, cable etc.) to co-locate utilities where reasonably feasible. To the extent possible and as permitted by the applicable utilities companies, the Applicant shall place all utilities serving the Property underground. Upon request by the Applicant, the Zoning Administrator may waive/modify the requirement to place utilities underground without approval of a PCA upon a determination that such requirement (a) is infeasible or impractical or (b) would require the Applicant to secure easements or consents from third-parties that, despite having been diligently pursued by the Applicant, are not available.

2. **Sewer Coordination**. At the time of submission of a site plan for any building other than the theatre and its appurtenant parking structures, the Applicant shall provide DPWES with an analysis of the capacity of the sanitary sewer lines serving the Property. If the County determines that any sewer line serving the Property is inadequate, the Applicant shall upgrade or improve offsite sanitary sewer lines, as necessary and subject to a reimbursement agreement pursuant to County policy, to accommodate each phase of

the Proposed Development at the time of issuance of Building Permits for the respective buildings.

XIV. RECREATIONAL FACILITIES

1. **On-Site Amenities and Facilities for Residents**. Pursuant to Paragraph 2 of Section 6-110 and Paragraph 2 of Section 16-404 of the Zoning Ordinance, the Applicant shall expend a minimum of $955.00 per market-rate residential unit and $1,600.00 per single family attached market-rate residential unit on on-site developed recreation facilities, as described herein. Prior to final bond release for the Proposed Development, the balance of any funds not expended on-site for the items listed below and for the construction of the North and South Parks identified in Proffer XI(2) below, shall be contributed to the Fairfax County Park Authority ("FCPA") for the provision of recreation facilities located in proximity to the Property. To satisfy the above Zoning Ordinance requirement, the Applicant shall make the following facilities or amenities available for each multi-family residential building, provided that a substantially-comparable level of amenities are provided in each building or are shared among the buildings:

   A. Swimming pool;

   B. Interior courtyard areas, which may be located on the top deck of the parking structure(s) in the open area, shall include informal seating areas, landscaping, hardscape areas and passive recreation areas;

   C. One (1) bike storage space per every eight residential units in a building for use by residents of the building, which may be provided in the Cellar Space as defined in these Proffers;

   D. A fitness center, which is a minimum of 1,200 gross square feet in size and includes equipment such as stationary bikes, treadmills, weight machines, free weights, etc; and

   E. A business center, which is a minimum of 500 gross square feet in size and includes broadband or high-speed data connections (including "secure" voice and/or data connections), computers, facsimile machine and similar items.

2. **On-Site Parks**. Two parks (described both below and also in the "Design Guidelines" referenced in "Urban Design" Proffer XVI.7 below) shall be provided on the Property and shall be interconnected through the use of a pedestrian-oriented promenade and an attractive streetscape system lined with special landscape treatments, water features,

outdoor seating and entertainment areas. Said parks, while retained in ownership by the Applicant, shall be subject to public access easements, which shall reserve to the Applicant the right to restrict access for special events or out of security and/or safety concerns. "North Park" shall be subject to programmatic access by the Park Authority pursuant to a separate "Memorandum of Understanding" between the Park Authority and the Applicant, which shall be executed ~~within 1 year of the approval of this PCA.~~by February 8, 2012. These parks shall be designed to enhance and complement land uses sited along "Festival Street," which shall serve as the "main street" of the development and may include both hardscape and softscape elements, generally as depicted on the CDP/FDP but subject to final engineering and architectural design changes by Applicant. These parks and associated linear walkway system shall be owned, programmed and maintained by the Applicant, which shall grant public access easements as described below:

~~A.~~ "North Park" shall consist of at least twenty-seven thousand square feet which, when combined with the 16,561 square feet in the adjacent "Uniwest" park, shall provide a minimum of a one-acre park and shall be designed to be integrated with the adjacent "Uniwest" park, which may be redesigned by the Applicant in accordance with a separate "Memorandum of Understanding" between the Park Authority and the Applicant, resulting in a large, active open space at a main entrance into the "Town Center." Water features and lawn space may be used to provide a casual backdrop to the first floor commercial uses which shall front on this park.

~~B.~~A. "~~South~~ North Park~~," located in front of the restaurant and retail uses on the north side of Festival Street Extended, shall consist of approximately 22,000 square feet and~~ will function as a community-serving park and programmed with community-oriented activities such as concerts, exhibits, seasonal festivals and other cultural events as programmed by Applicant~~.~~ pursuant to the previously mentioned Memorandum of Understanding

B. "South Park," located on Parcel G and H between North Street and South Theater Drive, shall consist of approximately 22,000 square feet connecting District Avenue to the LJMS Ball Fields. The park will function as a community-serving park planned for family oriented uses to include lawn areas and seating areas.

"

C. Pocket Parks. The Applicant shall provide a minimum of one small "pocket park," which shall be directly accessible to pedestrians from Festival Street, and shall include, but not be limited to, seating, planting, shaded areas and/or outside dining.

3. **Parcel I and J Facility Use:** The single family attached residents on Parcels I and J will have full access to the Parcel H multi-family building's pool and fitness facility, which will provide recreational alternatives to both the residents living in the multi-family building on Parcel H, as well as the townhouse residents living on Parcels I and J. Should the Hotel option for Parcel H be developed, a pool and fitness facility will be made available to the same townhouse residents living on Parcels I and J.

XV. SCHOOLS CONTRIBUTION

1. **Public Schools Contribution**. The Applicant shall contribute $~~12,400~~9,378 per student for students projected to be generated by this development to the Board of Supervisors for transfer to Fairfax County Public Schools ("FCPS") to be utilized for capital improvements and capacity enhancements at the schools that students generated by the Residential Buildings will attend. Said contribution shall be based on student yield ratios of ~~.043, .011~~047, .013 and ~~.024~~027 per unit for elementary, middle and high school, respectively~~.~~ for multi-family and .204, .057, and .118 per unit for elementary, middle, and high school, respectively for single-family attached. Such contribution shall be made at the time of final approval of the site plan for each residential building triggering the FCPS contribution for the students generated by that respective residential building.

2. **Escalation in Schools Contribution**. If, prior to site plan approval for the respective residential buildings, Fairfax County should increase the accepted ratio of students per subject multifamily unit or the amount of the contribution per student, the Applicant shall increase the amount of the contribution for that building to reflect the current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the reduced amounts.

3. **Luther Jackson Middle School Improvements**. In accordance with specific terms set forth in a separate "Memorandum of Understanding" between FCPS and the Applicant (the "MOU"), and in accordance with the approved Special Exception Amendment

Application 99-P-008 (the "SEA") and SEA Plat as to the below parking spaces, the Applicant shall provide, respectively, natural turf ball-field(s), graded to meet FCPA grading standards for such ball-field(s), on approximately 4.50 acres in the general location of the existing athletic fields on the Middle School site, and the below parking spaces and associated features. Site plan approval for, and construction of said improvements associated with the natural turf ball-field(s) and parking spaces shall be provided by the Applicant at no cost to FCPS. As specified below, said improvements, or a cash contribution to the Board of Supervisors in lieu of certain of said improvements, shall be completed prior to issuance of the RUP for the first residential building on the Property and shall consist of the following:

A. Grading for both the below parking spaces and for improvement of the approximately 4.5 acres as natural turf ball-field(s) in accordance with FCPS requirements;

B. Construction of a minimum of 64 new parking spaces located along the Middle School's common boundary with the Property, which new parking spaces shall be counted towards the required parking for the Property (a system to ensure adequate access to these spaces for FCPS, the Property, and FCPA and in support of use of the ball-field(s), shall be provided in the MOU). The Applicant shall be responsible for all costs associated with requesting and obtaining all County approvals requisite to the construction and use of the new parking lot. Use of said 64 parking spaces by the Applicant shall not occur in advance of Applicant's completion of the natural turf ball-field(s), or cash contribution in lieu of certain of said ball-field improvements as specified in Paragraph E below.

C. Subject to approval by FCPS, provision of an access gate on the eastern entrance, as depicted on the proposed SEA Plat, which shall be controlled by FCPS;

D. Provision of a landscaped berm between the new parking lot and the ball-field(s) area, including the provision of two pedestrian access points which connect said parking spaces to the closest field. The exact type, extent and location of landscape elements and of the two access points shall be provided in accordance with the MOU, with the Concept Plan referenced below, and with that shown on the approved SEA Plat; and

E. Ball-field improvements performed by the Applicant shall be in substantial conformance with one of the two following alternatives identified, respectively, as

"Alternative One" and "Alternative Two" on the October 10, 2007 "Athletic Field Concept Plans" prepared by VIKA and attached as Exhibit 1 to the MOU, which alternative shall be selected by FCPS and the Providence District Supervisor at any time after sixty (60) days following Rezoning (but no later than April 1, 2008) in accordance with these proffers and with the terms set forth in the MOU. In the event no election is made, then the Applicant shall proceed with "Alternative One" unless otherwise agreed upon in the MOU.

i. In "Alternative One", the Applicant shall be responsible for providing (a) three overlapping, natural turf athletic fields (one sixty (60) foot baseball diamond; one sixty-five (65) foot baseball diamond; and one "full-size" rectangular field); (b) grading and hydro-seeding the 4.5-acre area; (c) installing an irrigation system to the satisfaction of FCPS and consistent with that detailed in the MOU; (d) four soccer goals; and (e) two permanent baseball backstops, the location of which shall be determined by FCPS;

ii. In Alternative Two (depicted conceptually on MOU "Exhibit 1" as one sixty (60) foot, diamond-shaped natural turf field and one rectangular-shaped synthetic turf field), the Applicant shall be responsible for (a) grading and hydro-seeding the 4.5-acre area, (b) providing, relative to the diamond-shaped natural turf field only, installation of an irrigation system to the satisfaction of FCPS and consistent with that detailed in the MOU, (c) providing four soccer goals, and (d) providing one permanent baseball backstop. In addition, under Alternative Two only, the Applicant shall make a one time cash-in-lieu of materials and construction contribution towards the synthetic turf field of $45,000.00, which shall be paid to the Board of Supervisors at the time of final site plan approval for the ball-field improvements. This cash-in-lieu amount may be supplemented by the value, agreed upon by FCPS and this Applicant, of whatever other of the Alternative One or Alternative Two materials and improvements FCPS and the Providence District Supervisor shall determine, pursuant to the MOU, that Applicant shall not provide.

XVI. OTHER COMMUNITY CONTRIBUTIONS.

1. **Providence District Contributions**. At the time of approval of the final site plan for the first residential building, the Applicant shall contribute $5,000.00 to each of the following entities or funds (up to a maximum of $25,000.00 in total contributions) to support their activities and programs:

   A. Providence District Tree Fund;

   B. Dunn Loring Volunteer Fire Department;

   C. Merrifield Fire Department;

   D. Nottoway Nights; and

   E. Providence District Library.

XVII. URBAN DESIGN

1. **Architectural Treatments**. The architectural treatment of this "Merrifield Town Center" development shall create a sense of identity and place and preserve human scale through the use of unifying elements, such as materials, textures, colors, window treatments, decorative details, lighting, landscaping, and roof pitches. All building facades/elevations shall be designed to incorporate architectural elements and/or decorative details, except for those locations where a building façade: faces a parking structure; is located less than ten feet from a property line; or is "wrapped" by, or otherwise shielded by immediate adjacency to, the exterior of another building (such as the ~~east façade of the West Deck; the west façade of Building I; and the north, east,~~north and west façades of the East Deck) or an element of the same building. This proffer shall not be interpreted to preclude the ability of individual users and tenants to use architectural themes that incorporate corporate logos and identities. Signage and architectural elements shall be used to create a festive and vibrant atmosphere. If the building on Parcel G is 7 stories in height, the 7th floor will be stepped back along the western Penny Lane frontage at a minimum distance of 15'.

2. **Streetscapes**. To create a high quality, street-level activity zone, a mix of retail shops, restaurants and multifamily uses shall be oriented along "Festival Street," which shall serve as a central spine connecting the two commercial anchors at either end of the development. Outdoor eating may be provided in front of each restaurant, as long as a clear and direct pedestrian access is maintained. A street-level activity zone shall be established along Strawberry Lane, where retail and/or restaurant uses shall be oriented

and designed to enhance the "North Park" and create an animated street edge at this main entrance to the Town Center.

3. **Street Sections**. Streetscapes shall be provided generally as shown on the cross-sections on Sheets 29 through 33 of the CDP/FDP.

4. **Building Elevations**. The architectural design of commercial retail, office, hotel and multi-family buildings shall be consistent with the quality of the elevations shown on Sheets 16 through 27 of the CDP/FDP. The Applicant reserves the right to revise the elevations as a result of final architectural and engineering design, provided the quality of design remains consistent with those shown, as determined by DPWES.

5. **Building Materials**. Buildings shall consist of high quality materials, a combination thereof including, but not limited to, stone, cast stone, masonry, glass, precast, metal, cementitious fiber board, asphalt shingles, clay tiles, slate, wood or comparable materials. EIFS shall be limited solely to use on mechanical penthouses and architectural detailing not to exceed five percent of a building's façade.

6. **Parking Garage Façade Treatments**. Facades of above-grade garages facing Eskridge Road, Festival Street, Festival Street Extended and Strawberry Lane shall be treated with materials consistent with those materials used on companion buildings in accordance with the CDP/FDP and the "Design Guidelines" referenced below.

7. **Design Guidelines**. The overall concepts presented in the Merrifield Town Center Design Guidelines, prepared by RTKL and dated September 6, 2007, shall be used generally as a guide in the creation of architectural, landscape, street section, building elevation, North Park and South Park features and design elements.

8. **Security**. In consideration of security concerns along the southern property boundary, transitional screening shall be provided as depicted on Sheets 10, 11 and 33 of the CDP/FDP, and lighting shall be provided in this area to address safety concerns. Contingent upon the provision of diligently pursued off-site grading easements, the Applicant shall grade-out this property line and the immediately adjacent Middle School property to minimize or eliminate the need for a retaining wall in this area. In the event said off-site grading easements are not timely provided by the Fairfax County School Board, then the Applicant shall have the right to construct a retaining wall in this area.

9. **Green Building Principles**. The Applicant shall work with its architect to incorporate, in Applicant's sole discretion, environmentally sustainable attributes into its building program which may include, but not necessarily be limited to, such elements as high-

efficiency mechanical systems, water efficient fixtures, CO2 sensors and air filters, and storage and collection of recyclables.

In addition to the above commitment the following green building commitment shall only apply to the single-family attached uses shown on the CDP/FDP, and shall not apply to other uses on the Property. Compliance with this green building proffer shall not prohibit the development and construction (including issuance of site plans, building permits and other related permits) of other uses on the Property consistent with these proffers and the CDP/FDP. For this green building commitment, the applicant shall have the option, in its sole discretion, to utilize any of the choices identified below. Further, in addition to the choices identified herein, the applicant may submit an alternative third party certification for the single-family attached uses shown on the CDP/FDP that meets the substantive intent of the choices identified below. Such alternative third party certification must be reviewed and approved by DPZ prior to construction that utilizes such alternative certification.

A. LEED for Homes Proffer (single family)

If the applicant selects the LEED for Homes option, the approval of the 1st Single Family attached Building Permit, the applicant will execute a separate agreement and post a "green building escrow," in the form of cash or a letter of credit or other financial surety from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of $4,000 per unit based on an average square footage of 2,000 per unit. This escrow will be in addition to and separate from other bond requirements and will be released as a total sum, and not an individual dwelling unit basis, upon demonstration of attainment of certification for each dwelling unit, by the U.S. Green Building Council, under the current version at the time of project registration with the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design for Homes (LEED® for Homes) rating system. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that each dwelling unit has attained LEED certification will be sufficient to satisfy this commitment. If the applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of

LEED certification for each dwelling unit within one year of issuance of the final RUP, a proportion of the escrow related to the number of units failing to achieve certification will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the applicant provides to the Environment and Development Review Branch of DPZ, within one year of issuance of the final RUP, documentation demonstrating that LEED certification for any dwelling unit(s) has not been attained but that the dwelling unit(s) has been determined by the U.S. Green Building Council to fall within three points of attainment of LEED certification, 50% of the escrow proportionate to the dwelling unit(s) failing to achieve certification will be released to the applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the applicant fails to provide, within one year of issuance of the final RUP for the building, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification or demonstrating that any dwelling unit(s) has fallen short of certification by three points or less, the entirety of the escrow proportionate to the dwelling units failing to achieve certification will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the Environment and Development Review Branch of DPZ, that USGBC completion of the review of the LEED certification for any dwelling unit(s) application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the proffered time frame shall be extended until such time as evidence is obtained, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

LEED-AP

The applicant will include a LEED®-accredited professional as a member of the design team. The LEED-accredited professional will work with the team to incorporate sustainable design elements and innovative technologies into the project with a goal of having the project attain LEED certification. At the time of site plan submission, the applicant will provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.

Checklist

The applicant will include, as part of the 1st Single Family Attached Building Permit submission and building plan submission, a list of specific credits within the most current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design for Homes (LEED® for Homes) rating system that the applicant anticipates attaining. A professional engineer or licensed architect will provide certification statements at the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification of the project.

Green Building Manual

Prior to approval of the final RUP, the applicant will provide to the Environment and Development Review Branch of DPZ a letter from a LEED®-accredited professional certifying that a green building maintenance reference manual has been prepared for use by future residents, that this manual has been written by a LEED-accredited professional, that copies of this manual will be provided to all future residents and that this manual, at a minimum:

- provides a narrative description of each green building component, including a description of the environmental benefits of that component and including information regarding the importance of maintenance and operation in retaining the attributes of a green building;

- provides, where applicable, product manufacturer's manuals or other instructions regarding operations and maintenance needs for each green building component, including operational practices that can enhance energy and water conservation;
- provides, as applicable, either or both of the following: (1) a maintenance staff notification process for improperly functioning equipment; or (2) a list of local service providers that offer regularly scheduled service and maintenance contracts to assure proper performance of green building-related equipment and the structure, to include, where applicable, the HVAC system, water heating equipment, water conservation features, sealants, and caulks; and
- provides contact information that building occupants can use to obtain further guidance on each green building component.
- Prior to approval of the final RUP, the applicant will provide an electronic copy of the manual in pdf format to the Environment and Development Review Branch of the Department of Planning and Zoning.

LEED Online – DOES NOT APPLY TO LEED for Homes

B. EarthCraft:

Prior to issuance of the non-RUP/RUP for the proposed building, the Applicant shall provide documentation to DPWES and DPZ that the building has been awarded certification in accordance with the EarthCraft House Program.

~~9.~~

XVIII. SIGNAGE

1. **Site Signage**. Signage for the Property shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance, or pursuant to a Comprehensive Sign Plan as may be approved by the Planning Commission. In either event, however, a coordinated signage system, including free-standing signs, way-finding signs (including those for sidewalks/trails) and potential retail awning signage, shall be provided for all residential and non-residential uses. Building mounted signage shall be compatible in terms of height, color, illumination and letter sizing, but may vary from retailer to retailer. If lighted, signage may be internally lighted, neon or lighted via downward-directed lights.

2. **Ticker "Sign"**. As generally depicted on Sheet 17 of the CDP/FDP and subject to Planning Commission approval in a Comprehensive Sign Plan, a ticker element shall be permitted as an architectural feature integrated into the retail building façade located along the Festival Street and Strawberry Lane street frontages within either Parcel A or Parcel B in the PDC zoning district. Said ticker element shall not exceed two feet in height.

3. **Temporary Signs**. No temporary signs (including "Popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on- or off-site by the Applicant or at the Applicant's direction to assist in the initial sale or rental of residential units on the Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and sale and/or rental of residential units on the Property to adhere to this proffer.

XIX. OWNERS' ASSOCIATIONS

1. **Umbrella Owners' Association**. Prior to the issuance of the first Non-RUP or RUP for any phase of the development/construction of the Application Property, except temporary transportation facilities and/or parking uses, if any, the Applicant shall establish an Umbrella Owners' Association ("UOA") in accordance with Virginia Law.

2. **Homeowner and Condominium Owners' Associations**. Prior to the issuance of the first RUP for any residential phase of the development/construction of the Application Property, the Applicant shall cause either a homeowners' association and/or a condominium owners' association ("HOA/COA") to be formed for that phase in accordance with Virginia law. The HOA/COA documents shall include a notification/statement that there shall be ball-fields accessible for use by the general public on the adjacent Luther Jackson Middle School property.

3. **Membership in UOA**. At a minimum, each HOA/COA and the owner(s) of the office building(s) shall be member(s) of the UOA.

4. **HOA/COA Maintenance Obligations**. Each HOA/COA shall have specific areas of the Application Property within its boundaries, and each shall assume all maintenance and other obligations required by these proffers for common space and common infrastructure within those boundaries except for those maintenance obligations to be assumed by the UOA pursuant to Proffer 18.e. below. Maintenance obligations of the

HOA/COAs for the various phases of the Application Property may be shared by agreement among the HOA/COAs.

5. **UOA Maintenance Obligations**. The Applicant, and then the subsequent UOA, shall have maintenance responsibilities that shall include, but not necessarily be limited to the following:

   A. Maintenance of private streets, all sidewalks, plazas, open-space, stormwater management facilities (as set forth in Proffer Section IX above), recreational facilities and other common areas within the Application Property including standard cleaning and lawn/landscaping maintenance and removal of snow from streets and all sidewalks (including VDOT sidewalks) with the Application Property. The UOA shall incorporate into its lawn maintenance contracts a prohibition against mowing with gas-powered equipment on Code Red days.

   B. Repair of surfaces and site furnishings.

   C. Replacement of dead, dying, or diseased trees and landscaping within the Application Property with the same size and similar species as originally approved on the landscape plan.

   D. The TDM Program. The respective UOA and HOA/COA documents shall specify the maintenance obligation as set forth herein. Purchasers shall be advised in writing prior to entering into a contract of sale, and in the UOA documents and the HOA/COA documents, that the UOA/HOA/COA shall be responsible, respectively, for the maintenance obligations as set forth herein.

XX. OTHER

1. **Unreasonable Delay**. Upon demonstration by the Applicant that, despite diligent efforts by the Applicant, provision of an improvement set forth in these proffers has been unreasonably delayed by others or by circumstances beyond the control of the Applicant, the Zoning Administrator may agree to a later date for the completion of each such improvement.

2. **Administrative Review**. Concurrent with the submission to DPWES of site plans, and any major inserts or revisions to said site plans, the Applicant shall submit copies of the same to the Providence District Supervisor and Planning Commissioner for the purpose of administrative review and comment.

3. **Successors and Assigns**. Each reference to "Applicant" in this Proffer Statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest, developer(s) of the site or any portion of the site, and the respective Owners' Associations described in Proffer XIV.

4. **Counterparts**. To facilitate execution, this Proffer Statement may be executed in as many counterparts as may be required. It shall not be necessary that the signature on behalf of all the parties to the Proffer Statement appear on each counterpart of this Proffer Statement. All counterparts of this Proffer Statement shall collectively constitute a single instrument.

5. **Board of Supervisors Signature**. The Board of Supervisors is a signatory to this Proffer Statement solely in its capacity as owner of the Hilltop Road and Eskridge Road right-of-way included in the Application area and, by so signing, assumes no responsibility nor obligation as to these Proffers.

[SIGNATURES ON FOLLOWING PAGES]

ESKRIDGE (E&A), LLC
Title Owner of Fairfax County Tax Map Parcels
49-3-((1))-80E, 80F 81A, 82A & 82B

By: _____
Name:_____
Title:_____

APPENDIX 2

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT CONDITIONS

CDPA 2005-PR-041-2

June 22, 2011

1. Up to an additional $50,000 shall be provided to VDOT to be applied toward the offsite right-of-way acquisition and construction of the offsite southern curb line, between the application property's eastern boundary and Gallows Road, of the VDOT Route 29/Gallows Road intersection improvements.

APPENDIX 3

PROPOSED FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS

FDPA 2005-PR-041-2

June 22, 2011

If it is the intent of the Planning Commission to approve FDPA 2005-PR-041-2 for a mixed-use development located at Tax Maps 49-3 ((37)) C, D, F, G and J, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions (those conditions carried forward from previous approval that apply to the subject property are marked with an asterisk*):

1. Development of the property shall be in substantial conformance with the CDP/FDP entitled "Merrifield Town Center" consisting of sixty-seven sheets prepared by VIKA Inc, Edens & Avant, and RTKL Associates, dated January 10, 2011, as revised through June 17, 2011.

2. Stormwater Management for the subject property shall be provided in conformance with the Waiver Conditions associated with the Public Facilities Manual Waiver #0561-WPFM-002-3.* (see Attachment A)

3. If development of North Park occurs in conformance with the Memorandum of Understanding referenced in proffer XIV.2, an FDPA will not be required.

4. Temporary parking (referenced in Proffer V4) shall include appropriate signage in accordance with Article 12 of the Zoning Ordinance.*

5. Any building on Parcel G that results in more than 7 stories in height shall be subject to the review and approval of a Final Development Plan Amendment (FDPA) to ensure that the building design is compatible with the surrounding buildings.

6. The residential portion of the PDC District in the original rezoning development shall not exceed 63% as a result of the proposed residential square footage in PDC portion of the FDPA application.

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by the Planning Commission.

ATTACHMENT A

Attachment A

Waiver #0561-WPFM-002-3 Conditions

Merrifield Town Center
RZ 2005-PR-041
November 30, 2006

1. The underground facilities shall be constructed in accordance with the development plan, these conditions and as determined by the Director of the Department of Public Works and Environmental Services (DPWES).

2. To provide greater accessibility for maintenance purposes, the underground facilities shall have a minimum interior height of 72" and be located as close to the edge of the building perimeter as possible, as determined by DPWES. The underground facilities shall not be located within the open space areas of the proposed development.

3. The underground facilities shall be constructed of reinforced concrete products only and incorporate safety features, including locking manholes and doors, as determined by DPWES at the time of construction plan submission.

4. The underground facilities shall be privately maintained and shall not be located in a County storm drain easement.

5. A private maintenance agreement, as reviewed and approved by the Fairfax County Attorney's Office, shall be executed and recorded in the Land Records of the County. The private maintenance agreement shall be executed prior to final plan approval.

   The private maintenance agreement shall address:
   - County inspection and all other issues as may be necessary to insure that the facilities are maintained by the property owners (e.g. Condominium Association or Owners Association) in good working condition acceptable to the County so as to control stormwater generated from the development of the site.
   - A condition that the applicant, property owners, their successors or assigns shall not petition the County to take future maintenance or replace the underground facilities.
   - Establishment of a reserve fund, for future replacement of the underground facilities.
   - Establishment of procedures to follow to facilitate inspection by the County, i.e. advance notice procedure, whom to contact, who has the access keys, etc.
   - A condition that the property owners provide and continuously maintain, liability insurance. The typical liability insurance amount is at least $1,000,000, against claims associated with underground facilities.
   - A statement that Fairfax County shall be held harmless from any liability associated with the facilities.

6. Operation, inspection and maintenance procedures associated with the underground facilities shall be incorporated in the site construction plan, private maintenance agreement, and property owner association documents which insure safe operation, inspection and maintenance of the facilities.

7. A financial plan, for the property owner association, to finance regular maintenance and full life cycle replacement costs, shall be established prior to final subdivision plat approval. A separate a line item in the property owner association annual budget for operation, inspection and maintenance shall be established. A reserve fund for future replacement of the underground facilities shall also be established to receive annual deposits from the members of the property owners association based on the initial construction costs and an estimated 50-year lifespan for concrete products.

8. Prior to final construction plan approval, the applicant shall escrow sufficient funds for the benefit of the property owner association which will cover a 20-year maintenance cycle of the underground facilities. These monies shall not be made available to the property owner association until after final bond release.

9. All future purchasers of any of the residential units shall be advised prior to entering into a contract of sale, as well as within the recorded property owner association documents, that the property owner association is responsible for the operation, inspection, maintenance and replacement of the underground facilities.

10. The owner and its successors and assigns shall disclose, as part of the chain of title, to all future property owners, the presence of the underground stormwater facilities and the umbrella owner association's responsibility for operation, inspection, maintenance and replacement of such facilities, by including the following language within the deed for each lot and the record plat:

    "The owner and its successors and assigns are responsible for the operation, inspection, maintenance and replacement of the underground stormwater facilities as set forth in the property owners association documents and a private maintenance agreement entered into with the County."

APPENDIX 4

Dep... Planning & Zoning

JUN 16 2011

Zoning Evaluation Division

REZONING AFFIDAVIT

DATE: JUN 16 2011
(enter date affidavit is notarized)

I, David R. Gill, 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

112346

in Application No.(s): PCA/FDPA 2005-PR-041-02
(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)
EYA Development LLC Agent: John M. Lester Robert D. Youngentob Le Roy Eakin, III	4800 Hampden Lane, Suite 300 Bethesda, MD 20814	Contract Purchaser of Tax Map Nos. 49-3-((37)) G (pt), J (pt)
Eskridge (E&A), LLC Agent: Mark A. Drogalis Steven F. Teets, L.E. Jeff S. Kaufman William C. Caldwell	1221 Main Street, Suite 1000 Columbia, SC 29201	Applicant/Title Owner of Tax Map Nos. 49-3-((37))-C, D, F, G, & J

(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.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

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

112334-C

Rezoning Attachment to Par. 1(a)

DATE: JUN 16 2011
(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 2005-PR-041-02
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
McGuireWoods LLP Agents: Scott E. Adams Carson Lee Fifer, Jr. David R. Gill Jonathan P. Rak Gregory A. Riegle Mark M. Viani Kenneth W. Wire Sheri L. Akin, formerly Sheri L. Hoy Lisa M. Chiblow Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 McLean, VA 22102	Attorney/Agent for Contract Purchaser Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent
M.J. Wells & Associates, Inc. Agent: Robin L. Antonucci Kevin R. Fellin	1420 Spring Hill Road, Suite 600 McLean, VA 22102	Traffic Consultant/Agent for Applicant
Lessard Urban Inc. Agent: John F. McLaren	8521 Leesburg Pike, Suite 700 Vienna, VA 22182	Architect/Agent for Contract Purchaser
VIKA, Inc. Agent: Philip C. Champagne Mike D. Benton Stephen E. Crowell John F. Amatetti Jeffrey D. Kreps	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineer/Agent for Contract Purchaser

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

REZONING AFFIDAVIT

DATE: JUN 16 2011
(enter date affidavit is notarized)

112334b

for Application No. (s): PCA/FDPA 2005-PR-041-02
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

EYA Development LLC
4800 Hampden Lane, Suite 300
Bethesda, MD 20814

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)

Robert D. Youngentob, Manager
Le Roy Eakin, III, Manager

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

Robert D. Youngentob, President
Le Roy Eakin, III, Vice President/Secretary/Treasurer

(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.

112334b

Rezoning Attachment to Par. 1(b)

DATE: JUN 16 2011
(enter date affidavit is notarized)

for Application No. (s): PCA/FPDA 2005-PR-041-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Eskridge (E&A), LLC
1221 Main Street, Suite 1000
Columbia, SC 29201

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)

Edens & Avant Investments Limited Partnership, sole 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)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.

[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
M.J.Wells & Associates, Inc. Employee Stock Ownership Trust (ESOT). All employees are eligible plan particiants; however, no one employee owns more than 10% of any class of stock.

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: JUN 1 6 2011
(enter date affidavit is notarized)

1123346

for Application No. (s): PCA/FPDA 2005-PR-041-02
(enter County-assigned application number (s))

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

Lessard Urban Inc.
8521 Leesburg Pike, Suite 700
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)

Christian J. Lessard
The Christian J. Lessard, Jr. 2004 Trust f/b/o of Christian J. Lessard, Jr.
The Brandon W. Lessard 2004 Trust f/b/o Brandon W. Lessard
The Kellie Jean Lessard Brooks 2004 Trust f/b/o Kellie Jean Lessard Brooks
The Cameron J. Lessard 2004 Trust f/b/o Cameron J. Lessard

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)

VIKA, Inc.
8180 Greensboro Drive, Suite 200
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

John F. Amatetti
Charles A. Irish, Jr.
Harry L. Jenkins
Robert R. Cochran
Mark G. Morelock
Jeffrey B. Amateau
Kyle U. Oliver
Philip C. Champagne

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

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

REZONING AFFIDAVIT

DATE: JUN 1 6 2011
(enter date affidavit is notarized)

112334

for Application No. (s): PCA/FDPA 2005-PR-041-02
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

Equity Partners of McGuireWoods LLP

Adams, John D.	Becket, Thomas L.	Brown, Thomas C., Jr.
Alphonso, Gordon R.	Beil, Marshall H.	Buchan, Jonathan E.
Anderson, Arthur E., II	Belcher, Dennis I.	Busch, Stephen D.
Anderson, Mark E.	Bell, Craig D.	Cabaniss, Thomas E.
Andre-Dumont, Hubert	Beresford, Richard A.	Cacheris, Kimberly Q.
Bagley, Terrence M.	Bilik, R. E.	Cairns, Scott S.
Barger, Brian D.	Blank, Jonathan T.	Capwell, Jeffrey R.
Barnum, John W.	Boland, J. W.	Cason, Alan C.
Barr, John S.	Brenner, Irving M.	Chaffin, Rebecca S.
Becker, Scott L.	Brooks, Edwin E.	Cobb, John H.

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

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

Rezoning Attachment to Par. 1(c)

DATE: JUN 1 6 2011
(enter date affidavit is notarized)

(1 2 3 3 4 5

for Application No. (s): PCA/FPDA 2005-PR-041-02
(enter County-assigned application number (s))

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

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

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

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

Cogbill, John V., III
Covington, Peter J.
Cramer, Robert W.
Cromwell, Richard J.
Culbertson, Craig R.
Cullen, Richard (nmi)
de Cannart d'Hamale, Emmanuel
De Ridder, Patrick A.
Dickerman, Dorothea W.
DiMattia, Michael J.
Dooley, Kathleen H.
Dorman, Keith A.
Downing, Scott P.
Edwards, Elizabeth F.
Ensing, Donald A.
Ey, Douglas W., Jr.
Farrell, Thomas M.
Feller, Howard (nmi)
Fennebresque, John C.
Foley, Douglas M.
Fox, Charles D., IV
France, Bonnie M.
Franklin, Ronald G.
Freedlander, Mark E.
Freeman, Jeremy D.
Fuhr, Joy C.
Gambill, Michael A.
Gibson, Donald J., Jr.
Glassman, Margaret M.
Glickson, Scott L.
Gold, Stephen (nmi)
Goldstein, Philip (nmi)
Grant, Richard S.
Greenberg, Richard T.
Grieb, John T.
Harmon, Jonathan P.
Harmon, T. C.
Hartsell, David L.
Hayden, Patrick L.
Hayes, Dion W.
Heberton, George H.
Horne, Patrick T.
Hosmer, Patricia F.
Hutson, Benne C.
Isaf, Fred T.
Jackson, J. B.
Jarashow, Richard L.
Jordan, Hilary P.
Kanazawa, Sidney K.
Kannensohn, Kimberly J.
Katsantonis, Joanne (nmi)
Keenan, Mark L.
Kennedy, Wade M.
Kilpatrick, Gregory R.
King, Donald E.
King, Sally D.
Kittrell, Steven D.
Kobayashi, Naho (nmi)
Kratz, Timothy H.
Krueger, Kurt J.
Kutrow, Bradley R.
La Fratta, Mark J.
Lias-Booker, Ava E.
Lieberman, Richard E.
Little, Nancy R.
Long, William M.
Manning, Amy B.
Marianes, William B.
Marks, Robert G.
Marshall, Gary S.
Marshall, Harrison L., Jr.
Marsico, Leonard J.
Martin, Cecil E., III
Martin, George K.
Martinez, Peter W.
Mason, Richard J.
Mathews, Eugene E., III
Mayberry, William C.
McCallum, Steven C.
McDonald, John G.
McElligott, James P.

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

Rezoning Attachment to Par. 1(c)

DATE: JUN 1 6 2011

(enter date affidavit is notarized)

112334b

for Application No. (s): PCA/FPDA 2005-PR-041-02

(enter County-assigned application number (s))

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

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

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

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

McFarland, Robert W.
McIntyre, Charles W.
McLean, J. D.
McRill, Emery B.
Muckenfuss, Robert A.
Muir, Arthur B.
Murphy, Sean F.
Natarajan, Rajsekhar (nmi)
Neale, James F.
Nesbit, Christopher S.
Nickens, Jacks C.
O'Grady, Clive R.
O'Grady, John B.
O'Hare, James P.
Oakey, David N.
Oostdyk, Scott C.
Padgett, John D.
Pankey, David H.
Parker, Brian K.
Phears, H. W.
Plotkin, Robert S.
Potts, William F., Jr.
Pryor, Robert H.
Pusateri, David P.
Rak, Jonathan P.
Rakison, Robert B.
Reid, Joseph K., III
Richardson, David L.
Riegle, Gregory A.
Riley, James B., Jr.
Riopelle, Brian C.
Roberts, Manley W.
Robinson, Stephen W.
Rogers, Marvin L.
Rohman, Thomas P.
Rosen, Gregg M.
Rust, Dana L.
Satterwhite, Rodney A.
Scheurer, P. C.
Schewel, Michael J.
Schill, Gilbert E., Jr.
Schmidt, Gordon W.
Sellers, Jane W.
Shelley, Patrick M.
Simmons, L. D., II
Simmons, Robert W.
Skinner, Halcyon E.
Slone, Daniel K.
Spahn, Thomas E.
Spitz, Joel H.
Stallings, Thomas J.
Steen, Bruce M.
Stein, Marta A.
Stone, Jacquelyn E.
Swan, David I.
Tackley, Michael O.
Tarry, Samuel L., Jr.
Thornhill, James A.
Van der Mersch, Xavier G.
Vaughn, Scott P.
Vick, Howard C., Jr.
Viola, Richard W.
Wade, H. L., Jr.
Walker, John T., IV
Walsh, James H.
Watts, Stephen H., II
Werlin, Leslie M.
Westwood, Scott E.
Whelpley, David B., Jr.
White, H. R., III
White, Walter H., Jr.
Wilburn, John D.
Williams, Steven R.
Wilson, James M.
Wren, Elizabeth G.
Young, Kevin J.
Younger, W. C.

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

Rezoning Attachment to Par. 1(c)

DATE: JUN 1 6 2011
(enter date affidavit is notarized)

112334-v

for Application No. (s): PCA/FPDA 2005-PR-041-02
(enter County-assigned application number (s))

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

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

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

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

(Former Equity Partner List)

Johnston, Barbara C.
Wilson, Ernest G.

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

112334

Rezoning Attachment to Par. 1(c)

DATE: JUN 16 2011
(enter date affidavit is notarized)

for Application No. (s): PCA/FPDA 2005-PR-041-02
(enter County-assigned application number (s))

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

Edens & Avant Investments Limited Partnership
1221 Main Street, Suite 1000
Columbia, SC 29201

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

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

General Partners:	Edens & Avant Administrative LLC	This entity does not own 10% or more of the Title Owner
Limited Partners:	E&A Northeast Holdings, LLC ("Holdings")	Neither Holdings nor Affiliates (nor any individuals, partners, or members having a beneficial interest in Holdings and/or Affiliates, respectively) holds a 10% or greater interest in Title Owner
	E&A Affiliates, LP ("Affiliates")	
	Edens & Avant Properties Trust	

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

Rezoning Attachment to Par. 1(c)

DATE: JUN 16 2011
(enter date affidavit is notarized)

112334

for Application No. (s): PCA/FPDA 2005-PR-041-02
(enter County-assigned application number (s))

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

Edens & Avant Properties Trust
1221 Main Street, Suite 1000
Columbia, SC 29201

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

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

Trustees:	There are eight (8) named individuals who are trustees of the Trust, none of whom holds a 10% or greater interest in Title Owner.	
Beneficiaries:	State Treasurer of the State of Michigan Retirement System, State Employees' Retirement System, Michigan Judges' Retirement System ("SMRS").	SMRS holds a 33.274% interest in Title Owner; however, no one individual pension beneficiary has greater than a 10% interst in Title Owner.
	New York State Teachers' Retirement System ("NYSTRS")	NYSTRS holds a 32.783% interest in Title Owner, however, no one individual pension beneficiary has greater than a 10% interest in Title Owner.
	E&A Retail Investments LLC ("Retail"). The sole member of Retail is JP Morgan Chase Bank, as Trustee under Amended & Restated Trust dated November 13, 2001, as amended, for its Commingled Pension Trust Fund (Strategic Property)(the "JP Morgan Trust").	Retail holds a 33.942% interst in Title Owner; however, no individual beneficiary of the JP Morgan Trust has a greater than 10% interest in Tile Owner.

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

REZONING AFFIDAVIT

DATE: JUN 1 6 2011
(enter date affidavit is notarized)

112334v

for Application No. (s): PCA/FDPA 2005-PR-041-02
(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: JUN 1 6 2011
(enter date affidavit is notarized)

112334-v

for Application No. (s): PCA/FDPA 2005-PR-041-02
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

Supervisor Linda Q. Smyth is a member of the Mosaic District Community Develpment Authority Board.
Supervisor John W. Foust is a member of the Mosaic District Community Development Authority Board.
Commissioner Kenneth A. Lawrence is a member of the Mosaic District Community Development Authority Board.

(**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

David R. Gill, Esquire
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 16th day of June 20 11, in the ~~State~~/Comm. of Virginia, County/~~City~~ of Fairfax.

Grace E. Chae
Notary Public

My commission expires: 5/31/2012

Grace E. Chae
Commonwealth of Virginia
Notary Public
Commission No. 7172971
My Commission Expires 05/31/2012

FORM RZA-1 Updated (7/1/06)

Rezoning Attachment to Par. 3

DATE: JUN 1 6 2011
(enter date affidavit is notarized)

112334

for Application No. (s): PCA/FPDA 2005-PR-041-02
(enter County-assigned application number (s))

Carson Lee Fifer, Jr. of McGuireWoods LLP donated in excess of $100 to Sharon Bulova.
Jonathan P. Rak of McGuireWoods LLP donated in excess of $100 to Sharon Bulova.
Gregory A. Riegle of McGuireWoods LLP donated in excess of $100 to Sharon Bulova.
Stephen W. Robinson of McGuireWoods LLP donated in excess of $100 to John Cook.

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

Statement of Justification for Merrifield Town Center (a/k/a the Mosaic)
PCA/CDPA/FDPA
January 2011
Revised - June 16, 2011

RECEIVED
Department of Planning & Zoning
JUN 16 2011
Zoning Evaluation Division

Eskridge (E & A) LLC, Applicant

This revised Statement of Justification has been modified to reflect the inclusion of the new tax map parcels identifications - 49-3-((37))-C, D, F, G and J. Substantively, nothing has changed from the original application. These modifications are merely procedural to reflect the reality of current tax parcels and to provide the tool to modify the proffers as appropriate to reflect the substantive changes discussed below.

I. Introduction

Since 2005, Eskridge (E & A) LLC, ("E & A") has diligently pursued the Comprehensive Plan's vision of a revitalized and animated Town Center in Merrifield. That effort culminated in 2007, with approval of the project known as Merrifield Town Center (RZ #2005-PR-041), which has been subsequently renamed the Mosaic. Since the approval of the original rezoning E & A has tirelessly pursued construction of the Mosaic. As part of that continuing effort E & A is pleased to be partnering with EYA, one of the DC Metro area's première townhome developers, to bring forward this application to allow development of up to 120 urban townhomes to anchor the southern portion of the project. This new townhome development will serve as a capstone to a reoriented residential/mixed-use building which will link the townhomes to rest of the development.

II. Overview of the Proposed Application

As originally conceived in the 2007 approval, the southern portion of the project was anchored by a movie theater/retail complex near Luther Jackson Middle School and mid-rise multi-family residential development buildings. However, as success of the retail portion of the project became clear, E & A recognized the need to re-orient the location of the movie theater to lend additional vibrancy to the "retail/commercial" portion of the project creating a better functioning project with an appropriate critical mass of activity. This allowed E & A to partner with EYA to introduce a different residential product (townhomes) to now anchor the southern portion of the project.

Thus, this application is a Proffered Condition Amendment Application and accompanying conceptual development plan and final development plan amendment (CDPA/FDPA) to accommodate this revised vision for the site (the "Townhouse Application"). This application works within the existing zoning designations on the subject property. This revised PCA application includes several additional residential parcels to allow the "residential proffers" to be modified, however the area of the CDPA/FDPA remains unchanged from the original application.

As a minor procedural matter, the northern portion of the site was subject to an application, PCA 2010-01-04/FDPA 2010-01-05, which was filed in May 2010 (the "Movie Theatre PCA"). This application was approved in January of this year. For consistency, the Movie Theater PCA is incorporated into this application as approved. The May 24, 2010 statement of justification for the Movie Theatre PCA discusses the movie theatre relocation in greater detail. For comparison, this

application is focused on PCA/CDPA/FDPA necessary to implement EYA's urban townhome concept and to create a conceptual and final layout for the new multi-family buildings which will link the townhomes to the northern portion of the site.

III. Townhome Application Details

EYA is one of the première townhome developers in the DC region. EYA's primary focus is on creating urban-infill mixed-use residential communities. In their 18 year history they have established a proven track record with the development of over 3,000 homes and 30 communities. That success is also reflected in the numerous awards EYA has received including ULI's Award of Excellence, NAHB's Project of the Year and America's Best Builder National Builder of the Year (2000 and 2009). They have the unique expertise to successfully integrate into a mixed-use project and they have utilized that expertise with this application.

Up to 120 urban townhomes are proposed in a new urban street grid on the southern portion of the site, as designated on the CDPA/FDPA. This community will straddle Festival Street (subsequently renamed District Avenue) with each townhome facing the publically accessible streets. This configuration will maintain the urban edge while enhancing the street presence along Festival Street. This proposal also significantly improves upon previous iteration of the project which turned its back to Eskridge Road with parking structures, creating an imposing and uninviting façade. The applicant is further able to remedy the pervious orientation by fronting the townhomes along Eskridge Road, creating a vibrant and attractive project entrance.

These townhomes will be urban-style townhomes that will present a look, scale and feel that creates an urban street presence. A conceptual rendering showing how the proposed townhomes will present to Eskridge Road is included in the CDPA/FDPA. As it shows, the proposed homes will be 4 stories in height with many containing balconies and roof-top terraces, all with an urban roofline.

All townhome units will be rear loaded, with two car garages parked either in parallel or in tandem depending on the particular model. Homes will range from approximately 1,600 to 2,200 square feet to appeal to variety for potential homeowners, from young urban professionals to new empty-nesters. The site's proximity to transit provides EYA and Fairfax County with an opportunity to further promote sustainable communities. This sustainable goal will be enhanced by utilizing sustainable building techniques and the commitment to providing a high-quality, pedestrian friendly environment. Further, the townhomes will be built to meet the Leadership in Energy and Environmental Design (LEED)-Homes standard.

This amendment expands upon the existing approval by introducing a new housing type to the project. The townhomes will be owned in fee simple and such ownership will bring a sense of permanence and provide a source of long-term residents who are committed to the success of the project. At the same time, the townhomes will also be integrated into the project as a whole and likely be part of the master association.

Lastly, no additional floor area or additional units over that already endorsed by the original rezoning are proposed with this minor amendment The applicant acknowledges that the proffers will be revised with this application to appropriately reflect the introduction of a new residential type (single-family attached), including those proffers associated with school contributions, transportation demand management and affordable housing.

IV. PCA/CDPA/FDPA Revisions

This Townhouse Application is primarily intended to implement the EYA townhome community on the southern portion of the site. However, because of this application and the Movie Theater PCA, this application also includes several quasi-administrative revisions to the CDPA and FDPA to reflect the creation of several revised parcels, working within the existing PDC and PRM zoning districts.

As shown on the PCA/CDPA/FDPA, the revised concept is primarily a mid-rise multi-family residential building with the opportunity to incorporate active uses on the ground floor. This building creates a natural anchor for Festival Street (a/k/a District Avenue) that contributes to creating the critical mass of residents necessary to support vibrancy in the project throughout the day. This residential component is also essential to creating an appropriate mix of uses consistent with the vision identified in the Comprehensive Plan and in the original rezoning. The proposed ground-floor uses will continue the activity created in the commercial/retail portion of the project by providing up to 50,000 sq. ft. for variety of retail and quasi-retail uses.

This revised PCA/CDPA/FDPA also creates a more logical parcel lay-out and with the appropriate framework for future implementation of more detailed plans for Parcel G once a final developer is identified for that parcel. Fundamentally, the revised Parcel G is conceptual in nature, and the applicant anticipates filing the appropriate FDPA in the near future to implement the concepts presented here.

V. Conformance with the Comprehensive Plan

As discussed, this application is intended to continue the implementation of the Comprehensive Plan vision endorsed by the original rezoning and has been deliberately crafted to reflect the careful balancing of issues that the Comprehensive Plan represents. Obviously, additional details will be provided as the application continues to evolve to ensure this vision is maintained.

VI. Waivers/Modifications

As shown on the PCA/CDPA/FDPA, there are a number of minor waivers requested to allow development consistent with that shown on the PCA/CDPA/FDPA. These waivers are similar to those necessary to allow the Mosaic to move forward with the original rezoning and merely reflect the realities of a phased mixed-use development in this location.

VII. Conclusion

As discussed above, EYA and E & A are excited to be bringing forward this application that will be a critical component to the long-term success and vitality of the Mosaic. Further, given that this Townhome Rezoning improves on the original vision by providing a more attractive entrance on Eskridge Road and the unit count and FAR remain unchanged for the project, we respectfully request support of this application.

David R. Gill
Agent on behalf of the Applicant

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County of Fairfax, Virginia

MEMORANDUM

DATE: June 8, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Land Use Analysis and Environmental Assessment:**
PCA/FDPA 2005-PR-041-02
Eskridge (E & A), LLC

The memorandum, prepared by Bernard Suchicital, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the Proffer Condition Amendment (PCA) and Final Development Plan Amendment (FDPA) application dated December 15, 2005 as revised through May 13, 2011, and proffers dated May 13, 2011. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. 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.

DESCRIPTION OF THE APPLICATION

The applicant, Eskridge (E & A), LLC, is requesting several amendments to a rezoning (RZ 2005-PR-041) approved in 2007 for a mixed use development, The Mosaic, on an approximately 31.37 acre land area in the Merrifield Town Center area. The original rezoning permits up to 1,893,112 gross square feet of development at a 1.2 floor area ratio (FAR), (1.39 FAR with the provision of affordable and workforce housing and related bonus units), the maximum recommended by the Comprehensive Plan. Construction of the site is currently in progress. The development will consist of residential, retail, entertainment, institutional, office, and hotel uses.

Changes to three parcels, Parcels G, H and I of the nine designated parcels (A through I) and to approved proffers are proposed with this application. These three parcels include 13.22 acres of the 31.37 acre site. The existing rezoning allows for 120,000 square foot theatre in Parcel I. and retail, residential and hotel uses were approved for Parcels G and H.

The applicant proposes to remove the theatre use with an associated parking garage on Parcel I and replace those uses with a modified range of multifamily, single family attached, retail, hotel and office uses on the Parcel G, H, I and J.

The Proposal includes:

- Boundary changes to Parcels G, H and I;
- Creation of a new Parcel J (which splits Parcel G into two parcels);
- A minimum of 186,000 square feet and a maximum of 725,000 square feet of multifamily dwelling units (660 units maximum based on the proffered 1,100 average square foot per unit) and a minimum of 218,000 square feet and a maximum of 290,000 square feet of single family attached residential dwellings (approximately 114 units as shown on Sheet 3 of the CDP/FDP) on Parcels G, H, I, and new Parcel J;
- A slight increase of the maximum ground floor retail to 83,000 square feet on Parcels G and H;
- A hotel option for Parcel G and H with a maximum of 725,000 square feet and an office option for Parcel G with a maximum of 100,000 square feet if the residential options are not implemented;
- Modifications to the previously approved 22,000 square foot South Park on Parcel G; and
- Other associated site modifications.

LOCATION AND CHARACTER OF THE AREA

The Mosaic District is located in one of the two core areas of the Merrifield Suburban Center. The core areas are envisioned to be more pedestrian-oriented and urban in character as they redevelop. The property is located in the heart of the Merrifield Commercial Revitalization Area. The site is located immediately south of Lee Highway (Route 29) in between Eskridge Road to the west and Gallows Road to the East. The eastern boundary is also shared with a mixed use residential development, Vantage at Merrifield, and the Fairfax Plaza Shopping Center. To the south is Luther Jackson Middle School and an office park. To the west are the Merrifield Regional Post office and industrial properties, including the Cox Communications tower. To the north across Lee Highway is a Home Depot, and office and industrial uses.

COMPREHENSIVE PLAN CITATIONS:

Land Use

In the Fairfax County Comprehensive Plan, 2011 Edition, Area I, The Merrifield Suburban Center, Land Unit Recommendations, Land Unit F, Sub-units F1 and F2, as amended through July 27, 2010, on pages 76 through 81, the Plan states:

"LAND UNIT F

Land Unit F is comprised of approximately 107 acres and is bounded by Gallows Road on the east, Route 29 on the north, Prosperity Avenue on the west, and Land Unit G on the south. Existing development generally consists of retail uses in the eastern portion primarily along Gallows Road, industrial and office uses in the central portion, and the Merrifield Regional Post Office in the western portion of the Land Unit.

Most of Land Unit F, the portion east of the Merrifield Regional Post Office, is envisioned to redevelop as the "Town Center" for the Merrifield Suburban Center, with a mix of uses including office, retail, hotel, and residential uses. Buildings in the town center are envisioned to have retail and service uses located on the ground levels that are designed with a pedestrian orientation. Primary access points to the Town Center are envisioned to be at Merrilee Drive extension/realignment with Eskridge Road and Route 29, Gallows Road and Strawberry Lane, and Gallows Road and "Main Street/Festival Street".

The major circulation improvements for this land unit include the extension of Eskridge Road to Williams Drive. Since Williams Drive connects with Route 50, this will complete the link from the Metro station through the "Town Center" to Route 50. Additional circulation improvements include aligning a Merrifield Regional Post Office entrance with the Dorr Avenue Extension to Route 29; the extension of Strawberry Lane west to connect with Eskridge Road; the movie theater access road extension south to connect with Williams Drive and/or Gatehouse Road (connecting with Gatehouse Road would require crossing Luther Jackson Intermediate School property); and an east/west road that connects Prosperity Avenue with Eskridge Road or Williams Drive. Within this area, at least one new road should function as the "Festival Street" as illustrated on Figure 28. The major arterial improvements include the widening of Route 29 and Gallows Road, and the planned improvements at the intersection of the two roads.

Guidance for evaluating development proposals is provided in the Area-Wide Recommendations under Land Use, Urban Design, Transportation, and Public Facilities/Infrastructure sections, as well as in the following specific sub-unit recommendations.

Sub-Units F1 and F2 (Town Center Area):

Sub-Unit F1 is the eastern portion of the Land Unit that is oriented to Gallows Road and is planned for community-serving retail up to .35 FAR. Additional freestanding single tenant uses and "drive-through" uses, such as fast-food restaurants and car washes, are discouraged because each may disrupt pedestrian access. Drive-through uses that are low traffic generators, such as financial institutions and drug stores, may be considered provided that the drive-through facility is integrated within a multi-tenant building and is designed in a manner that does not impede pedestrian access. In any new retail center, an office component could be

provided, if it does not exceed .10 FAR (or approximately 30% of the development's gross square feet), with any office component designed as an integral part of the retail center. Furthermore, any new retail center(s) should be designed in a manner that is consistent with the town center concept.

Sub-Unit F2 is the central portion of the Land Unit that is generally between the Post Office property and Sub-Unit F1. Sub-unit F2 is planned for and developed with industrial and office uses up to a .5 FAR, except for the portion of Tax Map 49-3((1))80A that is in Sub-Unit F2.

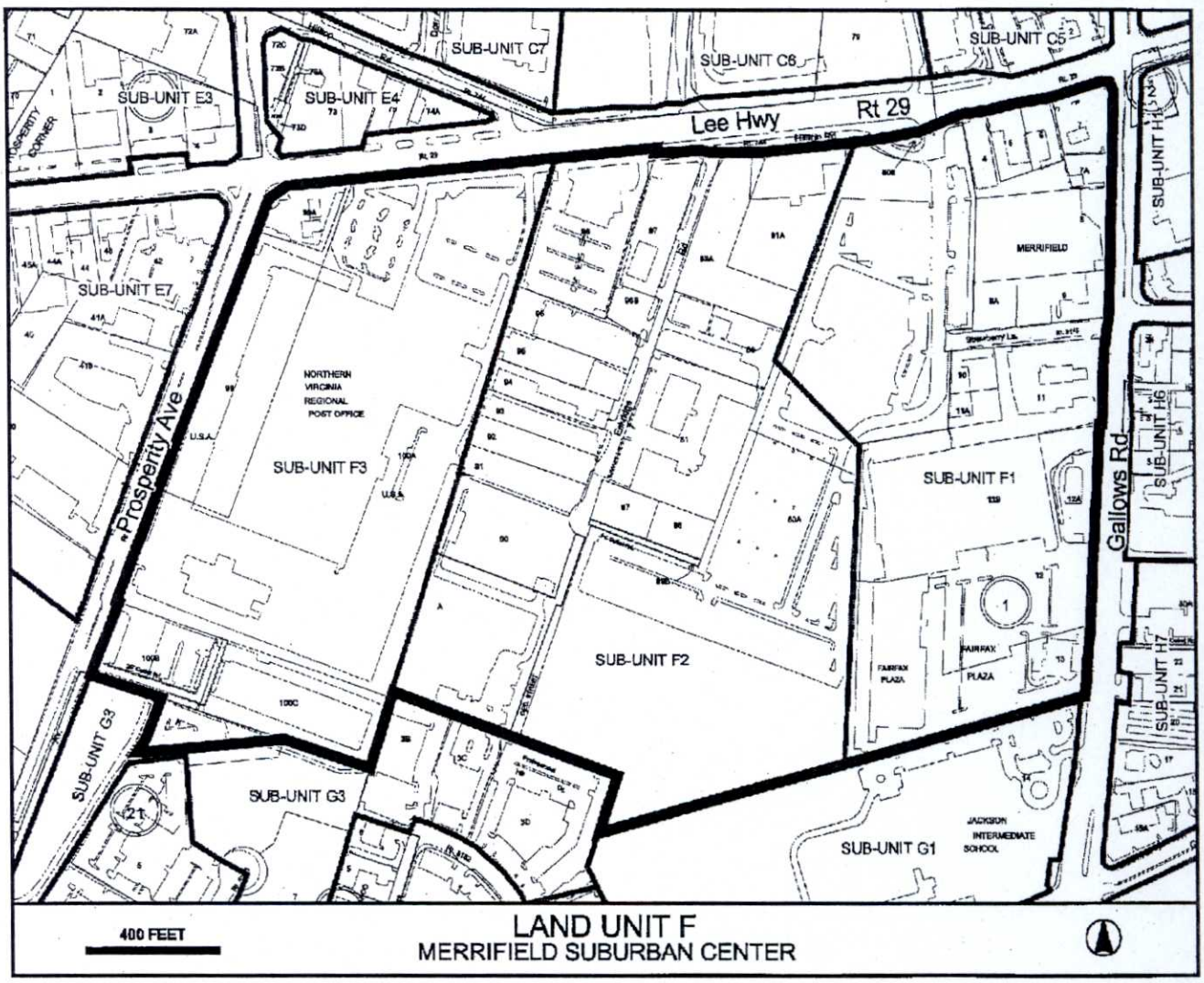
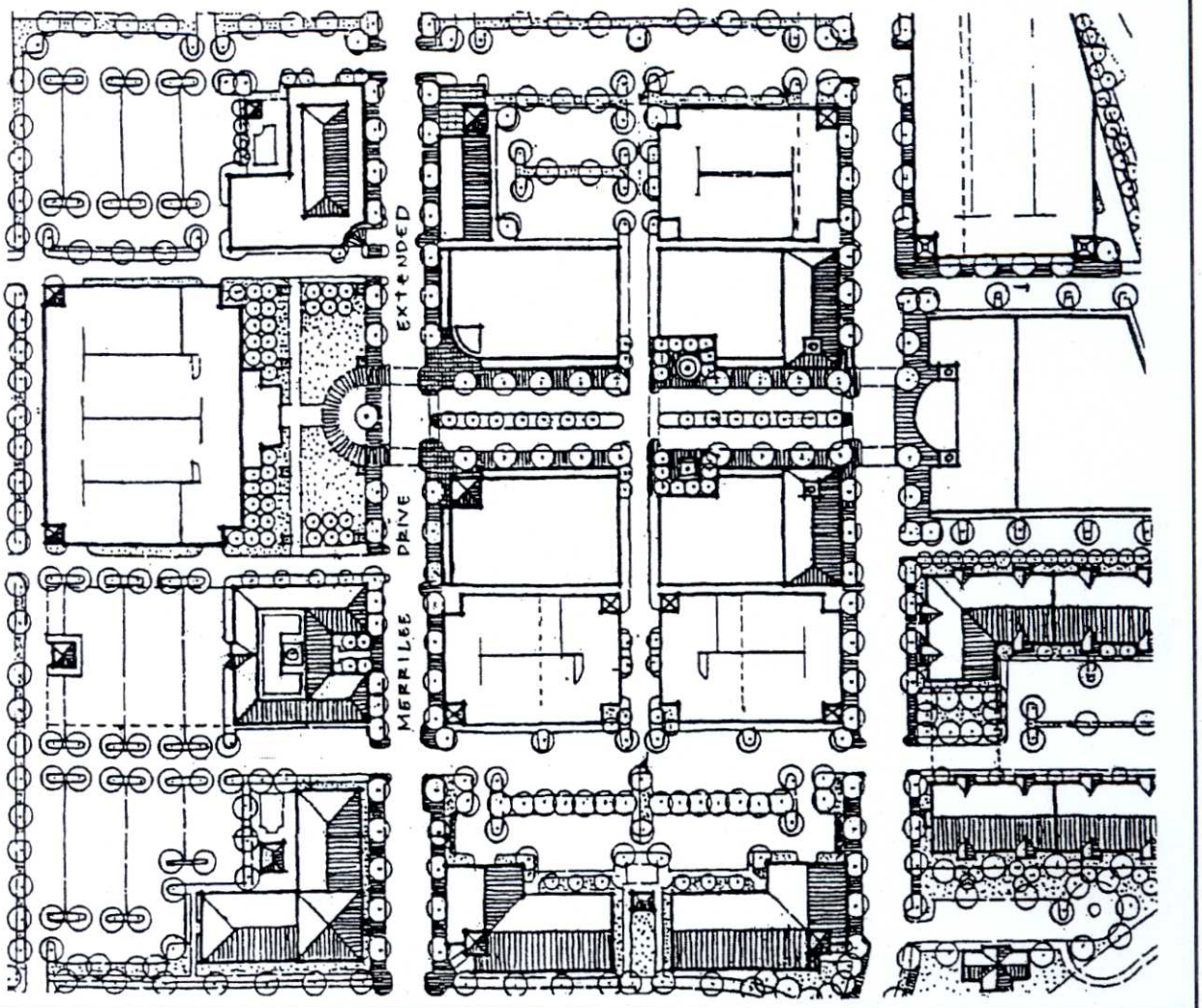


FIGURE 27



MERRIFIELD SUBURBAN CENTER
DESIGN CONCEPT FOR THE TOWN CENTER AREA
(SUB-UNITS F1 AND F2)

FIGURE 28

This portion of Parcel 80A could be developed with office or a new theater complex. Any new development should be designed in a manner consistent with the town center concept.

Any modification, expansion, and/or reuse of the existing buildings should be consistent with guidelines for Existing Uses and Buildings under the Area-Wide Land Use section. Any additional development in Sub-unit F1 and F2 at this base level should have consolidation or a coordinated development plan that provides for circulation improvements and streetscape improvements, as well as addresses urban design and other planning objectives which include implementing the town center concept. Also for any additional development at this base level on property in Sub-Units F1 and F2 abutting Sub-Unit G1, inter-parcel access between these sub-units should be considered and provided if needed to improve access to the school.

Option 1: As an option, in both Sub-units F1 and F2, redevelopment within these sub-units to office and retail up to .65 FAR may be appropriate if the redevelopment creates a component of the envisioned "Town Center." The retail component should comprise, at a minimum, 30% of the total development. Any development proposal under this option must address all applicable Area-Wide recommendations as well as the following guidelines.

- Consolidations of at least eight contiguous acres are encouraged. As an alternative, coordinated development plans with a combined land area of at least eight acres may be appropriate if the consolidation objectives are met. In any instance, it must be demonstrated that any unconsolidated parcels are able to develop in conformance with the Plan as described under the Land Use Guidelines in the Area-Wide Land Use section.

- Development proposals in these sub-units should provide for or contribute to road improvements as described in the Transportation Section of the Area-Wide recommendations. This area's recommended grid street system includes: the Eskridge Road extension south to Williams Drive and its realignment with Merrilee Drive to the north; the improvement of Strawberry Lane and its extension to Eskridge Road; the movie theater access road to connect with Williams Drive or Gatehouse Road. With the extension of the movie theater access road to either Williams Drive or Gatehouse Road, improvements to the intersection of Route 50/Williams Drive/Service Road should be made. Within this area, at least one road should function as the "Festival Street" that will have a concentration of retail and pedestrian activity (i.e., plazas, retail browsing areas and outdoor dining). See Figure 28 for an illustration of the grid system with the "Festival Street." Since a key transportation issue is the improvement of Eskridge Road and its realignment to Merrilee Drive, all development proposals under this option should contribute towards the Eskridge Road improvement in addition to providing other road improvements that improve circulation within this and adjacent areas as recommended in the Area-wide Transportation section.

- Development proposals should provide for inter-parcel access as well as other improvements that improve circulation within this and adjacent sub-units. For example, development proposals in Sub-Units F1 and F2 that abut Sub-Unit G1 should provide inter-parcel access to Sub-Unit G1 if needed to provide access to the school.

- Buildings should have retail and service uses located on the ground level that are designed to have a pedestrian orientation.

- Development should be designed with a pedestrian orientation, including open space amenities such as public plazas or greens as described under the Pedestrian and Transit

Oriented Development Guidelines in the Urban Design section.

- Development should provide or contribute to the purchase of one to two acres of land for a public park within Sub-Units F1 and F2. This urban park should function as a public meeting and gathering place and should have a focal point such as a pavilion and/or fountain. As an alternative, this open space amenity could be a private facility if the space has public access and is available for public activities.

- Development should be designed with parking structures behind and/or under buildings.

Option 2: As an alternative to the office and retail option, mixed-uses with residential use and/or hotel use may be appropriate up to 1.2 FAR, if the redevelopment creates a component of the envisioned "Town Center." Development proposals should be in conformance with the Area-Wide Recommendations for alternative uses (see the Area-Wide Recommendations, Land Use Guidelines), and development proposals under this option must address the previous option's guidance, all applicable Area-Wide guidelines, as well as provide for the following:

- The alternative uses appropriate in this sub-unit are limited to residential, institutional, hotel, major entertainment uses, as well as retail and service uses. Only the portions of retail and service uses that exceed 20% of the total development's square footage are considered alternative uses as described under the Alternative Use Guidelines. Retail and service uses may comprise up to 35% of the development's square feet and may include employee amenities such as health clubs, day care and food services, all of which should be an integral part of the office, hotel and/or residential buildings.

- Major entertainment uses could include a "theater complex" and/or retail entertainment centers. These uses combined with retail and service uses should not exceed 55% of the development's total square footage.

- Institutional, cultural, recreational, and/or governmental uses are encouraged within the Town Center and should be provided consistent with the Area-Wide guidance.

- If residential development is proposed, affordable dwelling units should be provided on-site or as indicated under the Land Use Guidelines in the Area-Wide Land Use Section.

- Any proposed residential development should demonstrate that it is an integral component of the Town Center through design, architecture, materials, access and parking and should create a viable living environment by providing recreation and other amenities for the residents as indicated under the Land Use Section of the Area-Wide Recommendations.

Height Limit: Under the options, maximum building height is 95 feet when development is not integrated with structured parking. In order to encourage structured parking to be located under buildings, a height bonus of up to 20 feet (or a maximum height of 115 feet) is appropriate when at least 2 levels of structured parking are provided under the building, either at or below grade. The building height bonus should be contingent on increasing the amount of

open space amenities. See the Building Heights Map, Figure 16, and the Building Height Guidelines under the Area-Wide Urban Design section.

The following illustrative urban design plan shows an approach for creating a "sense of place" for the area south or Route 29 and west of Gallows Road, the new town center for the Merrifield Suburban Center (see Figure 28). The "sense of place" is provided through the creation of a "Festival Street," which could be anchored at one end by the town green and at the other by a multiple screen theater. The Festival Street has wide sidewalks and pedestrian plazas fronting retail shopping and restaurants on the lower floors of the office buildings. It should be designed to foster both daytime and nighttime activity, reminiscent of the downtowns of earlier times and what has been achieved at other Town Centers such as the Reston Town Center. Residential areas are shown as ringing the southern boundary in this town center illustration. The purpose is to encourage more pedestrian activity by allowing people to live close to the town center's shops, restaurants, theaters, offices, and parks.

The wide variety of land uses shown in this illustration, are integrated through both landscape and architectural transitions. Buildings front and address the street with finished facades that create the feeling of a mixed-use downtown. With attractive facades, low- to mid-rise building heights, and comparable building masses, non-residential uses can face residential uses across the street with no adverse impact. Where parking decks are located along a street, they are designed to incorporate street level retail as a mask to the garage behind, providing an appropriate transition to other uses. In some locations, formally landscaped green spaces provide transitions between non-residential and residential uses."

Environment

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 7 to 21, the 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 j. Regulate land use activities to protect surface and groundwater resources.

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques. . . .

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. . . .

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. . . .

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

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

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

Objective 13: **Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.**

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*)
- Optimization of energy performance of structures/energy-efficient design
- Use of renewable energy resources
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies
- Reuse of existing building materials for redevelopment projects
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris
- Use of recycled and rapidly renewable building materials
- Use of building materials and products that originate from nearby sources

- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . .

Policy b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more stories within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient to attain certification through the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;
- Development involving a change in use from what would be allowed as a permitted use under existing zoning;
- Development at the Overlay Level; or
- Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range. . . .

Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system.

Policy e. 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."

COMPREHENSIVE PLAN MAP: Mixed Use

LAND USE ANALYSIS

Use and Intensity

The mixed use option in the Comprehensive Plan recommends that a major entertainment use, such as a theatre complex, be provided within this area. The previous application relocated this component to the northern half of the Mosaic property. In its place would be a 165,000-620,000 square foot 2 to 8 story multifamily L-shaped residential or hotel building with a maximum of 55,000 square feet of ground floor retail on Parcel H. Both options will have interior courtyards that will be made accessible to all residents of the development. The parking garage will be relocated to the rear of the building with retail and residential/hotel masking the parking garage from pedestrian activities along Festival Street and in the new configured South Park. West of these towers, on Parcels I and J, would be 114 single-family attached residential units, up to 40 feet in height.

Parcel G, located centrally between Parcels H and J, would act as the new southern anchor of Festival Street with options for various uses with below grade parking and a public plaza, by providing attractive façade with street-level retail that will contribute to a sense of place for the development. The applicant proposes four development scenarios that range from two to seven stories in height. Residential/hotel uses or office use could be configured in 5 to 7 story building with a maximum floor area of 105,000 square feet for residential/hotel uses and 100,000 square feet for office uses. The applicant has proffered to step back a building of 7 stories 15 feet. Staff further recommends that any building more than 6 stories be subject to a final development plan amendment request to ensure that this height is appropriate. The applicant has enhanced the appearance of a 2 story building by proffering a green roof for both the residential/hotel and office options.

Park Design

The approved 22,000 square foot South Park is located on Parcel G. The applicant proposes a redesign of the park on the subject property. South Park is proposed to be split in half to accommodate a shift in land uses. 11,400 square feet will be configured as a linear park on the western edge of Parcel H, fronting Penny Lane. The design shows wide sidewalks and green space. According to the applicant, this will provide as a soft buffer from the eight-story residential tower on Parcel H to the four-story townhomes on Parcel I. The remaining 10,600 square feet would be located on the southern edge of Parcel G. This portion will provide for larger public gather space, outdoor seating, entertainment areas, and family oriented events. These two parks will help connect Festival Street to the Luther Jackson

Middle School ball fields south of the application property. In response to staff comments, the applicant has provided additional detail on how the park space will be programmed.

Streetscaping

The applicant has provided additional details addressing how the pedestrian promenade along Festival Street will be activated for public uses on sheets 11A and 11B, which shows potential locations of outdoor dining, landscaped planters, contrasting materials in crosswalks, and an enhanced paseo on Parcel H catty-corner to Parcel G South Park. The applicant will provide additional detail with final site design.

Staff concludes that the proposed changes are in general conformance with the land use recommendations of the Comprehensive Plan.

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Green Buildings

Except for the proposed single-family attached units, the land uses and intensities under this current amendment request are consistent with the original rezoning approval. Mosaic District rezoning was approved prior to the establishment of the County's green building policy. The applicant is encouraged to seek U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) certification for the proposed buildings in Parcels G and H. The applicant has indicated that at its discretion environmentally sustainable attributes will be incorporated into its building program. Since the proposed single-family attached units are being introduced as a new use after the adoption of the green building policy, staff feels strongly that the townhouses could be designed and constructed in a manner to achieve a third party green building certification. Staff is pleased that the applicant has committed that the townhouses will attain green building certification through LEED for Homes or EarthCraft.

PGN: BSS

APPENDIX 9

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 better site design and low impact development (LID) 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. Energy efficiency measures should be incorporated into building design and construction.

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. Air quality-sensitive tree preservation and planting efforts (see Objective 1, Policy c in the Environment section of this document) are also encouraged.

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.

NON-RESIDENTIAL DEVELOPMENT CRITERIA

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

For commercial, industrial and mixed-use projects, fulfillment of Criterion #7 is based upon the provision of a number of units in appropriate residential projects, or land, or a contribution to the Housing Trust Fund sufficient for a number of units, determined in accordance with a formula established by the Board of Supervisors in consultation with the Fairfax County Redevelopment and Housing Authority.

County of Fairfax, Virginia

MEMORANDUM

May 17, 2011

TO: William J. O'Donnell Jr., Planner II
Zoning Evaluation Division, DPZ

FROM: Todd Nelson, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Merrifield Town Center; PCA/FDPA 2005-PR-041-2

RE: Request for assistance dated May 16, 2011

I have reviewed the Proffered Condition Amendment /Final Development Plan Amendment (PCA/FDPA) 2005-PR-041-2 stamped "Received, Department of Planning and Zoning, May 13, 2011." Urban Forest Management Division comments and recommendations on the previously submitted PCA/FDPA have been adequately addressed on this PCA/FDPA submission and there are no additional comments or recommendations.

Please contact me at 703-324-1770 should you have any questions.

TLN/
UFMID #: 159400

cc: RA File
DPZ File

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes

County of Fairfax, Virginia

MEMORANDUM

DATE: June 1, 2011

TO: Regina Coyle, Director
Zoning Evaluation Division
Department of Comprehensive Planning

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation

FILE: 3-4 (RZ 2005-PR-041)

SUBJECT: Transportation Impact

REFERENCE: PCA 2005-PR-041-02; FDPA 2005-PR-041-02; Merrifield Mixed Use (Eskridge (E& A) LLC; (Mosaic at Merrifield)
Traffic Zone: 1527 Land Identification : 49-3 ((01)) 81A, 82A, 82B, 80E pt

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based the revised development plan dated April 15, 2011 and revised proffers dated April 15, 2011.

The applicant proposes to amend the proffers and the CDP/ FDP to modify uses and boundaries in Parcel G, H and I. The applicant proposes up to 590,000 square feet of multi-family residential uses (approximately 536 units) and 120 single family attached dwelling units. No change in the overall FAR or maximum square footage in the PRM and PDC Districts are proposed with this modification.

This department provides the following comments.

- The previously approved proffers (except those revised to reflect current conditions) should be carried forward.
- Transportation proffer," Lee Highway (Route 29) Offsite" appears to be worked out between transportation staff and the applicant. Staff is waiting for a revised proffer to be resubmitted for review.
- A bus shelter easement should be provided on the site along Eskridge Road.

AKR/ak C; Michele Brickner,Director DPWES

Fairfax County Department of Transportation
12055 Government Center Parkway, Suite 1034
Fairfax, VA 22035-5500
Phone: (703) 324-1100 TTY: (703) 324-1102
Fax: (703) 324 1450
www.fairfaxcounty.gov/fcdot

FCDOT
Serving Fairfax County for 25 Years and More

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

February 24, 2011

Ms. Barbara Berlin
Director of Planning and Zoning
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: PCA 2005-PR-041-2 Mosaic District (Merrifield Town Center) Parcels F, G, H & I
Tax Map # 49-3((01)) 0080E, F, 0081A, 0082A & B
Fairfax County

Dear Ms. Berlin:

In accordance with the Virginia Traffic Impact Analysis Regulations, 24 VAC 30-155, your proposed rezoning was submitted to the Virginia Department of Transportation (VDOT) for review on January 12, 2011, and received on January 20, 2011.

We have evaluated the rezoning and prepared comments on the results of our evaluation. The comments present our key findings as well as detailed comments on the future transportation improvements which will be needed to support the current and planned development in the study area.

Our comments are attached to assist the Planning Department, the Planning Commission and the Board of Supervisors in their decision making process regarding the rezoning.

Please arrange to have these comments included in the official public records, and to have both this letter and the VDOT comments placed in the official file for this rezoning. VDOT will make these documents available to the public through various means, and may post them to the VDOT website.

Please contact me if you have any further questions regarding these comments.

Sincerely,

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodeheaver
527Info2005-PR-041-2rz1MosaicDistMerrifieldTownCtrPclFGHI.2-24-11BB

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

February 24, 2011

Ms. Barbara Berlin
Director of Planning and Zoning
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: PCA 2005-PR-041-2 Mosaic District (Merrifield Town Center) Parcels F, G, H & I
Tax Map # 49-3((01)) 0080E, F, 0081A, 0082A & B
Chapter 527 Comments
Fairfax County

Dear Ms. Berlin:

VDOT has reviewed the above plan and traffic impact study submitted on January 12, 2011, and received on January 20, 2011. The subject site is located south of Route 29, west of Gallows Road (Route 650), and east of Eskridge Road. The supplemental study replaces the final version of the TIA, dated June 18, 2007, reflecting 110 multi-family dwelling units with 27,000 gross square feet of retail uses on Parcel F, 60 multi-family dwelling units with 20,000 gross square feet or a 150 room hotel with 20,000 gross square feet of retail uses on Parcel G, 570 multi-family dwelling units with 55,000 gross square feet of retail uses on Parcel H, and 120 townhouses on Parcel I. Access to the overall development would be provided generally consistent with the approved CDP/FDP. The proposed changes to Parcels F, G, H and I are expected to generate a net overall increase of 58 PM peak hour vehicle trips and a decrease of 100 Saturday peak hour vehicle trips upon completion and full occupancy when compared to the approved "Option C" plan.

The methodologies and assumptions used in the traffic impact analysis are based upon the results of a scope of work meeting held by VDOT and the locality.

In general, the TIA is found acceptable. Please contact me if you have any further questions regarding these comments.

Sincerely,

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodeheaver
527Info2005-PR-041-2rz1MosaicDistMerrifieldTownCtrPclFGHI.2-24-11BB

FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, Manager
Park Planning Branch, PDD

DATE: June 1, 2011

SUBJECT: PCA/FPDA 2005-PR-041-2, Merrifield Town Center - REVISED
Tax Map Number(s): 49-3 ((1)) 80E, 80F

BACKGROUND

This memo replaces the previous comments dated May 2, 2011. Park Authority staff has reviewed the proposed Development Plan dated January 10, 2011, as revised through May 13, 2011, and draft proffers as revised through May 13, 2011 for the above referenced application. The Development Plan reflects a revision to the previously approved RZ 2005-PR-041 and PCA 2005-PR-041 applications. The current PCA/FDPA application seeks to introduce an urban townhouse component to the residential mix. The new unit type entails a reconfiguration of land bays G, H and I with the inclusion of an additional land bay J. The retail, office, hotel and multi-family components are repositioned within these land bays and the previously approved theater component has been removed from this area of the development plan. The revisions to land bay configuration and unit mix are proposed with no increase to overall gross floor area or unit count.

COMPREHENSIVE PLAN CITATIONS

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). The Policy Plan also cites differing needs for more urban development and presents Urban Park Development guidance (Parks and Recreation, Park Classification System, p.10-11). The Park Authority's Urban Parks Framework provides an urban parkland standard and more detailed guidance.

The area-wide recommendations for the Merrifield Suburban Center specifically address the inclusion of recreational facilities which were incorporated into the development design with the original rezoning. Recommendations speak to the provision of on-site recreation with new residential development as well as additional contributions for off-site park facilities that serve

the area. Pedestrian connectivity and urban parks contribute to the character envisioned for the Merrifield Suburban Area (Area I, Merrifield Suburban Center, Area-Wide Recommendations, Public Facilities/Infrastructure, Parks and Recreation Facilities, pp. 46-47).

ANALYSIS AND RECOMMENDATIONS

Recreational Impact of Residential Development:
The Fairfax County Zoning Ordinance requires provision of open space and recreational features within Planned Development Districts (see Zoning Ordinance Sections 6-110 and 16-404). At the time of the original rezoning approval, the minimum P-District expenditure for park and recreation facilities was set at $955 per non-ADU. Currently, the minimum expenditure for park and recreational facilities within these districts is set at $1,600 per non-ADU residential unit for on-site recreational facilities to serve the development population. The Park Authority acknowledges the Applicant's draft Proffer #1 of *Section XIV Recreational Facilities* which commits to expend a minimum of $955.00 per market-rate multifamily residential unit and $1,600.00 per single-family attached market-rate residential unit towards on-site developed recreation facilities.

Whenever possible, it is the intent that the P-District recreation contribution be utilized to provide recreational facilities within the residential development site. *Section XIV Recreational Facilities* of the currently approved proffers for this site outlines recreational facilities to which this contribution may be applied. The Park Authority recommends that the same language be retained as well as the commitment that any portion of this amount not spent onsite should be conveyed to the Park Authority for recreational facility construction at one or more park sites in the service area of the development.

The P-District recreational expenditure required by the Zoning Ordinance offsets only a portion of the impact to recreational facilities that will be generated by the new residents of this development. Typically, a large portion if not all of the Ordinance-required funds are used for recreational amenities onsite. 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. The currently approved and draft proffers commit to the provision of improvements to the recreational facilities at Luther Jackson Middle School, which seeks to offset impacts from the residential as well as the commercial development. The Park Authority recommends that this language be retained.

Onsite Amenities:
Currently approved Proffer 1 of *Section XIV Recreational Facilities* commits to the level of on-site recreational facilities to be provided for each multi-family residential building. The Park Authority acknowledges the Applicant's draft Proffer 3 *Section XIV Recreational Facilities,* stating that permission to use the recreational amenities located within Parcel H shall be extended to the townhouse residents as well.

South Park Design:
The proposed Final Development Plan Amendment entails significant changes to the previously approved design of South Park. The integration of park and open space has been a key design element throughout the rezoning history of this project, based in the guidance of the Comprehensive Plan for the Merrifield Suburban Center. The importance of all the park

elements of Merrifield Town Center, particularly South Park, has factored prominently in previous plan review.

Various aspects of the design of South Park were considered in the Park Authority's review of the proposed application.

Functionality of Space

The redesign of South Park as proposed with the May 13, 2011 plan set presents a more readily identifiable community space. The currently proposed interface with the retail component of Buildings G and H will serve to enliven and enrich the revised South Park element. Additional detail with the May 13th plan set helps to clarify the potential usage and delineation of this space.

Sections C, P, and Y, presented on Sheet 29A, seek to further clarify the orientation of South Park to the adjacent buildings and street edges. The following comments are noted:

- General note regarding sections: Section drawings are not to scale which makes it difficult to verify information shown.

- Section P – The space of South Park along the southern face of Building G appears potentially rather stark. Consider the inclusion of some additional trees or vertical shade elements.

- Section C – Remove "AVG" from 20' minimum pedestrian zone.

- Section Y – The Residential Frontage section labels the multifamily sidewalk width as 3'. This should be 5' wide as a minimum.

Connectivity with Main Street Design

Another key element put forward with the previously approved design of South Park was that it would provide a visual anchor to Festival Street, balanced by the complementary North Park. Some additional detail has been added to the space at the corner of Building H (the "paseo"). It is recommended, however, that the main element at this corner provide a stronger focal element, perhaps a fountain or a sizeable piece of public art.

Size of Space

Currently approved proffers commit to provision of a minimum of 22,000 square feet for South Park. Although preference would be for one integrated space, the plan does identify an area of sufficient size to satisfy the intent of the original proffer.

Plan Phasing

Additional consideration should be given to the phasing of South Park within the overall development, particularly within Land Bay G. Draft Proffer 4 of *Section V Parking* addresses the use of Land Bay G, excluding the area designated for parks, for temporary parking until such time as that land bay develops. Park areas will be seeded and maintained as lawn until construction for Parcel G commences. As the timeframe for the proposed construction is indefinite, the Applicant should provide some level of attractive

screening between South Park and the temporary parking area, permitting pleasant and safe use of the South Park area in the interim condition.

Pocket Parks:
Approved Proffer 2.C of *Section XIV Recreational Facilities* refers to the provision of "a minimum of one small 'pocket park,' which shall be directly accessible to pedestrians from Festival Street . . ."

The likely location to satisfy this proffer, between Buildings D and F, is labeled as "Restaurant Garden." It is unclear by this terminology, though, whether this space is one that would be publicly accessible. Location of a publicly accessible "pocket park", as required to satisfy this proffer, should be clearly noted on the plan.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section.

- Section drawings should be provided to the scale indicated on the plan sheet;
- Consider additional trees or shade elements within the South Park plaza area;
- Section C – Remove "AVG" from 20' minimum pedestrian zone.
- Section Y – sidewalks in the Residential Frontage section should be minimum width of 5'.
- Commit to a notable design element at the corner of Building H along the Festival Street frontage, such as a fountain or public art;
- Commit to the provision of attractive, interim screening between South Park and the temporary parking in Land Bay G until construction of Building G;
- Confirm the location of at least one publicly accessible "pocket park" within the development.

Please note the Park Authority would like to review and comment on proffers related to park and recreation issues. We request that draft and final proffers be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Gayle Hooper
DPZ Coordinator: William O'Donnell

Copy: Cindy Walsh, Director, Resource Management Division
Julie Cline, Manager, Land Acquisition & Management Branch
Andrea L. Dorlester, Planner IV, Park Planning Branch
Chron Binder
File Copy

County of Fairfax, Virginia

MEMORANDUM

DATE: March 28, 2010

TO: William J. O'Donnell Jr., Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sharad Regmi, Senior Engineer III
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Proffer Condition Amendment and Final Development Plan Amendment dated January 10, 2011,PCA/FDPA 2005-PR-041-2, Tax Map #049-3-01-0080-A, and 0080-B Merrifield Town Center, Providence District

We have reviewed the subject PCA/FDPA Plan and offer the following comments related to stormwater management:

Chesapeake Bay Preservation Ordinance (CBPO)
There is no mapped Resource Protection Area on the Site.

The applicant has shown on the PCA/FDPA Plan that they will provide 40% phosphorous removal. Approved proffer XI.1.B commits to provide a minimum of 40% phosphorous removal with best effort to provide phosphorous removal efficiency between 40% and 47%.

Floodplain Regulations
There is no regulated 100-yr floodplain on the site.

Stormwater Detention
There is an approved waiver to allow underground detention vaults located in the residential development in accordance with PFM 6-0303.8. Staff believes that reaffirmation of the prior approved PFM waiver to use underground stormwater management facilities in residential development subject to conditions dated 11/30/2006 is sufficient.

The applicant needs show on the PCA/FDPA Plan that stormwater detention (for 2- and 10-year storm events) will be designed to provide a release rate at that from the site as if it were undeveloped and in a "good forested" condition as per approved proffer XI.1.A.

Site Outfall
The site plan for the project will be subject to the stormwater outfall provisions as per PFM 6-0300 and PFM 6-1300.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359
www.fairfaxcounty.gov/dpwes

Downstream Drainage Complaints
There are no relevant drainage complaints on file along the outfall from the site.

Additional Comments
Approved proffer XI.1.C commitments the applicant to constructing a green roof of 20,000 square feet on the building on either Parcel A, B or D.

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

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES
Jeremiah Stonefield, Chief, Stormwater and Geotechnical Section, ESRD, DPWES
Zoning Application File (0561-ZONA-003-3)

APPENDIX 12

Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING & ENGINEERING DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

March 17, 2011

Ms. Barbara C. Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: PCA/FDPA 2005-PR-041-2
Merrifield Town Center
Tax Map: 49-3

Dear Ms. Berlin:

Fairfax Water would like to reiterate the comments submitted in our letter to Ms. Regina Coyle, and dated November 18, 2010, regarding the Merrifield Town Center (copy enclosed).

If you have any questions regarding this information, please contact Dave Guerra Chief, Plan Review at (703) 289-6343.

Sincerely,

Traci K. Goldberg

Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosures (as noted)

cc: Michael D. Benton, VIKA
David R. Gill, Edens & Avant

Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING & ENGINEERING DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

November 18, 2010

Ms. Regina Coyle, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: PCA/FDPA 2005-PR-041
Merrifield Town Center
Tax Map: 49-3

Dear Ms. Coyle:

Fairfax Water is uniquely able to provide high-quality water service to the Merrifield Town Center development. In the past, water service to this site has been provided by the City of Falls Church Department of Public Utilities (City); however, the site is located in Fairfax County. We believe that future water service for the proposed redevelopment should be provided by Fairfax Water instead of the City for the following reasons:

1. Fairfax Water has an existing 24-inch water main in Gallows Road approximately 500 feet from the site. In Spring 2011, in conjunction with the Virginia Department of Transportation's (VDOT's) highway improvements to the Route 29/Gallows Road intersection, Fairfax Water will be installing a new 24-inch water main along Route 29 to Eskridge Road, as shown on the attached water system map. The proposed water main is scheduled to be in service by Fall 2011 and is capable of supporting the proposed development and providing multiple supply options and increased reliability.

2. Fairfax Water has a fully integrated transmission network allowing ample flow to be routed to the site from multiple independent sources. Fairfax Water's programmed investment in transmission and distribution system development provides the Merrifield site access to service through 24-inch diameter transmission mains from pumping facilities located at either Tysons Corner or Fair Oaks. As illustrated on the attached sketch, the Merrifield site has access to water storage facilities located at Tysons Corner, Penderwood, and Fairfax Hospital. Alternative supplies are available from a variety of additional sources including pumping facilities at Fairfax Circle or Annandale. Having a variety of

supply options increases service reliability, provides for sufficient domestic and fire protection capacity, and maintains adequate delivery pressure irrespective of demand.

3. Customers served by Fairfax Water enjoy the lowest commodity rate for water in the Washington Metropolitan area. Currently Fairfax Water customers pay $1.93 per 1,000 gallons while the City's customers pay $3.03 per 1,000 gallons.

4. Although not currently doing so, in the past the City has charged a higher rate to its customers located in Fairfax County than to its customers located in the City.

5. Fairfax Water operates as a true enterprise fund. All water system revenues are returned to the water system to support infrastructure reinvestment and system improvements.

6. Fairfax Water is governed by a Board appointed by the Fairfax County Board of Supervisors. Citizens of Fairfax County whose water service is provided by the City have no representation in the decisions made regarding the water system that serves them.

7. Fairfax Water owns and operates two state of the art treatment facilities, sourced by two separate watersheds, the Occoquan Reservoir and the Potomac River. These plants produce superb quality water that meets and surpasses all current and anticipated regulations.

As you may know, there is no legal impediment to Fairfax Water's serving this property. All previous legal disputes between Fairfax Water and the City have now been resolved. Under a consent decree entered February 25, 2010 in the Circuit Court of Fairfax County, the City agreed that Fairfax Water may provide water service anywhere within the City's previous service area in Fairfax County, and that the City would not unreasonably interfere with the ability of any customer or developer to obtain service from Fairfax Water.

As the Merrifield area undergoes transformation and redevelopment, the increased land-use density and investment warrant public infrastructure commensurate with the high standards of Fairfax County. Accordingly, the proposed project should be served by the highest level of water service available. Again, Fairfax Water is uniquely able to provide that level of service.

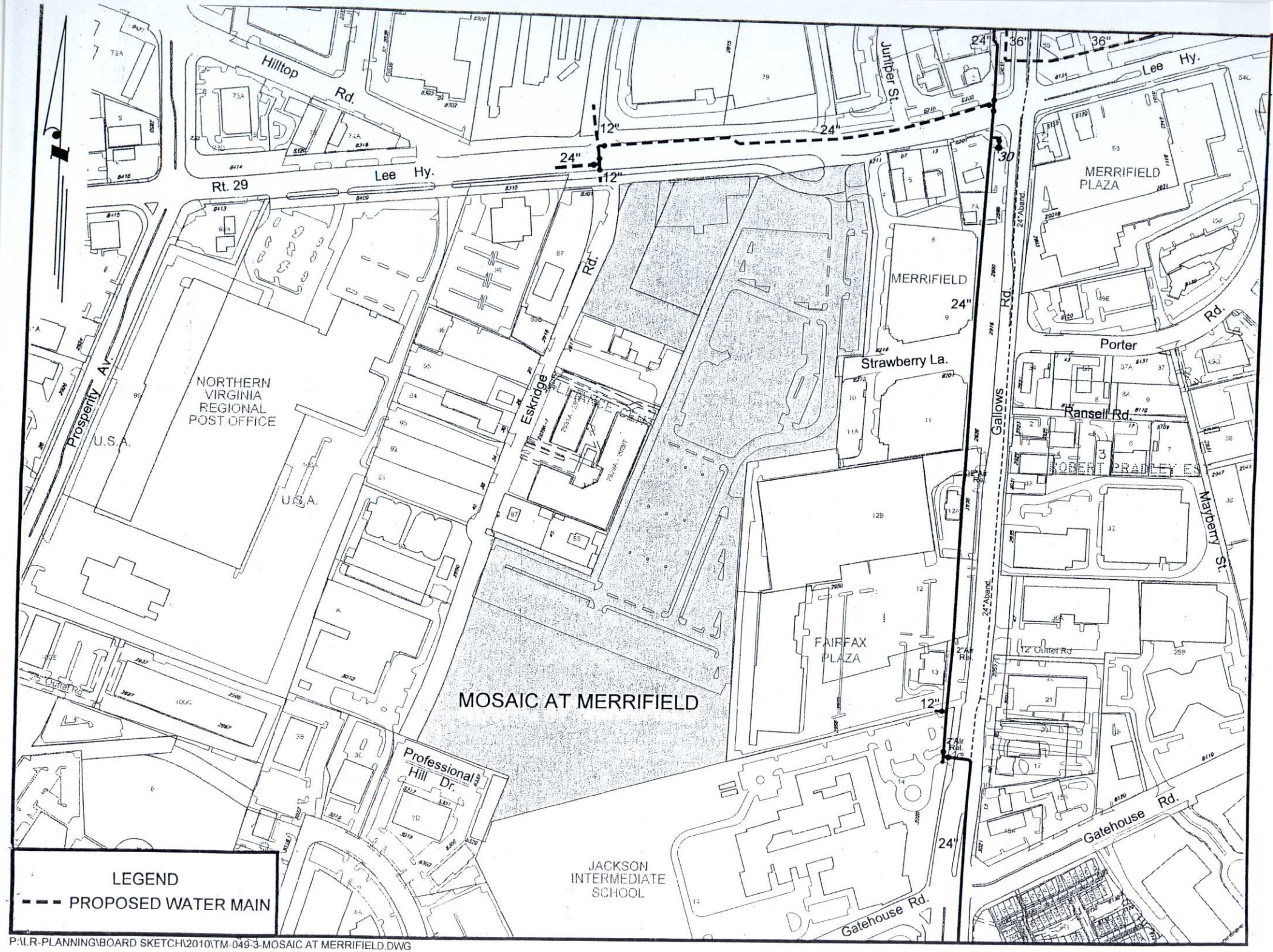
If you have any questions regarding this information, please contact Dave Guerra Chief, Plan Review at (703) 289-6343.

Sincerely,

Traci K. Goldberg

Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosures (as noted)
cc: Philip C. Champagne, VIKA
Steven F. Teets, Edens & Avant



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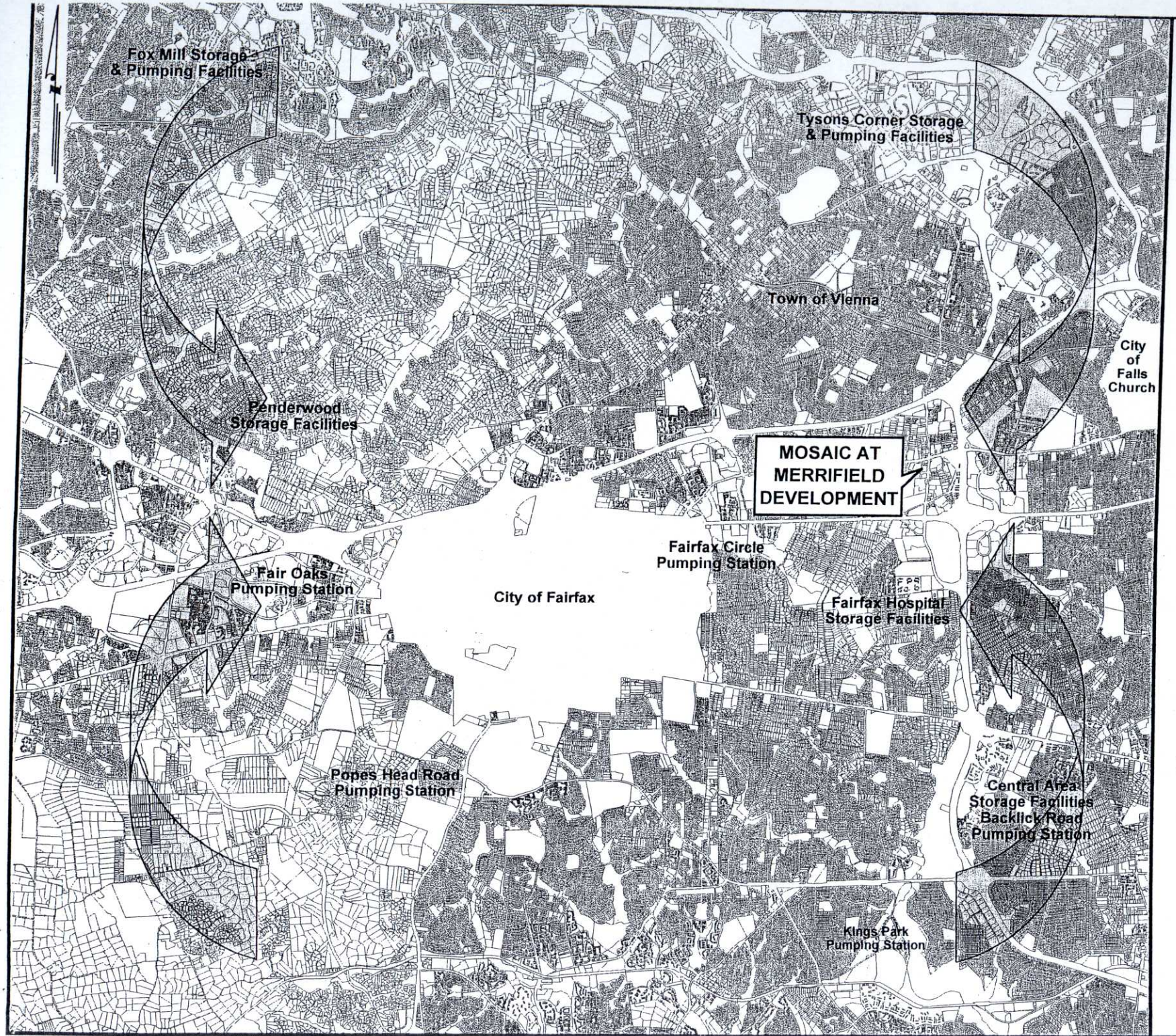


Fairfax Water

Transmission System

Water Supply Options

Potomac Supply

Occoquan Supply

NOVEMBER 2010

P:\SR-PLANNING\GENERAL DEVELOPMENT PLAN LETTERS\MERRIFIELD TOWN CENTER - SK.DWG

County of Fairfax, Virginia

MEMORANDUM

DATE: March 9, 2011

TO: Barbara C. Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Eric Fisher, GIS Analyst III
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Proffered Condition Amendment/Final Development Plan Amendment Application
PCA/FDPA 2005-PR-041-2

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 **#430, Merrifield**

2. After construction programmed _____ this property will be serviced by the fire station _____

3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:

   _X_ 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
PUBLIC SCHOOLS

Department of Facilities and Transportation Services
Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

March 29, 2011

TO: Billy O'Donnell
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

FROM: Denise M. James, Director
Office of Facilities Planning Services

SUBJECT: PCA/FDPA 2005-PR-041-2, Merrifield Town Center

ACREAGE: 13.225 acres

TAX MAP: 49-3 ((1))

PROPOSAL: Proffer condition amendment for mixed use development to include townhomes and multi-family units.

COMMENTS: The proposed rezoning area is within the Fairhill Elementary School, Luther Jackson Middle School, and Falls Church High School boundaries. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity	Enrollment (9/30/10)	2011-2012 Projected Enrollment	Capacity Balance 2011-2012	2015-16 Projected Enrollment	Capacity Balance 2015-16
Fairhill ES	593	608	696	-103	761	-168
Jackson MS	1148	1151	1207	-59	1457	-309
Falls Church HS	1917	1525	1586	331	1715	202

Capacity and enrollment are based on the FCPS FY 2012-16 CIP.

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2015-16 and are updated annually. At this time, if development occurs within the next six years, Fairhill and Jackson are projected to have a capacity deficit and future student yields would be anticipated to contribute to this projected capacity deficit. Falls Church is projected to have sufficient capacity; however, the school is part of a future boundary study in the Annandale area, which may impact the available capacity at Falls Church. Beyond the six year projection horizon, enrollment projections are not available.

The application proposes 120 townhomes on Parcel I and J and a residential/hotel option for Parcel H with an overall parcel density range of 185,000 to 800,000 square feet of gross floor area, as shown on the final development plan amendment (FDPA).

Based on the number of residential units proposed, the charts below show the number of anticipated students by school level based on the current countywide student yield ratio. The number of multi-family residential units is based on the square footage range noted above and assumes that each unit contains 1,100 square feet as noted on the FDPA and contained in the previously approved proffers.

Anticipated student yields for proposed townhomes

School Level	Townhome Ratio	Proposed Units	Student Yield
Elementary	0.204	120	24
Middle	0.057	120	7
High	0.118	120	14
			45 total

Anticipated student yields for proposed multi-family units

School Level	Mid-rise MF Ratio	Units (based on 185,000 sqft gfa.)	Student Yield	Mid-rise MF Ratio	Units (based on 800,000 sqft. Gfa.)	Student Yield
Elementary	0.047	168	8	0.047	727	34
Middle	0.013	168	2	0.013	727	9
High	0.027	168	5	0.027	727	20
			15 total			**63 total**

SUMMARY:

Suggested Proffer Contribution

The application is anticipated to yield between 60 to 108 new students. Based on the approved proffer formula guidelines, the students generated would justify a proffer contribution between $562,680 (60 students x $9,378) and $1,012,824 (108 students x $9,378).

The current suggested per student proffer amount has decreased since the 2007 approval of the original rezoning (from $12,400 to $9,378). FCPS recommends that the applicant reaffirm the previously approved proffer commitment dated October 15, 2007 and modify the escalation condition to reflect a per student commitment of $12,400 or the suggested per student proffer contribution amount in effect at the time of site plan approval, whichever is greater. This would better offset the impact that new student yields will have on surrounding schools at the time of development. The previously approved school proffers are provided below for your reference.

1. **Public Schools Contribution**. The Applicant shall contribute $12,400 per student for students projected to be generated by this development to the Board of Supervisors for transfer to Fairfax County Public Schools ("FCPS") to be utilized for capital improvements and capacity enhancements at the schools that students generated by the Residential Buildings will attend. Said contribution shall be based on student yield ratios of .043, .011 and .024 per unit for elementary, middle and high school, respectively. Such contribution shall be made at the time of final approval of the site plan for each residential building triggering the FCPS contribution for the students generated by that respective residential building.

2. **Escalation in Schools Contribution**. If, prior to site plan approval for the respective residential buildings, Fairfax County should increase the accepted ratio of students per subject multifamily unit or the amount of the contribution per student, the Applicant shall

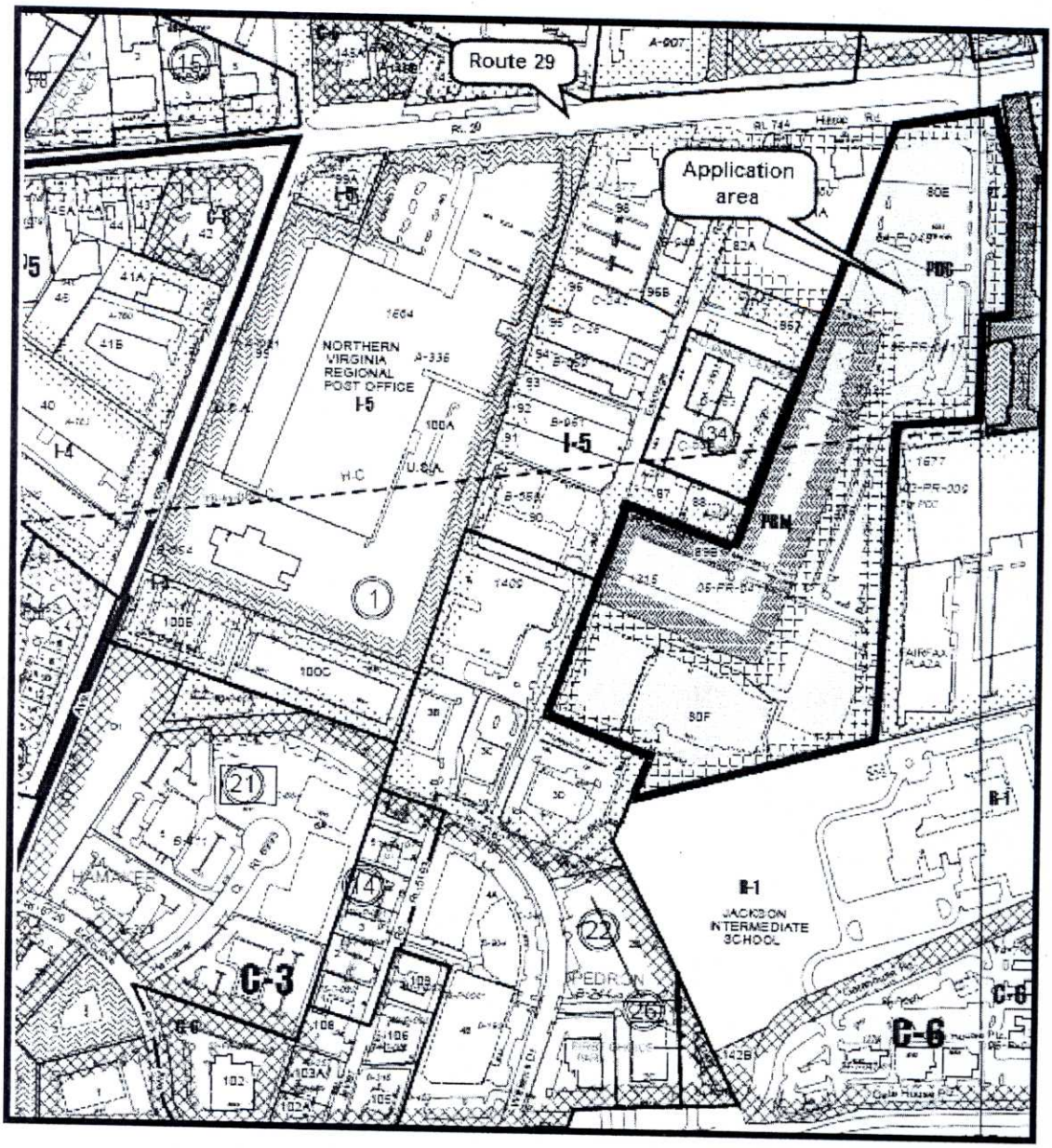
increase the amount of the contribution for that building to reflect the current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the reduced amounts.

DMJ/mat

Attachment: Locator Map

cc: Patricia S. Reed, School Board, Providence District
Ilryong Moon, School Board, At-Large
James L. Raney, School Board, At-Large
Martina A. Hone, School Board, At-Large
Dean Tistadt, Chief Operating Officer
Phyllis Pajardo, Cluster II, Assistant Superintendent
Pamela E. Clayborne-Morgan, Principal, Fairhill Elementary School
Louise H. Porter, Principal, Jackson Middle School
Cathy Benner, Principal, Falls Church High School

Fairfax County Public Schools
Office of Facilities Planning Services



County of Fairfax, Virginia

MEMORANDUM

DATE: March 14, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning & Zoning

FROM: Lana Tran (Tel: 703 324-5008)
Wastewater Planning & Monitoring Division
Department of Public Works & Environmental Services

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. PCA/FDPA2005-PR-041-2

Tax Map No. 049-3/01//0080E, 0080F

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

1. The application property is located in the Accotink Creek (M-2) watershed. It would be sewered into the Noman M. Cole Pollution Control Plant (NMCPCP).

2. Based upon current and committed flow, there is excess capacity in the NMCPCP. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.

3. An existing 8" inch line located on the property is adequate for the proposed use at this time.

4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

	Existing Use +Application		Existing Use + Application Previous Rezonings		Existing Use + Application + Comp Plan	
Sewer Network	Adeq.	Inadeq.	Adeq.	Inadeq.	Adeq.	Inadeq.
Collector	X		X		X	
Submain	X		X		X	
Main/Trunk	X		X		X	
Interceptor						
Outfall						

5. Other pertinent information or comments:

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035-0052
Phone: 703-324-5030, Fax: 703-324-3946

County of Fairfax, Virginia

MEMORANDUM

DATE: May 26, 2011

TO: Barbara Berlin, Director,
Zoning Evaluation Division
Department of Planning & Zoning

FROM: Barbara A. Byron, Director
Office of Community Revitalization and Reinvestment

SUBJECT: Eskridge (E&A) Development – PCA 2005-PR-041

The Office of Community Revitalization and Reinvestment (OCRR) has reviewed the above referenced rezoning application including the revised development plans date stamped as "Received Department of Planning and Zoning, May 13, 2011".

The applicant seeks to amend the proffers and the CDP/FDP for the southern portion of the Mosaic site, including Parcels G, H, I, J. The key features of this PCA are to provide flexibility for the development of Parcel G, reorient the multifamily buildings slightly on Parcel H, reorient South Park, and add town homes to Parcels J and I.

Approval of these applications will help further the redevelopment of the Merrifield area.

CC: William O'Donnell, Staff Coordinator, DPZ/ZED
OCRR File

Office of Community Revitalization and Reinvestment
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22035
703-324-93000, TTY 711
www.fcrevit.org

ARTICLE 16

DEVELOPMENT PLANS

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 PDH, PRM, PDC, PRC Districts 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. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.

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.

GLOSSARY

This Glossary is provided to assist the public in understanding
the staff evaluation and analysis of development proposals.
It should not be construed as representing legal definitions.
Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan
or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

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

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

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

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

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

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s 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 be 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 staggared 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
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HC	Highway Corridor Overlay District
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RC	Residential-Conservation
RE	Residential Estate
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SEA	Special Exception Amendment
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
WS	Water Supply Protection Overlay District
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch