



APPLICATION ACCEPTED: June 22, 2009
PLANNING COMMISSION I: July 15, 2010
PLANNING COMMISSION II: July 7, 2011
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

June 23, 2011

STAFF REPORT ADDENDUM

APPLICATION PRC A-502-02
WAIVER #15797-WPFM-001-1

HUNTER MILL DISTRICT

APPLICANT: Fairways I and Fairways II Residential, LLC

ZONING: PRC

PARCEL(S): 17-2 ((18)) 1 and 17-2 ((19)) 2A

ACREAGE: 18.82 acres

DENSITY: 42.72 du/ac

OPEN SPACE: 38%

PLAN MAP: Planned Residential Community

PROPOSAL: The applicant seeks PRC Plan approval to redevelop 18 existing 3-story apartment buildings containing 348 multifamily units with three multifamily buildings (673 units) and 131 single-family attached units for a total of 804 residential units.

STAFF RECOMMENDATIONS:

Staff recommends approval of PRC A-502-02, subject to the draft development conditions contained in Attachment 1.

St. Clair Williams

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



Staff recommends approval of a modification of the loading space requirement to allow a total of nine loading spaces instead of 10.

Staff recommends approval of a waiver of the Public Facilities Manual (PFM Section 6-0301.3) to allow use of an underground stormwater management (SWM) vault in a residential development, subject to the Waiver conditions dated April 21, 2011 contained in Attachment 2.

Staff recommends approval of a waiver of the PFM (Section 6-1304.2) to allow pervious pavement for parking spaces, walkways, and pedestrian plazas within a single family attached residential development.

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.

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.

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.

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.

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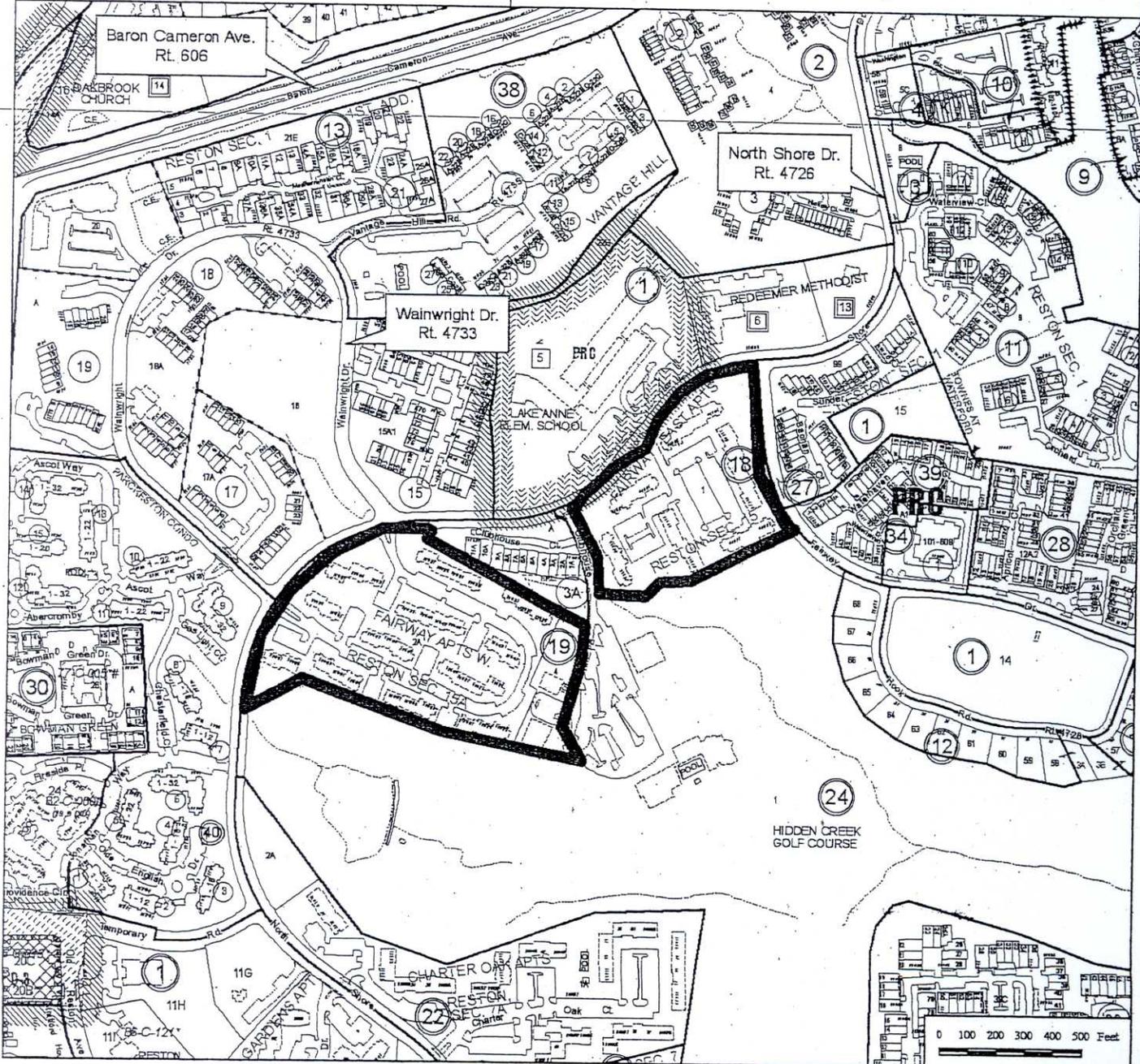
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Planned Residential Community

PRC A-502-02



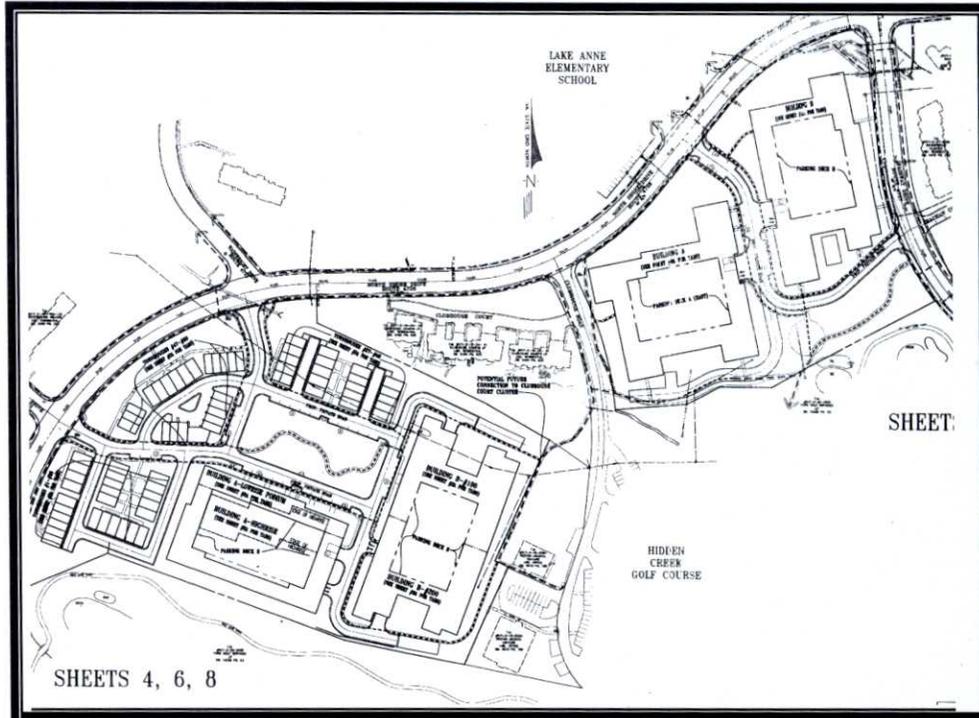
Applicant: FAIRWAYS I RESIDENTIAL, L.L.C. AND FAIRWAYS II RESIDENTIAL, L.L.C.
Accepted: 06/22/2009
Proposed: MULTI-FAMILY WITH SUPPORT RETAIL
Area: 18.82 AC OF LAND; DISTRICT - HUNTER MILL
Located: 11555 AND 11627 NORTH SHORE DRIVE
SOUTHWEST CORNER OF NORTH SHORE DRIVE
AND FAIRWAYS DRIVE (AS TO PARCEL 0001) AND
EAST OF INTERSECTION OF NORTH SHORE DRIVE
AND WAINWRIGHT DRIVE
Zoning: PRC
Map Ref Num: 017-2- /18/ 0001 017-2- /19/ 0002A



BACKGROUND

The applicant, Fairways I and II, LLC, seeks approval of a PRC Plan for a portion of the site area associated with rezoning application RZ A-502. The subject 18.82-acre property is comprised of two separate parcels, known as Fairways West and Fairways East, with a total of 348 multifamily dwellings. These two parcels are separated from one another by the Clubhouse Court subdivision (single-family attached dwellings). The Fairways West portion of the property is 11.41 acres and developed with 12 existing 3-story multifamily buildings (216 units). The Fairways East portion of the property is 7.41 acres and developed with six 3-story multifamily buildings (132 units).

The original staff report published on July 8, 2010 recommended denial of the proposal to demolish, the existing 3-story multi-family buildings in order to redevelop the site with four multi-family buildings (882 units) and sixty-nine (69) single-family attached units for a total of 951 residential units.



PRC Plan included in original staff report.

Staff recommended denial of the proposed development for the following reasons:

- The proposed site layout did not provide an orderly and creative arrangement of land uses with respect to the community.
- The proposed PRC application failed to provide a development which conformed with the Comprehensive Plan's guidance for Reston, that new

development and redevelopment focus intensity/density within the Town Center and to a lesser degree in the Village Centers in an effort to preserve the character of stable residential neighborhoods.

- The proposed density of 50.53 dwelling units per acre with a 225-foot high-rise building was not only out of character and scale to the surrounding development, but would challenge the prominence of the buildings which exist within the Reston Town Center (Stratford House is 175 feet in height) and within Lake Anne Village Center (Herron House is approximately 153 feet in height).
- The proposed development was of a disproportionate and incompatible scale to the surrounding neighborhoods, and as such, may have resulted in substantial injury to the use and value of the existing surrounding developments.
- The site layout did not seek to protect and preserve to the extent possible the existing trees on the site.
- Finally, the applicant had not committed to the provision of a traffic signal which may be required due to the trips generated by the proposed development.

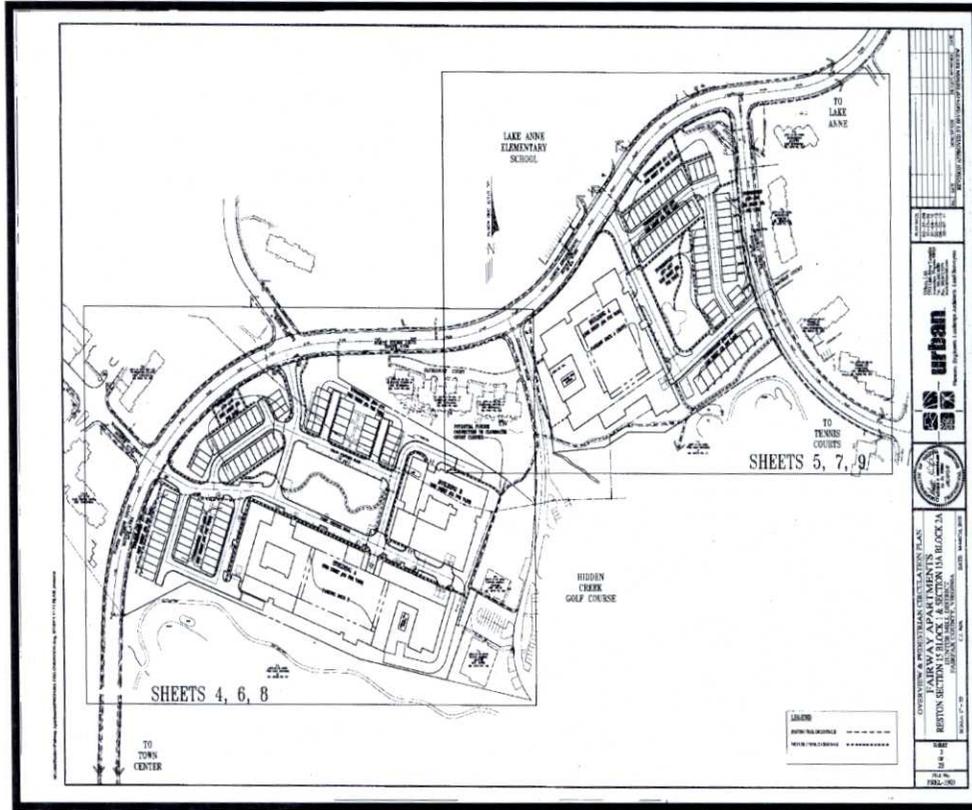
On July 15, 2010, the Planning Commission public hearing was held and the application was indefinitely deferred to allow the applicant time to respond to and address the issues raised by staff and others during the public hearing. This addendum discusses the revisions that were made to the PRC Plan and development conditions. A reduction of the revised PRC Plan is contained in Attachment #3. Revised development conditions are contained in Attachments 1 and 2, respectively.

ANALYSIS

The applicants submitted a PRC Plan, as revised through February 7, 2011, with the following revisions:

Overall Changes

	Overall Units	Multifamily Units	Single-family Units	Density	Max. Height
Previously Proposed	951	882 (4 bldgs.)	69	50.53	225 ft.
Currently Proposed	804	673 (3 bldgs.)	131	42.72	75 ft.



Revised PRC Plan

The application has been revised to reduce the total number of dwelling units to be provided on the site from 951 to 804, resulting in proposed density of 42.72 dwelling units per acre rather than 50.53 dwelling units per acre as previously proposed. Revisions have also been made to the dwelling types proposed for the site. The application now proposes to provide 673 multifamily units and 131 single-family attached units instead of the 882 multifamily units and 69 single-family attached units previously proposed. In addition, the application now proposed a total of three multifamily buildings instead of four multifamily buildings previously proposed.

The changes on each section of the development will be discussed below

Fairways West

The revised PRC Plan reduces the maximum height for Building A from 225 feet to 75 feet. Additionally, Building B has been revised to propose underground parking, resulting in a reduced building footprint for that building. The single-family attached unit layout for this section has also been revised to provide for convenient vehicular circulation through the site and to provide the appropriate orientation between units.

Fairways East

With the revised PRC Plan, Building B (the eastern most multifamily building on the previous PRC Plan) has been eliminated. In place of the multifamily building the PRC Plan now depicts single-family attached units to be provided along the Fairway Drive frontage of the property, across from the Sunderbriar subdivision. In addition, the Plan now depicts a central wooded (park) area between the single-family attached units and Building A (4-level multifamily building).

In addition to the changes to the PRC Plan discussed above, staff has proposed development conditions to address outstanding issues that were identified in the staff report as follows:

The staff report discussed the fact that the applicant had not submitted sufficient architectural details in order for staff to make a determination as to whether the proposed architecture would be in character with the surrounding existing development. While staff recognizes that architectural details must be provided to the Reston Design Review Board prior to the issuance of a building permit for any buildings proposed on the site, it was strongly recommended that more detail be provided during this PRC review in order to address the PRC District standards of the Zoning Ordinance. While the applicant has not provided the requested architectural details at this time, staff has proposed a development condition which would require the applicant to submit architectural details for the multifamily buildings within the proposed development, to the Planning Commission for administrative review and approval prior to Building Plan approval to ensure the designs are harmonious with the character of the existing neighborhood. With the adoption of this development condition, this issue will be addressed.

In the original staff report, it was noted that due to the fact that the proposed development will result in a significant increase in vehicle trips along North Shore Drive and Temporary Road, the Fairfax County Department of Transportation (FCDOT) recommended that the applicant conduct a signal warrant study of the intersection of North Shore Drive and Temporary Road, and, if shown to be necessary, install the traffic signal, to ensure there are no resulting safety issues. However, the applicant declined this request, noting that the proffers approved with PCA 82-C-060-02 for the nearby ParcReston development require the developer of that site to provide a signal at that intersection if warranted and approved by VDOT, prior to the issuance of the 180th Residential Use Permit (RUP). Staff remains concerned that the proposed redevelopment of the Fairways site, which proposes significantly more density than correctly exists could be completed and signal warrants met, before the threshold is met for the developer of the ParcReston development to install the traffic signal. Therefore, staff has proposed a development condition that states prior to issuance of a RUP beyond 570 units (equivalent to Fairways West total unit count), the applicant must conduct a warrant study to determine whether a traffic signal at the intersection of North Shore Drive and Temporary Road is warranted if not

provided by others. If a traffic signal at that location is deemed warranted by VDOT and not constructed by others, the applicant shall escrow prorata funds with DPWES for construction of the traffic signal prior to the issuance of the 571st RUP for the development. With the adoption of this development condition, this issue will be addressed.

Finally, the applicant has provided a note on the PRC Plan stating that 12% Workforce Dwelling Units (WDU) will be provided on the site, based on the number of multifamily dwelling units provided. Staff has proposed a development condition to ensure that the WDUs will be provided in accordance the Comprehensive Plan, Workforce Dwelling Unit Administrative Policy Guidelines. With the adoption of this development condition, this issue will be addressed.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff finds that the changes made to the PRC Plan along with the proposed development conditions result in a development which is now in character and scale to the surrounding development. While the proposed density is higher than the medium density character of the area (16-20 du/ac), the revised unit types and layout of those units does provide for a site design which is compatible with the character of the surrounding neighborhood. Therefore, staff finds that the current application is in conformance with the Comprehensive Plan guidelines for the site and all applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of PRC A-502-02, subject to the draft development conditions contained in Attachment 1.

Staff recommends approval of a modification of the loading space requirement to allow a total of nine loading spaces instead of 10.

Staff recommends approval of a waiver of the Public Facilities Manual (PFM Section 6-0301.3) to allow use of an underground stormwater management (SWM) vault in a residential development, subject to the Waiver conditions contained in Attachment 2.

Staff recommends approval of a waiver of the PFM (Section 6-1304.2) to allow pervious pavement for parking spaces, walkways, and pedestrian plazas within a single family attached residential development.

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

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

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

ATTACHMENTS

1. Proposed Development Conditions
2. Waiver for Underground Detention DPWES Analysis and Proposed Conditions
3. Revised PRC Plan
4. Approved Transportation Improvements Proffers - ParcReston (PCA 82-C-060-02)

PROPOSED DEVELOPMENT CONDITIONS

PRC A-502-02

June 23, 2011

If it is the intent of the Board of Supervisors to approve PRC A-502-02, located at Tax Map 17-2 ((18)) 1 and 17-2 ((19)) 2A, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "Fairways Apartments, Reston Section 15 Blocks 1 & Section 15A Block 2A", prepared by Urban Ltd., consisting of 29 sheets, and dated March 2009 as revised through February 7, 2011. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.
2. Landscaping, screening measures and tree cover shall be provided in accordance with Chapter 12 of the Public Facilities Manual and Article 13 of the Zoning Ordinance, as determined by UFMD, DPWES.
3. A Landscaping Plan shall be submitted with the first and all subsequent site plan submissions for the review and approval of UFMD. This Plan shall be in substantial conformance with the landscaping shown on the PRC Plan.
4. A tree preservation plan shall be submitted as part of the first and all subsequent site plan submissions as follows.
 - A. Tree Preservation: A Tree Preservation Plan and Narrative shall be submitted as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 10 inches in diameter and greater, and 25 feet to either side of the limits of clearing and grading shown on the PRC Plan for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the PRC Plan, and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

- B. Tree Preservation Walk-Through. A certified arborist or registered consulting arborist shall be retained, and the limits of clearing and grading shall be marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made, if any, to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
- C. Limits of Clearing and Grading. The limits of clearing and grading shall be in substantial conformance with the limits of clearing and grading shown on the PRC Plan, subject to allowances specified in these development conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the PRC Plan, they shall be located in the least disruptive manner as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.
- D. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" development condition below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the direct supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

- E. Root Pruning. The roots shall be pruned, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the submitted plan. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
 - Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - Root pruning shall be conducted with the supervision of a certified arborist.
 - An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.
- F. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as per specific development conditions and as approved by the UFMD. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction and demolition work adjacent to any vegetation to be preserved and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

5. A private stormwater management 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 site plan approval.
6. Pervious pavers shall be restricted to parking spaces, walkways, and pedestrian plazas. Pervious pavers shall not be permitted within a storm drain easement.
7. The use and responsibility for maintenance of the pervious pavers shall be disclosed as part of chain of title to all future owners that are responsible for maintenance of the porous pavers.
8. As least two types of water quality control/best management practices (BMP) facilities and at least two types of SWM detention facilities shall be provided on each parcel (Fairways West and Fairways East).
9. Prior to Building Plan approval, the Applicant shall submit architectural details of the multifamily buildings to the Planning Commission for administrative review and approval to determine whether the designs meet the character of the existing neighborhood.
10. Prior to the issuance of a residential use permit (RUP) above 570 units, if not provided by others, the applicant shall conduct and submit to VDOT a warrant study to determine whether a traffic signal at the intersection of Temporary Road and North Shore Drive would be warranted upon completion of the proposed development. In the event a traffic signal at that location is deemed warranted and approved by VDOT, the Applicant shall escrow prorata funds with DPWES for the construction of the traffic signal by others prior to issuance of the 571st Residential Use Permit (RUP). If the traffic signal has been constructed by others, the escrow funds shall be used for transportation improvements in the vicinity of the application property.
11. Twelve percent (12%) of the total number of multi-family dwelling units constructed on the Property shall be sold or rented as workforce dwelling units ("WDUs") administered pursuant to the "Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines" adopted October 15, 2007.
12. Affordable dwelling units shall be provided in accordance with the Zoning Ordinance.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.



County of Fairfax, Virginia

MEMORANDUM

DATE: April 21, 2011

TO: St. Clair Williams, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Beth Forbes, Stormwater Engineer *B. Forbes*
Environmental & Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Fairway Apartments, PRC A-502-02, Planned Residential Community, Plan dated February 7, 2011, Tax Map #17-2-18-0001 and #17-2-19-0002-A, Hunter Mill District

REFERENCE: Waiver #15797-WPFM-001-1 for the Location of Underground Facilities in a Residential Area

We have reviewed the referenced submission for consistency with Section 6-0303.8 of the Public Facilities Manual (PFM) which restricts use of underground stormwater management facilities located in a residential development (Attachment B). The Board of Supervisors (Board) may grant a waiver after taking into consideration possible impacts on public safety, the environment, and the burden placed on prospective property owners for maintenance. Underground stormwater management facilities located in residential developments allowed by the Board:

- shall be privately maintained,
- shall be disclosed as part of the chain of title to all future owners responsible for maintenance of the facilities,
- shall not be located in a County storm drainage easement, and
- shall have a private maintenance agreement, in a form acceptable to the Director of the Department of Public Works and Environmental Services (DPWES), executed before the construction plan is approved.

The owner of Fairway Apartments has submitted an updated development plan for its Planned Residential Community to allow the redevelopment of the site. The site currently provides 348 apartment units in 18 3-story buildings. The owners have proposed to replace the buildings with 131 townhouses and 673 apartment units in 3 high-rise buildings.

The site was originally developed before the county's current detention requirements were promulgated; no detention facilities exist on the property. The stormwater detention has been

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proposed to be provided by Lake Anne and Lake Fairfax under Option A. Lake Anne is owned and maintained by the Reston Association. Lake Fairfax is owned and maintained by the Fairfax County Park Authority.

The property owner feels the underground storage may be necessary should the owners of the downstream wet ponds not permit the development to use the ponds or should there be inadequate outfall between the site and the ponds. Rights-of-way to correct inadequate outfall between the site and the ponds may be difficult to obtain. The owner would like the ability to use on-site detention to meet the PFM's detention and adequate outfall requirements and has proposed this scenario as Option B. Up to 10 underground detention facilities have been proposed under this option; 5 vaults are located on the development plan.

ANALYSIS

An analysis of the possible impacts on public safety, the environment, and the burden placed on the owners for maintenance is as follows.

Impacts on Public Safety – Most of the underground facilities are proposed to be located under or adjacent to private roads. The access points to the facilities will be highly visible. Unofficial access to the facilities will be easily noticed. One proposed facility location, however, is near a trail behind Building A on the eastern parcel. This area is more secluded making unofficial access less noticeable.

If it is the intent of the Board to approve the waiver request, the property owner shall provide liability insurance in an amount acceptable to Fairfax County as a waiver condition. A typical liability insurance amount is \$1,000,000 against claims associated with underground facilities. The private maintenance agreement shall also hold Fairfax County harmless from any liability associated with the facilities. In addition, locking manholes and doors must be provided at each access point.

Impacts on the Environment – The site is currently developed. The 2 facilities proposed for the eastern parcel would outfall into an existing piped storm drainage system. The 3 facilities proposed for the western parcel would flow into a reconstructed stormdrain system and outfall into a swale adjacent to Clubhouse Court. Adequate outfall at these locations must be demonstrated before a site plan can be approved. Staff does not believe that there will be any adverse impact on the environment from the construction and maintenance of the underground facilities.

Burden Placed on Property Owner for Maintenance and Future Replacement

Maintenance: The engineer has provided estimates of the annual maintenance cost for 4 to 10 facilities; staff finds the estimates reasonable. The annual maintenance costs will likely range from \$11,000 to \$32,000 depending on the ultimate number of the facilities. Based on the costs provided by the owner, staff calculates the worst-case annual maintenance cost per unit would be \$68 for the eastern parcel and \$30 for the western parcel. Staff also estimates worst-case 20-year maintenance cost per unit would be \$1,368 for the eastern parcel and \$596 for the western parcel. Before site plan approval, sufficient funds should be placed into escrow to fund 20 years of maintenance. An escrow fund for Fairway East would range from \$100,000

to \$320,000 depending on the ultimate number of the facilities. An escrow fund for Fairway West would range from \$120,000 to \$340,000 depending on the ultimate number of the facilities. These funds would not be available to the owner until bond release.

Table 1. Maintenance Costs

	Annual Maintenance Costs		No. of Units Served	Annual Maintenance Cost per Unit — Good Forested	Cost of 20 Years' Maintenance Per Unit -- Good Forested
	Increased Imperviousness Only	Good Forested Condition			
Fairway East	\$ 5,000	\$16,000	234	\$68	\$1,368
Fairway West	\$ 6,000	\$17,000	570	\$30	\$ 596
Total	\$11,000	\$32,000	804		

If it is the intent of the Board to approve the waiver request, staff recommends the property owner be required to execute a maintenance agreement prior to site plan approval. Staff further recommends the property owner be required to establish a financial plan for the operation, inspection, and maintenance of the underground facilities. The property owner should be required to establish a fund for the annual maintenance. Staff recommends that the property owner provide an initial deposit in an escrow account in an amount equal to the estimated costs for the first 20 years of maintenance of the facilities before construction plan approval.

Future Replacement: While the high-traffic area proposed for the facilities will deter unofficial entry, it will also make replacement of some of the facilities problematic. Access to Townhouses 14 and 15 on the eastern parcel, as well as the main entrance to Building A on the western parcel, would be restricted should the facilities need to be replaced.

The engineer has estimated the construction cost for 4 to 10 facilities; staff finds the estimates reasonable. The replacement costs will be similar to the construction costs and will likely range from \$298,900 to \$1,075,600 depending on the ultimate number of facilities. Based on these costs, staff estimates that the worst-case annual replacement cost per unit would be \$41 for the eastern parcel and \$21 for the western parcel. It is further estimated the amount of the initial contribution toward the replacement reserve fund, assuming interest compensates for inflation, would be no more than \$2,072 and \$1,036, for the eastern and western parcels respectively. Staff estimates the average annual contribution to the replacement reserve fund would be about \$27 per apartment unit.

Table 2. Replacement Costs

	Replacement Costs		No. of Units Served	Replacement Cost Per Unit — Good Forested	Annual Cost Over 50 Years Per Unit -- Good Forested
	Increased Imperviousness Only	Good Forested Condition			
Fairway East	\$104,600	\$ 484,800	234	\$2,072	\$41
Fairway West	\$194,300	\$ 590,800	570	\$1,036	\$21
Total	\$298,900	\$1,075,600	804		

St. Clair Williams, Staff Coordinator
Waiver #15797-WPFM-001-1, Fairway Apartments Underground Detention
April 21, 2011
Page 4 of 4

If it is the intent of the Board to approve the waiver request, the property owner should be required, as a waiver condition, to address future replacement of the underground facilities as part of its private maintenance agreement with the County. In order to maximize the useful life of the underground facilities, the property owner must be required to construct the underground facilities with reinforced concrete products only. A replacement cost fund, based on an estimated 50-year lifespan for concrete products, should be established. The replacement reserve fund must be separate from the annual maintenance fund to ensure the monies are available at the time replacement is necessary and have not been previously spent on maintenance activities.

RECOMMENDATION

DPWES recommends that the Board approve the waiver to locate underground facilities at Fairway Apartments, a residential development. If it is the intent of the Board to approve the waiver, DPWES recommends the approval be subject to Waiver #15797-WPFM-001-1 Conditions, Fairway Apartments, dated April 21, 2011, as contained in Attachment A.

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

ATTACHED DOCUMENTS

Attachment A – Waiver #15797-WPFM-001-1 Conditions, Fairway Apartments, dated
April 21, 2011
Attachment B – PFM Section 6-0303.8

cc: Robert A. Stalzer, Deputy County Executive
James Patteson, Director, DPWES
Michelle Brickner, Director, Land Development Services, DPWES
Steve Aitcheson, Director, Maintenance and Stormwater Management Division, DPWES
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES
Zoning Application File (15797-ZONA-001)
Waiver File

Waiver #15797-WPFM-001-1 Conditions

Fairway Apartments
Planned Residential Community Application #PRC A-502-02
April 21, 2011

1. The underground facilities shall be constructed in accordance with the development plan and these conditions 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 height of 72 inches.
3. The underground facilities shall be constructed of reinforced concrete products only and incorporate safety features, such as 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:

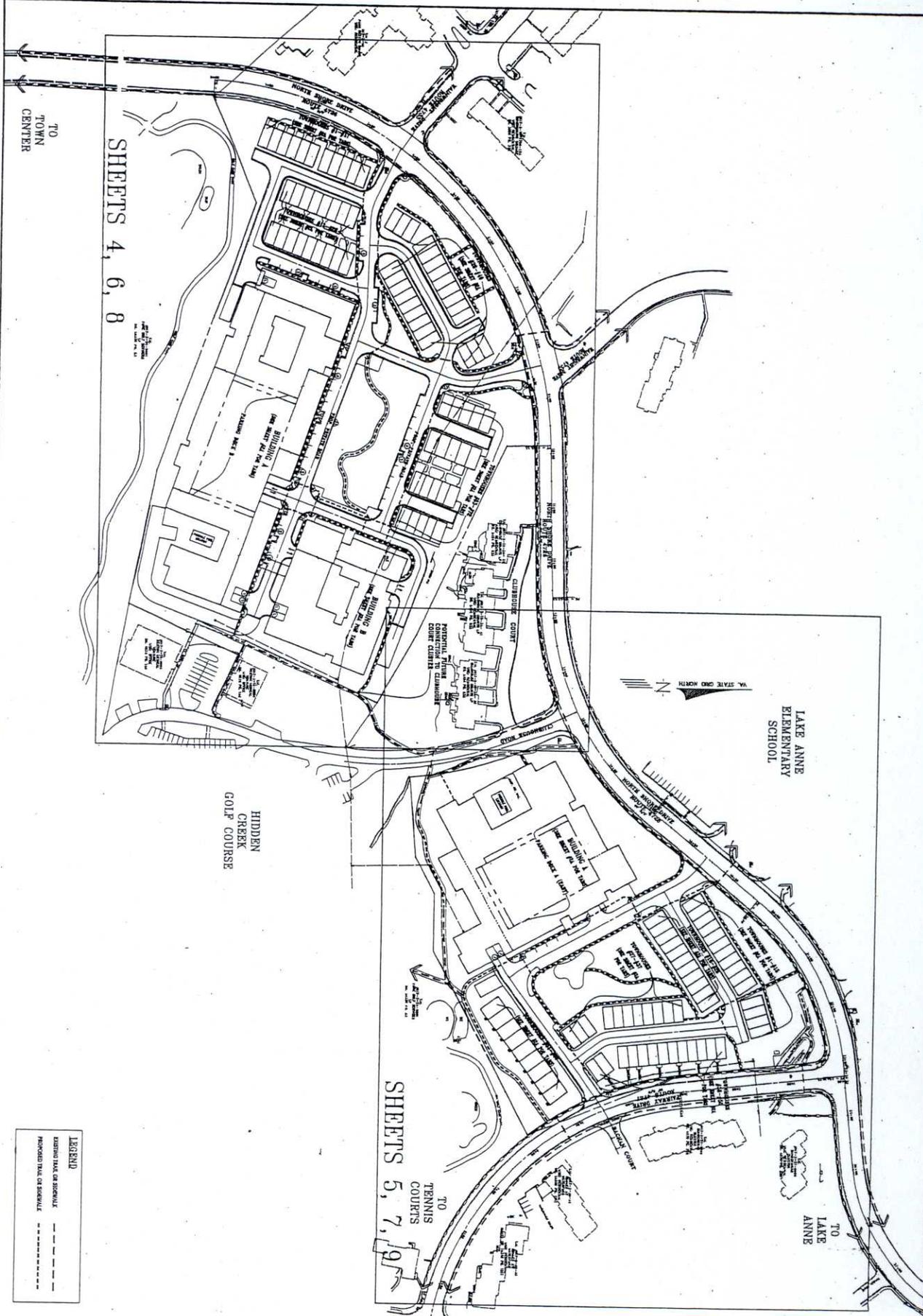
- County inspection and all other issues as may be necessary to ensure the facilities are maintained by the property owner in good working condition acceptable to the County so as to control stormwater generated from the redevelopment of the site and to minimize the possibility of clogging events;
 - a condition that the property owner and its successors or assigns shall not petition the County to assume maintenance of or to 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 owner provide and continuously maintain liability insurance -- the typical liability insurance amount is at least \$1,000,000 against claims associated with underground facilities; and
 - 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 into the site construction plan and private maintenance agreement that ensures safe operation, inspection, and maintenance of the facilities.
 7. A financial plan for the property owner to finance regular maintenance and full life-cycle replacement costs shall be established prior to site plan approval. A separate line item in the 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 based on the initial construction cost and considering an estimated 50-year lifespan for concrete products.

8. Prior to final construction plan approval, the property owner shall escrow sufficient funds that will cover a 20-year maintenance cycle of the underground facilities. These monies shall not be made available to owner until after final bond release.

Fairfax County Government
Public Facilities Manual
Chapter 6 – Storm Drainage

§6-0303.8 (24-88-PFM, 83-04-PFM) Underground detention facilities may not be used in residential developments, including rental townhouses, condominiums and apartments, unless specifically waived by the Board of Supervisors (Board) in conjunction with the approval of a rezoning, proffered condition amendment, special exception, or special exception amendment. In addition, after receiving input from the Director regarding a request by the property owner(s) to use underground detention in a residential development, the Board may grant a waiver if an application for rezoning, proffered condition amendment, special exception, and special exception amendment was approved prior to, June 8, 2004, and if an underground detention facility was a feature shown on an approved proffered development plan or on an approved special exception plat. Any decision by the Board to grant a waiver shall take into consideration possible impacts on public safety, the environment, and the burden placed on prospective owners for maintenance of the facilities. Any property owner(s) seeking a waiver shall provide for adequate funding for maintenance of the facilities where deemed appropriate by the Board. Underground detention facilities approved for use in residential developments by the Board shall be privately maintained, shall be disclosed as part of the chain of title to all future homeowners (e.g. individual members of a homeowners or condominium association) responsible for maintenance of the facilities, shall not be located in a County storm drainage easement, and a private maintenance agreement in a form acceptable to the Director must be executed before the construction plan is approved. Underground detention facilities may be used in commercial and industrial developments where private maintenance agreements are executed and the facilities are not located in a County storm drainage easement.



SHEETS 4, 6, 8

SHEETS 5, 7, 9

LEGEND

---	EXISTING WALL OR BOUNDARY
- - - -	PROPOSED WALL OR BOUNDARY

OVERVIEW & PEDESTRIAN CIRCULATION PLAN
FAIRWAY APARTMENTS
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA



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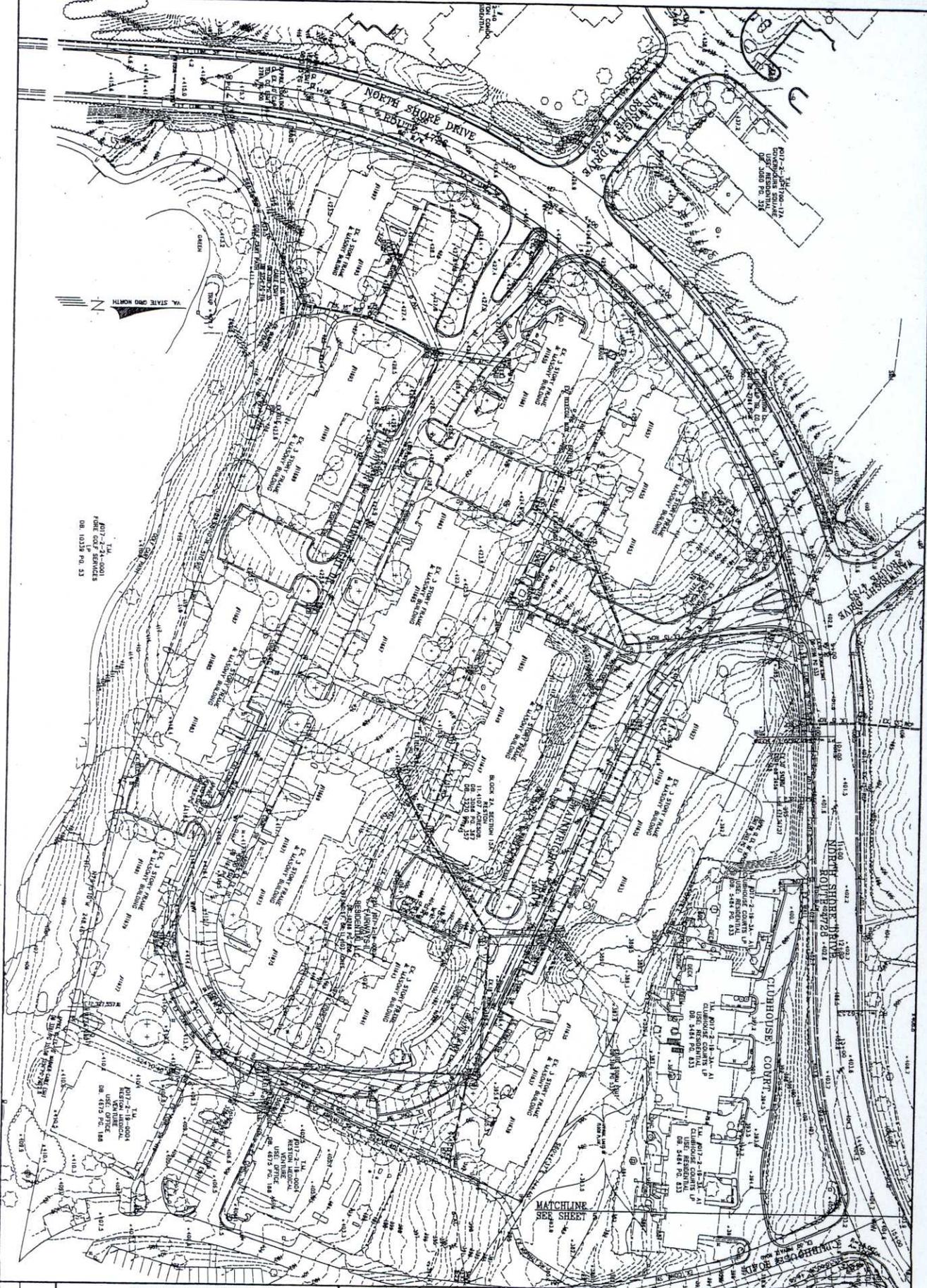
Urban, Ltd.
 7711 Lake River Turnpike
 Annandale, Virginia 22003
 TEL: 703.442.2000
 FAX: 703.442.1000
 www.urban-ll.com

PLAN DATE	NO.	DATE	DESCRIPTION	REVISION APPROVED	DATE
03-27-09	1				
10-15-09	2				
01-04-10	3				
04-14-10	4				
01-27-11	5				
02-07-11	6				

FILE NO. 3
 SHEET 3
 P.R.# 1903

SCALE: 1" = 75' C.I. N/A DATE: MARCH, 2009

REVISION APPROVED BY DIVISION OF DESIGN REVIEW



EXISTING CONDITIONS PLAN
FAIRWAY APARTMENTS
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 40' CL = 2" DATE: MARCH, 2009



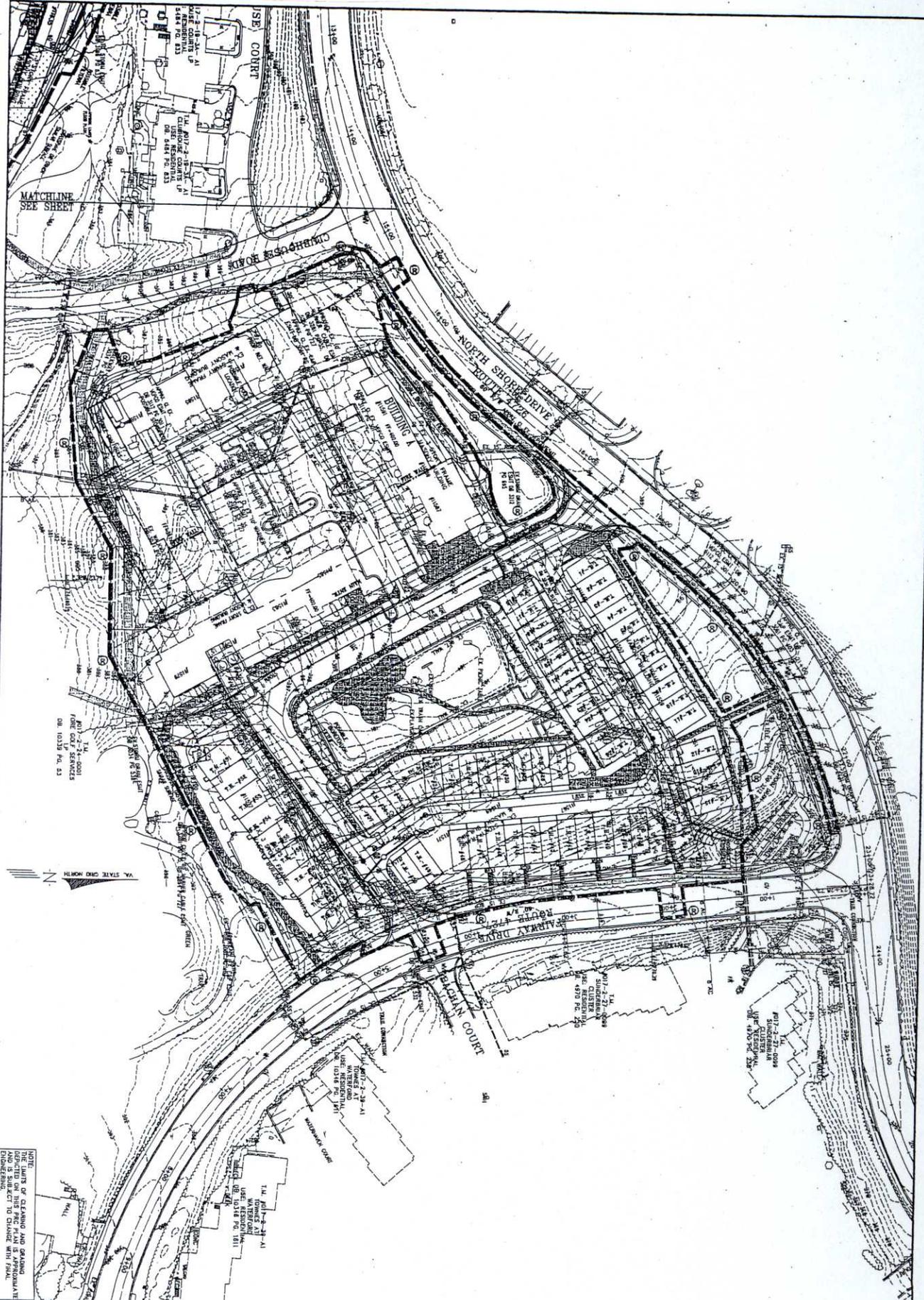
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Urban, Ltd.
 7122 Lake River Turnpike
 Arlington, Virginia 22203
 Tel. 703.642.8300
 Fax. 703.642.8331
 www.urban-ltd.com

NO.	DATE	DESCRIPTION	REVISION APPROVED	DATE
01	03-24-09	ISSUED FOR PERMIT		
02	03-24-09	REVISED PER PERMIT COMMENTS		
03	03-24-09	REVISED PER PERMIT COMMENTS		
04	03-24-09	REVISED PER PERMIT COMMENTS		
05	03-24-09	REVISED PER PERMIT COMMENTS		
06	03-24-09	REVISED PER PERMIT COMMENTS		
07	03-24-09	REVISED PER PERMIT COMMENTS		
08	03-24-09	REVISED PER PERMIT COMMENTS		
09	03-24-09	REVISED PER PERMIT COMMENTS		
10	03-24-09	REVISED PER PERMIT COMMENTS		
11	03-24-09	REVISED PER PERMIT COMMENTS		

SHEET
 1 OF 2
 5/61-1903



MATCHLINE
SEE SHEET



NOTE:
THE LIMITS OF CLEARING AND GRADING
AND IS SUBJECT TO CHANGE WITH FINAL
CONSTRUCTION.

PRC PLAN
FAIRWAY APARTMENTS
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1" = 40' CL = 2' DATE: MARCH, 2009

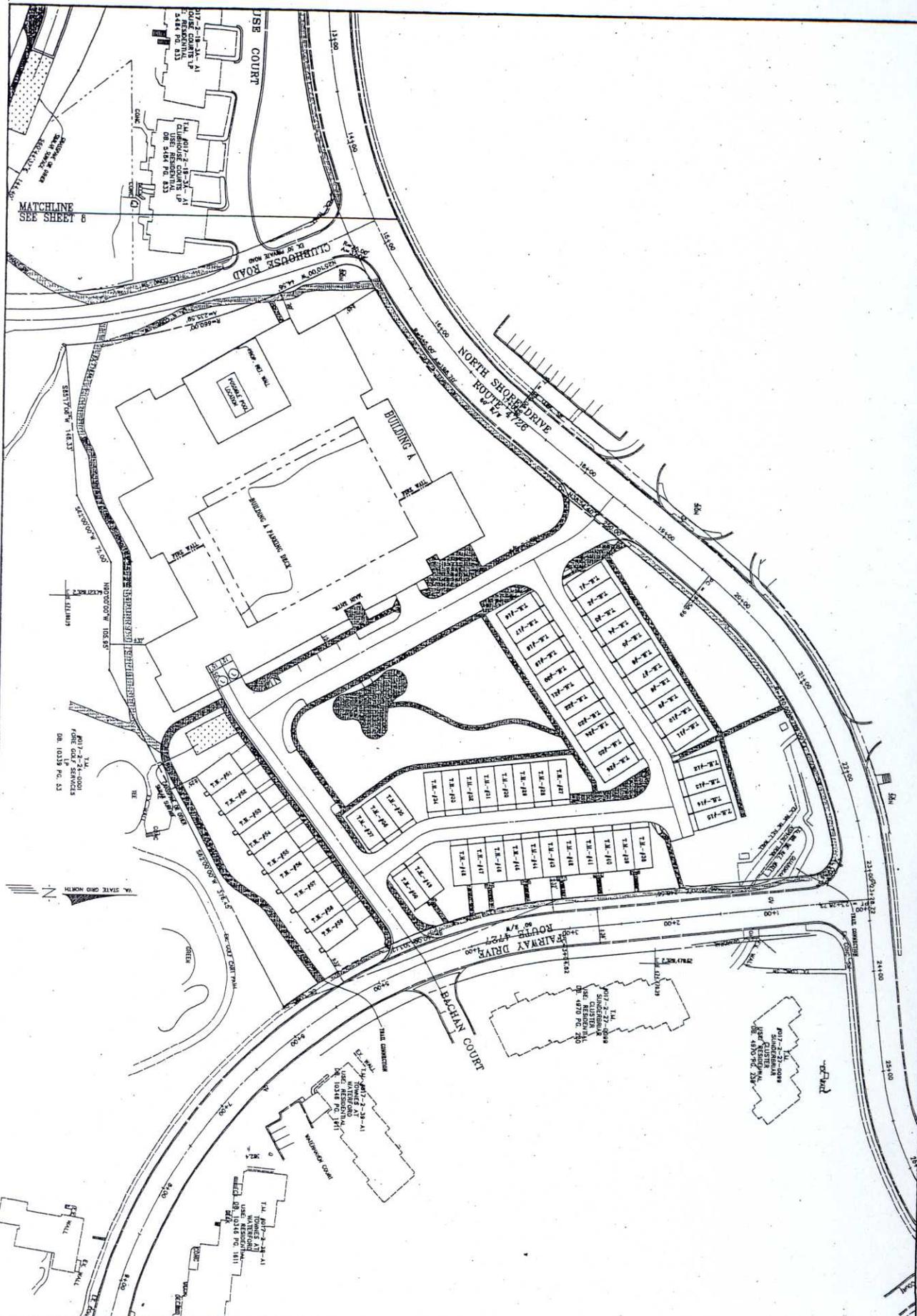


Urban, L.L.C.
 7712 Lingo River Turnpike
 Annandale, Virginia 22003
 Tel: 703.642.2900
 Fax: 703.642.1851
 www.urban-llc.com

PLAN DATE	NO.	DATE	DESCRIPTION	REVIEWER	APPROVED	DATE
03-27-09						
06-15-09						
07-04-10						
07-04-10						
08-02-10						
02-07-11						

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PRC PLAN
 SHEET
 7
 OF
 28
 PREL. 1003



MATCHLINE
SEE SHEET 6



T.A. 101-2-2-4-1000
FLOOR COULD BE SERVICED
OR 10239 P.C. 53

T.A. 101-2-2-4-1000
FLOOR COULD BE SERVICED
OR 4970 P.C. 210

T.A. 101-2-2-4-1000
FLOOR COULD BE SERVICED
OR 4300 P.C. 230

PRC LAYOUT PLAN
FAIRWAY APARTMENTS
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1" = 40' CI: N/A DATE: MARCH, 2009

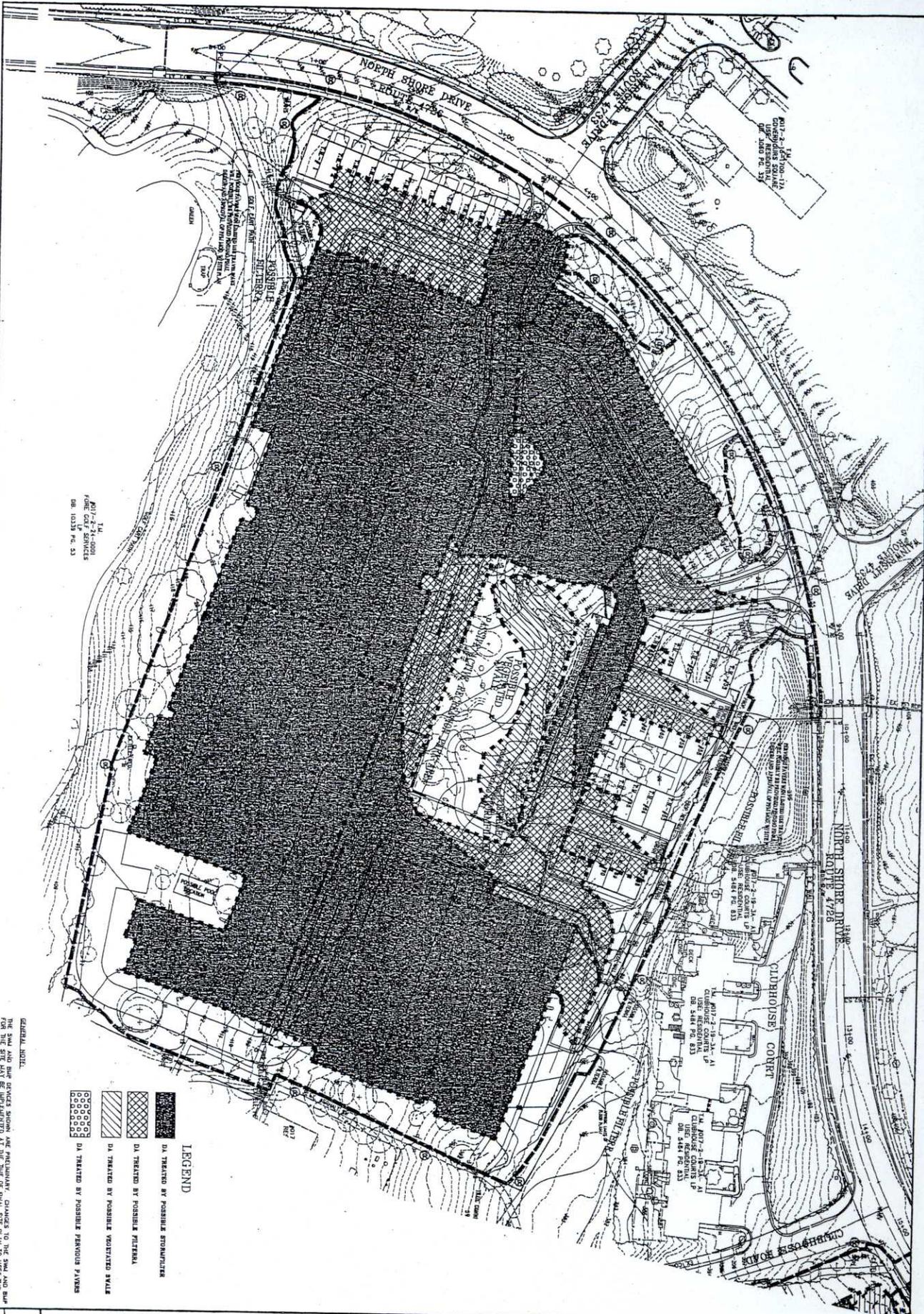


Urban, LLC
 7717 Lee River Turnpike
 Alexandria, Virginia 22304
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 Fax: 703.642.8331
 www.urban-llc.com

NO.	DATE	DESCRIPTION	REVISED BY	APPROVED BY	DATE
01	03-27-09				
02	04-15-09				
03	04-16-09				
04	04-16-09				
05	02-10-10				
06	03-11-11				

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

SHEET 09 OF 28
 PREL-1903



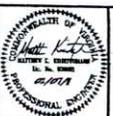
11A
 001-7-2-3-1-0001
 FORD CIVIL SERVICES
 08/10/2009 PG. 23

- LEGEND**
- 0A TREATED BY POSSIBLE STORMWATER
 - 0A TREATED BY POSSIBLE FILTERBA
 - 0A TREATED BY POSSIBLE VEGETATED SWALE
 - 0A TREATED BY POSSIBLE PERVIOUS PAVEM

GENERAL NOTE:
 THE PLAN ALSO SHOWS OTHER SWM AND BMP FEATURES. CHANGES TO THE PLAN AND SWM FROM THE SITE MAY BE UNEXPECTED AT THE TIME OF PLAN. SEE PLAN TO SEE THE FAIRFAX COUNTY PVA REQUIREMENTS.

SWM AND BMP PLAN: OPTION B
FAIRWAY APARTMENTS
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A
 HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 40' CL = 7' DATE: MARCH, 2009

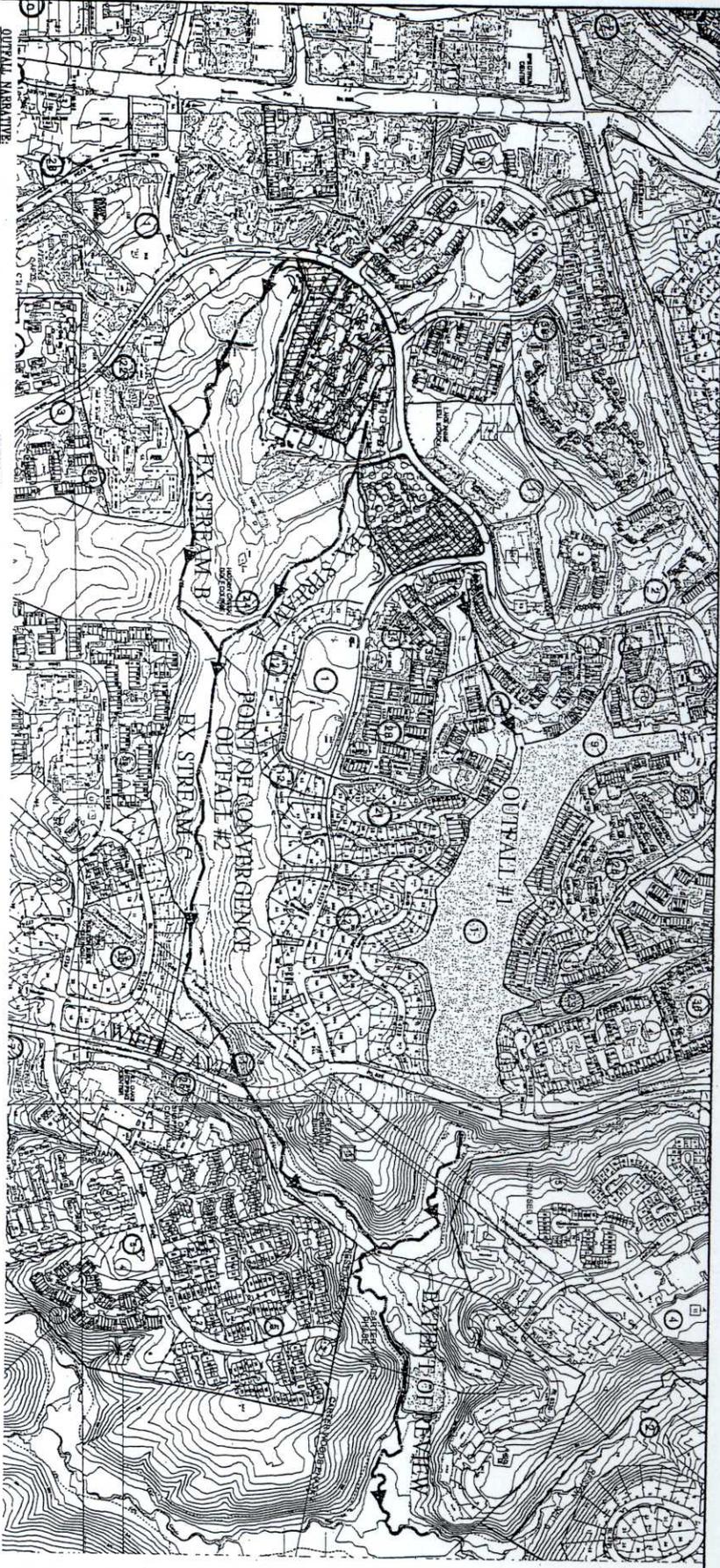


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REV	DATE	DESCRIPTION	REVIEW APPROVED	DATE
01	03-27-09			
02	03-27-09			
03	03-27-09			
04	03-27-09			
05	03-27-09			
06	03-27-09			
07	03-27-09			
08	03-27-09			
09	03-27-09			
10	03-27-09			
11	03-27-09			
12	03-27-09			

SHEET
 11A
 OF
 21
 PRELIMINARY
 1903



OUTFALL NARRATIVE:

THIS PLAN IS A LAYOUT OF THE PROPOSED STREETS AND THE POINTS OF CONVERGENCE OF THE STREETS AT THE POINT OF CONVERGENCE. THE STREETS ARE LAYOUT IN THE MANNER SHOWN ON THIS PLAN. THE POINTS OF CONVERGENCE ARE LAYOUT IN THE MANNER SHOWN ON THIS PLAN. THE STREETS ARE LAYOUT IN THE MANNER SHOWN ON THIS PLAN. THE POINTS OF CONVERGENCE ARE LAYOUT IN THE MANNER SHOWN ON THIS PLAN.

OUTFALL #1

THE POINT OF CONVERGENCE FOR THIS OUTFALL IS APPROXIMATELY 31.71 AC. AND IS LOCATED IN THE MIDDLE OF THE EX STREAM. THE POINT OF CONVERGENCE IS APPROXIMATELY 31.71 AC. AND IS LOCATED IN THE MIDDLE OF THE EX STREAM. THE POINT OF CONVERGENCE IS APPROXIMATELY 31.71 AC. AND IS LOCATED IN THE MIDDLE OF THE EX STREAM.

OUTFALL #2

THE POINT OF CONVERGENCE FOR THIS OUTFALL IS APPROXIMATELY 1.92 AC. AND IS LOCATED IN THE MIDDLE OF THE EX STREAM. THE POINT OF CONVERGENCE IS APPROXIMATELY 1.92 AC. AND IS LOCATED IN THE MIDDLE OF THE EX STREAM. THE POINT OF CONVERGENCE IS APPROXIMATELY 1.92 AC. AND IS LOCATED IN THE MIDDLE OF THE EX STREAM.

OUTFALL #3

THE POINT OF CONVERGENCE FOR THIS OUTFALL IS APPROXIMATELY 1.92 AC. AND IS LOCATED IN THE MIDDLE OF THE EX STREAM. THE POINT OF CONVERGENCE IS APPROXIMATELY 1.92 AC. AND IS LOCATED IN THE MIDDLE OF THE EX STREAM. THE POINT OF CONVERGENCE IS APPROXIMATELY 1.92 AC. AND IS LOCATED IN THE MIDDLE OF THE EX STREAM.

THE POINT OF CONVERGENCE FOR THIS OUTFALL IS APPROXIMATELY 1.92 AC. AND IS LOCATED IN THE MIDDLE OF THE EX STREAM. THE POINT OF CONVERGENCE IS APPROXIMATELY 1.92 AC. AND IS LOCATED IN THE MIDDLE OF THE EX STREAM. THE POINT OF CONVERGENCE IS APPROXIMATELY 1.92 AC. AND IS LOCATED IN THE MIDDLE OF THE EX STREAM.

CONCLUSION:

THE PROPOSED STREETS AND POINTS OF CONVERGENCE SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY. THE PROPOSED STREETS AND POINTS OF CONVERGENCE SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.

- 1. EX STREAM
- 2. POINT OF CONVERGENCE
- 3. EX STREAM
- 4. EX STREAM
- 5. EX STREAM
- 6. EX STREAM
- 7. EX STREAM
- 8. EX STREAM
- 9. EX STREAM
- 10. EX STREAM

OUTFALL ANALYSIS

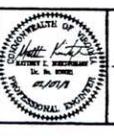
FAIRWAY APARTMENTS

RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A

HUNTER METEORIC DISTRICT

FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=400' CL = N/A DATE: MARCH, 2009



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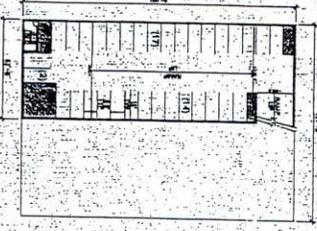
Planners - Engineers - Landscape Architects - Land Surveyors

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7713 Little River Turnpike
Arlington, Virginia 22201
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Fax: 703.641.8211
www.urban-ltd.com

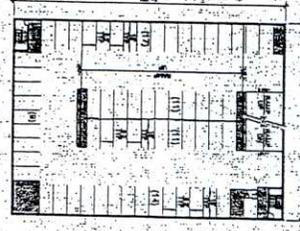
PLAN DATE	DATE	DESCRIPTION	REVISION APPROVED	DATE
03-27-09				
10-15-09				
01-06-10				
02-04-10				
03-07-10				
03-07-11				

NO.	DATE	DESCRIPTION	REVISION APPROVED	DATE
REVISION APPROVED BY DIVISION OF DESIGN REVIEW				

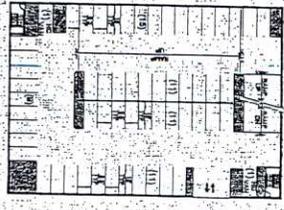
1 PARKING GARAGE BASEMENT
SCALE: 1/8" = 1'-0"



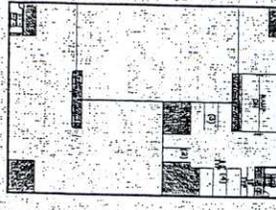
5 PARKING GARAGE LEVEL 4
SCALE: 1/8" = 1'-0"



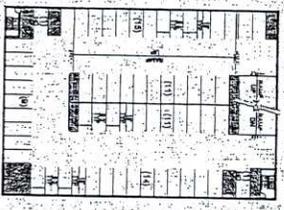
2 PARKING GARAGE LEVEL 1
SCALE: 1/8" = 1'-0"



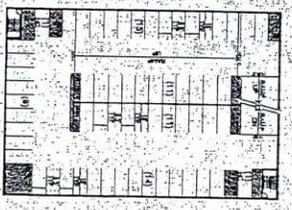
6 PARKING GARAGE LEVEL 5
SCALE: 1/8" = 1'-0"



3 PARKING GARAGE LEVEL 2
SCALE: 1/8" = 1'-0"



4 PARKING GARAGE LEVEL 3
SCALE: 1/8" = 1'-0"



Parking Deck A (EAST) Summary

Level	No. Spaces
Basement (4387)	33
Level 1 (4411)	58
Level 2 (4432)	62
Level 3 (4453)	62
Level 4 (4474)	63
Level 5 (4495)	63
Total	343
Total HC Provided	7 (incl. 2 vans)

NOTE: THE PARKING GARAGE LINES HAVE BEEN PROVIDED FOR GENERAL INFORMATION ONLY. THE EXACT LOCATION OF THE PARKING SPACES IS SUBJECT TO THE FINAL DESIGN OF THE GARAGE. THE PARKING SPACES ARE PROVIDED IN ACCORDANCE WITH ARTICLE 11.07 OF THE FAIRFAX COUNTY ZONING ORDINANCE AND ANY SUBSEQUENT PARKING REGULATIONS.

GARAGE LAYOUT PLAN
FAIRWAY APARTMENTS
RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: NTS
 CL: NA
 DATE: MARCH, 2005

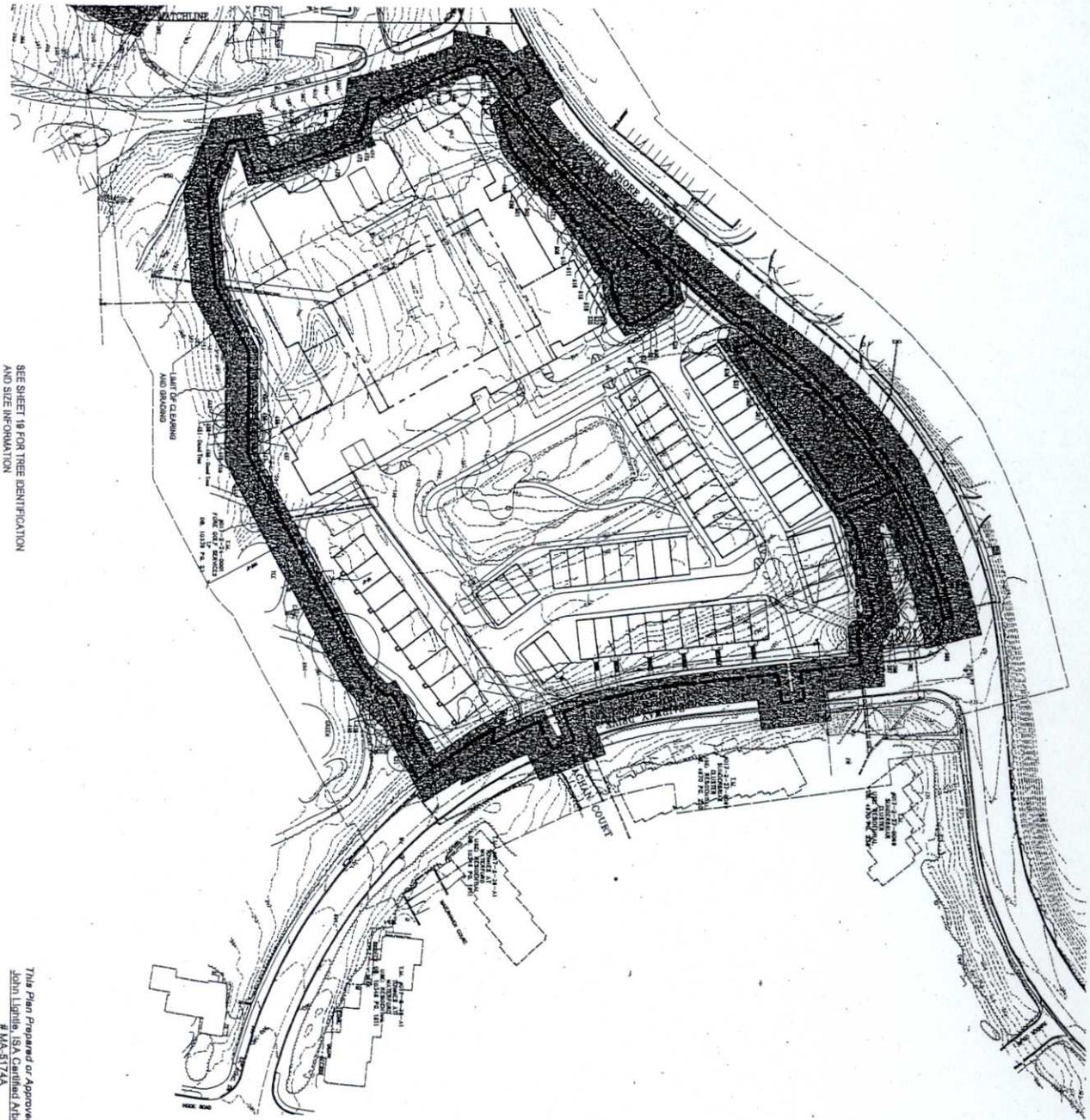


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 7721 Lee Street, Torrance
 Arroyo, Virginia 22001
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PLAN DATE	NO.	DATE	DESCRIPTION	REVIEW APPROVED	DATE
03-27-09					
11-15-09					
01-04-10					
04-01-10					
02-01-11					
02-07-11					

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

SHEET
 OF 28
 PRC1140-1003



SEE SHEET 18 FOR TREE IDENTIFICATION AND SIZE INFORMATION

This Plan Prepared or Approved by:
 JOHN LUDWIG, ISA, Certified Arborist
 # MA-5172A

TREE INVENTORY & CONDITION ANALYSIS
FAIRWAY APARTMENTS
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA



Urban, Ltd.
 7712 Lees River Turnpike
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 Fax: 703.642.8253
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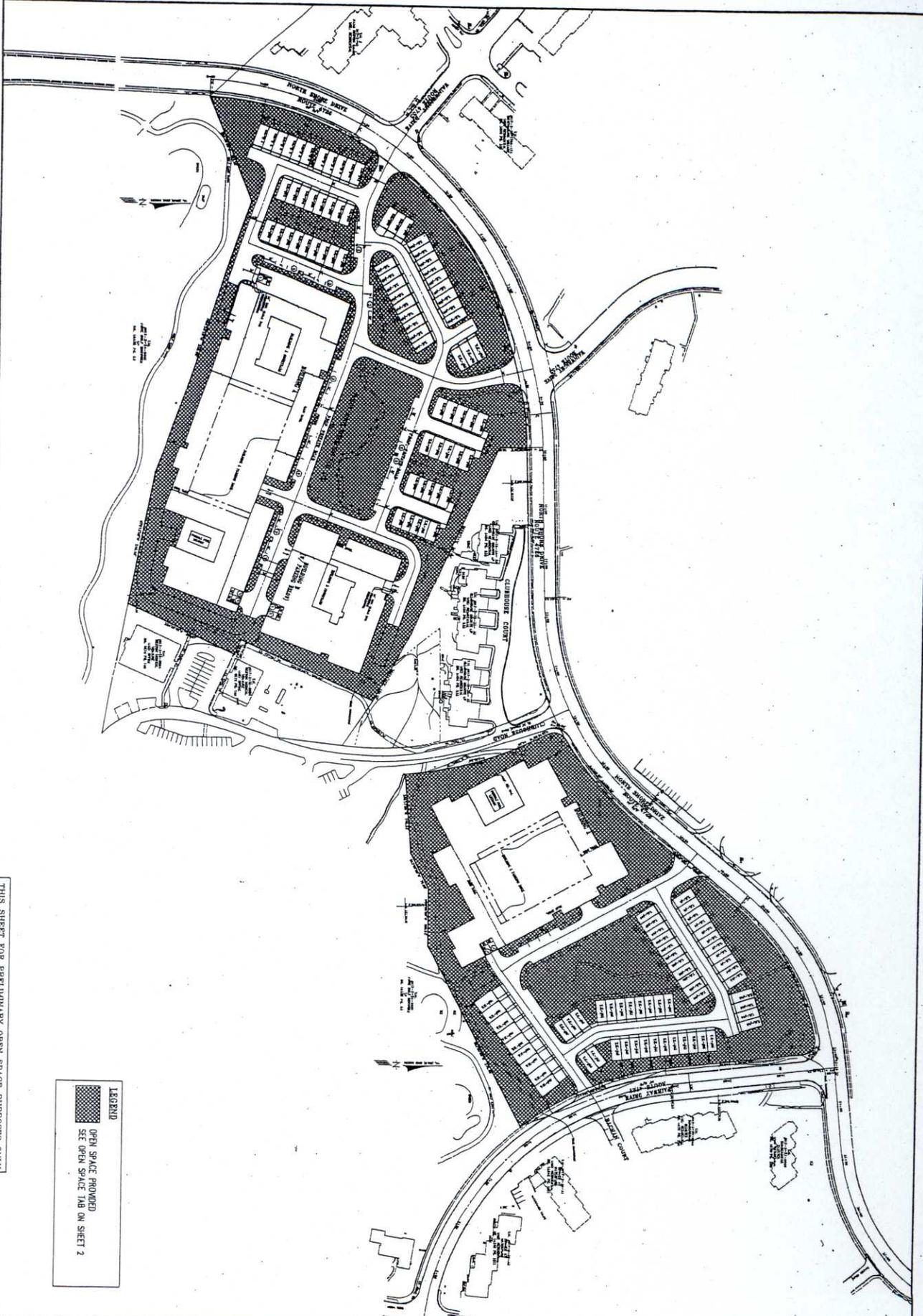
Planners - Engineers - Landscape Architects - Land Surveyors

PLAN DATE	NO.	DATE	DESCRIPTION	REVISION APPROVED	DATE
03-27-08					
10-15-08					
01-04-10					
02-04-10					
04-03-10					
02-07-11					

SHEET
 OF
 28
 PLOT: 1903

SCALE: 1" = 50' C.I. = 7' DATE: MARCH, 2009

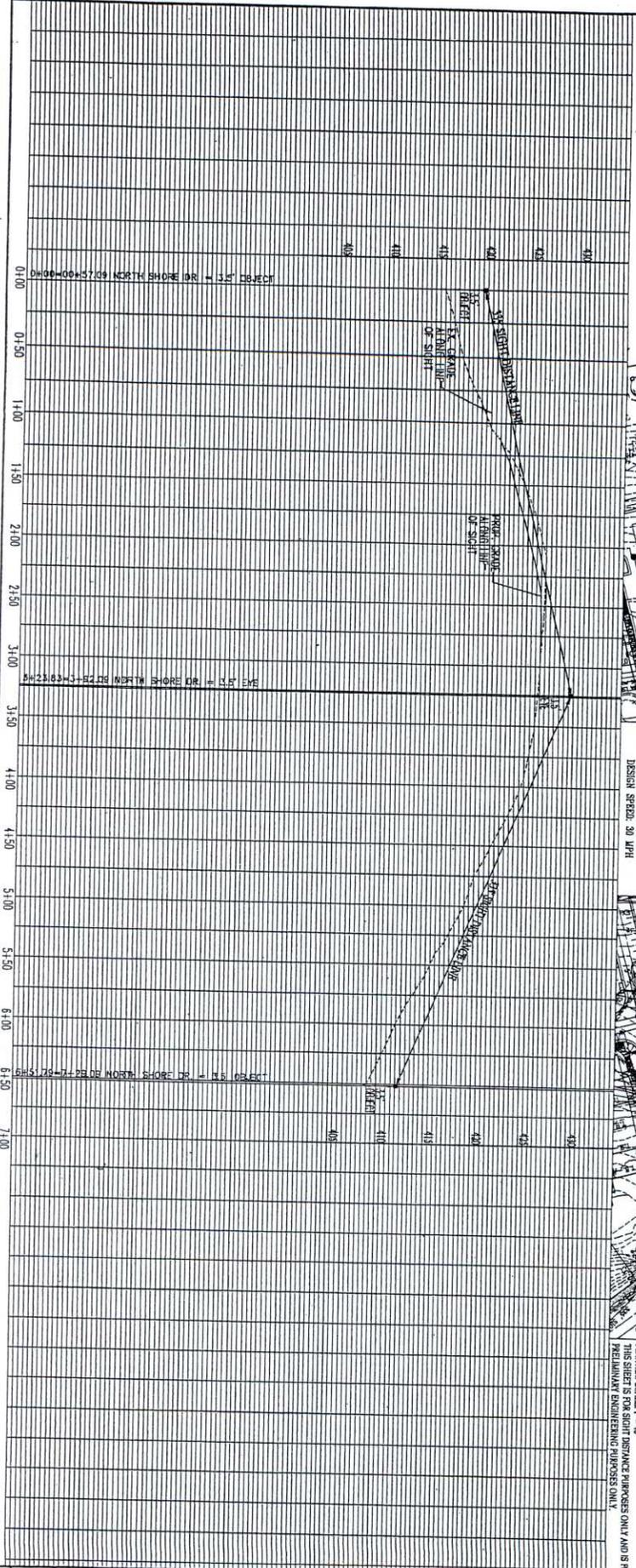
REVISION APPROVED BY DIVISION OF DESIGN REVIEW



LEGEND
 [Hatched Box] OPEN SPACE PROVIDED
 SEE OPEN SPACE TAB ON SHEET 2

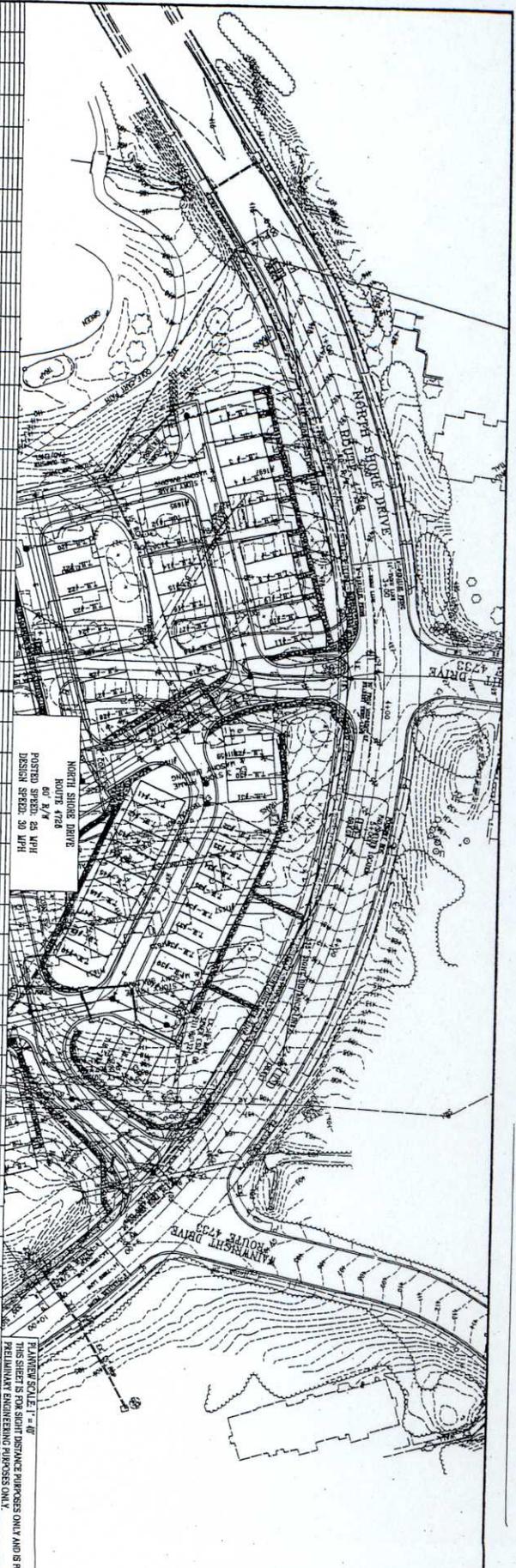
THIS SHEET FOR PRELIMINARY OPEN SPACE PURPOSES ONLY

SHEET 28 OF 28 FILE NO. PHIL 1903	PRELIMINARY OPENSACE EXHIBIT FAIRWAY APARTMENTS RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA				Urban, Ltd. 7722 Lees Ferry Terrace Arlington, Virginia 22201 Tel. 703.542.6300 Fax. 703.642.8235 www.urban-ltd.com	PLAN DATE: 03-27-09 10-15-09 03-04-10 03-04-10 03-05-11
	SCALE: 1" = 75' C.L. N/A DATE: MARCH, 2009	urban Planners - Engineers - Landscape Architects - Lead Surveyors				REVISION APPROVED BY DIVISION OF DESIGN REVIEW



NORTH SHORE DRIVE
 NORTH 4724
 POSTED 30 MPH
 DESIGN SPEED 30 MPH

PLAN SCALE 1" = 40'
 THIS SHEET IS FOR SIGHT DISTANCE PURPOSES ONLY AND IS FOR PRELIMINARY ENGINEERING PURPOSES ONLY.



SIGHT DISTANCE PROFILE
FAIRWAY APARTMENTS
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA



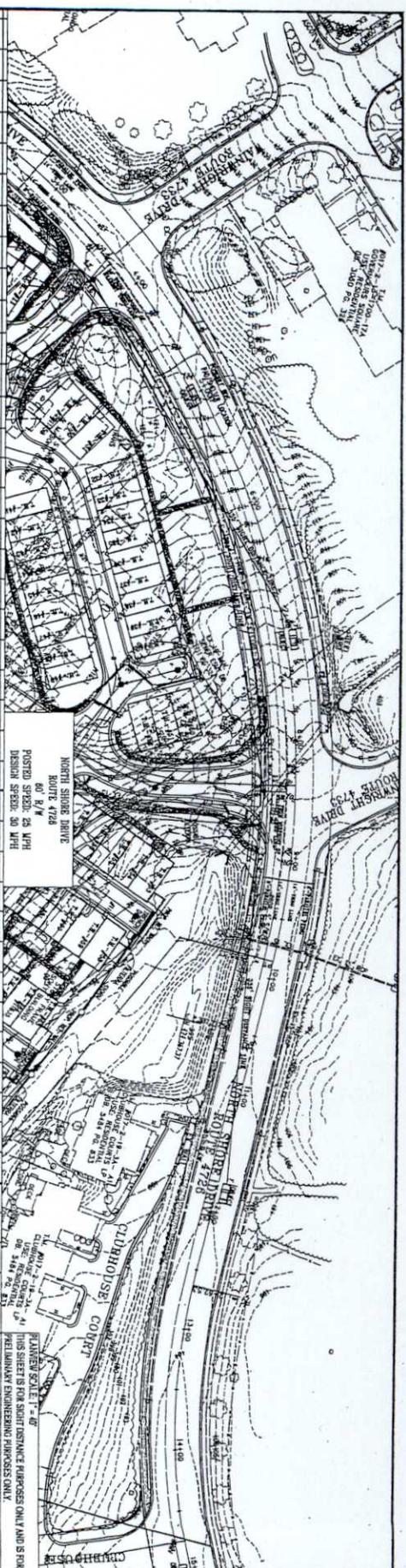
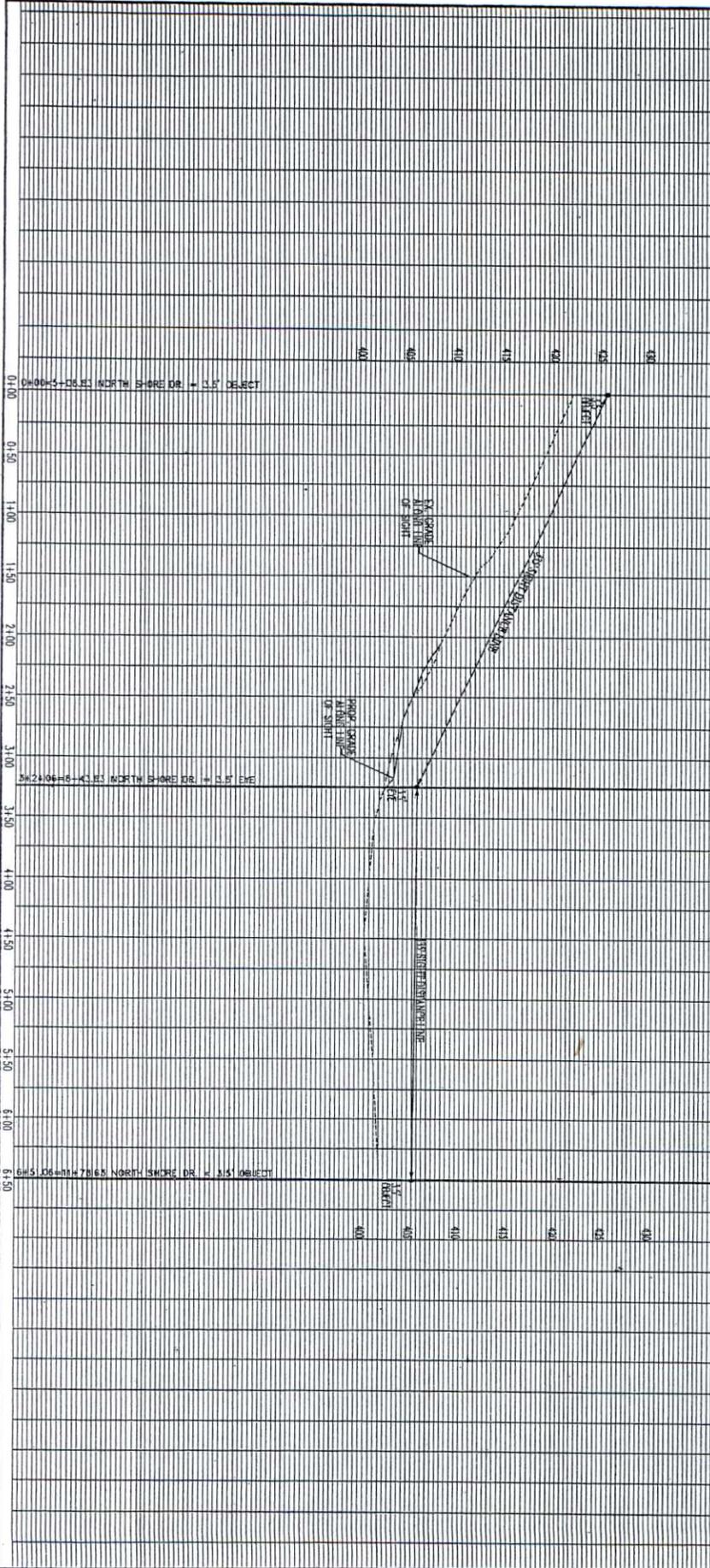
Urban, Ltd.
 7712 Lake River Turnpike
 Annandale, Virginia 22003
 Tel. 703.642.8000
 Fax. 703.642.8221
 www.urban.com

DATE	DESCRIPTION	REVISION APPROVED	DATE
03-27-09			
10-15-08			
07-04-08			
02-04-10			
02-02-10			
02-02-11			

NO.	DATE	DESCRIPTION	REVISION APPROVED	DATE

DATE: MARCH 2009
 SCALE: H:1" = 40', V:1" = 5'
 C.L. = 7'

PREL. 1903

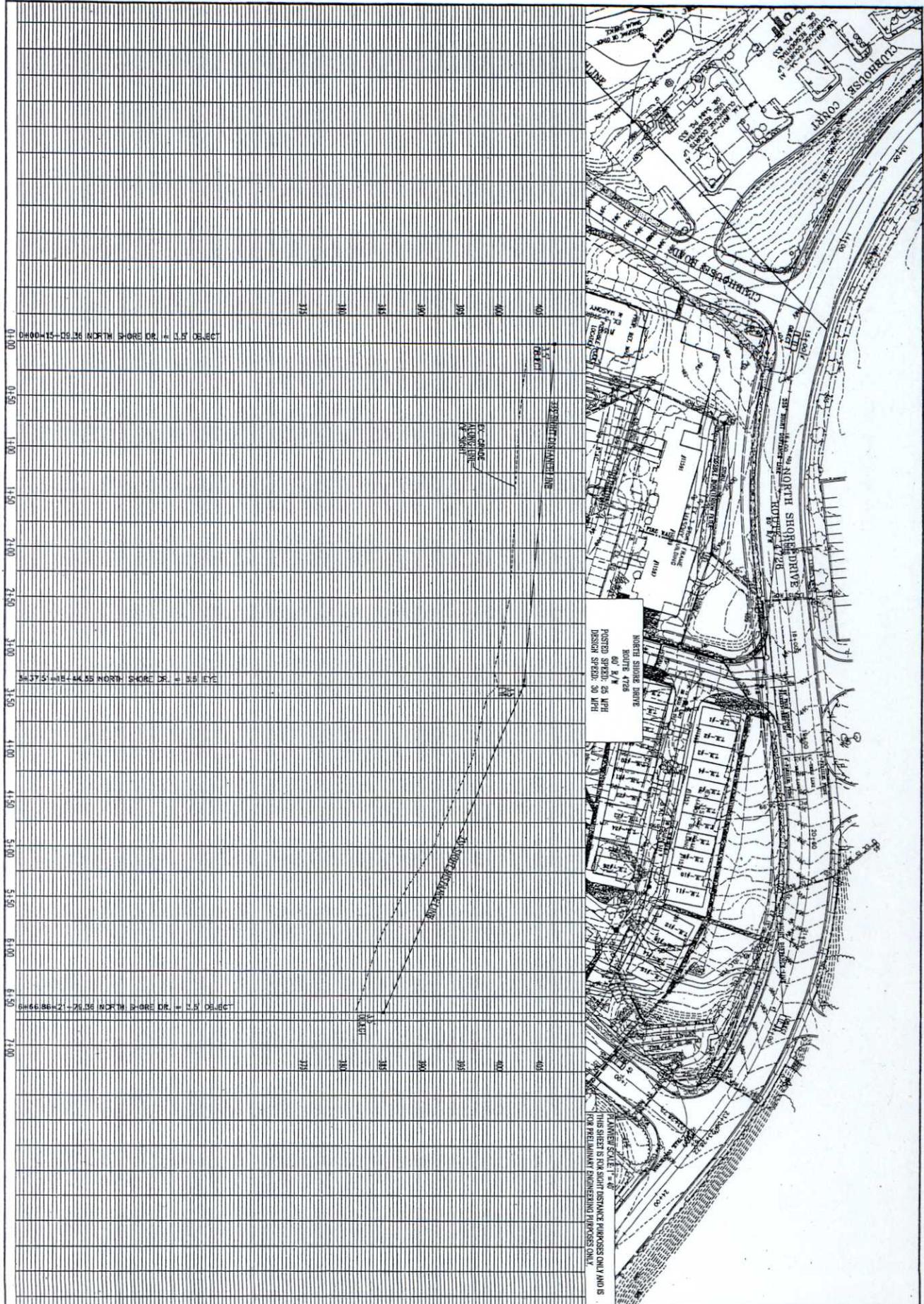


SIGHT DISTANCE PROFILE
FAIRWAY APARTMENTS
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: H₁" = 40' V₁" = 5'
 C₁ = 2' DATE: MARCH, 2009



NO.	DATE	DESCRIPTION	REVIEWER	APPROVED	DATE
REVISION APPROVED BY DIVISION OF DESIGN REVIEW					

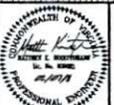


NORTH SHORE DRIVE
 ROUTE 478
 POSTED SPEED 30 MPH
 DESIGN SPEED 30 MPH

FAIRWAY SCALE 1" = 40'
 THIS SHEET IS FOR SIGHT DISTANCE PURPOSES ONLY AND IS FOR PROFESSIONAL ENGINEERING PURPOSES ONLY.

SIGHT DISTANCE PROFILE
 FAIRWAY APARTMENTS
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: H:V = 40':1" CL = 2' DATE: MARCH, 2009



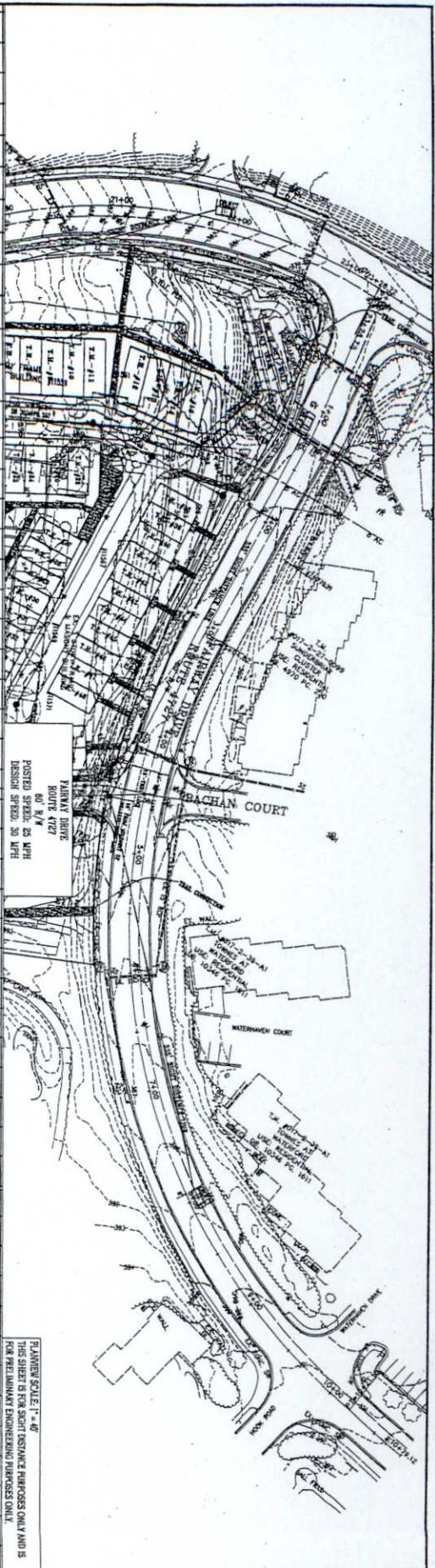
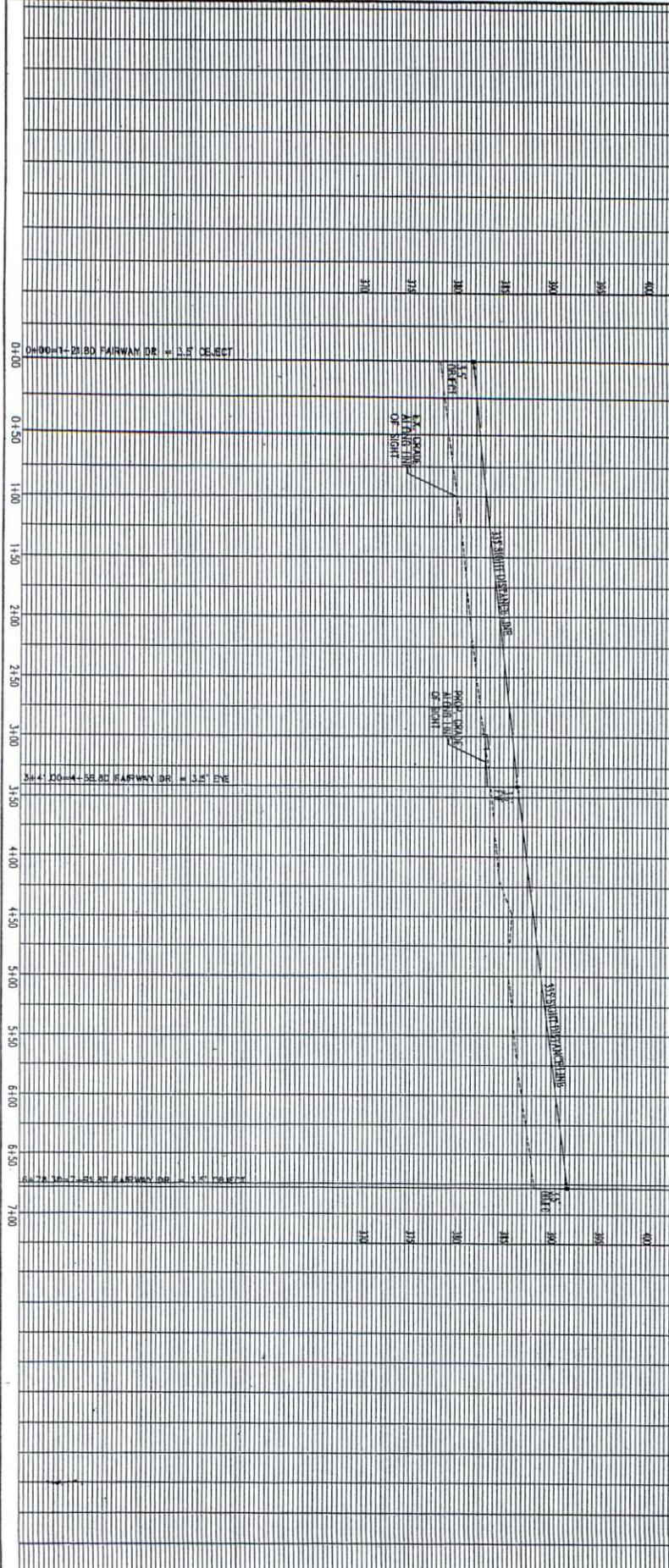
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PLAN DATE
03-27-09
10-15-09
02-04-10
02-04-10
02-07-11

NO.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

PROJECT NO. 1103



PLANNING SCALE: 1" = 40'
 THIS SHEET IS FOR SOFT DISTANCE PURPOSES ONLY AND IS FOR PRELIMINARY ENGINEERING PURPOSES ONLY.

SIGHT DISTANCE PROFILE
FAIRWAY APARTMENTS
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA



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 7712 Lake River Turnpike
 Alexandria, Virginia 22304
 Tel: 703.642.8000
 Fax: 703.642.8351
 www.urban.com

NO.	DATE	DESCRIPTION
01	11-11-11	ISSUED FOR PERMITTING
02	11-11-11	ISSUED FOR PERMITTING
03	11-11-11	ISSUED FOR PERMITTING
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24	11-11-11	ISSUED FOR PERMITTING
25	11-11-11	ISSUED FOR PERMITTING
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the area adjacent to the Proposed Development. No portion of any residential building in the Proposed Development shall extend into the landscape buffer area along Reston Parkway, except that the Applicant shall be permitted to construct a plaza area within a portion of the landscape buffer as shown on Sheets 8-9 of the Development Plan. Such Landscape Plan shall include the Tree Preservation Plan and proposed new plantings, including deciduous trees, evergreen trees, shrubs, bushes and similar under plantings. New plantings along the Property's frontage of Reston Parkway shall include at least fifteen (15) shade trees of three-inch (3") caliper or greater planted in mulched beds, as shown on Sheet 8 of the Development Plan.

17. Structured Parking - Modification of Interior Parking Lot Landscaping.
HEREBY DELETED

18. Hardscape Areas. The Applicant shall design and construct the proposed hardscape areas adjacent to the Bowman Green office condominium community identified as Fairfax County Tax Map # 17-2 ((30)), Parcels 1-26 and along the Property's frontage on Reston Parkway consistent with the quality and quantity of plantings and amenities depicted on Sheet 8 of the Development Plan. Among the features the Applicant shall include in the hardscape areas are LID measures, concrete/asphalt walkways, brick pavers, trees, shrubs, benches, barbecue facilities and similar amenities for residents of the Proposed Development. The plaza area to be located along Reston Parkway also shall include a focal point feature to be selected by the Applicant, such as a fountain, public art or similar structure, that will serve as a defining feature for the Proposed Development. Any lighting provided in the hardscape areas shall be in conformance with Proffer #9 herein, and all applicable provisions of the Zoning Ordinance.

TRANSPORTATION IMPROVEMENTS

17. Traffic Signals

A. Old Reston Avenue and Temporary Road. Prior to submission of a site plan for the Proposed Development, the Applicant shall conduct a warrant study to determine whether a traffic signal at the intersection of Old Reston Avenue and Temporary Road adjacent to the entrance to the Property would be warranted upon completion of the Proposed Development. The Applicant shall include in the warrant study the number of residential units to be developed on the Property as submitted on the site plan for the Proposed Development (including the units that comprise the Existing Development that are to remain). In the event a traffic signal at that location is deemed warranted and approved by VDOT, the Applicant shall construct such traffic signal prior to the issuance of the 180th Residential Use Permit ("RUP") for the Proposed Development or as directed by VDOT. As part of the warrant study, the Applicant shall analyze the existing and anticipated turning movements at the subject intersection and submit the results to VDOT and FCDOT for review and approval of the appropriate lane configurations and striping. The Applicant shall implement all lane configurations and striping improvements resulting from this review; provided, however, that such lane configurations shall not require the Applicant to acquire additional offsite right-of-way or easements. Further, such proposed lane configurations shall not preclude the Applicant's construction of a dedicated left turn lane into the Property from eastbound Temporary Road unless the Applicant otherwise consents in writing to such alternate design. The Applicant shall be responsible for implementing modifications to the signal timing of the existing traffic

signal(s) at the intersection(s) of Reston Parkway/Temporary Road/New Dominion Parkway and Temporary Road/North Shore Drive (as defined in subsection B immediately below), should the latter signal be operational. The Applicant shall be entitled to be reimbursed for (or in the event of an escrow, credited for) any previous contributions by others for a signal at the intersection of Temporary Road and Old Reston Avenue after the Applicant installs the signal or, as applicable, at the time of escrow.

B. Temporary Road and North Shore Drive. Prior to submission of a site plan for the Proposed Development, the Applicant shall conduct a warrant study to determine whether a traffic signal at the intersection of Temporary Road and North Shore Drive would be warranted upon completion of the Proposed Development. The Applicant shall include in the warrant study the number of residential units to be developed on the Property as submitted on the site plan for the Proposed Development (including the units that comprise the Existing Development that are to remain) and shall submit the results of the warrant study to VDOT for review. In the event a traffic signal at that location is deemed warranted and approved by VDOT, the Applicant shall construct such traffic signal prior to the issuance of the 180th RUP for the Proposed Development or as directed by VDOT. As part of the warrant study, the Applicant shall analyze the existing and anticipated turning movements at the subject intersection and submit the results to VDOT and FCDOT for review and approval of the appropriate lane configurations and striping. The Applicant shall implement all lane configurations and striping improvements resulting from this review; provided, however, that such lane configurations shall not require the Applicant to acquire additional right-of-way or offsite easements except as shown on the Development Plan. The Applicant shall be responsible for implementing modifications to the signal timing of the existing traffic signal(s) at the intersection(s) of Reston Parkway/Temporary Road/New Dominion Parkway and Temporary Road/Old Reston Avenue, should the latter be operational. The Applicant shall be entitled to be reimbursed for (or in the event of an escrow, credited for) any previous contributions by others for a signal at the intersection of Temporary Road and North Shore Drive after the Applicant installs the signal or, as applicable, at the time of escrow.

C. Signal Escrows. If, based on the warrant studies required under this Proffer, VDOT determines that a traffic signal(s) is/are not warranted at the subject intersection(s) until a time subsequent to expected bond release for the Proposed Development, then the Applicant shall provide an escrow for the cost of such signal(s) prior to final bond release in lieu of construction in an amount to be determined by FCDOT. Such funds shall be used for other transportation related improvements in the vicinity of the Property as determined by FCDOT. Should VDOT determine that a signal(s) is/are warranted at the subject intersection(s), but FCDOT determines that an alternative to signalization of the subject intersection(s) should be undertaken, then the Applicant shall work with FCDOT and, as necessary, VDOT to implement alternatives to signalization of the intersection(s). Should this/these alternative(s) be less costly than installation of a traffic signal(s), then the Applicant will contribute to Fairfax County the difference between the cost of the selected alternative and the cost of a traffic signal(s), as determined by FCDOT, for use for other transportation related improvements in the vicinity of the Property as determined by FCDOT.

24. Reston Parkway Widening. Prior to the issuance of the first building permit for the Proposed Development, the Applicant shall contribute to the Board of Supervisors Two

Hundred and Fifty Thousand and No/Dollars (\$250,000.00) to be used by FCDOT for improvements, including spot improvements, to Reston Parkway, as determined by the Hunter Mill District Supervisor. Notwithstanding the foregoing, such funds may be reallocated at the discretion of the Hunter Mill District Supervisor toward construction of the proposed Dulles Corridor rail project or other transportation improvements in the vicinity of the Property as determined by the Hunter Mill District Supervisor.

29. Bus Shelter. The Applicant shall construct one (1) bus shelter (open, typical type) along the Property's frontage on Temporary Road. The final location of the bus shelter shall be determined in consultation with the FCDOT at the time of site plan approval for the Proposed Development. The bus shelter shall be installed prior to the issuance of the first RUP for the Proposed Development. The Applicant shall install a covered trash receptacle within the bus shelter. The owner(s) of the Proposed Development shall be responsible for providing refuse removal and pick-up services for the bus shelter; disclosure of this maintenance requirement shall be provided as part of the documentation for the establishment of any unit owners association for the Proposed Development.

30. Bicycle Racks. In addition to the TDM Plan (as defined in Proffer #37 herein), the Applicant shall provide secure, weather-protected, bicycle storage facilities within the Proposed Development. At a minimum, the Applicant shall provide bicycle storage, such as lockers or secure storage areas sufficient for at least ten (10) bicycles in each residential building in the Proposed Development. Such bicycle rack(s) shall be installed prior to the issuance of the first residential use permit for the Proposed Development.

31. Reston Parkway Tunnel. Subject to the approval of the Reston Association and FCDOT, which shall be diligently pursued, the Applicant shall construct façade and/or lighting improvements to the existing pedestrian tunnel located beneath Reston Parkway and connecting Bowman Green and the Reston Spectrum retail center (Fairfax County Tax Map #17-1 ((1)) 3K), as generally shown on Sheet 10 of the Development Plan (the "Tunnel Improvements"). The Tunnel Improvements shall have a cumulative value of at least \$100,000.00 and shall include such features as may be approved by the Reston Association and FCDOT, including, but not limited to, the installation of LID features, brick pavers, landscaping, stonework, new or replacement lighting, and other decorative features designed to make the pedestrian tunnel more aesthetically pleasing and inviting for residents of the Proposed Development. The Applicant shall detail the Tunnel Improvements on the site plan(s) for the Proposed Development and, upon completion of the Tunnel Improvements, shall submit to DPWES documentation summarizing the Applicant's expenditures on such improvements to ensure compliance with this Proffer 31. The Applicant shall complete the Tunnel Improvements prior to the issuance of the first RUP for the Proposed Development.

RESTON COMMUNITY

33. Workforce Housing. The Applicant shall make available for purchase by the Fairfax County Redevelopment and Housing Authority ("FCRHA") thirteen (13) residential units within the Existing Development (the "Workforce Units") to be used by FCRHA to provide