DEVELOPMENT CONDITIONS

SE 2010-LE-025

April 26, 2011

If it is the intent of the Board of Supervisors to approve SE 2010-LE-025 located on 7940 Richmond Highway (Tax Map 101-2 ((6)) A) to permit a Retail Establishment-Large pursuant to Sect. 4-804 and Sect. 9-533 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.

2. A copy of the Non-Residential Use Permit (Non-RUP) SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

3. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.

4. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to the special exception shall be in substantial conformance with the approved Special Exception (SE) Plat entitled "Special Exception for Costco", prepared by Bohler Engineering dated October 27, 2010 as revised through April 5, 2011, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

5. The final architectural design of the retail warehouse shall be in substantial conformance with the general type, quality, and proportion of materials depicted in the illustrative perspectives, elevations, and sections attached to these conditions. The Applicant shall incorporate design elements to break up the facades of the building, and the exterior design. Building materials and colors used shall be consistent on all four (4) sides of the building.

6. Building mounted signage shall not be permitted on the Ladson Lane frontage of the building.

7. A concrete bus shelter pad, any necessary concrete loading pad (between curb and sidewalk), and a pedestrian connection to the bus shelter pad from the proposed trail along the Richmond Highway site frontage shall be provided by the applicant as deemed necessary by DPWES in consultation with FCDOT. These facilities shall be installed

prior to issuance of a Non-RUP; provided, however, that the Zoning Administrator may administratively approve a later date for completion of the improvement upon demonstration by the Applicant that despite diligent efforts and due to factors beyond the Applicant's control, the required improvements have been delayed. Final locations shall be determined in consultation with FCDOT and VDOT at the time of site plan review.

8. Landscaping shall be consistent with that shown on the SE Plat as determined by UFMD, DPWES. All trees located in landscape strips less than eight feet in width shall be planted in accordance with the recommendations of UFMD. The species of trees planted pursuant to this SE shall be in conformance with the Tree Selection Criteria and Recommended Tree Species for Richmond Highway as contained in the Comprehensive Plan to the greatest extent possible as determined by the Department of Public Works and Environmental Services.

9. All landscaping shall be maintained in good condition and include regular maintenance. This maintenance includes, but is not limited to, removal of dead/diseased plantings and their prompt replacement to maintain the required landscaping of this Special Exception.

10. Any vegetation and/or portion of the retaining wall located in the water main easement to be located along Richmond Highway that is removed to accommodate the installation of the water main in the easement, shall be replaced by the applicant within 30 days following completion of the installation as determined by UFMD, DPWES. Any vegetation that is removed along Ladson Lane to facilitate maintenance of the private storm drain located on-site shall be replaced by the applicant.

11. Prior to approval of the site plan for the building, the applicant shall execute a separate agreement and post, for that building, a "green building escrow," in the form of cash or a letter of credit or other financial surety from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the amount of $286,832. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of certification, by the U.S. Green Building Council, under the most current version of the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design—New Construction (LEED®-NC) rating system or other LEED rating system determined, by the U.S. Green Building Council, to be applicable to the building. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that the building 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 within one year of issuance of the non-RUP for the building,

the escrow will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

In addition, prior to site plan approval, the applicant will designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

If the applicant provides to the Environment and Development Review Branch of DPZ, within one year of issuance of the non-RUP for the building, documentation demonstrating that LEED certification for the building has not been attained but that the building has been determined by the U.S. Green Building Council to fall within three points of attainment of LEED certification, 50% of the escrow 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 non-RUP for the building, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification or demonstrating that the building has fallen short of certification by three points or less, the entirety of the escrow for that building 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 application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the proffered time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

12. All new and replacement outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance.

13. There shall be no outdoor storage and the display of goods offered for sale.

14. No overnight parking or storage of tractor trailers or recreation vehicles shall be allowed on the application site.

15. Adequate sight distance at the Richmond Highway access point shall be demonstrated as determined by VDOT prior to the issuance of a Non-RUP. Any landscaping located near this access point shall be provided as approved by UFMD in consultation with VDOT in order to avoid any interference with adequate sight distance. Any tree or shrub determined to impact the sight distance shall be replaced with an appropriate size or relocated elsewhere on the site with equal size and quality, as determined by UFMD.

16. Two "inverted U style" bicycle racks (or the equivalent, as determined by FCDOT) shall be installed in a location and manner to be coordinated with and approved by FCDOT at the time of site plan review.

17. The Best Management Practices (BMP) facilities proposed shall achieve 20% phosphorous removal for this redevelopment. Furthermore, to ensure conformance with the Comprehensive Plan guidance for Sub-unit D-4, the proposed Stormwater Management facilities shall reduce the 10-Year Peak flow by 20%. The approximate locations of the facilities proposed to accommodate these commitments are depicted on the Special Exception Plat. The calculations for these facilities will be provided at the time of site plan review. All Stormwater Management (SWM) and Best Management Practices (BMP) facilities shall be subject to review and approval by DPWES.

18. All rooftop mechanical equipment shall be screened from ground level view along the western property line, the Richmond Highway and Ladson Lane frontages of the site.

19. Right of way for public street purposes up to 67 feet from the centerline of Richmond Highway along the entire site frontage shall be dedicated and conveyed in fee simple without encumbrances to the Board of Supervisors as shown on the Special Exception Plat. An additional 21 feet of right of way beyond the aforementioned dedication area shall be reserved by the applicant for future dedication in fee simple without encumbrance to the Board of Supervisors upon written request by Fairfax County or VDOT.

20. A 10-foot wide trail shall be constructed as shown on the SE Plat within the 21 feet of reserved right of way and shall be maintained wholly by the Applicant.

21. A deceleration/right turn lane on Richmond Highway subject to Virginia Department of Transportation ("VDOT") approval shall be constructed by the Applicant from southbound Richmond Highway into the Property as shown on the Special Exception Plat. In addition, dual left turn lanes

from Richmond Highway northbound into the adjacent WalMart property shall be constructed, subject to VDOT approval, as shown on the Special Exception Plat.

22. All required waivers, modifications and/or the Access Management Exception Requests shall be approved by VDOT prior to site plan approval. If the necessary approvals are not obtained, or alternatives acceptable to VDOT and in substantial conformance with this SE are not provided, then approval of a Special Exception Amendment (SEA) shall be required.

23. If the retiming of individual signals is required, an analysis of the impact the retiming of individual signals has on other nearby intersections in the network must be documented and submitted to VDOT for review and approval prior to site plan approval. If signal timing changes are not implemented the applicant shall submit an alternative measure to VDOT prior to site plan approval.

24. The applicant shall demonstrate to FCDOT and DPWES authorization from the adjacent property owner to make intersection improvements at Walmart's entrance from Richmond Highway prior to site plan approval.

25. An auto turn evaluation for the proposed southbound U turn lane on Richmond Highway shall be provided to FCDOT and VDOT prior to site plan approval.

26. Fencing or a similar permanent physical barrier shall be installed by the applicant prior to the issuance of a non-RUP along the median of Richmond Highway for the length of the property's frontage, and if deemed necessary by VDOT, south of the property along the median for the length of the frontage of the Spring Garden Apartments property's frontage, all to discourage midblock pedestrian crossings of Richmond Highway. Should VDOT or the County disapprove the contemplated fencing/barrier, the Applicant shall escrow equivalent funds for pedestrian improvements in the vicinity of the site or coordinate with VDOT, Fairfax County, and the Lee District Supervisor's office to develop a suitable alternative barrier for the same length of the Richmond Highway median, to include, but not be limited to plantings, structural elements, signage or a combination of the same. In addition, prior to issuance of a non-RUP for the site, the Applicant shall escrow funds with Fairfax County to provide for the future construction of a stairway within the right of way on the east side of Richmond Highway at the cross-walk on the southside of the intersection with Ladson Lane subject to VDOT approval.

27. Artistic panels consistent with the renderings shown on the SE Plat shall be installed by the applicant prior to the issuance of a non-RUP at the intersection of Ladson Lane and Richmond Highway. The final design of the images to be used shall be subject to review and approval by the Lee Magisterial District Supervisor, after consultation with the local community, including at a minimum the Lee District Land Use Advisory Committee. Such images are intended to reflect the historic character of the community, including the former Beacon Field and Hybla Valley Airports.

28. At the time of site plan submission for the site, the Applicant shall escrow sufficient funds with Fairfax County for the completion of a feasibility study by FCDOT and/or VDOT for the extension of Ladson Lane into the Spring Garden Apartments complex located at Tax Map 101-2 ((1)) 45, in addition to other safe access alternatives.

29. Irrespective of the full median shown to be constructed along the Richmond Highway site frontage on the SE Plat, the applicant shall submit to DPWES a site plan that shows retention of the existing median break along the Richmond Highway frontage that provides access to the Spring Garden Apartments (Tax Map 101-2-((1))-45). If the site plan is ultimately approved with such a median break, the Applicant shall escrow sufficient funds with Fairfax County necessary to close the median if needed in the future. The amount of such escrow shall be determined by Fairfax County in accordance with the unit-price schedule for public improvements. Such median may be closed or modified in the future if determined necessary for safety reasons by VDOT, after consultation with the Lee Magisterial District Supervisor, the Mt. Vernon Magisterial District Supervisor, FCDOT, and the community, including but not limited to the New Gum Springs Civic Association. Final configuration of the median shall be determined by VDOT. Notwithstanding the efforts of the applicant, if it is determined the median must be closed, the applicant shall construct the same consistent with the SE Plat prior to issuance of a Non-RUP. Either the median shown on the SE Plat or any alternative approved by VDOT shall be deemed in conformance with the SE Plat. It shall be further understood that the requirements of these conditions shall not preclude the dual left turn lanes from Richmond Highway northbound into the adjacent WalMart property.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

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. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

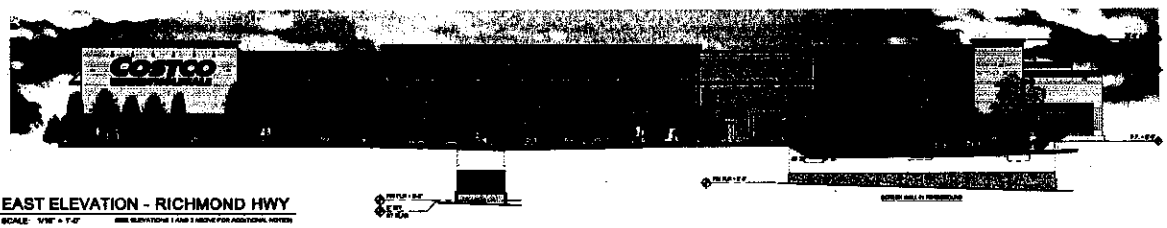
Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted for the proposed building. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

1 NORTH ELEVATION - WALMART PARKING
SCALE: 1/16" = 1'-0"

2 WEST ELEVATION - PARKING LOT
SCALE: 1/16" = 1'-0"

3 ELEVATION
SCALE: 1/16" = 1'-0"

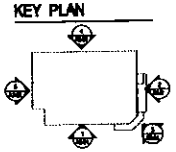
4 SOUTH ELEVATION - LADSON LANE
SCALE: 1/16" = 1'-0"



5 EAST ELEVATION - RICHMOND HWY
SCALE: 1/16" = 1'-0"

BUILDING ELEVATIONS ARE CONCEPTUAL IN NATURE AND ILLUSTRATIVE OF THE HIGH QUALITY OF THE DESIGN AND ARCHITECTURE OF THE PROPOSED BUILDING

KEY PLAN



COSTCO WHOLESALE
ALEXANDRIA, VA
136K

09-0124-01
MARCH 8, 2011
BUILDING ELEVATIONS

STUDY 1

COSTCO WHOLESALE

MOUNT VERNON (ALEXANDRIA), VIRGINIA

BUILDING ELEVATIONS

MARCH 8, 2011

MULVANNY G2
8484 WESTPARK DRIVE | SUITE 700
McLEAN, VA | 22102
t 703.564.8484 | f 703.564.8400

ALEXANDRIA, VA
09-0124-01

Perspective 1
With landscape

April 4, 2011

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ALEXANDRIA, VA
09-0124-01

Perspective 2
With landscape

April 4, 2011

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ALEXANDRIA, VA
09-0124-01

Perspective 1
Without landscape

April 4, 2011

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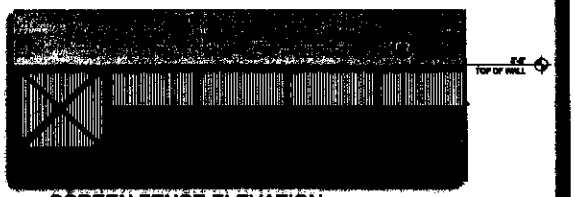
ALEXANDRIA, VA
09-0124-01

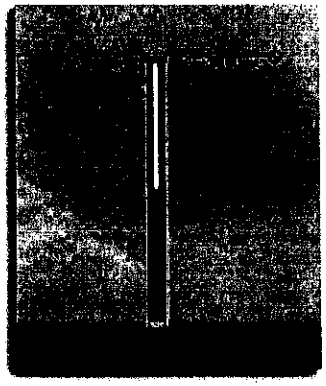
Perspective 2
Without landscape

April 4, 2011

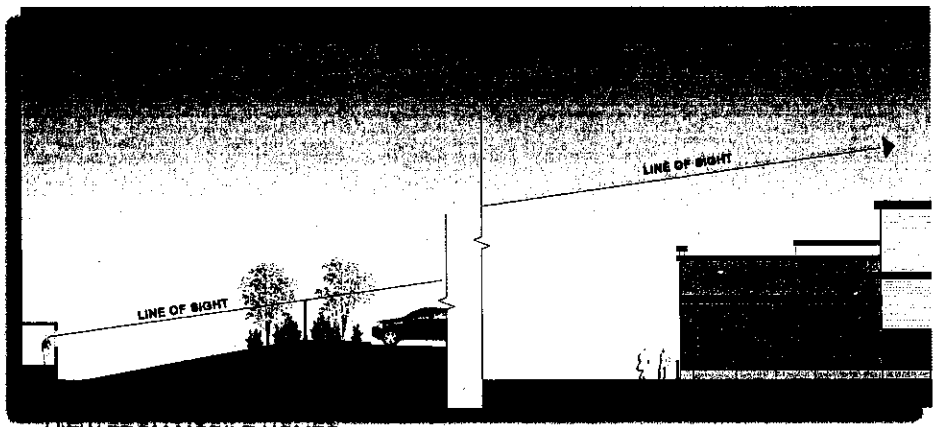
2 SCREEN FENCE SECTION



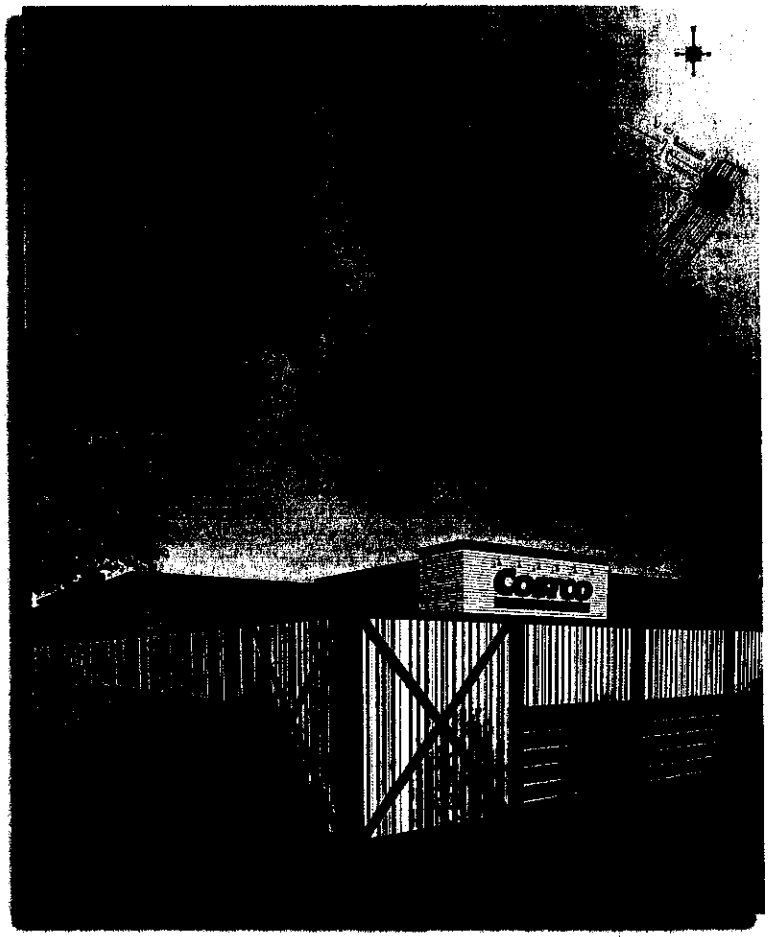
3 SCREEN FENCE ELEVATION



4 SCREEN FENCE SECTION



5 VIEW FROM MOBILE HOMES



1 TYPICAL SCREEN FENCE AT EAST AND NORTH-EAST PERSPECTIVE

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ALEXANDRIA, VA
09-0124-01

Screen Fence Exhibit

April 4, 2011