



FAIRFAX COUNTY

RZ/FDP APPLICATIONS FILED: March 1, 1999
PCA APPLICATION FILED: October 25, 1996
PCA APPLICATION AMENDED: March 1, 1999
PLANNING COMMISSION: July 28, 1999
BOARD OF SUPERVISORS: August 2, 1999
@ 5:30 pm

V I R G I N I A

July 21, 1999

STAFF REPORT

APPLICATIONS PCA 94-H-065/RZ/FDP 1999-HM-011

HUNTER MILL DISTRICT

APPLICANT: Van Metre at Woodland Park Ltd. Partnership

PRESENT ZONING: PDH-12

REQUESTED ZONING: PDH-30

PARCEL(S): 16-3 ((1)) 25D pt, 16-4 ((1)) 32B

ACREAGE: 32.40 acres

DU/AC: Maximum of 23.20 du/ac(including ADUs);
Maximum of 22.80 du/ac (including ADUs) for
the FDP

OPEN SPACE: 40%

PLAN MAP: Residential, 8-12 du/ac; optional 16-20 du/ac

PROPOSAL: PCA 94-H-065 -Request to delete the proffers
on a 32.40 acre portion of a 46.91 acre
property rezoned subject to RZ 94-H-065 to
allow for the rezoning of the 32.40 acres to
PDH-30. There is no change proposed to the
remaining 14.34 acre portion of RZ 94-H-065.
that is currently being developed with 144
single-family attached dwelling units.

RZ 1999-HM-011: Request to rezone 32.40
acres from PDH-12 (Planned Development
Housing-12 Dwelling Units Per Acre) to
PDH-30 (Planned Development Housing-30
Dwelling Units Per Acre) to permit FDP with a

maximum of 743 multi-family dwelling units at a density of 22.80 du/ac (with ADUs) and a child care center (with the FDP). 757 multi-family dwelling units at a density of 23.2 du/ac (with ADUs) are proposed at the CDP level .

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 94-H-065 and RZ 1999-HM-011 subject to proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 1999-HM-011 subject to the proposed development conditions contained in Appendix 2 and subject to Board approval of RZ 1999-HM-011.

Staff recommends approval of a waiver of the 600 foot maximum length of private streets.

Staff recommends approval of a modification of the transitional screening and barrier requirement along the southern perimeter of the site in favor of that shown on the CDP/FDP and as further stipulated in the draft proffers.

Staff recommends approval of a modification of the transitional screening requirement along the southern boundary adjacent to Fox Mill Road as shown on the CDP/FDP and as further described in the proposed development conditions.

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 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.

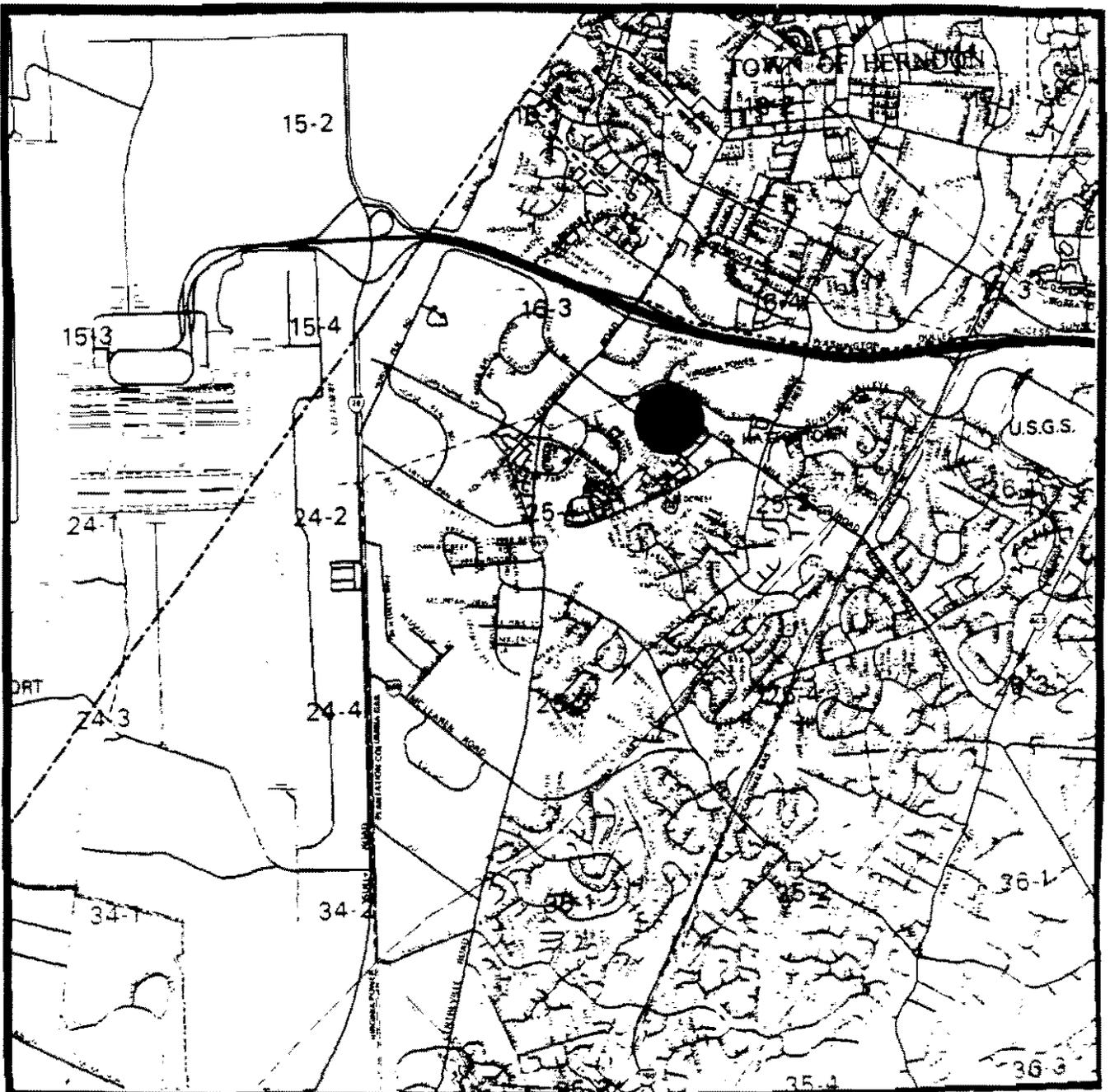
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



PROFFERED CONDITION AMENDMENT PCA 94-H-065

PCA 94-H-065
FILED 10/25/96
AMENDED 03/01/99

VAN METRE AT WOODLAND PARK LTD. PTSHP.
PROFFERED CONDITION AMENDMENT
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 32.40 ACRES OF LAND; DISTRICT - HUNTER MILL
LOCATED: SOUTHSIDE OF SUNRISE VALLEY DRIVE, WEST
OF THOMAS STREET, AND EAST OF FOX MILL
DRIVE
ZONING: PDH-12
OVERLAY DISTRICT(S):
MAP REF 016-3- /01/ /0025-D P
016-4- /01/ /0032-B



PROFFERED CONDITION AMENDMENT PCA 94-H-065

PCA 94-H-065
FILED 10/25/96
AMENDED 03/01/99

VAN METRE AT WOODLAND PARK LTD. PTSHP.
PROFFERED CONDITION AMENDMENT
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 32.40 ACRES OF LAND; DISTRICT - HUNTER MILL
LOCATED: SOUTHSIDE OF SUNRISE VALLEY DRIVE, WEST
OF THOMAS STREET, AND EAST OF FOX MILL
DRIVE

ZONING: PDH-12
OVERLAY DISTRICT(S):
MAP REF 016-3- /01/ /0025-D P
016-4- /01/ /0032-B



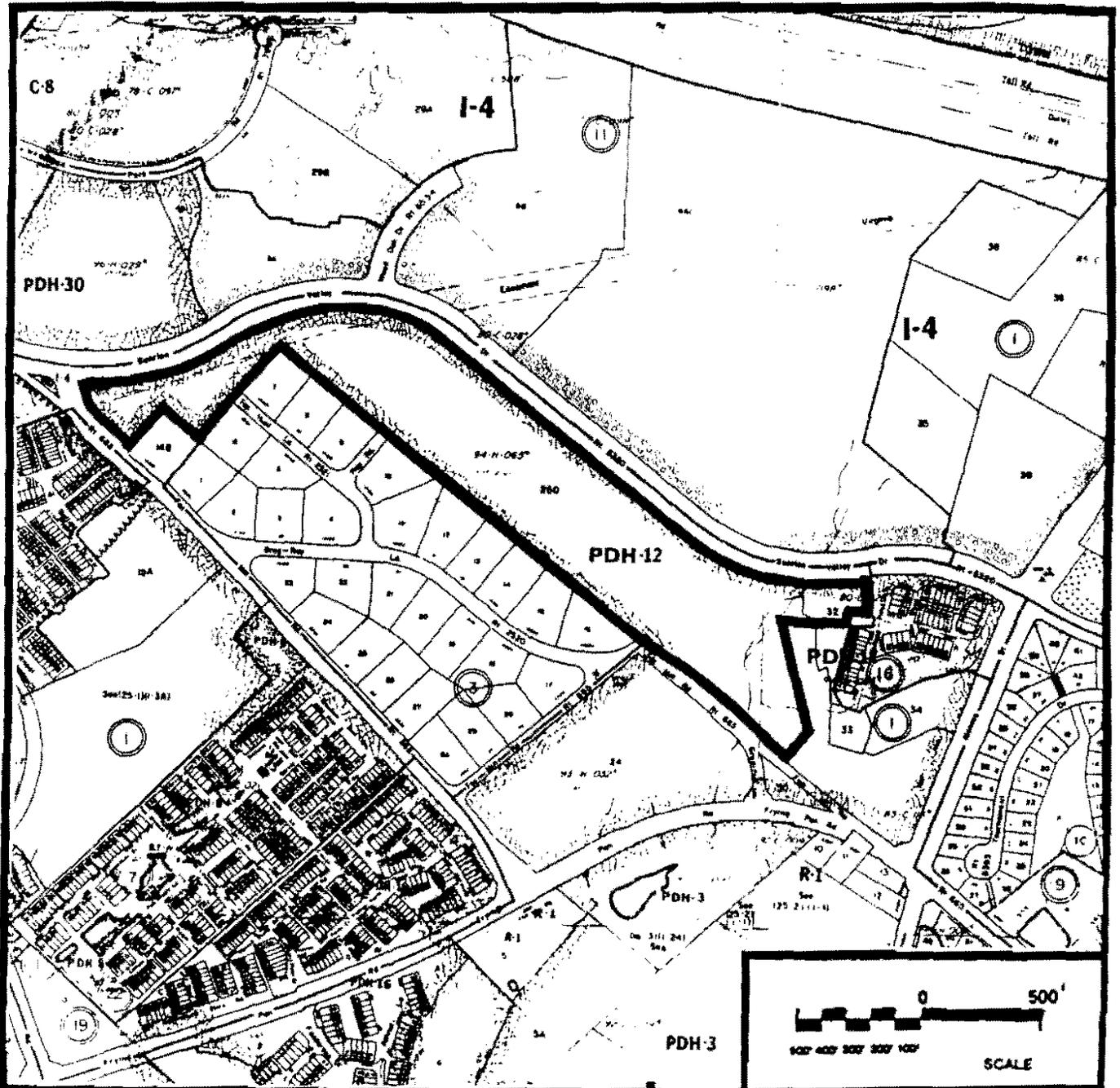
REZONING APPLICATION /
RZ 1999-HM-011

FINAL DEVELOPMENT PLAN
FDP 1999-HM-011

FILED 03/01/99

VAN METRE AT WOODLAND PARK LTD. PTSHP.
TO REZONE: 32.40 ACRES OF LAND; DISTRICT - HUNTER HILL
PROPOSED: REZONE FROM THE PDH-12 DISTRICT TO THE PDH-30
DISTRICT TO PERMIT RESIDENTIAL DEVELOPMENT
LOCATED: SOUTHSIDE OF SUNRISE VALLEY DRIVE, IMMEDIATELY
EAST OF ITS INTERSECTION WITH FOX MILL
DRIVE
ZONING: PDH-12
TO: PDH-30
OVERLAY DISTRICT(S):
MAP REF 016-3- /01/ /0025-D P
016-4- /01/ /0032-B

FILED 03/01/99
VAN METRE AT WOODLAND PARK LTD. PTSHP.
FINAL DEVELOPMENT PLAN
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 32.40 ACRES OF LAND; DISTRICT - HUNTER HILL
LOCATED: SOUTHSIDE OF SUNRISE VALLEY DRIVE, IMMEDIATELY
EAST OF ITS INTERSECTION WITH FOX MILL
DRIVE
ZONING: PDH-30
OVERLAY DISTRICT(S):
MAP REF 016-3- /01/ /0025-D P
016-4- /01/ /0032-B



VAN METRE AT WOODLAND PARK

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

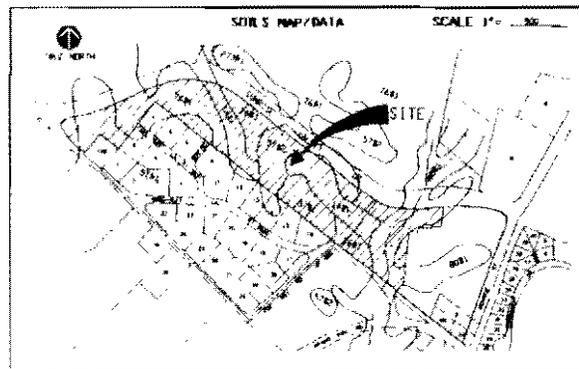
CONCEPTUAL / FINAL DEVELOPMENT PLAN RZ-1999-HM-011

SHEET INDEX

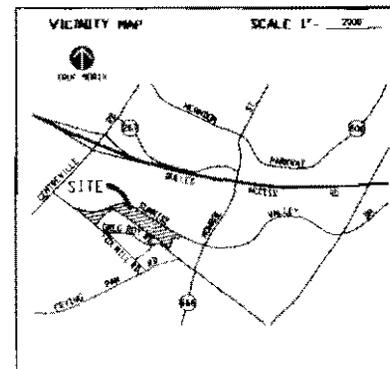
- 1 COVER SHEET
- 2 NOTES AND TABULATIONS
- 3 CONCEPTUAL / FINAL DEVELOPMENT PLAN
- 4 CONCEPTUAL / FINAL DEVELOPMENT PLAN
- 5 COP/POP LANDSCAPE PLAN
- 6 COP/POP LANDSCAPE PLAN
- 7 ARCHITECTURAL ELEVATION
- 8 ARCHITECTURAL ELEVATION
- 9 ILLUSTRATIVE PLAN-ENTRY FEATURE
- 10 ILLUSTRATIVE PLAN-BUFFER YARD

SOILS DATA

SOIL	USE	PERCENTAGE	SOIL TYPE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE
140	RES	100	CLAY	100	100	100	100
150	RES	100	CLAY	100	100	100	100
160	RES	100	CLAY	100	100	100	100
170	RES	100	CLAY	100	100	100	100
180	RES	100	CLAY	100	100	100	100



SOIL MAP
SCALE: 1"=500'



VICINITY MAP
SCALE: 1"=2000'

APPLICANT

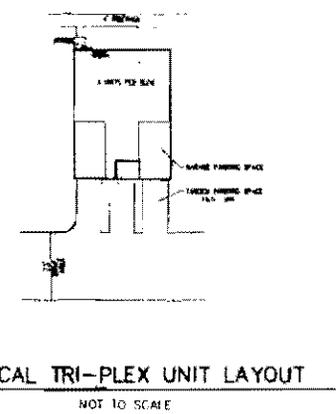
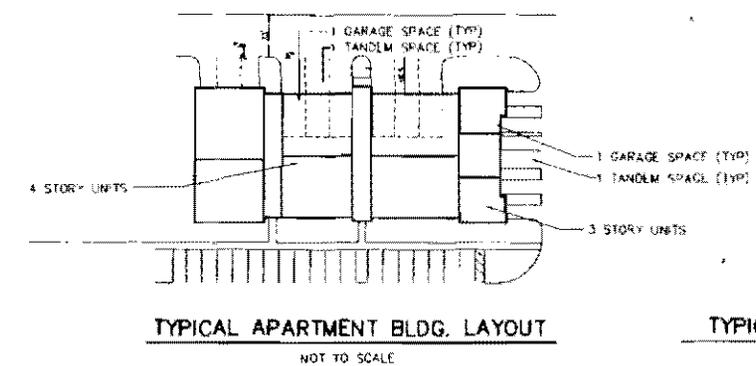
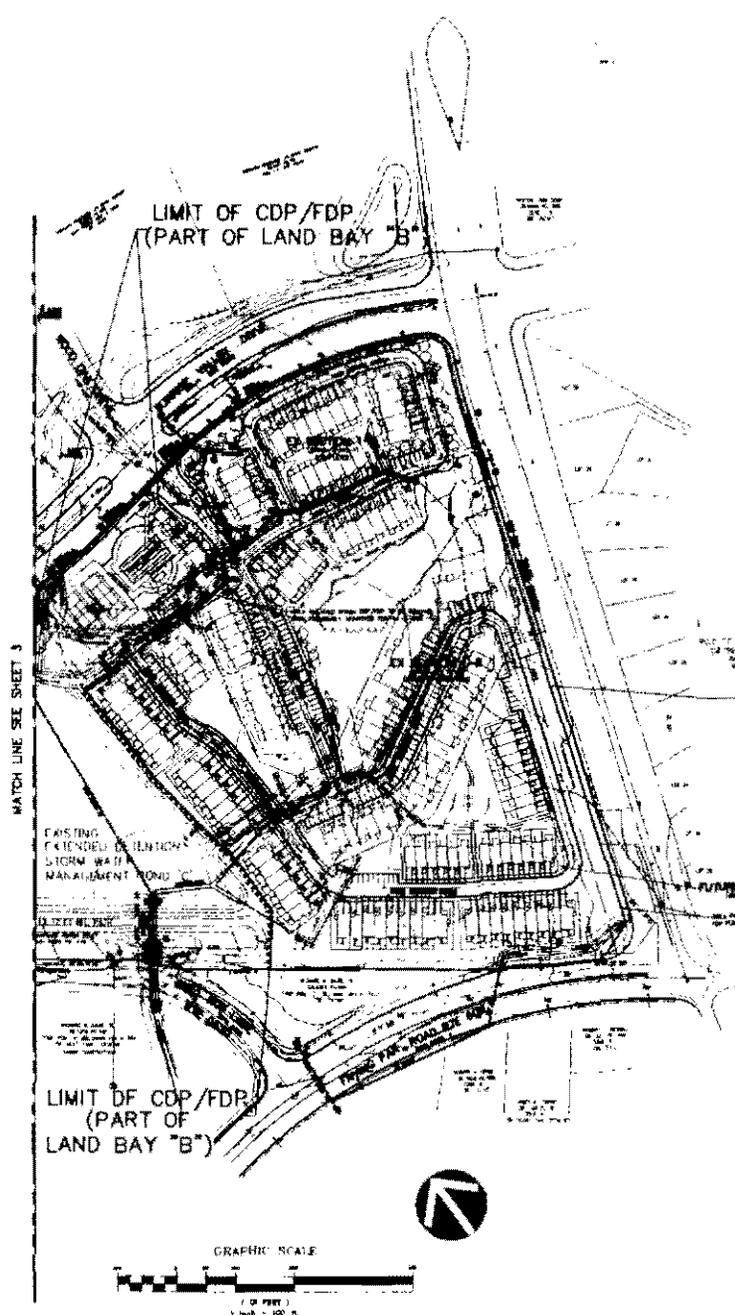
VAN METRE AT WOODLAND PARK
13470 PARTRIDGE
5232 LYNNGATE CT
BURKE, VA 22015
(703) 442-2800

ENGINEER/PLANNER

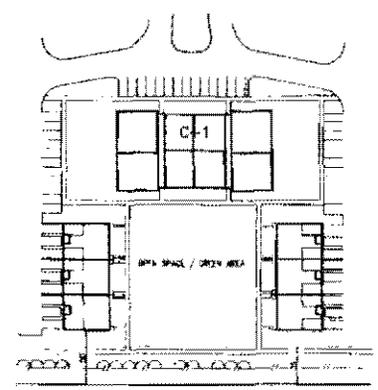
VMA INC.
8180 ORLINGSBORG DRIVE
SUITE 200
MILLERS, VIRGINIA 22102
(703) 442-7800



JUL 15, 1999
JUNE 29, 1999
MAY 16, 1999
FEBRUARY 19, 1999

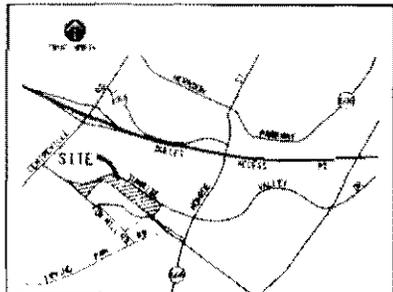


LAND BAY "A"
 SECTIONS 1A, 1B, 2
 (14.34 AC)
 (SHOWN FOR INFORMATION ONLY, NOT PART OF THIS APPLICATION)

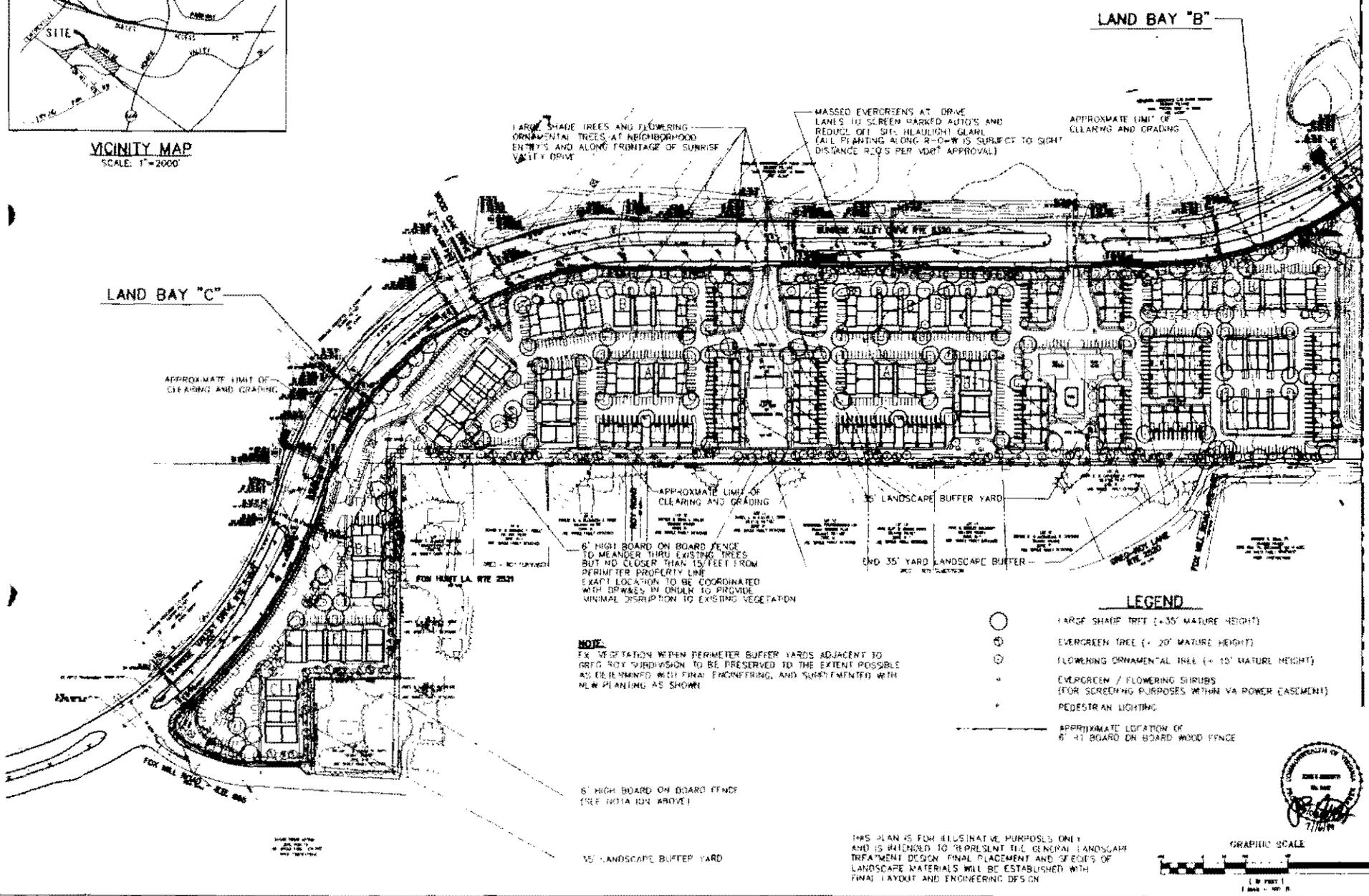


C.D.P. OPTION A - ADDITIONAL 14 D.U. CONCEPT LAYOUT
 NOT TO SCALE





VICINITY MAP
SCALE: 1"=2000'



LARGE SHADE TREES AND FLOWERING ORNAMENTAL TREES AT NEIGHBORHOOD ENTRIES AND ALONG FRONTAGE OF SUNRISE VALLEY DRIVE

MASSED EVERGREENS AT DRIVE LANES TO SCREEN PARKED AUTO'S AND REDUCE OFF SITE HIGHLIGHT GLARE (ALL PLANTING ALONG R-O-W IS SUBJECT TO CITY DISTANCE R.O.S PER VDOT APPROVAL)

APPROXIMATE LIMIT OF CLEARING AND GRADING

LAND BAY "C"

APPROXIMATE LIMIT OF CLEARING AND GRADING

APPROXIMATE LIMIT OF CLEARING AND GRADING

35' LANDSCAPE BUFFER YARD

END 35' YARD LANDSCAPE BUFFER

6' HIGH BOARD ON BOARD FENCE TO MEANDER THRU EXISTING TREES BUT NO CLOSER THAN 15 FEET FROM PERIMETER PROPERTY LINE EXACT LOCATION TO BE COORDINATED WITH DRWAKES IN ORDER TO PROVIDE MINIMAL DISRUPTION TO EXISTING VEGETATION

NOTE:
EX. VEGETATION WITH PERIMETER BUFFER YARDS ADJACENT TO DRIVE ROW SUBDIVISION TO BE PRESERVED TO THE EXTENT POSSIBLE AS COORDINATED WITH FINAL ENGINEERING AND SCREENED WITH NEW PLANTING AS SHOWN

6' HIGH BOARD ON BOARD FENCE (SEE 601A 10X ABOVE)

35' LANDSCAPE BUFFER YARD

LEGEND

- LARGE SHADE TREE (+35' MATURE HEIGHT)
- ⊙ EVERGREEN TREE (+ 20' MATURE HEIGHT)
- ⊕ FLOWERING ORNAMENTAL TREE (+ 15' MATURE HEIGHT)
- EVERGREEN / FLOWERING SHRUBS (FOR SCREENING PURPOSES WITHIN VA POWER CASSEMENT)
- PEDESTRIAN LIGHTING
- APPROXIMATE LOCATION OF 6' FT BOARD ON BOARD WOOD FENCE

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO REPRESENT THE GENERAL LANDSCAPE TREATMENT DESIGN. FINAL PLACEMENT AND SPECIES OF LANDSCAPE MATERIALS WILL BE ESTABLISHED WITH FINAL LAYOUT AND ENGINEERING DESIGNS



MATCH LINE SEE SHEET 6

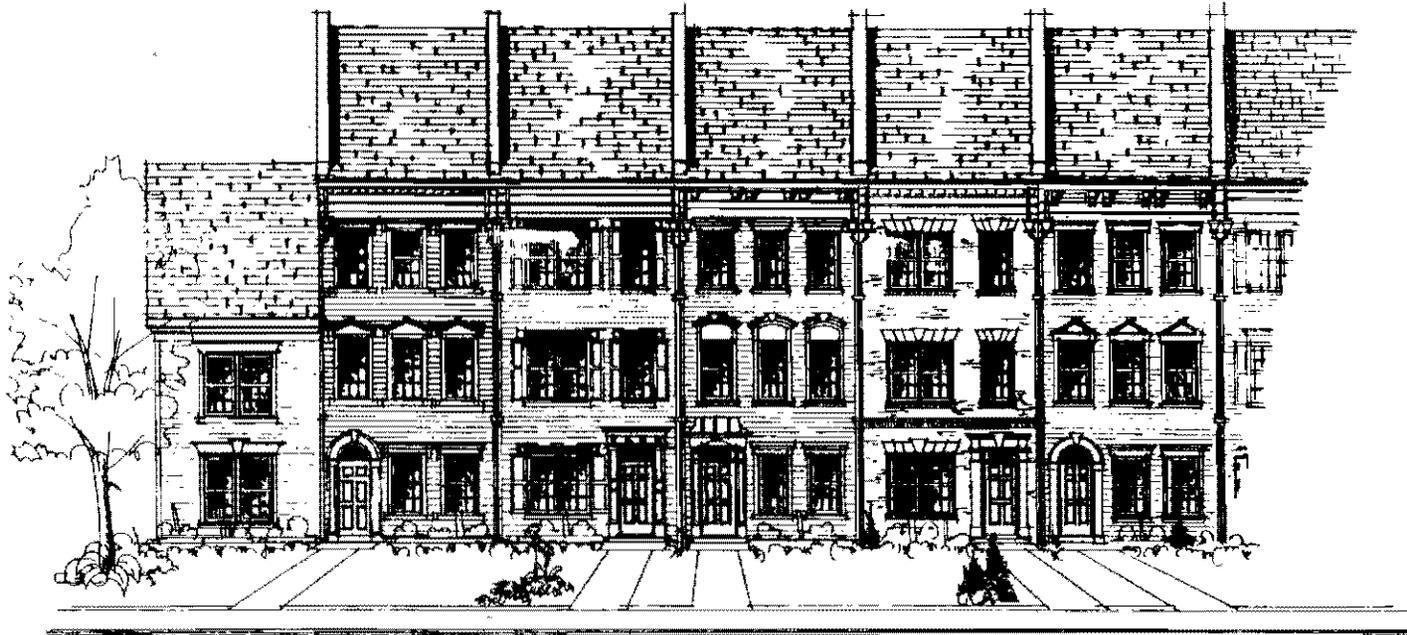
VIVA

VAN METRE /
FINAL DEVELOPMENT PLAN
RZ 1999-HM-011

VAN METRE PARK
AT WOODLAND PARK
HUNTER HILL DISTRICT

VIA 4 REVIEW

DATE	JULY 16
DATE	JUNE 26
DATE	FEB 14
DES	MJC
CHK	DMC
SCALE	1"=100'
PROJECT FILE NO.	2017
SHEET NO.	5 OF 10



SCALE 3/16" = 1'-0"

TRI-PLEX FRONT ELEVATION


 JUNE 27, 1997
 MAY 10, 1999
 FEB 13, 2000
 22 SEPTEMBER 1998

VAN METRE COMPANY

WOODLAND PARK APTS.

SHEET 7 OF 10

<small> THE LESSARD ARCHITECTURAL GROUP, INC. 2803 WASHINGTON CENTER DRIVE, SUITE 400, WASHINGTON, DC 20002 TEL: 202-338-1100 FAX: 202-338-0338 WWW.LESSARDARCHITECTS.COM </small>	

VAN 70



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

APARTMENT BUILDING FRONT ELEVATION

JULY 16, 1999
 JUNE 24, 1999
 MAY 10, 1999
 FEB. 13, 1999
 22 SEPTEMBER 1998

VAN METRE COMPANY

WOODLAND PARK APTS.



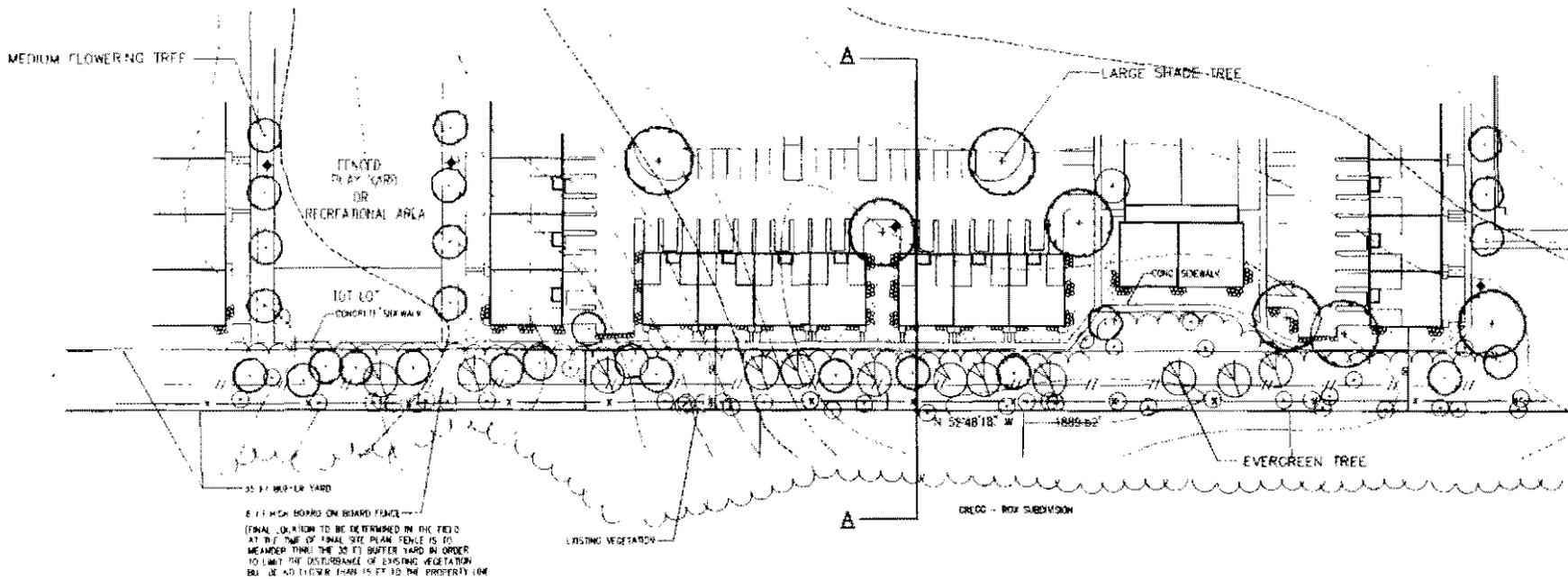
NOTED
 2/10/00
 J. William Johnson

THE LESARD ARCHITECTURAL GROUP, INC.
 8003 NE 10TH AVENUE, SUITE 400, DENVER, CO 80231
 (303) 751-1100 FAX (303) 751-1101
 WWW.LESARD.COM

SHEET 8 OF 20

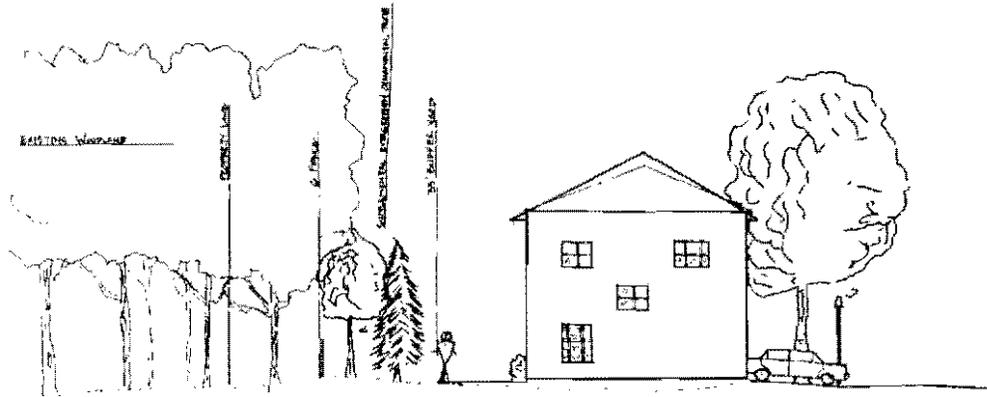


DATE



CONCEPTUAL BUFFER YARD LANDSCAPE TREATMENT (TYPICAL)

NOT TO SCALE
 (LANDSCAPE FEATURES SHOWN ARE CONCEPTUAL AND SUBJECT TO REVISION WITH FINAL SITE PLANS)



CONCEPTUAL BUFFER YARD SECTION (TYPICAL)

NOT TO SCALE
 (LANDSCAPE FEATURES SHOWN ARE CONCEPTUAL AND SUBJECT TO REVISION WITH FINAL SITE PLANS)

VIVA
 LANDSCAPE ARCHITECTURE & PLANNING
 1000 UNIVERSITY AVENUE, SUITE 100, BERKELEY, CA 94702
 TEL: (415) 841-1111
 FAX: (415) 841-1112
 WWW.VIVA-LA.COM

VAN METRE AT WOODLAND PARK
 PLUMMER HALL DISTRICT
 PERMITS DIVISION (00204)

**ILLUSTRATIVE PLAN
 BUFFER YARD**
 RZ 1999-HM-011

VIVA REVISION:

DATE	JULY 18, 2007
DES	DWH
CHK	DAI
SCALE	N/A
PROJECT/FILE NO	5917
DWG NO	
TD OF 10	



— —

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

DESCRIPTION OF THE APPLICATION

- Proposal:** PCA 94-H-065 -Request to delete the proffers on a 32.40 acre portion of a 46.91 acre site previously approved for 533 single-family attached units as proffered under RZ 94-H-065 to allow for rezoning of the 32.40 acres. There is no change proposed to the remaining 14.34 acre portion of the overall 46.91 acre site that is currently being developed with 144 single-family attached dwelling units.
- RZ 1999-HM-011: Request to rezone 32.40 acres from PDH-12 (Planned Development Housing-12 Dwelling Units Per Acre) to PDH-30 (Planned Development Housing-30 Dwelling Units Per Acre) to permit a maximum of 757 multi-family dwelling units at a density of 23.2 du/ac. The FDP associated with this application proposes the development of 743 multi-family units (including 41 ADUs) at a density of 22.8 du/ac and a secondary child care center (with an option for a leasing/recreation building in lieu of the child care center). The subject proposal reflects an overall increase in the previously approved number of dwelling units for the overall site from 533 single-family attached units to potentially 901 units consisting of a mixture of single-family attached units and multi-family units.
- Location:** The 46.91 acre site which was subject to rezoning application RZ 94-H-065 is located on the south and east sides of Sunrise Valley Drive with Monroe Street to the east, and Fox Mill Road and the Greg-Roy subdivision of single-family detached units located immediately to the south of the site. The subject 32.40 acre portion of the overall site (PCA 94-H-065/RZ 1999-HM-011) is located west of the single-family attached units currently under construction.
- Acreage:** 32.40 acres
- Density:** Maximum of 23.2 du/ac (757 units including 42 ADUs) for the CDP; 19.2 du/ac (901 units) for the entire 46.91 acre site. Maximum of 22.8 du/ac (743 units including 41 ADUs) for the FDP.
- Open Space:** 13.2 acres (40%); total of 18.46 acres (39%) for the entire 46.91 acres.

Waivers and Modifications Requested:

- Waiver of the 600-foot maximum length of private streets
- Modification of transitional screening and barrier along the southern periphery of the site adjacent to the Greg-Roy subdivision
- A modification of the transitional screening requirement along the southern boundary adjacent to Fox Mill Road as shown on the CDP/FDP

BACKGROUND

On March 13, 1978, the Board of Supervisors approved rezoning application RZ 77-C-098 which rezoned 56.01 acres located along the south side of the Dulles Toll Road to the I-4 District (approximately 46.01 acres, formerly the I-P District) and the C-8 District (approximately 7 acres, formerly the C-DM District) subject to proffers. A generalized development plan was submitted, but not proffered, pursuant to this rezoning.

On February 2, 1981, the Board of Supervisors approved rezoning application RZ 80-C-028 concurrent with PCA 77-C-098-1 which rezoned 121.5 acres to the I-4 District and 18.9 acres to the C-8 District and consolidated the site area of RZ 77-C-098 with the site area of RZ 80-C-028 under one set of proffers for the Woodland Park Development. (44.90 acres of this site was later included in RZ 94-H-065, as described below). A generalized development plan was proffered with respect to the alignment of Sunrise Valley Drive only. Sunrise Valley Drive has since been constructed as a four-lane divided roadway. The approved proffers restricted the C-8 portion of the site to the development of "hotels with related restaurant, meeting and recreation facilities" and excluded the following uses from the I-4 portion of the site: motor freight terminals; motor vehicle storage and impoundment yards; and establishments for production, processing, assembly, manufacturing, testing or repair of materials, goods or products. In addition, contractor's offices and shops, warehousing establishments and wholesale trade establishments are proffered to be excluded from the industrial lots adjacent to the Dulles Access Road and excluded from the industrial lots adjacent to the Greg-Roy subdivision.

On July 28, 1986, the Board of Supervisors approved RZ 85-C-118 to rezone approximately 2.01 acres located at the corner of Fox Mill Road and Monroe Street (Parcels 9, 9A, and 9B) from the R-1 District to the I-4 District to allow the development of a 44,720 square foot office building at an FAR of 0.51. On August 1, 1988, the Board of Supervisors approved a proffered condition amendment application on the site which allowed the site to be incorporated

into the Woodland Park development. The previously approved FAR of 0.51 (44,720 sq. ft.) for the site was proffered to be incorporated into Woodland Park. The GDP requirement for PCA 85-C-118 was waived.

On July 17, 1995, the Board of Supervisors approved RZ 94-H-065 with proffers and a CDP/FDP (Conceptual and Final Development Plan) which rezoned 46.91 acres from the I-4 District to the PDH-12 (Planned Development Housing-Twelve Dwelling Units per Acre) District to permit up to five hundred and thirty-three (533) single family attached units within the portion of Woodland Park located south of Sunrise Valley Drive. The site area included the 2.01 acres (Parcels 9, 9A, and 9B) that were the subject of PCA 85-C-118 approved by the Board of Supervisors in 1988 with proffers. RZ 94-H-065 incorporated that site area into the proposed rezoning and deleted all previously approved proffers associated with PCA 85-C-118.

Rezoning application RZ 94-H-065 proposed two (2) alternative development scenarios for the site; the first alternative proposed a density of 11.1 dwelling units per acre (523 townhouse units, including 66 affordable dwelling units) and a minimum of 30% open space; the second alternative proposed a density of 11.4 dwelling units per acre (533 townhouse units, including 67 affordable dwelling units) and a minimum of 31% open space. A variety of townhouse styles were proposed, with both alternatives to include non-garage units, one-car garage units, and two-car garage units. Forty-two (42) of the affordable dwelling units (ADUs) located in the western portion of the site were proposed as one-car garage units with both development alternatives. Both alternatives also integrated the two-car garage "Mews Townhouse" with traditional townhouse units. The Mews unit type features garages located at the rear of the units with entrance to the garages via private parking courts. The approved proffers and the FDP are included in Appendix 5 of this report. The development conditions are included in Appendix 6.

On October 25, 1996, Van Metre at Woodland Park Ltd. Partnership filed PCA/FDPA 94-H-065 to amend the proffers on a 27.83 acre portion of the approved CDP/FDP associated with RZ 94-H-065 to allow for the development of 135 townhomes and 112 single-family detached dwelling units. There was no change proposed for the remaining 18.89 acre portion of the overall 46.91 site that is being developed with 144 townhomes. This case was indefinitely deferred at the Planning Commission. The FDPA was eventually withdrawn while the PCA portion of the request has been amended to reflect the subject proposal to delete 32.40 acres to be included with RZ 1999-HM-011.

LOCATION AND CHARACTER

Surrounding Area Description:			
Direction	Use	Zoning	Plan
North	Office (Woodland Park)	I-4	Mixed Use
East	Residential	R-3	Residential 3-4 du/ac
South	Residential (Greg-Roy)	R-1	Residential 1-2 du/ac 8-12 du/ac (optional)
West	Office and vacant PDH-30 (Woodland Park)	I-4, PDH-30	Mixed Use

COMPREHENSIVE PLAN PROVISIONS (Appendix 7)

Plan Area: Area III
Planning Sector: Land Unit B of the Reston Herndon Suburban Center in the Upper Potomac Planning District
Plan Map: Residential, 8-12 du/ac (Option 16-20 du/ac)

On pages 421 and 422 of the 1991 edition of the Area Plan as amended through June 26, 1995, under the heading "Sub-unit B-2 (South of Sunrise Valley Drive)," as amended by APR 97-CW-2ED, adopted by the Board of Supervisors on October 27, 1997, the Plan states:

"The area located south of Sunrise Valley Drive contains the Greg-Roy subdivision and vacant land. The planned use for Tax Map 16-3((1))pt. 25D, north and west of the Greg-Roy subdivision is residential. The area is planned for residential use at 8-12 dwelling units per acre with full consolidation. Development may include a mix of unit types that are compatible with surrounding development. Effective buffering and screening should be provided along the area abutting the Greg-Roy subdivision. Active recreation facilities with usable open space to serve the residents should be provided. As an option, this area may also be developed in multi-family, residential use such as garden apartments at 16-20 dwelling units per acre to provide a transition from the mixed use development along the Dulles Airport Access Road to the residential

development to the south. A vegetated buffer that, at a minimum, meets Zoning Ordinance requirements should be provided along the area adjacent to the Greg Roy subdivision and neighborhood park facilities. Enhanced vegetation within this buffer is recommended. While the planned use of this property is residential, the property has been zoned for office and light intensity industrial use. These uses remain appropriate if 1) a two-lane, north-south road connection is provided between Sunrise Valley Drive and Fox Mill Road at the eastern side of the Greg-Roy Subdivision (constructed through the site plan/development review process) and, 2) if appropriate and effective buffering and screening is provided along the boundary with the Greg-Roy subdivision and the parcels adjacent to Greg-Roy to the east...

All development proposed for Sub-unit B-2 should provide high quality site and architectural design, an integrated pedestrian circulation system and active recreation facilities."

The Comprehensive Plan map shows that the property is planned for residential use at 8-12 dwelling units per acre.

ANALYSIS

Description of the Conceptual/Final Development Plan for RZ/FDP 1999-HM-011

(Copy at front of staff report)

Title of CDP/FDP: "Van Metre at Woodland Park, Conceptual/Final Development Plan, RZ-1999-HM-011"

Prepared By: VIKA, Inc.

Original/Revision Dates: February 19, 1999 revised through July 16, 1999

The applicant has submitted a combined Conceptual/Final Development Plan (CDP/FDP). The CDP/FDP is comprised of a cover page (**Sheet 1**) which includes a sheet index, a soil map, soils data and a vicinity map and nine (9) additional sheets.

Sheet 2 shows the notes and tabulations for the 32.40 acre subject CDP/FDP and the total 46.91 acre development. This FDP proposes a total of 743 multi-family units and either a child care center (approximately 6,000 sq. ft., a maximum of 120 children per day and an outdoor play area of 10,000 sq. ft.) or a leasing/recreation center at a density of 22.8 dwelling units per acre and a minimum of 40% open space (39% open space for the total 46.91 acre site). The CDP provides an option to construct 14 additional multi-family units and an open

space/green area to result in a total of 757 dwelling units on the subject site and a site density increase to 23.20 du/ac and an overall 46.91 acre site density increase from 18.90 to 19.20 du/ac. The CDP option will require an FDPA. **Sheet 3** shows the proposed layout of units located west of the existing stormwater detention facility which is located on **Sheet 4**. A total of 41 affordable multi-family dwelling units are proposed to be dispersed throughout the site. Two (2) existing VEPCO towers are delineated on the CDP/FDP by squares with an "X". Two (2) neighborhood open space areas are proposed within the subject development with a recreation/fitness center and pool provided west of the existing stormwater detention facility. A pedestrian pathway system is provided in the central portion of the site and along the southern perimeter of the site to link the proposed units to the proposed active recreational amenities located east of the stormwater detention pond and in the central area of the subject site. The internal streets within the development are shown as private streets. A pedestrian connection is provided between this section of the development, the eastern area recreational facilities and the eastern portion of the development (144 townhomes) which is not included in the subject request. Three direct access points to Sunrise Valley Drive are shown at existing median breaks. A sidewalk and supplemental landscaping to include deciduous and evergreen trees will be provided along the Sunrise Valley Drive frontage of the site as shown on **Sheets 5 and 6** of the CDP/FDP. Sidewalks are proposed internal to the development and along Sunrise Valley Drive. A landscaped buffer 35 feet in width is shown along the common boundary with the Greg-Roy subdivision. The buffer will contain a minimum of 35 feet of landscaping and a six-foot high wooden fence to meander through existing trees but no closer than 15 feet from the property line and located where minimal disruption to the existing vegetation is achieved. **Sheet 10** depicts this landscaped in a larger scale and with a typical section drawing between the multi-family buildings and the southern property boundary.

Sheet 4 depicts the layout of the 14.34 acre portion of the overall site not included in the subject proposal which includes 144 single-family attached units and a tot lot. **Sheet 4** also depicts the part of the subject site that includes the community pool, two (2) tennis courts, and the stormwater management facility for the development, the typical layout for the multi-family apartment building and tri-plex (appearance of townhomes) units, with and/or without garages, and the CDP optional design for the child care center/recreation/leasing site. The CDP option replaces the day care center with a garden style apartment building on the northern portion of the area and provides additional open space along the southern portion of the site adjacent to the Greg-Roy subdivision. As previously stated, this option, which results in 14 additional dwelling units for the subject development, would require an FDPA.

Sheets 5 and 6 show an illustrative landscape plan of the open space to be provided with the development of the site which includes existing and supplemental plantings within the perimeter buffer yards adjacent to Greg Roy subdivision.

Sheets 7 and 8 depict the typical elevations of the tri-plex and garden building styles of multi-family dwelling units to be provided within the development.

Sheet 9 shows a typical entry feature plan including landscaping and signage.

Transportation Analysis (Appendix 8)

The applicant has addressed all of the transportation issues previously addressed by staff which included: provisions for right turn deceleration lanes at each site entrance; provisions for two bus shelters along Sunrise Valley Drive; and a provision for a contribution to the installation (when warranted) of a traffic signal at the intersection of Fox Mill Road and Sunrise Valley Drive.

Environmental Analysis (Appendix 9)

Issue: Water Quality/Open Space

A previously submitted CDP/FDP depicted a proposal that provided no usable open space areas and therefore, an abundance of impervious surface that could affect water quality based on impervious run-off from roof tops, parking areas, etc.

Resolution:

The applicant has revised the plan to include two usable open space areas and a possible recreation open space area should a leasing center/ recreation facility be constructed where the child care center is proposed. Staff believes that the revised plan is acceptable although additional open space would be desirable.

Issue: Lighting

Outdoor lighting can present problems for adjoining land uses, particularly considering that the proposed multi-family dwellings are adjacent to the single family detached units of the Greg-Roy subdivision. There should be no lighting on the subject site that spills over onto adjoining property.

Resolution:

A development condition has been included to address this issue.

Issue: Energy Conservation

The Plan calls for energy conservation both through the provision of bicycle parking facilities to encourage non-motorized transportation and the provision of energy conservation features in the design and construction of the project.

Resolution:

The draft proffers have addressed the issue as it pertains to the construction and design of the buildings. A development condition has been included that requires the applicant to provide bicycle parking facilities on the subject site.

Issue: Tree Preservation

The Urban Forester should be consulted to identify tree preservation areas along the old fence rows, in the southwest portion of the site, and elsewhere as appropriate.

Resolution:

This issue has been addressed in the draft proffers.

Issue: Virginia Power Easement

A 100 foot wide Virginia Power Easement crosses a portion of the western end of the subject property. It was suggested that a vegetated buffer be provided between the Virginia Power easement and the units or, at a minimum, the applicant should provide appropriate screening and buffering for the base of any towers to address visual/aesthetic concerns.

Resolution:

Staff has included a development condition that requires the applicant to landscape at the edge of the easement to soften the view of the towers on the subject development. Staff believes that the development layout, although not optimal, is acceptable. Therefore, staff believes that these concerns have been adequately addressed.

Public Facilities Analysis (Appendices 10-15)

The Utilities Planning and Design Division of the Department of Public Works and Environmental Services (DPWES) notes in Appendix 10 that the capacity of off-site detention facilities to accommodate the subject development must be verified by the applicant at site plan review.

The Water Service Analysis in Appendix 11 notes the application is located within the franchise area of the Fairfax County Water Authority and adequate water service is available from existing 12 inch mains located at the property.

The Sanitary Sewer analysis in Appendix 12 notes that the property will be sewer into the Blue Plains Treatment Plant and existing 8 inch sanitary sewer line located on the property is adequate for the proposed use.

The Fire and Rescue Analysis in Appendix 13 notes that the site is serviced by Fairfax County Fire and Rescue Department Station #36, Frying Pan and currently meets fire protection guidelines.

The Schools Analysis in Appendix 14 notes that Floris Elementary School currently exceeds capacity; Carson Intermediate School currently does not exceed capacity nor is it projected to exceed capacity in the next four (4) years; and Oakton High School currently exceeds capacity.

The Park Authority Analysis in Appendix 15 notes that the proportional impact of the subject development is estimated to be approximately \$308,015, which could be used for the construction of athletic fields at Stratton Woods Park. The draft proffers retains the originally approved proffer that includes a commitment to provide a contribution of \$325.00 per unit (\$246,025 with 757 units) to the Board of Supervisors for public facilities in the immediate vicinity of the site. This contribution could be used for public park facilities.

It should be noted that public park facilities in this part of Fairfax County are currently deficient. Future land use applications in the vicinity which propose residential development, particularly those involving the conversion of sites previously zoned or planned for commercial/office use, should consider the provision of land, facilities, or funds for public park purposes to meet the recreational needs of the growing residential population in this area of Fairfax County.

Land Use Analysis (Appendix 7)

RZ 94-H-065 rezoned 46.91 acres from the I-4 District to the PDH-12 District in order to allow development of either 523 or 533 single family attached units at a density of 11.1 or 11.36 dwelling units per acre. The subject PCA and CDP/FDP associated with RZ 1999-HM-011 would result in the development of a maximum of 757 dwelling units (CDP) on the 32.40 acre site (743 dwelling units for the proposed FDP) and 901 dwelling units on the total 46.91 acres, at a density of 23.2 dwelling units per acre on the subject site (22.8 du/ac for the FDP); and 19.20 dwelling units per acre on the total site (18.90 as proposed on the FDP), which is in conformance with the Comprehensive Plan site specific optional recommendation of 16-20 dwelling units per acre for this site with full

consolidation of Tax Map Parcels 16-3 ((1)) pt. 14 and pt. 25 located south of Sunrise Valley Drive. The original rezoning application consolidated Parcels 9, 9A, and 9B located at the intersection of Monroe Street and Fox Mill Road, in addition to the parcels recommended for consolidation by the Comprehensive Plan.

An analysis of the site-specific Plan language follows:

"Development may include a mix of unit types that are compatible with surrounding development."

The development plan depicts garden and tri-plex style multi-family units which are compatible with the existing and proposed residential development in the surrounding area. The building types will be provided to include units without garages and those with one-car garages. The CDP/FDP for the portion of the development not a part of the subject proposal, includes "mews" style units which are characterized by garage entrances located at the rear of the units and accessed via private courts. Staff believes this Plan recommendation has been adequately addressed.

"Effective buffering and screening should be provided along the area abutting the Greg-Roy subdivision."

The CDP/FDP provides adequate buffering and screening along the area abutting the Greg-Roy subdivision. A transitional buffer, 35 feet in width, with a 6-foot wooden fence and supplemental plantings, is provided along the boundary between the subject property and Greg Roy subdivision. The applicant has proffered to preserve existing mature vegetation within the buffer area and to provide supplemental vegetation, as determined by the Urban Forester and as indicated on the CDP/FDP, to provide an effective screen to the adjacent subdivision. The land use analysis indicates the desire to maintain a 35 foot wide landscaped buffer along the entire boundary abutting the Greg-Roy subdivision. Therefore, this issue has been adequately addressed.

"Active recreation facilities with usable open space to serve the residents should be provided."

The applicant provides a two swimming pools/community bath house, two (2) tennis courts, a recreation/fitness center and one (1) tot lot for active recreation (a second tot lot is located on the adjacent 144 townhouse unit development). The draft proffers ensure the use of the recreational amenities by the adjacent townhouse development.

"All development proposed for Sub-Unit B-2 should provide high quality site and architectural design, an integrated pedestrian circulation system and active recreation facilities."

The CDP/FDP proposes a site design that provides an integrated pedestrian circulation system that links each section of the development to active recreation facilities proposed throughout the site. Active recreation facilities to be provided include two swimming pools (an option for a third), tennis courts, tot lots, and recreation/fitness center. The typical architectural elevations for the garden style multi-family units depict three and four story units and one-car garages for some units while the tri-plex units (townhouse appearance) provide three-story structures with three units per building, one-car garages with tandem surface spaces and units without garages. Two open space areas are located on the site. Optimally, additional open would be desired although the subject proposal does provide adequate open space/recreation areas for the future residents. Therefore, staff believes the proposal satisfies this recommendation.

The application property is also subject to the development criteria for development proposals located in the Reston Herndon Suburban Center. An analysis of the criteria follows:

- "1. Development applications in the area should be accompanied by a development study report which describes the impacts of the proposed development and demonstrates the proposal's conformance with the Comprehensive Plan and adopted policies."

The applicant's statement of justification (Appendix 4) notes the application has consolidated the parcels referenced in the Comprehensive Plan; provides a mix of multi-family unit styles, including non-garage and one-car garage garden style and tri-plex units; provides a 35 foot vegetated buffer to the Greg-Roy subdivision to the south and provides affordable dwelling units in conformance with the Zoning Ordinance. Staff believes that this criterion has been satisfied.

- "2. A development plan that provides high quality site and architectural design, streetscaping, urban design and development amenities."

As stated above, the CDP/FDP proposes a site design that provides an integrated pedestrian circulation system that links each section of the development to active recreation facilities proposed throughout the site. Active recreation facilities to be provided include two swimming pools, two tennis courts, a tot lot (one provided in the adjacent townhouse development), a recreation/fitness center and two (2) passive recreational open space areas. The typical architectural elevations for the garden style multi-family units depict three and four story units and one-car garages for some units while the tri-plex units (townhouse appearance) provide three-story units with three units per building, one-car garages with tandem surface spaces and units without garages. A majority of the tri-plex units are located along the southern boundary and front the Greg-Roy subdivision to minimize the noise from vehicular traffic within the parking area. Also, the applicant has provided landscaping between the structures and Sunrise Valley Drive to soften the view of the buildings from vehicular traffic along Sunrise Valley Drive.

Additionally, internal vehicular access has been provided throughout the subject property. This involves connecting the western and eastern portions of the proposed development with the central portion. The subject proposal further provides for either a child care center (6,000 sq. ft., maximum of 120 children per day and a 10,000 sq. ft. outdoor play area) or a leasing/recreation center within the central portion of the site, with a CDP option to construct 14 additional units to include adjacent open space area.

Staff believes that this criterion has been adequately addressed.

- "3. Provision of a phasing program which includes on- and off-site public road improvements, or funding of such improvements to accommodate traffic generated by the development. If, at any phase of the development, further mitigation of traffic generated by the development is deemed necessary, provision and implementation of a plan which reduces development traffic to a level deemed satisfactory to the Department of Transportation through Transportation System Management (TSM) strategies."

The originally approved proffers include a commitment to provide the remaining funds necessary for the installation of a signal at the intersection of Fox Mill Road and Monroe Street. In addition, funds will be escrowed for the construction of frontage improvements along Fox Mill Road by others. These commitments have been retained with the subject rezoning. The applicant has also provided a contribution towards a signal (if warranted) at the intersection of Sunrise Valley Drive and Fox Mill Road. Therefore, this criterion has been satisfied.

- "4. Provision of design, siting, style, scale, and materials compatible with adjacent development and the surrounding community, and which serves to maintain and/or enhance the stability of existing neighborhoods."

The applicant has provided design, siting, style, scale and materials of the proposed structures which are compatible with adjacent development and the surrounding area.

- "5. Provision of energy conservation features that will benefit future residents of the development."

The applicant indicates that homes on the property shall meet the thermal guidelines of the Virginia Power Energy Saver Program for energy-efficient homes or its equivalent, as determined by DPWES, for either electrical or gas energy systems.

- "6. Provision of moderately-priced housing that will serve the needs of the County's population as a part of any mixed-use project."

The applicant has provided affordable dwelling units as part of the proposed FDP in accordance with the provisions of the ADU Ordinance. Forty-two (42) ADU units will be provided as multi-family units, including the 11 units required for the 144 townhouse units located on the remainder of the 46.91 acres. The units will be located throughout the site. Provisions for the off-site ADUs (for the 144 townhouse units) must be reviewed and approved by the ADU Advisory Board prior to placement of this requirement on the subject site. Should this request not be approved, the provision for 11 ADUs would remain on the townhouse development located to the east. It should be noted that the ADUs for the entire 46.91 acres were always proposed to be located in the area west of the SWM facility. However, with the proposed severing of the 32.40 acres from the total 46.91 acres, the ADUs for the townhomes located to the east must be addressed on-site or provided off-site only on an approval of an appeal to the ADU Advisory Board.

"7. Land consolidation and/or coordination of development plans with adjacent development to achieve Comprehensive Plan objectives."

The original rezoning application consolidated parcels located south of Sunrise Valley Drive and west of Monroe Street to utilize remaining available land area for residential development in accordance with the Comprehensive Plan. This consolidation continues to be in effect. Although consolidation with the Greg-Roy subdivision located to the south would be optimal, it would not be crucial to the subject development since the Greg-Roy subdivision could development under its own merits.

"8. Provision of the highest level of screening and landscaping for all parking (at, above, or below grade.)"

Parking lot landscaping is provided throughout the site beyond the minimum requirements of the Zoning Ordinance, including planting islands to break up long rows of parking spaces. Additionally, the parking lots have been adequately screened with landscaping. Therefore this criterion has been satisfied.

"9. Consolidation of vehicular access points to minimize interference with arterial roadways."

Vehicular access points are consolidated along Sunrise Valley Drive to prevent interference with arterial roadways. Pedestrian and vehicular access is provided between all proposed residential areas on the subject property to minimize the use of Sunrise Valley Drive. Therefore, this criterion has been satisfied.

"10. Provision of stormwater management by the use of Fairfax County's Best Management Practices System."

BMPs are an ordinance requirement and the subject proposal provides an extended stormwater detention pond east of the dwelling units, between the townhouse units to the east and the subject development. Additional detention will be provided off-site by an existing facility approved as 5518-SP-06 (Wet ponds located at Woodland Park).

In summary, staff believes the site design satisfies the development criteria for development within the Reston-Herndon Suburban Center as recommended by the Comprehensive Plan.

Residential Density Criteria

Pursuant to Par. 1 of Sect 2-804 of the Zoning Ordinance, the lower end and upper end of the residential density range set forth in the Comprehensive Plan (16-20 du/ac in this case) may be increased by ten percent (10%) for multi-family developments for purposes of calculating the potential density which may be approved by the Board of Supervisors, provided no less than the required number of the dwelling units (based on the sliding scale) approved by the Board are affordable dwelling units. This development is subject to the ADU Ordinance and the draft proffers propose to provide affordable units in accordance with Section 2-801 of the Zoning Ordinance. Therefore, the residential density range resulting from a 10% adjustment in accordance with Par. 1 of Sect 2-804 is 17.6-22 dwelling units per acre. In this case, the high end of the adjusted density range is defined as a proposed density above 20.24 dwelling units per acre (60% or more of the range). At a proposed density of 19.2 du/ac (901 units) for the total 46.91 acres as it relates to the CDP (18.90 du/ac including the maximum dwelling units of 887 for the FDP and the off-site townhomes), the application proposes a density which is above the base level of the adjusted residential density range recommended by the Comprehensive Plan. As such, a minimum of one-half ($\frac{1}{2}$) the applicable residential criteria must be met in order for the subject development to receive favorable consideration above the base level of the Plan density range.

Staff's evaluation of these criteria is as follows:

1. Provide a development plan, enforceable by the County, in which the natural, man-made and cultural features result in a high quality site design that achieves, at a minimum, the following objectives: it complements the existing and planned neighborhood scale, character and materials as demonstrated in architectural renderings and elevations (if requested); it establishes logical and functional relationships on- and off-site; it provides appropriate buffers and transitional areas; it provides appropriate berms, buffers, barriers, and construction and other techniques for noise attenuation to mitigate impacts of aircraft, railroad, highway and other obtrusive noise; it incorporates site design and/or construction techniques to achieve energy

conservation; it protects and enhances the natural features of the site; it includes appropriate landscaping and provides for safe, efficient and coordinated pedestrian, vehicular and bicycle circulation.

(3/4 CREDIT)

As mentioned above, the subject site is in conformance with the land use and density recommendations of the Comprehensive Plan. Various roadway and pedestrian circulation improvements have been proposed with the application to mitigate possible impacts of the project on the surrounding area. The applicant will maintain existing vegetation and provide supplemental plantings and fencing along the southern boundary adjacent to the Greg-Roy subdivision to mitigate the impact on those existing residences. Architectural elevations depict materials that are of high quality and are consistent with the design of the adjacent developments. Entrance features, including landscaping are proposed at the major entrance locations to the development. The draft proffers address provisions for energy conservation within the structures through construction techniques. The CDP/FDP further depicts a consistent streetscape plan along Sunrise Valley Drive that incorporates street trees, sidewalks and ornamental trees. Staff believes that the applicant should receive only 3/4 credit for this criterion based the open space provided (40%) which is the minimum amount required by the Zoning Ordinance. Additionally, the layout of the development, although adequate, could benefit from the provision of more usable open space areas.

2. Provide public facilities (other than parks) such as schools, fire stations, and libraries, beyond those necessary to serve the proposed development, to alleviate the impact of the proposed development on the community. **(FULL CREDIT)**

The applicant has proffered a contribution of \$325 per dwelling unit for public facilities in the immediate vicinity.

3. Provide for the phasing of development to coincide with planned and programmed provision of public facility construction to reduce impacts of proposed development on the community. **(NOT APPLICABLE)**
4. Contribute to the development of specific transportation improvements that off-set adverse impacts resulting from the development of the site. Contributions must be beyond ordinance requirements in order to receive credit under this criterion. **(NOT APPLICABLE)**
5. Dedicate parkland suitable for active recreation and/or provide developed recreation areas and/or facilities in an amount and type determined by application of adopted Park facility standards and which accomplish a public purpose. **(NOT APPLICABLE)**

6. Provide usable and accessible open space areas and other passive recreational facilities in excess of County ordinance requirements and those defined in the County's Environmental Quality Corridor policy.
(NO CREDIT)

The draft proffers indicate the construction two swimming pools, two tennis courts, a tot lot, a recreation/fitness center and two (2) passive recreational open space areas. The CDP/FDP provides landscaped open space areas throughout the development (40% of the site), including two common areas and a trail system connecting the residential buildings with the proposed common areas and the recreational facilities. No credit is granted since the open space provided is not beyond the minimum Zoning Ordinance requirement.

7. Enhance, preserve or restore natural environmental resources on-site, (through, for example, EQC preservation, wetlands preservation and protection, limits of clearing and grading and tree preservation) and/or reduce adverse off-site environmental impacts (through, for example, regional stormwater management). Contributions to preservation and enhancement to environmental resources must be in excess of ordinance requirements. **(NOT APPLICABLE)**
8. Contribute to the County's low and moderate income housing goals. This shall be accomplished by providing either the sliding scale percentage of the total number of units to the Fairfax County Redevelopment Housing Authority, land adequate for an equal number of units or a contribution to the Fairfax County Housing Trust Fund in accordance with a formula established by the Board of Supervisors in consultation with the Fairfax County Redevelopment and Housing Authority. **(3/4 CREDIT)**

The FDP provides for 41 affordable dwelling units within the multi-family development (including 11 ADUs required for the 144 townhouse units located to the east), in accordance with Section 2-801 of the Zoning Ordinance. As stated previously, the applicant cannot provide for the off-site ADUs unless an appeal is granted by the ADU Advisory Board. If this is not granted the ADUS for the townhouse development would have to be addressed separately. The draft proffers also address the provision for affordable dwelling units. Because this issue has not been fully resolved, only 3/4 credit is being granted.

9. Preserve, protect and/or restore structural, historic or scenic resources which are of architectural and/or cultural significance to the County's heritage.
(NOT APPLICABLE)

10. Integrate land assembly and/or development plans to achieve Plan objectives. **(FULL CREDIT)**

The original rezoning application consolidated parcels located south of Sunrise Valley Drive and west of Monroe Street to utilize remaining available land area for residential development in accordance with the Comprehensive Plan. This consolidation continues to be in effect. As such, full credit is being granted for this criterion.

The applicant has satisfied a sufficient number (3½ of 5) of the applicable Residential Density Criteria and has justified the requested overall density of 19.20 dwelling units per acre for the overall 46.91 acres as requested by the CDP. It should be noted that the originally approved rezoning was required to fulfill at least one-half of the relevant development criteria in order to receive favorable consideration above the base level of the Plan density range as proposed. Staff's analysis at that time indicated that the proposal fulfilled seven (7) of the nine (9) applicable development criteria. The subject CDP/FDP and PCA (with the proffer commitments), although not required to fulfill these criteria, result in a similar project layout as the original request, with the exception of the greater number of units, the unit types and the inclusion of a child care center option.

ZONING ORDINANCE PROVISIONS (Appendix 16)

The requested deletion of a 32.40 acre portion of the previously approved rezoning of a 46.91 acre property to the PDH-12 District (RZ 94-H-065) to permit the land to be rezoned from PDH-12 to PDH-30 to allow for the development of a maximum of 757 multi-family dwelling units and a secondary child care center must comply with the Zoning Ordinance provisions found in Article 6, Planned Development District Regulations; Section 16-101, General Standards; and Section 16-102, Design Standards, among others.

Article 6

Section 6-101, Purpose and Intent This section states that a PDH District is established to encourage innovative and creative design, to promote high standards in layout and design and to ensure ample provision and efficient use of open space, among others. The proposed development of multi-family units proposes a design with a minimum of 40% open space (39% for the total 46.91 acre development) which will consist of active recreation, passive recreation, and natural buffers where possible adjacent to single family detached developments. The proposed site design with a variety of multi-family unit styles in conjunction with the existing townhouses located to the east will allow for a mix of housing

types in this area of the County. Additionally, a child care center is proposed as a possible use on the site to provide service to the vicinity. The child care center would be a maximum of 6,000 sq. ft., include a maximum daily enrollment of 120 children, would operate only on weekdays and would provide 10,000 sq. ft. of outdoor play area for the children. Therefore, staff believes the purpose and intent of a PDH District continue to be satisfied.

Section 6-107 (Par. 1), Minimum District Size This section states that land shall be classified in the PDH District only on a parcel of two (2) acres or larger and only when the purpose and intent and all of the standards and requirements of the PDH District can be satisfied. The application property is a 32.40 acre portion of the approved 46.91 acre development and, therefore, satisfies the PDH minimum district size.

Section 6-109, Maximum Density At a maximum proposed density of 23.2 du/ac for the CDP and 22.8 du/ac for the FDP, the subject application and the resulting total density are within the density range adjusted for the provision of ADU units within the PDH-30 District.

Section 6-110, Open Space The application proposes to provide a minimum of 40% open space with the subject proposal. Active recreation facilities will include a tot lot, two tennis courts, two swimming pools (with an option for a third) and a recreational fitness center. Two (2) passive recreation open space areas are also proposed. An additional tot lot is located on the 14.34 acre section of the property not included in the subject proposal as designated on the original CDP/FDP for RZ 94-H-065. The proposed recreation on the subject property will also serve the 144 townhouse units, as stated in the proffers. The proffers included in the subject proposal include a provision for the applicant to expend a minimum of \$955 per unit for these developed recreation facilities, pursuant to the current Zoning Ordinance requirement (as opposed to the previous requirement for \$500 per unit). Therefore, the proposal satisfies Par. 1 (requires a minimum of 40% open space in a PDH-12 development) and Par. 2 (requires active recreational facilities in the amount of \$955/unit).

Article 16, Sections 16-101 and 16-102

Section 16-101, General Standards Pars. 1 and 2 require conformance with the density recommendations of the Comprehensive Plan and require that the proposed design achieve the stated purposes of the PDH district more than would development under a conventional zoning district. The application is above the base of the Comprehensive Plan density recommendation as adjusted for the provision of ADU units and proposes a variety of multi-family units including garden-style and tri-plex type (appearance of townhouse) units, both to include surface and garage parking. Further, staff believes the application as submitted

continues to satisfy a sufficient number of the applicable residential density criteria. The proposal also meets the site-specific Plan language as discussed in the land use analysis pertaining to screening and buffering, mix of unit types, active recreation facilities with usable open space, architectural design and pedestrian circulation. The proposed design results in more open space than would result from development of the site as a conventional multi-family development. Therefore, the proposed design satisfies these two (2) general standards.

Pars. 3 and 4 require protection and preservation of scenic assets and a design which prevents injury to the use of existing development and does not deter development of undeveloped properties. The CDP/FDP and the proffers depict limits of clearing and grading which protect mature vegetation along the southern periphery of the site. In addition, a buffer with a minimum width of 35 feet to be supplemented with new plantings will be provided adjacent to the existing Greg-Roy subdivision. Therefore, these standards have been satisfied.

Par. 5 requires that adequate transportation and other public facilities are or will be available to serve the proposed use. The original proffers provided frontage improvements, including sidewalks, along the Monroe Street frontages. In addition, the approved proffers provided the remaining funding for the installation of a signal at the intersection of Monroe Street and Fox Mill Road. These proffers have been retained in the draft proffers for the subject proposal. Further, the applicant has proffered to provide a contribution towards the signalization of the intersection of Sunrise Valley Drive and Fox Mill Road. Therefore, with the draft proffers this general standard has been addressed.

Section 16-102 Paragraph 1 states that at the peripheral lot lines, the bulk regulations of the proposed development and landscaping and screening provisions generally conform with the provisions of the most comparable conventional district (R-30 District). The application proposes multi-family dwelling units that do not exceed the maximum front, side or rear yard requirements (20, 35 and 25 feet, respectively) for the R-30 District and the height limit of 50 feet and satisfy the angle of bulk plane requirements.

Par. 2 addresses the parking and open space requirements of the Zoning Ordinance. The application proposes to surpass the minimum required parking to serve the site. The parking is proposed in a combination of garage, driveway, and surface parking spaces in order to satisfy the parking standards required by Article 11. The application provides a minimum of forty percent (40%) open space on site, which adheres to the requirement of the Zoning Ordinance. Therefore, Par. 2 has been satisfied.

Par. 3 stipulates that streets and driveways generally conform to applicable County regulations and standards. The application proposes private streets. As mentioned earlier, the application requests reaffirmation of a waiver of the 600 foot maximum length of private streets. Since the site design incorporates vehicular connections between the different sections of the development which serve to decrease the likelihood of vehicles entering Sunrise Valley Drive to travel from the southwestern portion of the site to the eastern portion of the site, for example, staff does not object to the proposed waiver request. Therefore, this design standard has been met.

In Par. 4, particular emphasis is placed on the provision of recreational amenities. As shown on the CDP/FDP, the applicant is providing active recreation facilities to include two (2) tennis courts, two (2) swimming pools (with an option to provide a third pool), a recreation/fitness center, and a tot lot (additional tot lot on the townhouse development site) to serve the entire proposed development. Additionally, two (2) passive recreational open space areas and a play area for the child care center (possibly a third passive open space area under Option B) are proposed on the subject site. Therefore, this design standard has been met.

Article 13 of the Zoning Ordinance requires Transitional Screening 1 (25 foot wide landscaped strip) and Barrier D, E or F (6 ft. high fence or wall) along the southern periphery of the site, adjacent to the Greg-Roy subdivision. A Transitional Screening 1 is required along the southern boundary adjacent to Fox Mill Road across from townhomes under construction. This application proposes a modification to allow landscaping as shown on the CDP/FDP. Adjacent to the Greg-Roy subdivision the application proposes landscaping a minimum of 35 feet in width to include the preservation of existing vegetation and the provision of supplemental vegetation along with a six (6) foot high board on board fence to meander through the existing trees but no closer than 15 feet from the property line. Staff supports the proposed modification adjacent to the Greg-Roy subdivision because the supplemental vegetation is to be provided in a mix as determined by the Urban Forester in order to ensure an effective year-round screen is provided in areas where existing vegetation is sparse. This issue is addressed in the draft proffers and proposed development conditions. The proposed modification of the screening yard along Fox Mill Road is proposed to include a 15 foot strip of evergreen trees with the multi-family structure being located approximately 45 feet from Fox Mill Road. Staff would not object to this modification if foundation plantings were included along the base of the building to further soften the view of the structure from adjacent properties. A development condition has been included to address this issue. Therefore, with the draft proffers and proposed development conditions, Par. 1 has been satisfied.

ADU Ordinance (Sect. 2-801)

The subject proposal, as previously discussed, must adhere to the requirements of the ADU Ordinance. In this case, the applicant must appeal to the ADU Advisory Board for two reasons: to permit the timing of the development of the ADUs for the 144 townhouse units to be adjusted so that they could be developed on the subject site; and to permit the ADUs for the 144 townhomes (off-site) to be located on the subject site.

CONCLUSIONS AND RECOMMENDATIONS**Staff Conclusions**

PCA 94-H-065 proposes to delete a 32.40 acre portion of the land area approved for application RZ 94-H-065 to allow it to be included in application RZ 1999-HM-011 which requests to rezone this land area from PDH-12 to PDH-30 for the development of 743 multi-family dwelling units with a child care center with a maximum daily enrollment of 120 children or a second leasing office/recreation center (CDP option for 757 dwelling units). The proposed maximum density of 23.20 du/ac is above the optional density range of 16-20 du/ac (17.6-22 du/ac with ADUs) if considered a "stand alone" development. However, it has been determined that the Comprehensive Plan density range for this area may include the density for the total 46.91 acre site which ranges from 18.9-19.2 du/ac (above the base density but below the high end of the density range). The applicant's proposal for the 32.40 acre site has satisfied the Residential Density Criteria. The subject development (including the remainder of the 46.91 acre development site currently under construction) incorporates tree preservation, a minimum of 40% open space for the subject site (39% for the overall development), active recreation for the total 46.91 acre site (as proffered) to include two (2) tennis courts, two (2) swimming pools, one (1) tot lot at a minimum, a recreation/fitness center and pedestrian trails. In staff's opinion, the application has satisfied the Reston-Herndon Suburban Center development criteria and the applicable provisions of the Zoning Ordinance.

Staff Recommendations

Staff recommends approval of PCA 94-H-065 and RZ 1999-HM-011 subject to proffers consistent with those contained in Appendix 1 of this staff report.

Staff recommends approval of FDP 1999-HM-011 subject to the proposed development conditions contained in Appendix 2 and subject to Board approval of RZ 1999-HM-011.

APPENDIX 1

VAN METRE AT WOODLAND PARK

RZ 1999-HM-011

PROFFERS

July 16, 1999

Pursuant to Section 15.2-2303(a), Code of Virginia, 1950 as amended, Van Metre at Woodland Park L.P. (hereinafter referred to as the "Applicant"), for the owners, themselves, successors and assigns in RZ 1999-H-011, filed for property identified as Tax Map 16-3 ((1)) pt. 25D and 16-4 ((1)) 22B (hereinafter referred to as the "Application Property"), proffers the following, provided that the Board of Supervisors approves a rezoning of the Application Property to the PDH-30 District.

1. Prior Proffered Conditions. In the event that this application is approved, any previous proffers for the Application Property are hereby deemed null and void for the Application Property subject to this rezoning and hereafter shall have no effect on the Application Property. Prior proffers shall, however, remain in full force and effect on the remaining land area subject to RZ 94-H-065.
2. Development Plan. Development of the Application Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan ("CDP/FDP"), prepared by VIKA, Incorporated consisting of 10 sheets dated February 19, 1999, and revised through July 16, 1999.

Notwithstanding that the CDP/FDP is presented on 10 sheets and said CDP/FDP is the subject of Proffer No. 1 above, it shall be understood that the CDP shall be the entire plan shown on Sheets 1, 2, 3, 4 relative to the points of access, the maximum number of units (757), amount of open space and the general location of the units, stormwater management/EMP facility, recreational facilities and buffer area adjacent to the Greg-Roy subdivision. The Applicant has the option to request a Final Development Plan Amendment ("FDPA") for elements other than CDP elements from the Planning Commission for all of or a portion of the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance, if in conformance with the approved CDP and proffers. Sheet 4 of the CDP/FDP includes a CDP Option A which would permit development of dwelling units in lieu of construction of the day care center or leasing/recreational center shown on Sheet 3. Implementation of CDP Option A shall require an FEPA, but shall not require a proffered condition amendment.

3. Minor Modifications. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, *minor modifications from the FDP may be permitted as determined by the*

Staff recommends approval of a waiver of the 600 foot maximum length of private streets.

Staff recommends approval of a modification of the transitional screening and barrier requirement along the southern perimeter of the site in favor of that shown on the CDP/FDP and as further stipulated in the draft proffers.

Staff recommends approval of a modification of the transitional screening requirement along the southern boundary adjacent to Fox Mill Road as shown on the CDP/FDP and as further described in the proposed development conditions.

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.

APPENDICES

1. Draft Proffers, RZ 1999-HM-011
2. Proposed Development Conditions, FDP 1999-HM-011
3. Affidavit
4. Statement of Justification
5. Approved Proffers & FDP, RZ 94-H-065
6. Approved Development Conditions, FDP 94-H-065
7. Plan Citations and Land Use Analysis
8. Transportation Analysis
9. Environmental Analysis
10. Department of Public Works and Environmental Services Comments
11. Water Service Analysis
12. Sewer Service Analysis
13. Fire and Rescue Analysis
14. Schools Analysis
15. Park Authority Analysis
16. Applicable Zoning Ordinance Provisions
17. Glossary of Terms

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Zoning Administrator. The Applicant shall have the flexibility to modify the layouts shown on Sheets 1, 2, 3, 4 of the CDP/FDP without requiring approval of an amended FDP provided such changes are in substantial conformance with the FDP shown on Sheets 1, 2, 3, 4 as determined by the Department of Planning and Zoning ("DPZ") and do not increase the total number of units; decrease the amount of open space; tree preservation or the buffer areas along the peripheries; or substantially change the location of common open space areas.

4. Recreational Facilities. The Applicant shall comply with Paragraph 2 of Section 6-110 of the Zoning Ordinance regarding developed recreational facilities by providing the following facilities as shown on the CDP/FDP.
 - a. Two (2) tennis courts.
 - b. One swimming pool with bathhouse in the eastern portion of the Property adjacent to Sunrise Valley Drive.
 - c. One swimming pool with a recreational fitness and leasing facility.
 - d. One (1) tot lot.

The Applicant proffers that the minimum expenditure for the above facilities is \$955.00 per residential unit. The Applicant reserves the right to develop a third swimming pool within the optional recreational area as shown on Sheet 3. A non-RUP for the eastern swimming pool adjacent to Sunrise Valley Drive shall be obtained prior to the issuance of an occupancy permit for more than 40 residential dwelling units on the Application Property.

The above-referenced facilities shall be available for use by residents/guests of the Application Property, residents/guests of the 144 townhouses being constructed immediately east of, and adjacent to, the Application Property, known as Woodland Park, and such other neighborhood communities as may be deemed appropriate by the Applicant. The recreational fee required of the Woodland Park property owners to participate in these recreational facilities shall be no greater than anticipated with the previous recreational package approved with RZ 94-H-065.

5. Swimming Pool Discharge. All waste water resulting from the cleaning and draining of the pool located on the site shall contain a minimum dissolved oxygen concentration of 4.0 milligrams per liter prior to discharge. The Applicant shall neutralize pool waters to a PH from 6.0 to 9.0 prior to discharge. Sufficient amounts of lime or soda ash shall be added to achieve a PH of approximately equal to that of the receiving stream.

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If the water being discharged from the pool is discolored or contains a high level of suspended solids that could affect the clarity of the receiving stream, it shall be allowed to stand so that most of the solids settle out prior to being discharged.

6. Stormwater Management. Stormwater management (SWM) and Best Management Practices (BMP) shall be provided in an existing on-site pond and in an existing off-site pond located on property identified as Tax Map 16-3 ((11)) 29C in accordance with the requirements of the Public Facilities Manual and Chesapeake Bay Preservation Ordinance.
7. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading shown on the CDP/FDP subject to the installation of trails and utility lines, if necessary, as approved by Department of Public Works and Environmental Services ("DPWES"). If necessary, the trails and utility lines inside the limits of clearing and grading shall be located and installed in the least disruptive manner possible considering cost and engineering, as determined by the Urban Forester. A replanting plan shall be developed and implemented, as approved by the Urban Forester, for any areas inside the limits of clearing and grading that must be disturbed. Selective non-mechanical removal of understory may occur within the limits of clearing and grading for landscape maintenance and installation of recreational equipment (i.e., play equipment, exercise stations, etc.).
8. Use of Garages. A restriction shall be included in the rental leases ensuring that garages are only used for a purpose that will not interfere with the intended purposes of garages (e.g., parking of vehicles). This restriction shall be in a form approved by the County Attorney prior to the lease of any units. Prospective lessees shall be advised of the use restriction prior to entering into a lease.
9. Density Credit. Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the current Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be reasonably required by Fairfax County or VDOT at time of site plan approval.
10. Traffic Signal. Prior to the issuance of the 380th Residential Use Permit for the Application Property, the Applicant shall escrow with DPWES, the amount of \$20,000 towards the installation of a traffic signal at the intersection of Fox Mill Road and Sunrise Valley Drive.
11. Energy Conservation. Residential units on the Application Property shall meet the thermal guidelines of the Virginia Power Energy Saver Program for energy-efficient homes or its equivalent, as determined by DPWES, for either electrical or gas energy systems.

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12. Landscaping and Design Detail. Landscaping on the site shall be provided as generally shown on the CDP/FDP, subject to the approval by the Urban Forester. On-site amenities shall be provided generally in character and quantity with the illustrations and details presented on the CDP/FDP. Specific features such as exact locations of plantings, pedestrian lighting, driveways, sidewalks to individual units, etc. are subject to modification with final engineering and architectural design. Landscaping and on-site amenities shall include:
 - a. Passive recreation areas including areas for formal seating/benches.
 - b. Landscaped entry features at the site's entrances at Sunrise Valley Drive to include entrance monumentation and/or signage, ornamental trees and shrubs, as conceptually illustrated on Sheet 9.
 - c. Mailbox pavilions or equivalent for the residential units; such pavilions shall serve the number of units allowed by the standard design of facilities approved by the U.S. Postal Service.
 - d. Landscaping along Sunrise Valley Drive as generally shown on Sheet 5.
13. Buffer Along Southern Boundary.
 - a. A thirty-five (35) foot wide buffer shall be provided along the property line adjacent to the Greg-Roy subdivision as generally shown on the CDP/FDP. This buffer shall provide for the preservation of existing quality trees to the maximum extent feasible subject to final engineering and design, and shall also include supplemental plantings as determined necessary by the Urban Forester. In areas where existing vegetation is not at least equivalent to screening prescribed in Zoning Ordinance Transitional Screening No. 2, the Applicant shall provide additional plantings to a level equivalent to Transitional Screening No. 2 as determined by the Urban Forester.
 - b. The Applicant shall provide a meandering barrier no closer than fifteen (15) feet to the property line adjacent to the Greg-Roy subdivision to consist of a six (6) foot board-on-board fence. The exact location of the fence shall be coordinated with the Urban Forester so as to provide minimal disruption to the existing trees.
14. Bus Shelters. The Applicant shall provide up to a total of two bus shelters with a trash receptacle for each along Sunrise Valley Drive, if requested by Fairfax County. Precise locations shall be determined by the Department of Transportation and shall not require

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individual bus turn-outs or special lanes. The property management company for the Application Property shall maintain the bus shelters.

15. Sidewalks. Pedestrian connections shall be constructed as follows:
 - a. A minimum four foot wide trail or sidewalk that meets ADA requirements shall be constructed along the Application Property's frontage of Sunrise Valley Drive and along the Application Property's frontage of Fox Mill Road in the southwest portion of the Application Property.
 - b. Internal sidewalks shall be provided as generally shown on the FDP.
 - c. A pedestrian access walkway shall be constructed from the western property line to the eastern portion of the Application Property. This pedestrian path shall be located approximately 35 feet north of, and generally parallel to, the Greg Roy subdivision as shown on the CDP/FDP. This internal circulation system is designed to facilitate pedestrian movement through the Application Property with a minimum of vehicular conflicts.
16. Architecture. The building elevations for the residential units shall be generally in character with the conceptual elevations shown on Sheets 7 through 8 of the CDP/FDP, or of a comparable quality as determined by DPWES.
17. Geotechnical Report. If required by DPWES, a geotechnical engineering study shall be submitted to DPWES for review and approval prior to final site plan approval, and recommendations generated by the study shall be implemented, as required by DPWES.
18. Blasting. If blasting is necessary, before any blasting occurs on the Application Property, the Applicant will (a) ensure that the Fairfax County Fire Marshal has reviewed the blasting plans and all safety recommendations of the Fire Marshal, including, without limitation, the use of blasting mats, will be followed and (b) provide an independent, qualified inspector(s) approved by DPWES to inspect the wells on the following parcels: Tax Map 16-3 ((3)) 1-30 and 16-3 ((1)) 14B and to inspect the septic fields on the following parcels: Tax Map 16-3 ((3)) 1-16 and 16-3 ((1)) 14B. Subject to and conditioned upon the written consent of the owners of said lots, the inspector will check the flow rate of the wells located on Tax Map 16-3 ((3)) 1-30 and 16-3 ((1)) 14B and the septic fields and the water quality of the wells located on Tax Map 16-3 ((3)) 1-16 and 16-3 ((1)) 14B before and after blasting. The owners of said lots shall provide written consent to the Applicant within 14 days of the Applicant's request for their consent. If allowed by County or state regulations and subject to and conditioned upon the consent of the owners of said lots, the Applicant will, repair any damage to the inspected wells or septic

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fields which is detected within 60 days after blasting and, as determined by the inspector, to have resulted from blasting on the Property. If repair to a well or septic field is not allowed by County or state regulations, the Applicant will either replace the wells or septic field or pay for the hook-up of public water or sewer to serve any house whose well or septic field has been damaged by the blasting.

19. Public Facilities. At the time of issuance of each building permit for each unit within each section, the Applicant shall contribute \$325.00 per residential unit to the Board of Supervisors for public facilities in the immediate vicinity. Using the Board of Supervisors' approval date of the rezoning application as the base date, this amount shall be adjusted according to the Consumer Cost Index as published in the Engineering News Record by McGraw-Hill.
21. Affordable Housing. The Applicant shall comply with the Affordable Dwelling Unit (ADU) program as set forth in Section 2-801 of the Zoning Ordinance. The Applicant shall provide ADUs required for the development of the Application Property. The Applicant shall also provide the ADUs required for the development of 144 townhomes being constructed on property immediately east of the Application Property and approved via RZ 94-H-065, subject to approval of the ADU Advisory Board.
22. Severability. Any of the sections may be subject to a Proffered Condition Amendment without joinder and/or consent of the other sections if such PCA does not affect any other sections. Previously approved proffered conditions applicable to the section(s) which is not the subject of such a PCA shall otherwise remain in full force and effect.
23. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.
24. Counterparts. These proffers may be executed in one or more counterparts, each of one when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in same instrument.

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(SIGNATURES BEGIN ON NEXT PAGE)

PROFFERS
RZ 1999-HM-011

APPLICANT/CONTRACT PURCHASER:

VAN METRE AT WOODLAND PARK
LIMITED PARTNERSHIP, a Virginia
Limited Partnership
By: Third Gearpar, Inc., a Virginia
Corporation
Its: General Partner



By: W. Brad Gable
Its: Executive Vice President

(SIGNATURES CONTINUE ON NEXT PAGE)

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TITLE OWNER:

SOUTHSIDE, L.L.C.
By: Woodland Associates, L.P.
Its: Managing Member



By: David W. Evans
Its: General Partner

DEVELOPMENT CONDITIONS**FDP 1999-HM-011****July 21, 1999**

If it is the intent of the Planning Commission to approve FDP 1999-HM-011 for a multi-family dwelling unit development at Tax Map 16-3 ((1)) 25D pt. and 16-4 ((1)) 32B, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Foundation plantings shall be provided along the base of the building located along the southernmost section of Fox Mill Road to further soften the view of the structure from adjacent properties located to the south, as determined by DPWES.
2. All lighting provided on the property shall be fully shielded, focused directly on parking/driving areas, buildings and sidewalks and shall provide full cut-off fixtures. Freestanding signs shall be front-lit with lighting directed downward.
3. Bicycle parking facilities shall be provided on the subject site within the western, central and eastern areas of the site, as determined by DPWES. The minimum number of spaces for each of the three areas of the development shall be ten (10).
4. Landscaping shall be provided at the edge of the Virginia Power Easement to soften the view of the towers on the residents within development, as determined by the Urban Forester.
5. Peripheral setbacks for the subject development shall, at a minimum, adhere to the setback requirements of the R-30 Zoning District.
6. The child care center option shall have a maximum daily enrollment of 120 children, shall adhere to the State requirements for outdoor recreation for children between the ages of infancy and 12 years and shall include a maximum of 15 employees on site at any one time.
7. The hours of operation for the child care center shall be 6:30 am to 6:30 pm, Monday through Friday, with a maximum of 12 evening meeting a year not to extend past 9:00 pm.

REZONING AFFIDAVIT

DATE: June 24, 1999
 (enter date affidavit is notarized)

I, Timothy S. Sampson, attorney/agent, do hereby state that I am
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 96-175e

in Application No(s): PCA 94-H-065
 (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 a **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 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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Van Metre at Woodland Park Limited Partnership Agents: Kenneth A. Ryan William B. Gable W. Andrew Garrich Richard J. Rabil Former Agent: Robert F. Jansen	5252 Lyngate Court Burke, VA 22015	Applicant/Contract Purchaser of Tax Map 16-4 ((1)) 32B 16-3 ((1)) pt. of 25D
Southside L.L.C. Agent: David W. Evans Stephen J. Garchik Former Agent: James A. Evans	1930 Isaac Newton Square Suite 207 Reston, VA 20190	Title Owner of Tax Map 16-3 ((1)) 25D 16-4 ((1)) 32B

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* List as follows: (name of trustee), Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual Development Plans.



DATE: June 24, 1990
(enter date affidavit is notarized)

96-175e

for Application No(s): PCA 94-H-065
(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, 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 herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Southside L.L.C.
1930 Isaac Newton Square
Reston, VA 20190

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 & last name)

Woodland Associates L.P.
David W. Evans
Smoking Tree Corporation
A. J. Clark

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

Woodland Associates, L.P., Member, Manager
David W. Evans, Member
Smoking Tree Corporation, Member
A. J. Clark, Member

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment to Par. 1(b)" form.

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for corporation having more than 10 shareholders has no shareholder owning 10% or more any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE June 24, 1999
(enter date affidavit is notarized)

96-175e

for Application No(s): PCA 94-H-065
(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 & zip code)

Van Metre at Woodland Park Limited Partnership
5252 Lyngate Court
Burke, VA 22015

(check if applicable) [] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Table with 2 columns: Name and Title. Includes entries for Third Genpar, Inc., Diamond Revocable Trust, and various beneficiaries like Albert G. Van Metre, Sr., Jr., Alison Van Metre Paley, Thomas Earle Van Metre, III, Richard J. Rabil, Kenneth A. Ryan, William B. Gable, and Albert G. Van Metre, Jr.

(check if applicable) [X] There is more partnership information and Par. 1(c) is continu on a "Rezoning Attachment to Par. 1(c)" form.

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for corporation having more than 10 shareholders has no shareholder owning 10% or more any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: June 24, 1999
(enter date affidavit is notarized)

96-175e

for Application No(s): PCA 94-H-065
(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or 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 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.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None

(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 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 [x] Applicant's Authorized Agent

Timothy S. Sampson, attorney/agent
(type or print first name, middle initial, last name & title of signer)

Subscribed and sworn to before me this 24 day of June, 19 99, in the state of Virginia

My commission expires: 11/30/99

Notary Public

DATE: June 24, 1999
 (enter date affidavit is notarized)

96-175e

for Application No(s): PCA 94-H-065
 (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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
VIKA Incorporated Agents: John F. Amatetti J. Thomas Harding John R. Lutostanski Matthew J. Tauscher	8180 Greensboro Drive Suite 200 McLean, VA 22102	Engineers/Agent
The Lessard Architectural Group Agents: Christian J. Lessard Former Agent: Daniel T. Anderton	8603 Westwood Center Drive Suite 400 Vienna, VA 22182	Architects/Agent
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C. Agents: Martin D. Walsh Keith C. Martin Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Susan K. Yantis Elizabeth D. Baker	2200 Clarendon Blvd. 13th Floor Arlington, VA 22201	Attorneys/Planners/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent
Niles Bolton Associates, Inc. Former Agents: G. Niles Bolton Stephen W. Gresham Frank M. Kea	1423 Powhatan Street Suite One Alexandria, VA 22314	Former Planners/Architects/ Agent

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

DATE: June 24, 1999
(enter date affidavit is notarized)

96-175e

for Application No(s): PCA 94-H-065
(enter County-assigned application number(s))

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

Third Genpar, Inc.
5252 Lyngate Court
Burke, VA 22015

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 & last name)

Diamond Revocable Trust
Richard J. Rabil
Kenneth A. Ryan
W. Brad Gable
Albert G. Van Metre, Jr.

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

Albert G. Van Metre, Sr., Chairman & Director
Richard J. Rabil, President & Director
Kenneth A. Ryan, EVP, Sec. & Treasurer & Director
W. Brad Gable, Exec. VP, Asst. Sec., Director
Albert G. Van Metre, Jr., Director

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

Smoking Tree Corporation
c/o Golet Realty Company, 3 Christina Center, 201 North Walnut Street
Wilmington, DE 19801

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 & last name)

Golet Realty Company

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

Robert G. Golet, Pres. & Director
Philip Golet, VP
Whitney D. Pidot, Sec., Asst. Treasurer
Jonathan M. Rather, Treasurer & Asst. Sec.
Edmond de la Haye Jousselin, Dir.

(check if applicable) There is more corporation information and Par. 1(b) is continuing further on a "Rezoning Attachment to Par. 1(b)" form.

DATE: June 24, 1999
(enter date affidavit is notarized)

96-175e

for Application No(s): PCA 94-H-065
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Rhode Island Corporation of Delaware
c/o Goelet Realty Company, 3 Christina Center, 201 North Walnut Street
Wilmington, DE 19801

DESCRIPTION OF CORPORATION: (check one statement)
[X] 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 & last name)
Rhode Island Corporation

Blank lines for shareholder names.

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

Directors & Officers:

Robert G. Goelet, Philip Goelet, Edmond de la Haye Jousselein, Whitney D. Pidot, Jonathan M. Rather, John H. Manice, Christopher Goelet

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Rhode Island Corporation
22 East 67th Street
New York, NY 10021

DESCRIPTION OF CORPORATION: (check one statement)
[X] 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 & last name)

Shareholder:

The Goelet Majority Trusts

Beneficiaries:

List of beneficiaries: Robert G. Goelet, Alexandra G. Goelet, Francis Goelet, John Goelet, Alexandra Gardner Goelet, Robert Gardner Goelet, Philip Goelet, Christopher Goelet, Frances H. Goelet, Olav H. Goelet, Eloise R. Goelet, Isabelle G. Goelet, Henrietta Z. Goelet, Helen H. Goelet, Amelie de la Haye Jousselein, Beatrice G. Manice, John H. Manice, Robert G. Manice, Pamela Manice, Emily P. Manice, Henry W. Manice, Harriet W. Manice, Peter B. Manice, Christopher H. Manice, Charles De Forest Manice, Nicholas G. Manice, Anne de la Haye Jousselein, Alix de la Haye Jousselein, George de la Haye Jousselein, Amelia M. Berkowitz, III, Mortimer Berkowitz, Charlotte Berkowitz, Thomas Berkowitz, Hayward Berkowitz, Trustees: Robert G. Goelet, Phillip Goelet, Edmond de la Haye Jousselein, Christopher Goelet

DATE: June 24, 1999
(enter date affidavit is notarized)

96-175e

for Application No(s): PCA 94-H-065
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Sotweed Corporation
3 Christina Center, 201 North Walnut Street
Wilmington, DE 19801

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 & last name)
Goelet Realty Company

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Robert G. Goelet, Pres. & Dir.
Philip Goelet, VP
Whitney D. Pidot, Sec., Asst. Treasurer
Jonathan M. Rather, Treasurer & Asst. Sec.
Edmond de la Haye Jousselein, Dir.

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Goelet Realty Company
3 Christina Center, 201 North Walnut Street
Wilmington, DE 19801

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 & last name)
Rhode Island Corporation of Delaware

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Directors & Officers:
Robert G. Goelet
Philip Goelet
Edmond de la Haye Jousselein
John H. Manice
Whitney D. Pidot
Jonathan M. Rather
Christopher Goelet

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

DATE: June 24, 1999
(enter date affidavit is notarized)

96-175e

for Application No(s): PCA 94-H-065
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
VIKA Incorporated
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 & last name)
Charles Irish, Jr.
Jacobus Van Dop
John F. Amatetti

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
The Lessard Architectural Group
8603 Westwood Center Drive, Suite 400
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 SHAREHOLDERS: (enter first name, middle initial & last name)
Christian J. Lessard

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

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

DATE: June 24, 1999
(enter date affidavit is notarized)

96-175e

for Application No(s): PCA 94-H-065
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.
2200 Clarendon Blvd., 13th Floor
Arlington, VA 22201

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Martin D. Walsh Nan E. Terpak
Thomas J. Colucci
Peter K. Stackhouse
Jerry K. Emrich
Michael D. Lubeley

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Niles Bolton Associates, Inc.
1423 Powhatan Street, Suite One
Alexandria, VA 22314

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 & last name)
G. Niles Bolton
William von Hedemann
E. Ray Kimsey
Daniel W. Meacham
Stephen W. Gresham

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
G. Niles Bolton-President
William von Hedemann-Vice President
E. Ray Kimsey-Vice President
Rebecca J. Bradsham-Secretary
Daniel W. Meacham-Director
Stephen W. Gresham-Director

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

DATE: June 24, 1999
(enter date affidavit is notarized)

96-175c

for Application No(s): PCA 94-H-065
(enter county-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Woodland Associates Limited Partnership
8251 Greensboro Drive, Suite 850
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 & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

General Partners:

A. J. Clark
Smoking Tree Corporation
David W. Evans
Sotweed Corporation

Limited Partners:

E. C. Associates Partnership
David W. Evans
A. J. Clark
Steve Garchik
James A. Evans, Trustee for the
benefit of Steven D. Evans
James A. Evans, Trustee for the
benefit of Jeffrey S. Evans
James A Evans, Trustee for the
benefit of Brian T. Evans

(check if applicable) [X] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

DATE:

June 24, 1999

(enter date affidavit is notarized)

96-175e

for Application No(s):

PCA 94-H-065

(enter County-assigned application number(s))

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

E. C. Associates Partnership

c/o The Evans Company, 8251 Greensboro Drive, Suite 850

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 & title, e.g.

General Partner, Limited Partner, or General and Limited Partner)

General Partners:

A. J. Clark

David W. Evans

(check if applicable) [X] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

June 24, 1999

DATE:

(enter date affidavit is notarized)

I, Timothy S. Sampson, attorney/agent, do hereby state that I am (enter name of applicant or authorized agent)

(check one) [] applicant [X] applicant's authorized agent listed in Par. 1(a) below

99-54

in Application No(s): RZ/FDP 1999-HM-011 (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 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.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Includes entries for Van Metre at Woodland Park Limited Partnership and Southside L.L.C.

(check if applicable) [X] There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* List as follows: (name of trustee), Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual Development Plans.

DATE: June 24, 1999
(enter date affidavit is notarized)

99-54

for Application No(s): RZ/FDP 1999-HM-011
(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 herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Southside L.L.C.
1930 Isaac Newton Square
Reston, VA 20190

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 a class of stock issued by said corporation, and no shareholders are listed below

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

Woodland Associates L.P.
David W. Evans
Smoking Tree Corporation
A. J. Clark

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

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

Woodland Associates, L.P., Member, Manager
David W. Evans, Member
Smoking Tree Corporation, Member
A. J. Clark, Member

(check if applicable) There is more corporation information and Par. 1(b) is continue on a "Rezoning Attachment to Par. 1(b)" form.

** All listings which include partnerships or corporations 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 any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: June 24, 1999
(enter date affidavit is notarized)

99-54

for Application No(s): RZ/FDP 1999-HM-011
(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 & zip code)

Van Metre at Woodland Park Limited Partnership
5252 Lyngate Court
Burke, VA 22015

(check if applicable) [] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Table with 2 columns: Name and Title. Rows include Third Genpar, Inc. (General Partner), Diamond Revocable Trust (Limited Partner), Beneficiaries: Albert G. Van Metre, Sr., Albert G. Van Metre, Jr., Alison Van Metre Paley, Thomas Earle Van Metre, III, Richard J. Rabil, Kenneth A. Ryan, William B. Gable, Albert G. Van Metre, Jr.

(check if applicable) [X] There is more partnership information and Par. 1(c) is continue on a "Rezoning Attachment to Par. 1(c)" form.

** All listings which include partnerships or corporations 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 any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: June 24, 1999
(enter date affidavit is notarized)

99.54

for Application No(s): RZ/FDP 1999-HM-011
(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or 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 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.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
None

(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 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 [xx] Applicant's Authorized Agent

Timothy S. Sampson, attorney/agent
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 24 day of June, 19 99, in the state of Virginia

My commission expires: 11/30/99

Robert A. Klemm
Notary Public

DATE: June 24, 1999
(enter date affidavit is notarized)

99-54

For Application No(s): RZ/FDP 1999-HM-011
(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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
VIKA Incorporated Agents: John F. Amatetti J. Thomas Harding John R. Lutostanski Matthew J. Tauscher	8180 Greensboro Drive Suite 200 McLean, VA 22102	Engineers/Agent
The Lessard Architectural Group Agents: Christian J. Lessard Former Agent: Daniel T. Anderton	8603 Westwood Center Drive Suite 400 Vienna, VA 22182	Architects/Agent
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C. Agents: Martin D. Walsh Keith C. Martin Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Susan K. Yantis Elizabeth D. Baker	2200 Clarendon Blvd. 13th Floor Arlington, VA 22201	Attorneys/Planners/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent
Niles Bolton Associates, Inc. Former Agents: G. Niles Bolton Stephen W. Gresham Frank M. Kea	1423 Powhatan Street Suite One Alexandria, VA 22314	Former Planners/Architects/ Agent

(check if applicable) [] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

DATE: June 24, 1999
(enter date affidavit is notarized)

99-54

for Application No(s): RZ/FDP 1999-HM-011
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Third Genpar, Inc.
5252 Lyngate Court
Burke, VA 22015

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 & last name)
Diamond Revocable Trust
Richard J. Rabil
Kenneth A. Ryan
W. Brad Gable
Albert G. Van Metre, Jr.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Albert G. Van Metre, Sr., Chairman & Director
Richard J. Rabil, President & Director
Kenneth A. Ryan, EVP, Sec. & Treasurer & Director
W. Brad Gable, Exec. VP, Asst. Sec., Director
Albert G. Van Metre, Jr., Director

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Smoking Tree Corporation
c/o Goelet Realty Company, 3 Christina Center, 201 North Walnut Street
Wilmington, DE 19801

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 & last name)
Goelet Realty Company

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Robert G. Goelet, Pres. & Director
Philip Goelet, VP
Whitney D. Pidot, Sec., Asst. Treasurer
Jonathan M. Rather, Treasurer & Asst. Sec.
Edmond de la Haye Jousselein, Dir.

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

DATE June 24, 1999
(enter date affidavit is notarized)

99-54

for Application No(s): RZ/FDP 1999-HM-011
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Rhode Island Corporation of Delaware
c/o Goelet Realty Company, 3 Christina Center, 201 North Walnut Street
Wilmington, DE 19801

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 & last name)
Rhode Island Corporation

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

Directors & Officers:
Robert G. Goelet Jonathan M. Rather
Philip Goelet John H. Manice
Edmond de la Haye Jousselein Christopher Goelet
Whitney D. Pidot

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Rhode Island Corporation
22 East 67th Street
New York, NY 10021

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 & last name)
Shareholder:

The Goelet Majority Trusts

Beneficiaries:

Robert G. Goelet	Helena H. Goelet	Anne de la Haye Jousselein	_____
Alexandra G. Goelet	Amelie de la Haye Jousselein	Alix de la Haye Jousselein	_____
Francis Goelet	Beatrice G. Manice	George de la Haye Jousselein	_____
John Goelet	John H. Manice	Amelia M. Berkowitz, III	_____
Alexandra Gardner Goelet	Robert G. Manice	Mortimer Berkowitz	_____
Robert Gardner Goelet	Pamela Manice	Charlotte Berkowitz	_____
Philip Goelet	Emily P. Manice	Thomas Berkowitz	_____
Christopher Goelet	Henry W. Manice	Hayward Berkowitz	_____
Frances H. Goelet	Harriet W. Manice	Trustees:	_____
Olav H. Goelet	Peter B. Manice	Robert G. Goelet	_____
Eloise R. Goelet	Christopher H. Manice	Philip Goelet	_____
Isabelle G. Goelet	Charles De Forest Manice	Edmond de la Haye Jousselein	_____
Henrietta Z. Goelet	Nicholas G. Manice	Christopher Goelet	_____

inur

DATE: June 24, 1999
(enter date affidavit is notarized)

99-54

for Application No(s): RZ/FDP 1999-HM-011
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Sotweed Corporation
3 Christina Center, 201 North Walnut Street
Wilmington, DE 19801

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 & last name)
Goelet Realty Company

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Robert G. Goelet, Pres. & Dir.
Philip Goelet, VP
Whitney D. Fidot, Sec., Asst. Treasurer
Jonathan M. Rather, Treasurer & Asst. Sec.
Edmond de la Haye Jousselein, Dir.

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Goelet Realty Company
3 Christina Center, 201 North Walnut Street
Wilmington, DE 19801

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 & last name)
Rhode Island Corporation of Delaware

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Directors & Officers:
Robert G. Goelet
Philip Goelet
Edmond de la Haye Jousselein
John H. Manice
Whitney D. Fidot
Jonathan M. Rather
Christopher Goelet

(check if applicable) There is more corporation information and Par. 1(b) is continue further on a "Rezoning Attachment to Par. 1(b)" form.

DATE: June 24, 1999
(enter date affidavit is notarized)

99-54

for Application No(s): RZ/FDP 1999-HM-011
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
VIKA Incorporated
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 & last name)
Charles Irish, Jr.
Jacobus Van Dop
John F. Amatetti

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
The Lessard Architectural Group
8603 Westwood Center Drive, Suite 400
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 SHAREHOLDERS: (enter first name, middle initial & last name)
Christian J. Lessard

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

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

DATE: June 24, 1999
(enter date affidavit is notarized)

99-54

for Application No(s): RZ/FDP 1999-HM-011
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.
2200 Clarendon Blvd., 13th Floor
Arlington, VA 22201

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Martin D. Walsh
Thomas J. Colucci
Peter K. Stackhouse
Jerry K. Emrich
Michael D. Lubeley
Nan E. Terpak

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Niles Bolton Associates, Inc.
1423 Powhatan Street, Suite One
Alexandria, VA 22314

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 & last name)
G. Niles Bolton
William von Hedemann
E. Ray Kimsey
Daniel W. Meacham
Stephen W. Gresham

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
G. Niles Bolton-President
William von Hedemann-Vice President
E. Ray Kimsey-Vice President
Rebecca J. Bradsham-Secretary
Daniel W. Meacham-Director
Stephen W. Gresham-Director

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

DATE: June 24, 1999
(enter date affidavit is notarized)

99-54

for Application No(s): RZ/FDP 1999-HM-011
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Woodland Associates Limited Partnership
8251 Greensboro Drive, Suite 850
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 & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

General Partners:

A. J. Clark
Smoking Tree Corporation
David W. Evans
Sotweed Corporation

Blank lines for listing partners.

Limited Partners:

E. C. Associates Partnership
David W. Evans
A. J. Clark
Steve Garchik
James A. Evans, Trustee for the benefit of Steven D. Evans
James A. Evans, Trustee for the benefit of Jeffrey S. Evans
James A Evans, Trustee for the benefit of Brian T. Evans

(check if applicable) [X] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

DATE: June 24, 1999
(enter date affidavit is notarized)

99-54

for Application No(s): RZ/FDP 1999-HM-011
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
E. C. Associates Partnership
c/o The Evans Company, 8251 Greensboro Drive, Suite 850
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 & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

General Partners:
A. J. Clark
David W. Evans

[Empty lined area for listing additional partners]

(check if applicable) [X] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

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 MICHAEL D. LUBELEY
 NAN E. TERPAK
 KEITH C. MARTIN
 JAY DU VON
 J. RANDALL MINCHEW
 WILLIAM A. FOGARTY
 DAVID J. BOMGARDNER
 LYNNE J. STROBEL
 H. MARK GOETZMAN
 JOHN E. RINALDI
 SEAN P. McMULLEN
 TIMOTHY S. SAMPSON
 M. CATHARINE PUSKAR
 RAMONA J. SEIN
 NANCY S. FARRELL

NICHOLAS MALINCHAK (RETIRED)

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 WEBSITE <http://www.wcsl.com>

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 METRO (703) 690-4647
 FACSIMILE (703) 690-2412

LOUDOUN OFFICE

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 FACSIMILE (703) 737-3632

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 SUSAN S. FLANIGAN
 ELIZABETH D. BAKER
 SUSAN K. YANTIS
 J. GREGORY RUFF
 JANICE L. BARRETT

February 19, 1999

Ms. Barbara A. Byron, Director
 Zoning Evaluation Division
 Fairfax County Department of Planning and Zoning
 12055 Government Center Parkway, 8th Floor
 Fairfax, Virginia 22035

Re: **Van Metre at Woodland Park Limited Partnership
 Application for Proffered Condition Amendment 94-H-065
 Tax Map: 16-3 ((1)) pt 25D and 16-4 ((1)) 32B**

Dear Ms. Byron:

This letter serves as an amended statement of justification for the above-referenced proffered condition amendment application. The Applicant is Van Metre at Woodland Park Limited Partnership. The application affects 32.4 acres located south of Sunrise Valley Drive. The property was rezoned to the PDH-12 District by the Board of Supervisors on July 17, 1995 subject to proffers. This proffered condition amendment was filed in 1997 and sought to change proffers and the CDP/FDP on 27.83 acres, to allow for a change from single family attached units to single family attached and detached units. The case was indefinitely deferred last spring.

Since that time, the Applicant has a new development proposal. This proposal includes a multi-family community with a density in excess of that permitted under the current PDH-12 zoning. Thus, the Applicant seeks to amend pending PCA 94-H-065 so as delete 32.4 acres and allow it to be rezoned under a separate, yet concurrent rezoning application.

The area subject to this application is currently undeveloped. To the east of the application property is a 14.5 acre property the Applicant is currently developing as a townhouse community. The tabulation on the CDP/FDP for the accompanying rezoning indicates that this townhouse community will meet or exceed all PDH-12 regulations. In this area, a density of 10.04 is achieved. The ADUs for the 144 townhomes will be provided on the property to be zoned PDH-30.

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 DEPARTMENT OF PLANNING AND ZONING
 FEB 19 1999
 ZONING EVALUATION DIVISION

Ms. Barbara A. Byron, Director

February 19, 1999

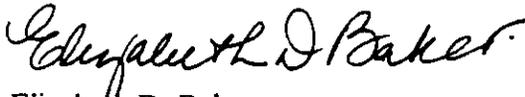
Page 2

The property is located within Sub-Unit B-2 of the Reston/Herndon Suburban Center of Area III. Sub-Unit B-2 is planned for a residential use at 8 to 12 dwelling units per acre with an option for residential units at 16-20 dwelling units per acre. The proposed development is in conformance with this Plan recommendation.

Thank you for attention to this matter. If you have any questions regarding this information, please do not hesitate to call me.

Very truly yours,

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



Elizabeth D. Baker

Land Use Coordinator

EDB:kak

cc: Brad Gable
Martin D. Walsh
Chris Lessard
Matt Tauscher

J:\VANMETRE\7545\JUSTIF2.PCA

—

—

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

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THOMAS J. COLUCCI
PETER K. STACKHOUSE
JERRY K. EMRICH
MICHAEL D. LUBELEY
NAN E. TERPAK
KEITH C. MARTIN
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ELIZABETH D. BAKER
SUSAN K. YANTIS
J. GREGORY RUFF
JANICE L. BARRETT

July 16, 1999

by facsimile and hand delivery

Ms. Barbara A. Byron
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, 8th Floor
Fairfax, Virginia 22035

Re: **Van Metre at Woodland Park Limited Partnership
Application for Rezoning from PDH-12 to PDH-30
Tax Map 16-3 ((1)) pt. 25D and 16-4 ((1)) 32B**

Dear Ms. Byron:

This letter serves as a revised statement of justification for the above-referenced rezoning application. The applicant, Van Metre at Woodland Park Limited Partnership, is the contract purchaser of 32.4 acres identified on the Fairfax County Tax Map as 16-3 ((1)), pt. 25D and 16-4 ((1)) 32B (the "Subject Property"). The Subject Property was rezoned with adjacent property to the PDH-12 District by the Board of Supervisors on July 17, 1995 via application RZ 94-H-065. Van Metre at Woodland Park Limited Partnership seeks to rezone the Subject Property from PDH-12 to PDH-30 to allow for the development of a multi-family community. This application is being filed concurrently with PCA 94-H-065, which seeks to delete the land area of the Subject Property from RZ 94-H-065.

The Subject Property is currently undeveloped. It is situated immediately south of Sunrise Valley Drive east of Fox Mill Road. The Conceptual Development Plan (CDP) which accompanies this application reflects an overall increase in the previously approved number of units from 533 single-family attached units to 757 multi-family units. The Final Development Plan (FDP) shows development of 743 units, with recreational facilities and an optional daycare center.

The applicant will provide affordable dwelling units (ADUs) in accordance with the ADU Ordinance. It is the intent to provide ADUs on the Subject Property to accommodate those required

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JUL 16 1999
ZONING EVALUATION DIVISION

by development of the Subject Property and those required by the adjacent townhome community, which was approved under RZ 94-H-065 and is currently being constructed by the applicant. The Applicant will seek a modification of the ADU Ordinance from the ADU Advisory Board to permit ADUs to be permitted off site property on the Application Property. The proposed density for the Subject Property is 23.2 dwelling units per acre including ADUs, and 21.9 dwelling units per acre excluding ADUs. However, the proposed overall density of the Subject Property and the adjacent townhouse property is 19.2 dwelling units per acre including ADUs and 18.3 dwelling units per acre excluding ADUs.

Access to the Subject Property will be provided from Sunrise Valley Drive at two existing median breaks. Private streets will be utilized within the development. The proposal includes two multi-family unit types: (1) a triplex multi-family unit, which involves two townhomes over a flat unit, with integrated garages; and (2) a more traditional multi-family design with integral garages. The triplex multi-family units are located along the northern portion of the Subject Property and at the site's entrances. While defined as multi-family, these units will read as a townhouse from an architectural viewpoint. Because all garage entrances are located on the rear facade of the triplex building, the front facades present a very attractive, pedestrian friendly streetscape. The units are situated so as to front onto Sunrise Valley, and create a well-defined street edge. Likewise, much thought was given to the interior layout of the Subject Property with mews courtyards and buildings sited to ensure pleasant streetscapes and avoid garage doors on the primary east west drive through the community. The traditional multi-family unit is located in the southwestern portion of the site and along the southern perimeter. This unit mix allows for variety in architecture and product differentiation that is attractive to various segments of the market.

More than 13 acres, or 40 percent of the Subject Property, is provided as open space. A community swimming pool, bathhouse and two tennis courts will be developed at the Subject Property's eastern boundary. A second community recreation and health fitness center with a swimming pool is planned at the main entrance to the community from Sunrise Valley Drive. These active recreational facilities are designed for the enjoyment of the future residents of this community and the residents of the adjacent townhomes Woodland Park. The applicant reserves the right to construct a third recreational facility as shown on Sheet 3 of the CDP/FDP.

Sidewalks are provided along Sunrise Valley Drive and throughout the interior of the site. A continuous pedestrian walk is provided from west to east, 35 feet north of the southern property line. This path is uninterrupted by vehicular crossing, and provides a safe and attractive system for residents to walk to the on-site recreational amenities.

Sheet 3 shows development of either a day care center or a recreational/leasing facility at the central entrance to the Subject Property. The CDP also provides an option to construct 14 multi-family dwellings in lieu of the day care and recreational options. The potential day care center would

Ms. Barbara A. Byron

July 16, 1999

Page 3

be a maximum 6,000 square feet in size and would have an outdoor play area of approximately 10,000 square feet. The facility would serve up to 120 children between infancy and 12 years of age. It is anticipated there would be a maximum of 15 employees on site at any one time. The center would operate Monday through Friday, 6:30 a.m. to 6:30 p.m., with occasional evening meetings with parents.

This application is in conformance with the Comprehensive Plan which proposes that development proposals within the Reston-Herndon Suburban Center be responsive to ten general development criteria. The proposal complies with the development criteria as follows:

1. **Development applications in the area should be accompanied by a development study report which describes the impacts of the proposed development and demonstrates the proposal's conformance with the Comprehensive Plan and adopted policies.**

The property is located within Sub-Unit B-2 of the Reston-Herndon Suburban Center of Area III of the Comprehensive Plan. Sub-Unit B-2 is planned from residential use at 8 to 12 dwelling units per acre with an option for development at 16-20 dwelling units per acre. The proposed development of the Subject Property and adjacent townhouses is at a maximum overall density of 19.2 dwelling units per acre including ADUs and bonus units which is in conformance with this recommendation. The applicant has consolidated all of the Property which is the subject of the Comprehensive Plan recommendation.

The site-specific Comprehensive Plan text further states that the development may include a mix of unit types that are compatible with surrounding developments. The proposed development consists of a mixture of multi-family units and ADUs. Townhomes are offered on adjacent property. Effective buffering and screening have been provided along the southern property line abutting the Greg-Roy subdivision with a buffer 35 feet in width, consisting of existing trees and vegetation and supplemental plantings where necessary. In addition, a 6-foot wood fence will be provided on the Subject Property 15 (fifteen) feet north of the property line adjacent to the Greg-Roy subdivision. Active recreational facilities that serve the residents consist of a minimum of two swimming pools, one of which will include a health club, two tennis courts, and a tot lot. Additional usable open space areas are provided throughout the site which will consist of passive recreation areas and a pedestrian pathway system.

In addition, the proposed development is in conformance with the Comprehensive Plan policies and meet the following objectives:

- The County should encourage a diverse housing stock with a mixture of types to enhance opportunities for County residents to live in proximity to their work place

and/or in proximity to mass transit.

- Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.

The proposed residential development is easily accessible to the Dulles Access and Toll Road and will provide an opportunity for Fairfax County residents to live in proximity to their employment. Furthermore, the proposed development of the Subject Property with residential use will maintain the stability of the Greg-Roy subdivision until such time as redevelopment occurs.

2. **A development plan that provides high quality site and architectural design, streetscaping, urban design and development amenities.**

The development plan reflects a high quality site design for the proposed community. Considerable care was taken in designing a high density community that was pleasant in scale, functional and livable. A community recreation area is provided at the eastern entrance to the community. Additional recreational facilities are dispersed throughout the proposed development. The pedestrian circulation system links the residential units to the open space areas and to the community recreation facilities. Substantial buffering is provided adjacent to the Greg-Roy subdivision. The applicant has provided typical architectural elevations and typical landscaping details to further demonstrate that the proposed development represents a high quality project. Streetscaping and landscaped entrances have been provided along Sunrise Valley Drive.

3. **Provision of a phasing program which includes on- and off-site public road improvements, or funding of such improvements to accommodate traffic generated by the development. If, at any phase of the development, further mitigation of traffic generated by the development is deemed necessary, provision and implementation of a plan which reduces development traffic to a level deemed satisfactory to the Office of Transportation through Transportation System Management (TSM) strategies.**

The road improvements necessary to accommodate the proposed development have already been implemented.

4. **Provision of design, siting, style, scale and materials compatible with adjacent development and the surrounding community, and which serves to maintain and/or enhance the stability of the existing neighborhoods.**

The site design reflects substantial buffering adjacent to the existing Greg-Roy subdivision. The site has been designed to be sensitive to the Greg-Roy community, by providing a 35-foot wide landscape buffer where only a 25-foot wide area is required by the Zoning Ordinance. Existing vegetation in this area will be supplemented by new plantings. Buildings have been set back from the southern property line to ensure a proper transition between the Subject Property and Greg Roy. Townhouse style units have primarily been located adjacent to Greg Roy with the taller multi-family buildings oriented toward Sunrise Valley Drive.

5. **Provision of energy conservation features that will benefit future residents of the development.**

Energy conservation features will be provided for the proposed units.

6. **Provision of moderately priced housing that will serve the needs of the County's population as a part of any mixed use project.**

The application is subject to the requirements of the Fairfax County affordable dwelling unit program. The applicant will provide affordable dwelling units as part of the development of the Subject Property. These units will be dispersed throughout the site.

7. **Land consolidation and/or coordination of development plans with adjacent development to achieve Comprehensive Plan objectives.**

The applicant has consolidated all of the parcels which are subject to the Comprehensive Plan recommendations.

8. **A provision of the highest level of screening and landscaping for all parking (at, above or below grade).**

A high level of screening and landscaping is provided for all parking areas as shown on the CDPA/FDPA. One of the special features of this site layout is the way in which parking areas are located away from public streets. For most of the length of Sunrise Valley Drive, buildings are located between the street and the parking thereby projecting an attractive street edge.

9. **Consolidation of vehicular access points to minimize interference with arterial roadways.**

The site design utilizes the existing vehicular access points which have been planned to serve the proposed development as part of the design of Sunrise Valley Drive. The

provision of the internal pedestrian pathway system will encourage pedestrian traffic which minimizes vehicular traffic on Sunrise Valley Drive.

10. **Provision of stormwater management by the use of Fairfax County's Best Management Practices systems.**

Stormwater management facilities with BMPs will be provided on the Subject Property in an existing off-site pond near the DAAR and Centreville Road.

To the best of our knowledge, there are no hazardous or toxic substances existing on the site, nor are there any proposals to generate, utilize, store, treat or dispose of any such substances on the property.

The proposed development is in conformance with the provisions of all applicable land development ordinances, regulations and adopted standards with the following requested exceptions:

1. The applicant seeks reapproval of a waiver of the 600-foot maximum length requirement for private streets as set forth in Paragraph 2 of Section 11-302 of the Zoning Ordinance.
2. The applicant requests a waiver of the barrier requirement along its southern boundary line adjacent to Fox Mill Road.
3. The applicant requests a modification of the vegetative buffer along the southern boundary line to permit the utilization of existing vegetation and supplemental vegetation, in lieu of the standard Transitional Screen Planting 2.
4. The Applicant requests a waiver of the transitional screening yard requirement along the Subject Property's eastern boundary adjacent to property zoned PDH-12. The stormwater management pond and community recreational facility adequately separates the proposed multi-family use from the adjacent townhomes.
5. The applicant requests a waiver of the loading space requirement for multi-family units.

Ms. Barbara A. Byron
July 16, 1999
Page 7

Thank you for your attention to this matter. If you have any questions regarding this application, please do not hesitate to contact me.

Very truly yours,

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

A handwritten signature in cursive script that reads "Elizabeth D. Baker /kak".

Elizabeth D. Baker
Land Use Coordinator

EDB:kak

cc: Roy Barnett
Brad Gable
Martin D. Walsh
Matt Tauscher
J:\VANMETRE\7545JUSTIF.RZ



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 531
Fairfax, Virginia 22035-0071

Tel: 703-324-3151 Fax: 703-324-3921

V I R G I N I A

August 8, 1995

Martin D. Walsh, Esquire
Walsh, Colucci, Stackhouse,
Emrich and Lubeley, P.C.
2200 Clarendon Boulevard
Thirteenth Floor
Arlington, Virginia 22201-3359

RE: Rezoning Application
Number RZ 94-H-065
(Concurrent with PCA 80-C-028-2
and PCA 77-C-098-2)

Dear Mr. Walsh:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 17, 1995, granting, as proffered, Rezoning Application Number RZ 94-H-065 in the name of Van Metre At Woodland Park, Limited Partnership, to rezone certain property in the Hunter Mill District from the I-4 District to the PDH-12 District, subject to the revised proffers dated July 17, 1995, on subject parcels 16-3 ((1)) Pt. 14, Pt. 25; 16-4 ((1)) 9, 9A and 9B consisting of approximately 46.91 acres.

The Board also:

- Modified the transitional screening and barrier requirements along the southern and eastern perimeter of the site in favor of that shown on the Conceptual Development Plan and Final Development Plan (CDP/FDP);
- Waived the 600-foot maximum length of private streets;
- Waived the 200-square foot privacy yard requirement for the mews style townhouse units; and

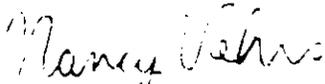
RZ 94-H-065
August 8, 1995

2.

- **Directed that the Director of the Department of Environmental Management (DEM) concurrently process the Preliminary Plat and Final Site Plan for this development.**

The Conceptual Development Plan was approved; the Planning Commission approved Final Development Plan FDP 94-H-064, subject to the development conditions dated July 12, 1995; and subject to the Board of Supervisors' approval of RZ 94-H-065.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: John M. Yeatman, Director, Real Estate Dvs., Assessments
Melinda M. Artman, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Dvs., OCP
Fred R. Beales, Supervisor Base Property Mapping/Overlay
Robert Moore, Transprt'n. Planning Dvs., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acq. & Planning Dvs., Park Authority
Barbara J. Lippa, Deputy Executive Director, Planning Commission

VAN METRE AT WOODLAND PARK

RZ 94-H-065

PROFFERS

JULY 17, 1995

Pursuant to Section 15.1-491(a), Code of Virginia, 1950 as amended, Van Metre at Woodland Park L.P., the applicant in RZ 94-H-065, filed for property identified as Tax Map 16-3 ((1)) 14 part, 25 part; 16-4 ((1)) 9, 9A, 9B (hereinafter referred to as the "Application Property"), proffers provided that the Board of Supervisors approves a rezoning of the Application Property to the PDH-12 District.

1. Prior Proffered Conditions. In the event that this application is approved, any previous proffers for the Application Property are hereby deemed null and void for the Application Property subject to this rezoning and hereafter shall have no effect on the Application Property.
2. Development Plan. Development of the Application Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan ("CDP/FDP"), prepared by William H. Gordon Associates, Inc. consisting of 12 sheets dated November 21, 1994, and revised through June 14, 1995.

The applicant reserves the right to construct either the layout as shown on Sheets 1 and 2 or the layout as shown on the Alternative Plan represented on Sheets 4 and 5. The applicant shall determine which layout is to be selected at time of site plan(s) submission.

3. Final Development Plan Amendment. Notwithstanding that the CDP/FDP is presented on 12 sheets and said CDP/FDP is the subject of Proffer No. 1 above, it shall be understood that the CDP shall be the entire plan shown on Sheets 1, 2, 4, 5 relative to the points of access, the maximum number of units (533), amount of open space and the general location of the units, stormwater management/BMP facility, recreational facilities and buffer area adjacent to the Greg-Roy subdivision, and that the Applicant has the option to request a Final Development Plan Amendment ("FDPA") for elements other than CDP elements from the Planning Commission for all of or a portion of the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance, if in conformance with the approved CDP and proffers.
4. Minor Modifications. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the FDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layouts shown on Sheets 1, 2, 4, 5 of the CDP/FDP without requiring approval of an

amended FDP provided such changes are in substantial conformance with the FDP shown on Sheets 1, 2, 4, 5 as determined by OCP and do not increase the total number of units, decrease the amount of open space, tree preservation or the buffer areas along the peripheries or location of common open space areas. Such changes may include, revising the width of the single-family attached units, shifting the number of single-family attached units from one building to another and providing garage or non-garage units. Furthermore, the applicant shall have the flexibility to provide either "The Mews" unit type or a conventional townhouse unit type in lieu of the specific unit type shown on the CDP/FDP or Alternative Plan with an administrative approval by OCP so long as the layout is in substantial conformance with the CDP/FDP and/or Alternative Plan.

5. Private Streets. The private streets shall be constructed in conformance with Public Facilities Manual standard TS-5A with a minimum 30-foot easement and a minimum 24-foot pavement width. Said private streets shall be constructed of materials and depth of pavement consistent with Section 7-502 of the Public Facilities Manual. Sidewalks shall be provided as shown on the CDP/FDP. For the purposes of this proffer, the parking courts are not to be deemed private streets and shall not be constructed to the above-referenced standards. The parking courts are the rear-loaded alleys located off the private streets which provides direct access to the garage of the townhouse Mews units as depicted on the Typical "Court" Rear Load townhouse detail on Sheet 7.
6. Recreational Facilities. The applicant shall comply with Paragraph 2 of Section 6-110 of the Zoning Ordinance regarding developed recreational facilities by providing the following facilities as shown on the CDP/FDP.
 - A. Two (2) tot lots.
 - B. Two (2) tennis courts.
 - C. One swimming pool with bathhouse.
 - D. Either one (1) additional tot lot or bocci or croquet facility.

The applicant proffers that the minimum expenditure for the above facilities is \$500.00 per residential unit. A non-rup for the swimming pool shall be obtained prior to the issuance of an occupancy permit for more than 150 residential dwelling units on the property.

7. Swimming Pool Discharge. All waste water resulting from the cleaning and draining of the pool located on the site shall contain a minimum dissolved oxygen concentration of 4.0 milligrams per liter prior to discharge. The Applicant shall neutralize pool waters to a PH from 6.0 to 9.0 prior to discharge. Sufficient amounts

of lime or soda ash shall be added to achieve a PH of approximately equal to that of the receiving stream.

If the water being discharged from the pool is discolored or contains a high level of suspended solids that could effect the clarity of the receiving stream, it shall be allowed to stand so that most of the solids settle out prior to being discharged.

8. Stormwater Management. The applicant shall provide stormwater management (SWM) and Best Management Practices (BMP) in accordance with the requirements of the Public Facilities Manual and Chesapeake Bay Preservation Ordinance. The stormwater management/BMP facility shall be constructed in the general location shown on the CDP/FDP, unless waived or modified by DEM. If the SWM/BMP facility is waived by DEM, this area shall be maintained as open space.
9. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading shown on the CDP/FDP subject to the installation of trails and utility lines, if necessary, as approved by DEM. If necessary, the trails and utility lines outside the limits of clearing and grading shall be located and installed in the least disruptive manner possible considering cost and engineering, as determined by the Urban Forester. A replanting plan shall be developed and implemented, as approved by the Urban Forester, for any areas outside the limits of clearing and grading that must be disturbed.
10. Architecture. The building elevations for the proposed single-family attached units shall be generally in character with the conceptual elevations shown on Sheets 8 through 10 of the CDP/FDP, or of a comparable quality as determined by DEM.
11. Use of Garages. A covenant shall be recorded which provides that garages shall only be used for a purpose that will not interfere with the intended purposes of garages (e.g., parking of vehicles). This covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the homeowners association, which shall be established, and the Fairfax County Board of Supervisors. Perspective/purchasers shall be advised of the use restriction prior to entering into contract of sale.
12. Density Credit. Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be reasonably required by Fairfax County or VDOT at time of site plan approval.
13. Fox Mill Road.
 - a. Dedication. Subject to the Virginia Department of Transportation ("VDOT") and Department of Environmental Management ("DEM") approval, the

applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way up to a width of 30 feet from the existing centerline of Fox Mill Road between Greg-Roy Lane and Frying Pan Road as shown on the CDP/FDP together with ancillary easements. In addition, the applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way of up to 45 feet from the existing centerline of Fox Mill Road between proposed Frying Pan Road extended and Monroe Street as shown on the CDP/FDP together with ancillary easements. Dedication shall be made at time of the first site plan approval or upon demand from either Fairfax County or VDOT whichever occurs first.

- b. Construction. At the time of the first site plan approval for the Application Property or within 60 days upon demand from either Fairfax County or VDOT, the Applicant shall bond or escrow a letter of credit in an amount sufficient, as determined by DEM, for the engineering and construction of frontage improvements to Fox Mill Road between Greg-Roy Lane and Frying Pan Road for one-half section measuring 26 feet from the existing centerline as shown on the CDP/FDP.
14. Traffic Signal. There have been contributions proffered by others for a total of \$55,000 in conjunction with RZ 87-C-027 and RZ 94-H-009 towards the installation of a traffic signal at the intersection of Fox Mill Road and Monroe Street, of which \$50,000 has been paid to Fairfax County to date from RZ 87-C-027. At the time of the first site plan approval, the applicant shall provide the remaining funds to DEM for the installation of a traffic signal at the intersection of Fox Mill Road and Monroe Street for installation by VDOT.
15. Monroe Street.
 - a. Dedication. Subject to VDOT and DEM approval, the Applicant shall dedicate and convey, in fee simple, to the Board of Supervisors right-of-way up to a width of sixty-five (65) feet from the existing centerline of Monroe Street for that portion which has not been previously dedicated as shown on the CDP/FDP. Dedication shall be made at time of the first site plan approval or upon demand from either Fairfax County or VDOT whichever occurs first.
 - b. Construction. Subject to VDOT and DEM approval, the Applicant shall construct prior to the issuance of the first residential use permit frontage improvements to Monroe Street to consist of a half section of a six (6) lane divided highway as shown on the CDP/FDP.

16. Energy Conservation. Homes on the property shall meet the thermal guidelines of the Virginia Power Energy Saver Program for energy-efficient homes or its equivalent, as determined by DEM, for either electrical or gas energy systems.
17. Landscaping.
 - a. Landscaping on the site shall be provided as generally shown on the CDP/FDP, subject to the approval by the County Urban Forester.
 - b. A thirty-five (35) foot buffer shall be provided along the property line adjacent to the Greg-Roy subdivision as generally shown on the CDP/FDP and on Sheet 11 of the CDP/FDP. This buffer shall consist of existing quality vegetation which can be saved to the maximum extent feasible subject to final engineering and design and supplemental plantings as necessary. In areas where existing vegetation is not at least equivalent to screening prescribed in Zoning Ordinance Transitional Screening No. 1, the applicant shall provide additional plantings to a level equivalent to Transitional Screening No. 1 as determined by the Urban Forester.
 - c. A minimum twenty-five (25) foot landscape buffer shall be provided along Monroe Street as shown on Sheet 12 of the CDP/FDP.
18. Barrier. The applicant shall provide a barrier no closer than twenty-five (25) feet to the property line adjacent to the Greg-Roy subdivision to consist of a six (6) foot board-on-board fence. The exact location of the fence shall be coordinated with the Urban Forester so as to provide minimal disruption to the existing vegetation and to allow for location of utilities.
19. Soils Report. If required by DEM, a geotechnical engineering study shall be submitted to DEM for review and approval prior to final site plan approval, and recommendations generated by the study shall be implemented, as required by DEM.
20. Bus Shelters. The applicant shall provide up to a total of two bus shelters with a trash receptacle for each along Sunrise Valley Drive, if requested by Fairfax County. Precise locations shall be determined by the Office of Transportation and shall not require individual bus turn-outs or special lanes. The homeowners association shall maintain the bus shelters.
21. Sidewalks. Pedestrian connections shall be constructed as follows:
 - a. A four foot sidewalk shall be constructed along the Application Property's frontage of Monroe Street.

- b. A minimum four foot wide trail or sidewalk, shall be constructed along Sunrise Valley Drive.
 - c. Two pedestrian paths extending from the internal pedestrian circulation system shall be constructed to connect to Fox Mill Road and Roy Road as shown on the CDP/FDP if requested by DEM at the time of site plan.
22. **Blasting.** If blasting is necessary, before any blasting occurs on the Application Property, the Applicant will (a) insure that the Fairfax County Fire Marshal has reviewed the blasting plans and all safety recommendations of the Fire Marshal, including, without limitation, the use of blasting mats, will be followed and (b) provide an independent, qualified inspector(s) approved by DEM to inspect the wells on the following parcels: Tax Map 16-3 ((3)) 1-30 and 16-3 ((1)) 14B and to inspect the septic fields on the following parcels: Tax Map 16-3 ((3)) 1-16 and 16-3 ((1)) 14B. Subject to and conditioned upon the written consent of the owners of said lots, the inspector will check the flow rate of the wells located on Tax Map 16-3 ((3)) 1-30 and 16-3 ((1)) 14B and the septic fields and the water quality of the wells located on Tax Map 16-3 ((3)) 1-16 and 16-3 ((1)) 14B before and after blasting. The owners of said lots shall provide written consent to the applicant within 14 days of the applicant's request for their consent. If allowed by County or state regulations and subject to and conditioned upon the consent of the owners of said lots, the applicant will, repair any damage to the inspected wells or septic fields which is detected within 60 days after blasting and, as determined by the inspector, to have resulted from blasting on the Property. If repair to a well or septic field is not allowed by County or state regulations, the Applicant will either replace the wells or septic field or pay for the hook-up of public water or sewer to serve any house whose well or septic field has been damaged by the blasting.
23. **Public Facilities.** At the time of issuance of each building permit for each unit within each section, the applicant shall contribute \$325.00 per residential unit to the Board of Supervisors for public facilities in the immediate vicinity. Using the Board of Supervisors' approval date of the rezoning application as the base date, this amount shall be adjusted according to the Consumer Cost Index as published in the Engineering News Record by McGraw-Hill.
24. **Affordable Housing.** The applicant shall comply with the Affordable Dwelling Unit (ADU) program as set forth in Section 2-801 of the Zoning Ordinance. The majority of the ADUs shall be provided in the western portion of the application property. The remaining ADUs shall be provided in the central portion of the application property west of the proposed stormwater management facility. The architectural treatment, color and materials of the proposed ADUs shall be compatible with the market rate single-family attached units.

25. Design Detail. The design details shown on Sheets 3, 6, 7, 11 and 12 submitted with the CDP/FDP dated June 14, 1995, and prepared by William H. Gordon Associates Inc. are provided to illustrate the design intent and overall community organization of the proposed development. Landscaping and on-site amenities shall be provided generally in character and quantity with the illustrations and details presented on these sheets. Specific features such as exact locations of plantings, rear decks, pedestrian lighting, driveways, sidewalks to individual units etc. are subject to modification with final engineering and architectural design. Landscaping and on-site amenities shall include:
- a. Pedestrian lighting along the central sidewalk with streetscaping plantings as depicted on Sheets 3 and 6.
 - b. Passive recreation areas including areas for formal seating/benches and trellis/garden areas as shown on Sheets 3 and 6. A total of five (5) benches shall be provided within and distributed among these passive recreation areas.
 - c. Landscaped entry features shall be provided at the site's entrances at Sunrise Valley Drive to possibly include entrance monumentation and/or signage, ornamental trees and shrubs.
 - d. Mailbox pavilions or equivalent shall be provided for the single-family attached units and shall be shown at time of site plan(s) submission as appropriate. Such pavilions shall serve such number of units as shall be allowed by the standard design of facilities approved by the U.S. Postal Service.
 - e. Landscaping along Sunrise Valley Drive as generally shown on Sheet 12.
 - f. Landscaped entryways to the parking courts of the Mews townhouse units shall be provided to consist of features such as street address monumentations, striped or textured paving and landscaping as shown on Sheets 3 and 6.
26. Notice to Purchasers. During the initial marketing of the dwelling units, the Applicant shall notify prospective purchasers of dwelling units on the Application Property, via a written clause in the sales materials which are distributed to perspective purchasers, that there is a potential for a major league baseball stadium to be located in Dulles Airport Access Corridor. If a determination is made that a major league baseball stadium is not to be located in this area, the applicant shall be relieved of this obligation.
27. Severability. Any of the single-family attached sections may be subject to a Proffered Condition Amendment without joinder and/or consent of the other sections if such

PCA does not affect any other sections. Previously approved proffered conditions applicable to the section(s) which is not the subject of such a PCA shall otherwise remain in full force and effect.

28. Successors and Assigns. These proffers will bind and inure to the benefit of the applicant and his/her successors and assigns.
29. Counterparts. These proffers may be executed in one or more counterparts, each of one when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in same instrument.

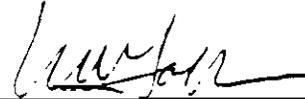
(SIGNATURES BEGIN ON NEXT PAGE)

APPLICANT / CONTRACT
PURCHASER:

VAN METRE AT WOODLAND PARK
LIMITED PARTNERSHIP

By: Sixth Genpar, Inc.

Its: General Partner



By: W. Brad Gable

Its: Executive Vice President

(SIGNATURES CONTINUE ON NEXT PAGE)

TITLE OWNER:

SOUTHSIDE, LLC.

By: Woodland Associates, L.P.

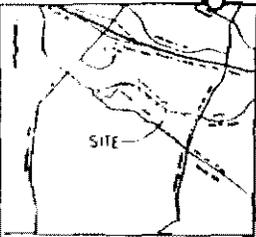
Its: Managing Member

David W. Evans

By: David W. Evans

Its: General Partner

c:\proifers\vanmetre.9



VICINITY MAP

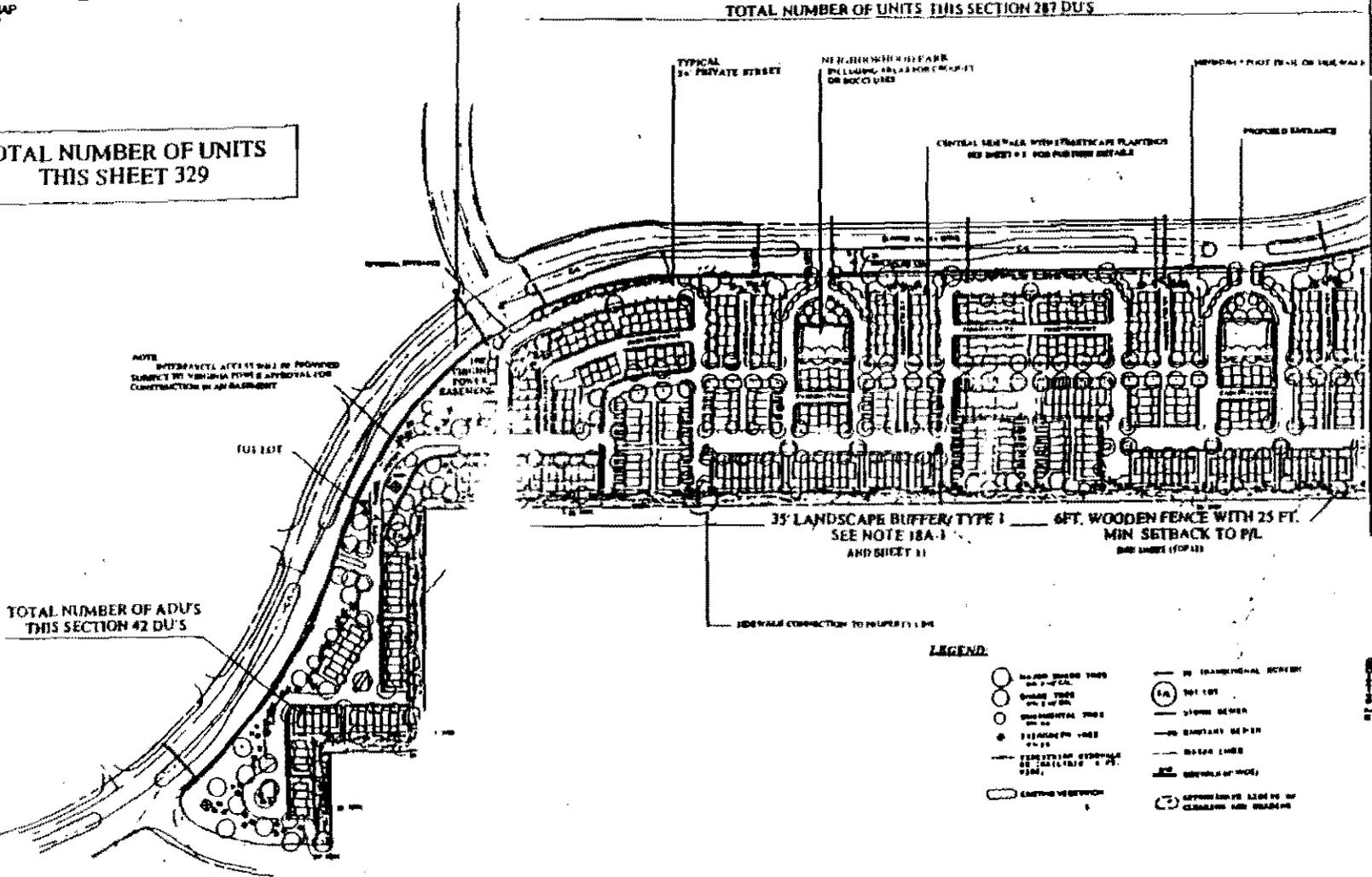


TOTAL NUMBER OF UNITS
THIS SHEET 329

NOTE: INTERFACIAL ACCESS SHALL BE PROVIDED SUBJECT TO MUNICIPAL TYPE 2 APPROVAL FOR CONSTRUCTION IN AN BASEMENT

TOTAL NUMBER OF ADU'S
THIS SECTION 42 DU'S

TOTAL NUMBER OF UNITS THIS SECTION 287 DU'S



TYPICAL 3" PRIVATE SETBACK

NEIGHBORHOOD PARK INCLUDING 40' x 30' COURT OR BOCCE BALLS

CENTRAL TREE WALL WITH LANDSCAPE PLANTINGS SEE SHEET # 1 FOR PLANTING DETAILS

PROPOSED ENTRANCE

35' LANDSCAPE BUFFER/TYPE 1 (SEE NOTE 18A.) AND DUCT 11

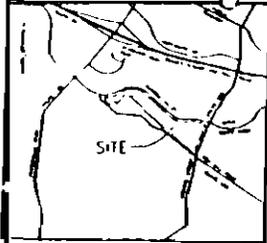
6FT. WOODEN FENCE WITH 25 FT. MIN SETBACK TO P.L. SEE SHEET 10P112

LEGEND:

- 6" ROUND TREE 1000
- 6" ROUND TREE 2000
- 6" ROUND TREE 3000
- 6" ROUND TREE 4000
- 6" ROUND TREE 5000
- 6" ROUND TREE 6000
- 6" ROUND TREE 7000
- 6" ROUND TREE 8000
- 6" ROUND TREE 9000
- 6" ROUND TREE 10000
- 6" ROUND TREE 11000
- 6" ROUND TREE 12000
- 6" ROUND TREE 13000
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- 6" ROUND TREE 96000
- 6" ROUND TREE 97000
- 6" ROUND TREE 98000
- 6" ROUND TREE 99000
- 6" ROUND TREE 100000

DATE: 10/15/17
DRAWN BY: [Name]
CHECKED BY: [Name]

CONCEPTUAL DEVELOPMENT PLAN
VAN METRE
AT WOODLAND PARK
FUTURE GARDEN CENTER



VICINITY MAP

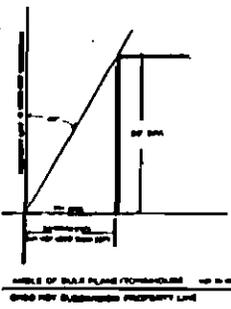


ALTERNATIVE PLAN

TOTAL NUMBER OF UNITS
THIS SHEET 322

TOTAL NUMBER OF UNITS THIS SECTION 280 DU'S

TOTAL NUMBER OF ADU'S
THIS SECTION 42 DU'S



SCALE OF HALF PLANE TOWNHOUSE
10' SETBACK
10' REAR ACCESS LANE

TYPICAL 14' TRAVEL
LANE PRIVATE STREET

TYPICAL 1150 SF
TOWNHOUSE UNIT

3' REAR ACCESS LANE

CENTRAL DATA WITH
10' MIN. SETBACK

100%
SETBACKS AT (1) IN PROVIDED
SUBJECT TO VIRGINIA PERMITS APPROVAL FOR
CONSTRUCTION IN AN EASEMENT

100%
VIRGINIA
EASEMENT

TOT LOT

35' LANDSCAPE BUFFER/ TYPE I
SEE NOTE 18A-1
AND SHEET 11

6 FT. WOODEN FENCE WITH 25 FT
MIN. SETBACK
(SEE SHEET 10C/11)

100% SETBACK TO
PROPERTY LINE

100% SETBACK TO
PROPERTY LINE

SETBACKS COMPLY
TO PROPERTY LINE

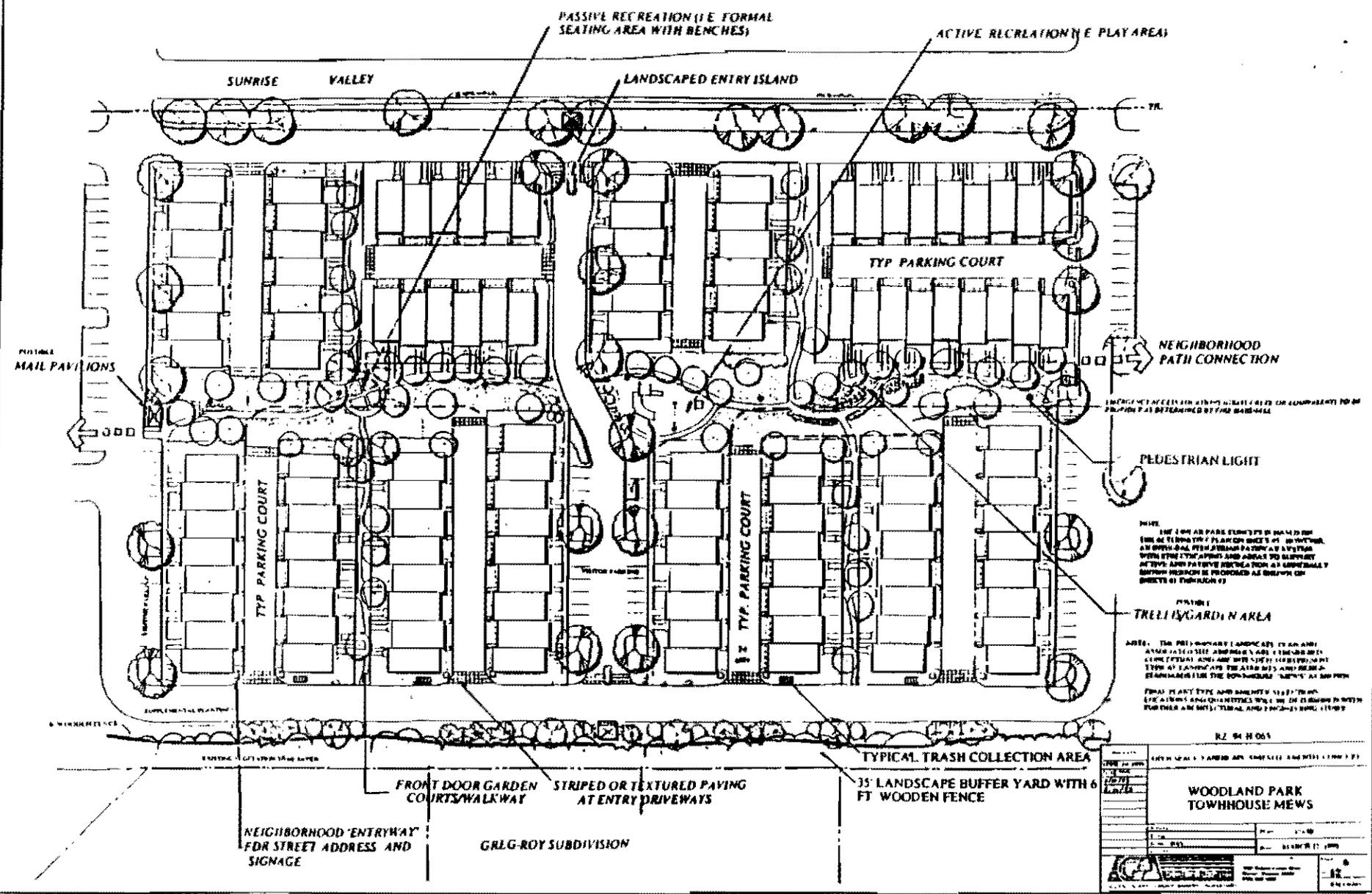
LEGEND:

- MAJOR SHADE TREE 100-150' CAL.
- SHADE TREE 75-100' CAL.
- ORNAMENTAL TREE 50-75'
- EXISTING TREE 20-50'
- PERMETAL SIGNAGE 30' TALL (HOLD 10' TO 15' TALL)
- EXISTING VEGETATION
- 20' TRADITIONAL SCREEN
- (S.A.) DOT LOT
- STORM SEWER
- SANITARY SEWER
- WATER LINES
- SIDEWALK (4' WIDE)
- APPROXIMATE LOCATIONS OF CLEARING AND GRASSING

DESIGNED BY
VAN METRE ARCHITECTS
1000 N. GUYTON ASSOCIATES, INC.

CONCEPTUAL DEVELOPMENT BY
VAN METRE
AT WOODLAND PARK
VAN METRE ARCHITECTS
1000 N. GUYTON ASSOCIATES, INC.
CHARLES COUNTY, VIRGINIA

ALTERNATIVE PLAN



NOTE: THE 30" OR AN PARK SPECIES IN PLANT TO BE USED AS TREES IN THE PARKING COURTS OF 10' SPACING, AN OPEN-GRASS STRIPED PARKING LOT WITH STRIPES WITH THE TYPING AND SHALL BE PLANTED AT 10' AND 10' INTERVALS FROM AN ENTRANCE TO THE COURTS. THE SPECIES TO BE USED AS TREES IN THE COURTS OF 10' SPACING.

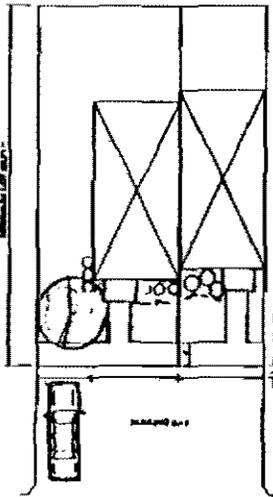
POTENTIAL TRELLIS/GARDEN AREA

NOTE: THE PROPOSED LANDSCAPING TO BE DONE IN THE COURTS AND WITH THE TYPING AND STRIPED PARKING LOT WITH STRIPES WITH THE TYPING AND SHALL BE PLANTED AT 10' AND 10' INTERVALS FROM AN ENTRANCE TO THE COURTS. THE SPECIES TO BE USED AS TREES IN THE COURTS OF 10' SPACING.

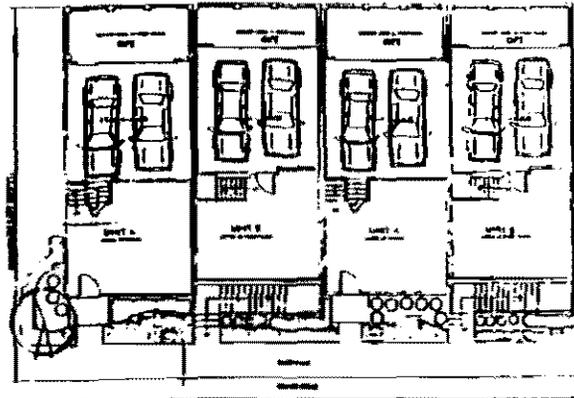
R.Z. 54 H 005

WOODLAND PARK TOWNHOUSE MEWS

DATE: 11/11/16	BY: [Signature]
SCALE: 1/8" = 1'-0"	PROJECT: [Project Name]



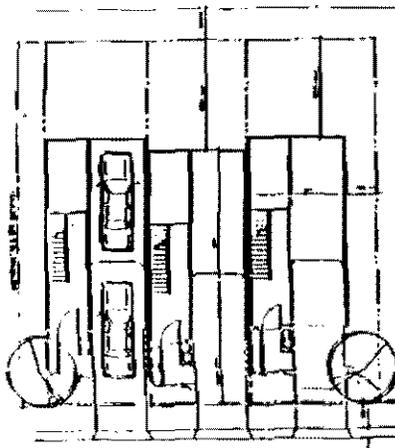
TYPICAL TOWNHOUSE



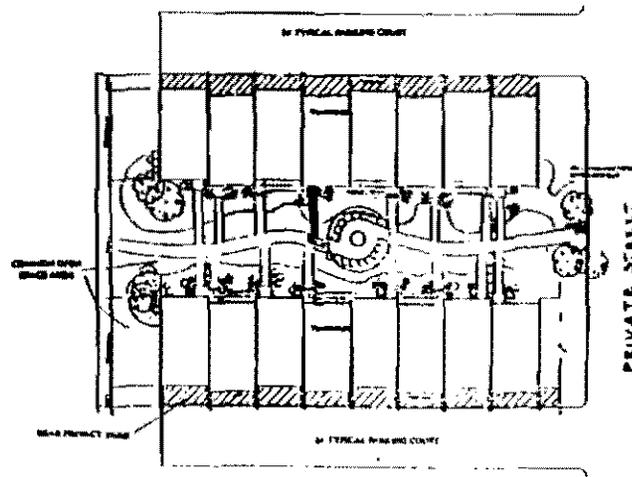
TYPICAL NEWS UNIT



PEDESTRIAN LIGHT
TYPICAL LIGHT AND POLE DETAIL
(SEE SHEETS 7-1 AND 7-2 FOR PLACEMENT)



TYPICAL ADU GARAGE UNIT



TYPICAL COURT AREA LOAD TOWNHOUSE

LEGEND

-  ORNAMENTAL TREE
-  EVERGREEN HEDGE
-  LARGE FLOWERING SHRUB
-  SMALL FLOWERING SHRUB
-  PERENNIAL TYPE PLANTS

NOTES:
1. SEE ARCHITECTURAL DRAWINGS FOR UNIT DETAILS AND FINISHES.
2. SEE ARCHITECTURAL DRAWINGS FOR UNIT DETAILS AND FINISHES.
3. SEE ARCHITECTURAL DRAWINGS FOR UNIT DETAILS AND FINISHES.
4. SEE ARCHITECTURAL DRAWINGS FOR UNIT DETAILS AND FINISHES.

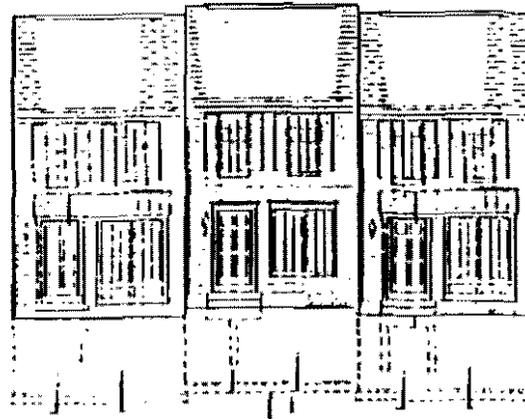
TYPICAL LOT DETAILS

PROJECT NO. 2024-001
 DATE: 10/20/24
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES
 APPROVED BY: K. BROWN
 VAN NIEUW
 AT WOODLAND PARK
 2024-001

DATE: 11/11/11
DRAWN BY: [unintelligible]
6/2/12



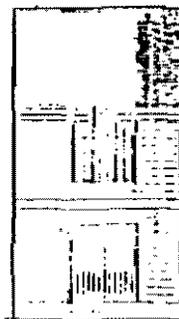
TYPICAL 3 STORY FRONT



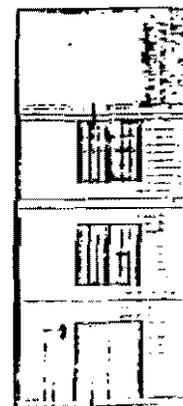
TYPICAL 2 STORY FRONT



TYPICAL GARAGE UNIT



TYPICAL REAR
2 STORY



TYPICAL REAR WITH
WALK OUT BASEMENT

ARCHITECTURE BY: CRIGLER, RAPHAEL ASSOCIATES, P.C

NOTE: THESE ELEVATIONS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THESE ELEVATIONS.

TOWNHOUSE ELEVATIONS

PROJECT: VAN NIETRE
AT WOODLAND PARK
ARCHITECT: CRIGLER, RAPHAEL ASSOCIATES, P.C.



FRONT

REAR

MEWS ELEVATION



DATE	PROJECT	NO. OF SETS



MIN 5 RECESSED GARAGE

FRONT ELEVATION
AFFORDABLE DWELLING UNITS

DATE: APRIL 2, 2011

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

SCALE: 1/8" = 1'-0"



WOODLAND PARK

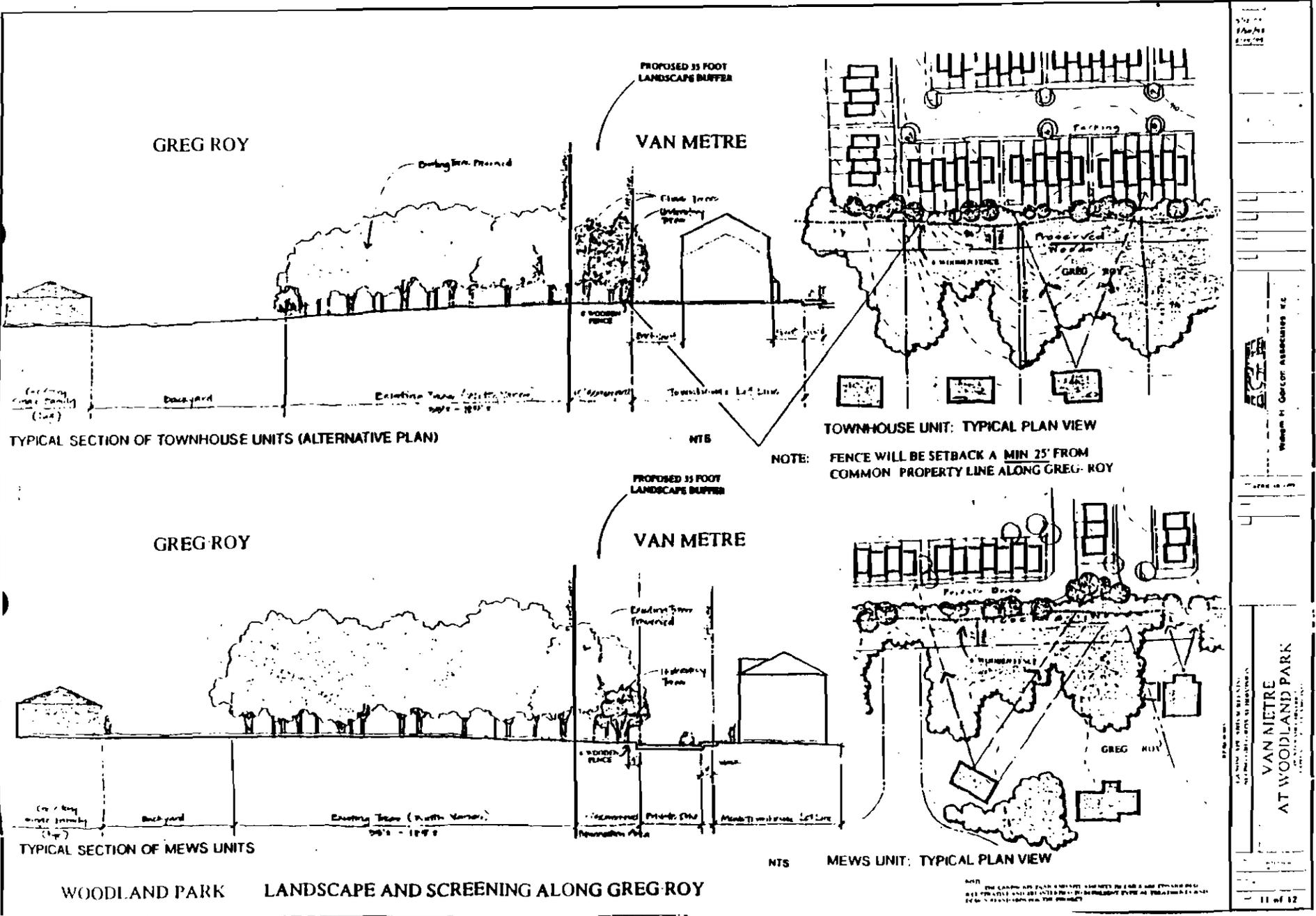
HUNTER HILL DISTRICT HARRIS COUNTY, VIRGINIA



THE LESSARD ARCHITECTURAL CO., P.C.
1000 COMMONWEALTH BLVD., SUITE 200, FALLS CHURCH, VA 22044
TEL: 703/441-1111 FAX: 703/441-1112

30 of 12





VAN METRE
 ARCHITECTS
 1100 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: 303.733.1100
 FAX: 303.733.1101
 WWW.VANMETRE.COM

WOODLAND PARK
 LANDSCAPE AND SCREENING ALONG GREG ROY
 11 OF 12

DEVELOPMENT CONDITIONS

FDP 94-H-065

July 12, 1995

If it is the intent of the Planning Commission to approve FDP 94-H-065, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Supplemental vegetation shall be provided adjacent to the Greg-Roy subdivision, including a mix of evergreen trees and ornamental trees, as determined by the Urban Forester in order to provide a continuous year-round screen.
2. Supplemental landscaping shall be provided along the eastern periphery of the site as determined by the Urban Forester to enhance the streetscape.
3. Privacy yards in accordance with the Zoning Ordinance shall be provided for all single family attached units, except the mews style townhouse units.
4. Pedestrian connections shall be provided from the internal pedestrian trail system to the sidewalk along Sunrise Valley Drive at each entrance to the development in order to provide pedestrian access to Sunrise Valley Drive from the site.

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

JUN 25 1999

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

ZONING EVALUATION DIVISION

Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

FROM:

Bruce G. Douglas
Bruce G. Douglas, Chief
Environment & Development Review Branch, DPZ

SUBJECT:

Comprehensive Plan Land Use Analysis for: Case No. RZ/FDP 1999-HM-011
concurrent with PCA 94-H-065, Van Metre at Woodland Park

DATE:

25 June 1999

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and the development plan dated May 10, 1999. This application requests a rezoning from PDH-12 to PDH-30 concurrent with a proffered condition amendment and final development plan for residential development. Approval of this application would result in a residential density of 18.0-18.6 dwelling units per acre (without ADUs) for options "A" and "B," respectively. The extent to which the proposed use, intensity/density, and the development plan are consistent with the guidance of the Plan is noted.

CHARACTER OF THE SURROUNDING AREA:

The subject property is vacant and planned for residential use at 8-12 dwelling units per acre with an option for residential use at 16-20 dwelling units per acre. It is zoned PDH-12. To the north is located vacant land which is planned for alternative uses and zoned I-4. To the east is located a townhouse development which is planned for residential use at 8-12 dwelling units per acre with an option for residential use at 16-20 dwelling units per acre. It is zoned PDH-12. To the south is located a townhouse development which is planned for mixed use and zoned PDH-16, the Gregg-Roy subdivision which is planned for residential use at 1-2 dwelling units per acre and zoned R-1, and vacant land that is planned for 8-12 dwelling units per acre and zoned PDH 12. To the west is located vacant land which is planned for alternative uses and zoned PDH-30.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 32.4-acre property is located in the Reston-Herndon Suburban Center of the Upper Potomac Planning District in Area III. The Comprehensive Plan provides the following guidance on land use and intensity for the property:

Text:

On pages 421 and 422 of the 1991 edition of the Area Plan as amended through June 26, 1995, under the heading "Sub-unit B-2 (South of Sunrise Valley Drive)," as amended by APR 97-CW-2ED, adopted by the Board of Supervisors on October 27, 1997, the Plan states:

"The area located south of Sunrise Valley Drive contains the Greg-Roy subdivision and vacant land. The planned use for Tax Map 16-3((1))pt. 25D, north and west of the Greg-Roy subdivision is residential. The area is planned for residential use at 8-12 dwelling units per acre with full consolidation. Development may include a mix of unit types that are compatible with surrounding development. Effective buffering and screening should be provided along the area abutting the Greg-Roy subdivision. Active recreation facilities with usable open space to serve the residents should be provided. As an option, this area may also be developed in multi-family, residential use such as garden apartments at 16-20 dwelling units per acre to provide a transition from the mixed use development along the Dulles Airport Access Road to the residential development to the south. A vegetated buffer that, at a minimum, meets Zoning Ordinance requirements should be provided along the area adjacent to the Greg Roy subdivision and neighborhood park facilities. Enhanced vegetation within this buffer is recommended. While the planned use of this property is residential, the property has been zoned for office and light intensity industrial use. These uses remain appropriate if 1) a two-lane, north-south road connection is provided between Sunrise Valley Drive and Fox Mill Road at the eastern side of the Greg-Roy Subdivision (constructed through the site plan/development review process) and, 2) if appropriate and effective buffering and screening is provided along the boundary with the Greg-Roy subdivision and the parcels adjacent to Greg-Roy to the east...

All development proposed for Sub-unit B-2 should provide high quality site and architectural design, an integrated pedestrian circulation system and active recreation facilities."

Map:

The Comprehensive Plan map shows that the property is planned for residential use at 8-12 dwelling units per acre.

Analysis:

The application and development plan propose two options for development of multifamily residential use up to 18.0 or 18.6 dwelling units per acre (without ADUs) for the original site of this rezoning which is in conformance with the use and density recommendations of the Comprehensive Plan. The applicant should provide tot lots as

well as eating/picnic areas as part of the active recreation for the project.

The Comprehensive Plan also provides the following text that establishes guidelines for evaluating the development proposal:

Text:

On pages 416 and 417 of the 1991 edition of the Area Plan as amended through June 26, 1995, under the heading "Recommendation, Land Use," the Plan states:

"In order to achieve the planning objectives for this Suburban Center, it is necessary that new development be responsive to general criteria and site-specific conditions which focus on mitigating potential impacts. Development proposals must be responsive to the following development criteria, which apply to all sites in the Reston-Herndon Suburban Center:

1. Development applications in the area should be accompanied by a development study report which describes the impacts of the proposed development and demonstrates the proposal's conformance with the Comprehensive Plan and adopted policies."

Analysis:

The application and development plan address the impacts of the proposed development. The applicant should provide tot lots. The limits of clearing and grading negate the landscaping that should be provided in the 35 foot buffer along the southern boundary adjacent to the Greg-Roy subdivision.

Text:

- "2. A development plan that provides high quality site and architectural design, streetscaping, urban design and development amenities."

Analysis:

The applicant has provided architectural schematics of the proposed design along with streetscaping and development amenities. The applicant should remove the limits of clearing and grading from within the 35-foot vegetative buffer along the southern boundary adjacent to the Greg-Roy subdivision. The applicant should provide tot-lots for daytime weekday use as well as evening and weekend use.

Text:

- "3. Provision of a phasing program which includes on- and off-site public road improvements, or funding of such improvements to accommodate

traffic generated by the development. If, at any phase of the development, further mitigation of traffic generated by the development is deemed necessary, provision and implementation of a plan which reduces development traffic to a level deemed satisfactory to the Office of Transportation through Transportation System Management (TSM) strategies.”

Analysis:

Refer to the Department of Transportation concerning this development criterion.

Text:

- “4. Provision of design, siting, style, scale, and materials compatible with adjacent development and the surrounding community, and which serves to maintain and/or enhance the stability of existing neighborhoods.”

Analysis:

The applicant has provided architectural schematics of the proposed structures which are compatible with the surrounding community.

Text:

- “5. Provision of energy conservation features that will benefit future residents of the development.”

Analysis:

The applicant should address this development criterion.

Text:

- “6. Provision of moderately-priced housing that will serve the needs of the County's population as a part of any mixed-use project.”

Analysis:

The applicant has provided affordable dwelling units as part of this proposal.

Text:

- “7. Land consolidation and/or coordination of development plans with adjacent development to achieve Comprehensive Plan objectives.”

Analysis:

The applicant has consolidated the appropriate parcels for the proposed development.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE: 3-4 (RZ 1999-HM-011), (RZ 94-H-065)

SUBJECT: Transportation Impact

REFERENCE: FDP 1999-HM-011; PCA 94-H-065-01; Van Metre At Woodland Park
Traffic Zone: 1733
Land Identification Maps: 64-3 ((1)) 32B and part of 25D.

DATE: July 12, 1999

The following comments reflect the analyses of the Department of Transportation. These comments are based in part on the conceptual/final development plan dated February 19, 1999 with revisions to June 29, 1999, and draft proffers last dated July 9, 1999.

The applicant is proposing to delete 32.40 acres from a previously approved and partially developed single family attached community, and to rezone and develop this land area as multi-family residences. The approved plan called for a total of approximately 533 units on the subject site while the proposed plan calls for a total of 757 residences.

In the initial review of the application, this Department recommend that the applicant provide right turn deceleration lanes at each site entrance, provide two bus shelters along the Sunrise Valley Drive frontage and contribute to the installation (when warranted) of a traffic signal at Fox Mill Road and Sunrise Valley Drive. The applicant has adequately addressed all of these recommendations.

There are no unaddressed transportation issues associated with the application.

AKR/CAA

cc: Michelle Brickner, Acting Director, Office of Site Development Services, Department of Public Works and Environmental Services

Text:

- “8. Provision of the highest level of screening and landscaping for all parking (at, above, or below grade.)”

Analysis:

The applicant has provided screening and parking lot landscaping.

Text:

- “9. Consolidation of vehicular access points to minimize interference with arterial roadways.”

Analysis:

Refer to the Department of Transportation concerning this development criterion.

Text:

- “10. Provision of stormwater management by the use of Fairfax County's Best Management Practices System.”

Analysis:

Stormwater management Best Management Practices are required by ordinance.

BGD:ALC

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

FAIRFAX COUNTY, VIRGINIA

JUN 15 1999

MEMORANDUM

ZONING EVALUATION DIVISION

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

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ 1999-HM-011
FDP 1999-HM-011
VAN METRE AT WOODLAND PARK

DATE: 15 June 1999

BACKGROUND:

This report, prepared by Irish Grandfield, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the Development Plan dated February 19, 1999. The report also identifies possible solutions to remedy environmental impacts. Alternative solutions may be acceptable provided that they achieve the desired degree of mitigation and are compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

1. Water Quality (Objective 2, p.86, The Policy Plan)

“Prevent and reduce pollution of surface and groundwater resources. . .

Policy c. In order to reduce stormwater runoff volumes and increase groundwater recharge, minimize the amount of impervious surface created as a result of development consistent with planned land uses.”

2. Transportation Generated Noise (Objective 4, p. 89, The Policy Plan)

“Minimize human exposure to unhealthful levels of transportation generated noise.

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

New development should not expose people in their homes, or other noise sensitive environments to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA. . . .”

3. Light Pollution (Objective 5 p. 89, The Policy Plan)

“Minimize light emissions to those necessary and consistent with general safety.

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

4. Energy Conservation

A. (Land Use Recommendation 5, p. 417, The Area III Plan)

“ . . . Development proposals must be responsive to the following development criteria, which apply to all sites in the Reston-Herndon Suburban Center:

. . . Provision of energy conservation features that will benefit future residents of the development.”

B. (Objective 13, p. 94, The Policy Plan)

“Maintain and enhance the efficient use of natural resources . . .

. . . policy b. Encourage energy conservation through the provision of measures which support non-motorized 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.”

5. Tree Preservation (Objective 10 p. 93, The Policy Plan)

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

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

6. Electrical Transmission Lines (Objective 8, p. 90, The Policy Plan)

“ . . . Avoid hazards from electrical transmission and distribution facilities. . .

Policy c: Regulate new development to minimize unnecessary human exposure to unhealthful impacts of low level electromagnetic fields from electrical transmission lines.”

7. Trails (Objective 4, p. 59, The Policy Plan)

“Fairfax County should provide a comprehensive network of trails and sidewalks as an integral element of the overall transportation network.

Policy a: Plan for Pedestrian, bicycle, and bridle path/hiking trail system components in accordance with the Countywide Trails Plan. . . .”

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

1. Water Quality

Issue: Water quality is adversely impacted by runoff from impervious surfaces such as parking lots, roads, and building roofs. The types of water quality degradation include chemical, biological, and thermal (from excess heating

of the impervious surfaces). The intense site coverage proposed maximizes impervious surface and lacks areas of usable open space. Environmental impacts of large areas of impervious surface are:

- Little opportunity for the natural filtering of runoff by soils and vegetation.
- A reduction in groundwater recharge.
- Alterations to the local hydrology of the area which could impact local wetlands, streams, and wells.

From a site design perspective, the abundance of impervious surface also leaves little usable open space.

Suggested Solution: Consider an alternative design that maximizes open space and pervious surface. Provide courtyards and other usable open space thus increasing pervious surface. Benefits of increased lawns and other pervious surfaces include better natural filtering of runoff, increased groundwater recharge, and reduced impacts to the local hydrology.

2. Transportation Generated Noise

Issue: A portion of this site is located along Sunrise Valley Road. Noise may be a problem for residential uses located near the road. Noise mitigation (a solid barrier such as a berm or solid fence) may be necessary to protect homeowners from excessive outdoor noise levels.

Suggested Solution: At this time, staff is awaiting ADT projections. Staff will be able to complete a noise analysis upon receipt of the ADT projections. The analysis will be used to determine if noise is an issue for this site and what type of mitigation might be necessary.

3. Light Pollution

Issue: Outdoor lighting can present problems for adjoining land uses, particularly considering that the proposed multi-family dwellings are adjacent to the single family detached units of the Greg-Roy subdivision. There should be no lighting on the Van Metre at Woodland Park site that spills over onto adjoining property.

Suggested Solution: All lighting provided on the property should be focused directly on parking/driving areas and sidewalks. No lighting should project beyond

the property line. If necessary, lights should be shielded to protect nearby residential properties. The use of full cut-off lights should be considered. Lighting for property name signage should be designed to minimize glare. One way to minimize glare is to use front-lit rather than back-lit signs and direct any light downward on the sign rather than upward or horizontally. Appropriate buffers adjacent to the homes in the Greg-Roy subdivision will also help to reduce the impact of lighting.

4. Energy Conservation

Issue: The Plan calls for energy conservation both through the provision of bicycle parking facilities to encourage non-motorized transportation and the provision of energy conservation features in the design and construction of the project. The development plan does not indicate that either of these issues have been addressed.

Suggested Solution: The development plan should show bicycle parking facilities. The applicant should incorporate all or several of the following energy conservation measures into the design and construction of the project:

- Orient the buildings to take advantage of solar energy.
- Provide deciduous trees along southern exposures of buildings to allow wintertime solar heating and summertime shade from the sun.
- Provide evergreen screens along the northern exposure of buildings to block cold winter winds.
- Provide appropriate eaves, awnings and shading to reduce solar radiation through windows during the summer and thus reduce the use of energy to cool the building.
- Use of energy-efficient appliances and lighting.
- Use of programmable thermostats that can shut off the heating and cooling system while occupants are away at work and start up again shortly before the occupants return.

5. Tree Preservation

Issue: There is a mature stand of predominately oak and hickory trees located in the southwest corner of this site adjacent to several single family detached lots in the Greg-Roy subdivision (and another lot identified as tax map 16-3-14B). The development plan does not indicate that any of this stand of trees will be preserved. Elsewhere on site is predominately old field growth that includes some small trees. The primary exception is along the old fence rows where

there are some larger trees.

The Plan calls for protecting and restoring tree cover during development. This is especially important where mature stands exist and as a buffer between differing land uses (such as between this site and the single family detached homes to the south).

Suggested Solution: The urban forester should be consulted to identify tree preservation areas along the old fence rows, in the southwest portion of the site, and elsewhere as appropriate. Tree preservation areas should be identified on the development plan.

6. Electrical Transmission Lines

Issue: An 100 foot VEPCO easement is located across the western portion of this site. Only travelways are proposed within the easement area. While no MF units are shown within the easement, units are proposed that directly abut the easement. Recent scientific evidence is inconclusive in correlating proximity to overhead powerlines to health issues. However, there is an issue related to the visual impact of the overhead powerlines.

Suggested Solution: Suggest a vegetated buffer between the VEPCO easement and the MF units. Provide appropriate screening and buffering for the base of any towers to address visual/aesthetic concerns.

7. Trails

Issue: The Trails Plan Map shows a Bicycle/Equestrian Trail along Hunter Mill Road. It is unclear if the trail is designated for the west side (offsite) or east side of the road (onsite).

Suggested Solution: The Director of DPWES will determine the requirement for a trail at site plan. The applicant should consider providing access to the trail from this development if appropriate.

JPG:BGD

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning

DATE: 4-21-99

FROM: Ronald N. Kirkpatrick, Director
Utilities Planning and Design Division
Department of Public Works & Environmental Services

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Van Metre at Woodland Park, L.P.

Application Number: 94-H-065 1999-HM-011

Type of Application: PCA RZ/FDP -

Information Provided: Application - Yes
Development Plan - Yes
Other - Statement of Justification

Date Received in UP&DD: March 11, 1999

Date Due Back to DPZ: April 7, 1999

Site Information: Location - 16-3((1))pt25D and 16-4((1))32B
Area of Site - 32.4 acres
Rezone from - PDH-12 to PDH-30
Watershed/Segment - Horsepen Creek / Copper and Frying Pan Branch

UP&DD Information:

I. Drainage:

- UP&DD Drainage Complaint files:
 Yes No Any downstream drainage complaints on file pertaining to the outfall for this property?
 If yes, describe.
- Master Drainage Plan (proposed projects): **No downstream deficiencies are identified in the Fairfax County Master Drainage Plan.**
- UP&DD Ongoing County Drainage Projects: **None.**
- Other Drainage Information: **None.**

RE: Rezoning Application Review

II. Trails:

Yes No Any funded Trail projects affected by this application?

If yes, describe:

Yes No Any Trail projects on the Countywide Trails priority list or other significant trail project issues associated with this property?

If yes, describe:

III. School Sidewalk Program:

Yes No Any sidewalk projects pending funding approval or on the School Sidewalk Program priority list for this property?

If yes, describe:

Yes No Any funded sidewalk projects affected by this application?

If yes, describe:

IV. Sanitary Sewer Extension and Improvement (E&I) Program:

Yes No Any existing residential properties adjacent to or draining through this property that are without sanitary sewer facilities?

If yes, describe:

Yes No Any ongoing E&I projects affected by this application?

If yes, describe:

V. Other UP&DD Projects or Programs:

Yes No Any Board of Road Viewers (BORV) or Fairfax County Road Maintenance Improvement Projects (FCRMIP) affected by this application?

If yes, describe:

Yes No Any Commercial Revitalization Program (CRP) projects affected by this application?

If yes, describe:

Yes No Any Neighborhood Improvement Program (NIP) projects affected by this application?

If yes, describe:

Other Program Information: **None.**

RE: Rezoning Application Review

Application Name/Number: **Van Metre at Woodland Park, L.P./ PCA 94-H-065 & RZ/FDP 1999-HM-011**

******* UTILITIES PLANNING AND DESIGN DIVISION, DPW, RECOMMENDATIONS*******

Note: The UP&DD recommendations are based on the UP&DD involvement in the below listed programs and are not intended to constitute total County input for these general topics. It is understood that the current requirements pertaining to Federal, State and County regulations, including the County Code, Zoning Ordinance and the Public Facilities Manual will be fully complied with throughout the development process. The UP&DD recommendations are to be considered additional measures over and above the minimum current regulations.

DRAINAGE RECOMMENDATIONS: Applicant shall verify that off-site detention facilities are designed to accommodate this proposed development.

TRAILS RECOMMENDATIONS: None.

SCHOOL SIDEWALK RECOMMENDATIONS: None.

SANITARY SEWER E&I RECOMMENDATIONS:

Yes NOT REQUIRED

Extend sanitary sewer lines to the development boundaries on the _____ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works during the normal Department of Environmental Management plan review and approval process.

Other E&I Recommendations: **None.**

OTHER UP&DD PROJECT/PROGRAM RECOMMENDATIONS: Closure of the median opening closest to Fox Mill Road.

UP&DD Internal sign-off by:	Planning Support Branch (Ahmed Rayyan)	kcm
	Utilities Design Branch (Walt Wozniak)	WTW
	Transportation Design Branch (Larry Ichter)	LLI
	Stormwater Management Branch (Fred Rose)	<i>[Signature]</i>

RNK/pca94h65.wpd

cc: Gordon Lawrence, Coordinator, Office of Safety, Fx. Co. Public Schools (only if sidewalk recommendation made)
Gilbert Osei-Kwadwo, Chief, Engineering Analysis Planning Branch
Bruce Douglas, Chief, Environment and Development Review Branch

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard - P. O. Box 1500
Merrifield, Virginia 22116-0815
(703) 289-6300

March 12, 1999

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

MAR 16 1999

ZONING EVALUATION DIVISION

MEMORANDUM

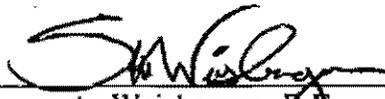
TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, Virginia 22035

FROM: Planning Branch (Tel. 289-6363)
Planning and Engineering Division

SUBJECT: Water Service Analysis, Rezoning Application PCA 94-H-065\
RZ 99-HM-011
FDP 99-HM-011

The following information is submitted in response to your request for a water service analysis for the subject rezoning application:

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate domestic water service is available at the site from an existing 12 inch main located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.



Steven A. Weisberger, P.E.
Manager, Planning

Attachment

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator DATE: April 12, 1999
 Zoning Evaluation Division, OCP

FROM: Gilbert Osei-Kwadwo (Tel: 324-5025) *gok*
 System Engineering & Monitoring Division
 Office of Waste Management, DPW

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. PCA 94-H-065 conc./w RZ/FDP 1998-HM-011
 Tax Map No. 016-3- /01/ /0025-D; 16-4- /01/ /0032-B

The following information is submitted in response to your request for a sanitary sewer analysis for the above referenced application:

1. The application property is located in the Horsepen (A-2) Watershed. It would be sewered into the Blue Plains Treatment Plant.
2. Based upon current and committed flow, excess capacity is available at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established in accordance with the context of the Blue Plains Agreement of 1984. 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 pipe lines located in easements and 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.

Sewer Network	Existing Use + Application		Existing Use + Application + Previous Rezonings		Existing Use + Application + Comp Plan	
	Adeq.	Inadeq.	Adeq.	Inadeq.	Adeq.	Inadeq.
Collector	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>
Submain	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>
Main/Trunk	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>
Interceptor	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Outfall	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

5. Other Pertinent information or comments: Dulles Corner reimbursement charges may be applicable.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

March 12, 1999

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

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Final Development Plan FDP 1999-HM-011, Rezoning Application RZ 1999-HM-011 and Proffered Condition Amendment PCA 94-H-065

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
MAR 16 1999
ZONING EVALUATION DIVISION

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 #36, **Frying Pan**.
2. After construction programmed for FY 19__, this property will be serviced by the fire station planned for the _____ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility; however, a station location study is currently underway, which may impact this rezoning positively.

TO: Barbara A. Byron, Division Director
Zoning Evaluation Branch (OCP)
10255 Govt. Center Parkway, Suite 801

Date: 7/12/99
Map: 16-3, 16-4

FROM: Facilities Planning (246-3609)

Acreage: 32.4 PU 3698

From: PDH-12 To: PDH-30

SUBJECT: Schools Analysis, Rezoning Application

Case# RZ-FDP-99-HM-011

The following information is submitted in response to your request for a school analysis for the referenced rezoning application. A comparison of estimated student generation between the proposed development plan and that possible under existing zoning area are as follows:

School Level	Unit Type	Proposed Zoning			Unit Type	Existing Zoning			Rezoning Increase Decrease	Total School Impact
		Units	Ratio	Students		Units	Ratio	Students		
Elem. (K-6)	C/G	757	x .096		77		x			77
Inter. (7-8)	C/G	757	x .022		17		x			17
High (9-12)	C/G	757	x .044		33		x			33

* Schools which serve this property, their current total membership, net operating capacity, and their projections for the next five years are as follows:

School Name And Number	Grade Level	9/30/98 Capacity	9/30/98 Membership	Projected Membership				
				99-00	00-01	01-02	02-03	03-04
Floris	K-6	765	817	814	808	827	827	791
Carson	7-8	1250	882	882	928	928	922	976
Oakton	9-12	2220	2424	2443	2448	2463	2447	2483

Source: Capital Improvement Program, FY 1999-2003 Facilities Planning Services Office

Note: Five-year projections are those currently available and will be updated yearly. School attendance areas subject to yearly review. The effect of the rezoning application does not consider the existence or status of other applications.

Comments:

**Fairfax
County
Park
Authority**



M E M O R A N D U M

TO: Barbara Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Lynn Tadlock, Director
Planning and Development Division

SUBJECT: PCA 94-H-65
RZ/FDP 1999-HM-011
Van Metre at Woodland Park
Loc: 16-3((1))25D pt.; 16-4((1))32-B

DATE: April 5, 1999

The Fairfax County Park Authority (FCPA) staff has reviewed the above referenced application and provides the following comments:

Develop neighborhood park facilities at the site. It should include, but not be limited to, a playground/tot lot (to address the need for children age 2 to 12), a multi-use court, tennis court, and volley ball court.

Provide the proportional cost of \$308,015 to the Fairfax County Park Authority to acquire/develop/maintain athletic fields in a nearby park to serve the residents of this development.

The proposed development plan for Van Metre at Woodland Park will construct 830 multi-family units that will add 1,802 residents to the current population of Hunter Mill District. The plan shows a tennis court, swimming pool with indoor recreation and health fitness center planned at the site as recreational amenities. The residents of this development will demand several other outdoor facilities such as picnic, playground, basketball, volleyball, and use of athletic fields. The proportional development cost to provide the recreational facilities for these residents, will cost \$792,650. Out of this, the proportional cost for athletic fields is \$308,015. A development of this size should provide neighborhood park facilities at the site. One tennis court is already planned on the developed portion of the site, therefore, it is suggested to provide a multi-use court and a volleyball court and a playground/ tot lot at the site. These facilities should be away from the power lines for the safety of users.

The Hunter Mill District has a shortage of several outdoor recreational facilities, but the shortage is acute in athletic field facilities, as the district has lowest level of service in the county. This shortage is more severe in the western part of the district. Substantial residential growth in these

Barbara Byron, Director
PCA 94-H-65
RZ/FDP 1999-HM-011
Van Metre at Woodland Park
April 5, 1999
Page 2

areas has a profound impact on parkland and facilities. They have strained the few existing facilities with over-use. These facilities do not have the capacity to absorb additional users. This area also lacks neighborhood park facilities, as there are no public park in the area with such facilities. Allocation of parkland and facilities is critical before additional developments are approved for this area.

The Comprehensive Plan for Fairfax County, Virginia, Area III, Upper Potomac Planning District, Reston-Herndon Suburban Center, Land Bay B, Sub-unit B-2, page 421- 422, states: "Active recreation facilities with useable open space to serve the residents should be provided."

The Comprehensive Plan for Fairfax County, Virginia, Policy Plan, Parks and Recreation, Objective 4, Policy a, page 164, states: "Provide neighborhood park facilities on private open space in quantity and design consistent with County standards; or at the option of the County, contribute a pro-rata share to establish neighborhood park facilities in the vicinity:...."

The Comprehensive Plan for Fairfax County, Virginia, Policy Plan, Parks and Recreation, Objective 4, Policy b, page 164, states: "Mitigate the cumulative impacts of development which exacerbate or create deficiencies of Community Park facilities in the vicinity. The extent of facilities, land or contributions to be provided shall be in general accordance with the proportional impact on identified facility needs as determined by adopted County standards. Implement this policy through application of the Criteria for Assignment of Appropriate Development Intensity."

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PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district

which most closely characterizes the particular type of development under consideration.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

APPENDIX 17

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of-way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted in the zoning district if the site were developed as a conventional subdivision. See Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area; information such as topography, location and size of proposed structures, location of streets, trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to

provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Environmental Management.

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 DEM 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 DEM for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

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