

## PROFFERS

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY  
GUM SPRINGS GLEN  
RZ 2000-MV-014

June 28, 2000

Pursuant to Section 15.2-2303(A) Code of Virginia, 1950 as amended, the owners and applicant in RZ 2000-MV-014, Fairfax County Redevelopment and Housing Authority, filed for property identified as Tax Map 101-2 ((1)) 73 (hereinafter referred to as the "Application Property"), for themselves, their successors and assigns proffer the following, provided the Board of Supervisors (hereinafter referred to as the "Board") approves a rezoning of the Application Property to the R-8 District and approves the companion Special Exception Amendment Application, SEA 99-V-001. These proffers incorporate and supersede all previously approved proffers affecting the property.

1. **Development Plan.** Development of the Application Property shall be in substantial conformance with the Generalized Development Plan/Special Exception Amendment Plat (G.D.P./S.E.A Plat) prepared by Rinker-Detweiler & Associates, P.C., which is dated February, 2000 as revised through May 17, 2000 (Sheet I), and as prepared by Rust Orling and Neale Architects, dated March 10, 1999, as revised through January 31, 2000 (Sheets 2,3,4,5 and 6).
2. **Minor Deviations.** Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP/SEA Plat may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the GDP/SEA Plat without requiring approval of a proffered condition amendment provided such changes are in substantial conformance with the GDP/SEA Plat.
3. **Density Credit.** Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 5 of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications described herein as may be required by Fairfax County or the Virginia Department of Transportation ("VDOT") at the time of Site Plan Approval.
4. **Use.** The primary use of the Application Property shall be limited to a Housing for the Elderly facility, with a maximum of sixty (60) residential units. All residential units shall be classified as Affordable Dwelling Units as defined in the Zoning Ordinance. Preference shall be given to residents of the Gum Springs Community who meet all applicable admission and occupancy criteria. A Public Use child care facility and school of special

education shall also be permitted to occupy eleven thousand-seven-hundred-eighty-five (11,785) square feet of the site's structure as shown of the GDP/SEA Plat.

5. **Richmond Highway.** At the time of site plan approval, or upon demand by the Department of Public Works and Environmental Services ("DPWES"), whichever first occurs, the Applicant shall dedicate and convey in fee simple to the Board the right-of-way along the Application Property's Richmond Highway frontage measuring seventy-two (72) feet from centerline. The applicant shall provide necessary ancillary and construction easements, to a maximum of 10 feet parallel to the right-of-way dedicated by the Applicant, provided said easements do not prevent development of the Application Property as proffered. The applicant shall construct an additional lane along the Application Property's frontage on Richmond Highway, provide pedestrian crosswalks, and modify/install signalization at the entrance to the Application Property.
6. **Easements.** At the time of site plan approval, the Applicant shall record three (3) public access and interparcel access easements as shown of the GDP/SEA. It shall be understood that the implementation of this access will necessitate alterations to landscaping and barriers along the northern and southern peripheries of the site, and that such alterations shall be permitted without a proffered condition amendment or any further special exception amendment. The easement agreement shall provide that, should the owner/developer of Parcel 75, which is located north of the Application Property, take advantage of this interparcel access easement in the future, it shall be responsible for constructing, at its sole cost and expenses, the access ways and for altering the barriers and landscaping. Irrespective of that shown on the GDP/SEA Plat, the applicant will accommodate the interparcel connection at any point along this joint boundary.
7. **Landscape Plan:** The applicant shall fully implement the landscape plan for the Application Property as was approved by the Urban Forester, DPWES, Plan Number 9971-SP-01-1. This Plan shall be in substantial conformance with the landscaping shown on the GDP/SEA Plat as modified by the following:

In additional to the installation of landscaping as shown on Sheet 1 of the GDP, additional landscaping shall be provided and maintained on-site, along the site's northern, southern and western peripheries.

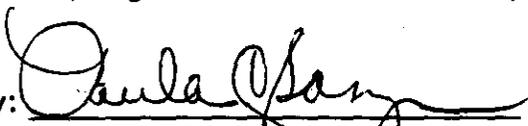
The purpose of the additional landscaping on the entire southern periphery of the site is to provide the maximum screening possible, within the planting strip available, in lieu of Transitional Screening 1.

The purpose of the additional landscaping on the entire northern periphery of the site is to provide the maximum screening possible, within the planting strip available, in lieu of transitional Screening 1, and to provide the resident's of the upper floors of the elderly housing facility relief from the view of the adjacent site's outdoor storage area.

The purpose of the additional landscaping on the western periphery is to provide a continuous, high-quality, landscaped area along the site's Richmond Highway frontage. This landscaping treatment may contain low berms (two (2) to three (3) feet in height), annual beds, trees and shrubs and shall be irrigated with an automatic watering system. No required plantings shall create an unsafe vehicular situation, as determined by the Director, DPWES.

8. Design: The siding will be vertical "Board and Batton", Hardie Heritage panel or vinyl siding vertical pattern.
9. Parking Spaces: Ten of the parking spaces at the rear of the site will be installed as "grass crete" or equivalent green pavers to increase green space on the site. This does not change the number of parking spaces provided.
10. Counterparts. These proffers may be executed in one or more counterparts, each one, when so executed and delivered, shall be deemed an original document and all of which taken together shall constitute but one in the same instrument.

TITLE OWNER OF TAX MAP 101-2 ((1)) 73  
FAIRFAX COUNTY REDEVELOPMENT AND  
HOUSING AUTHORITY as General Partner of  
Gum Springs Glen Limited Partnership

By:   
Paula C. Sampson, Assistant Secretary