



FAIRFAX COUNTY

APPLICATION FILED: June 5, 2001
PLANNING COMMISSION: October 10, 2001
BOARD OF SUPERVISORS: Not Yet Scheduled

V I R G I N I A

September 26, 2001

STAFF REPORT

APPLICATION FDPA 1999-HM-011

HUNTER MILL DISTRICT

APPLICANT: Van Metre Woodland Park Apartments I, L.P. and
Van Metre Woodland Park Apartments II, L.P.

PRESENT ZONING: PDH-30

PARCEL(S): 16-3 ((1)) 25D1, 25D2 and 16-4 ((1)) 32B

ACREAGE: 32.31 acres

DENSITY: 23.2 du/ac

OPEN SPACE: 40%

PLAN MAP: Residential (8-12 du/ac)

PROPOSAL: Final development plan amendment to implement a proffered option of constructing 14 additional multi-family dwelling units in lieu of an approved child care center/leasing office/recreation center. The option would result in a total of 757 multi-family dwelling units and a density of 23.2 du/ac. (including 41 ADUs).

STAFF RECOMMENDATIONS:

Staff recommends approval of FDPA 1999-HM-011, subject to the development conditions in Appendix 1.

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 requirements along the southern perimeter of the site in favor of that shown on the FDPA as previously stipulated in the accepted proffers dated July 27, 1999.

Staff recommends approval of a modification of the transitional screening requirement along the southern boundary adjacent to Fox Mill Road as shown on the FDPA and as further conditioned

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.

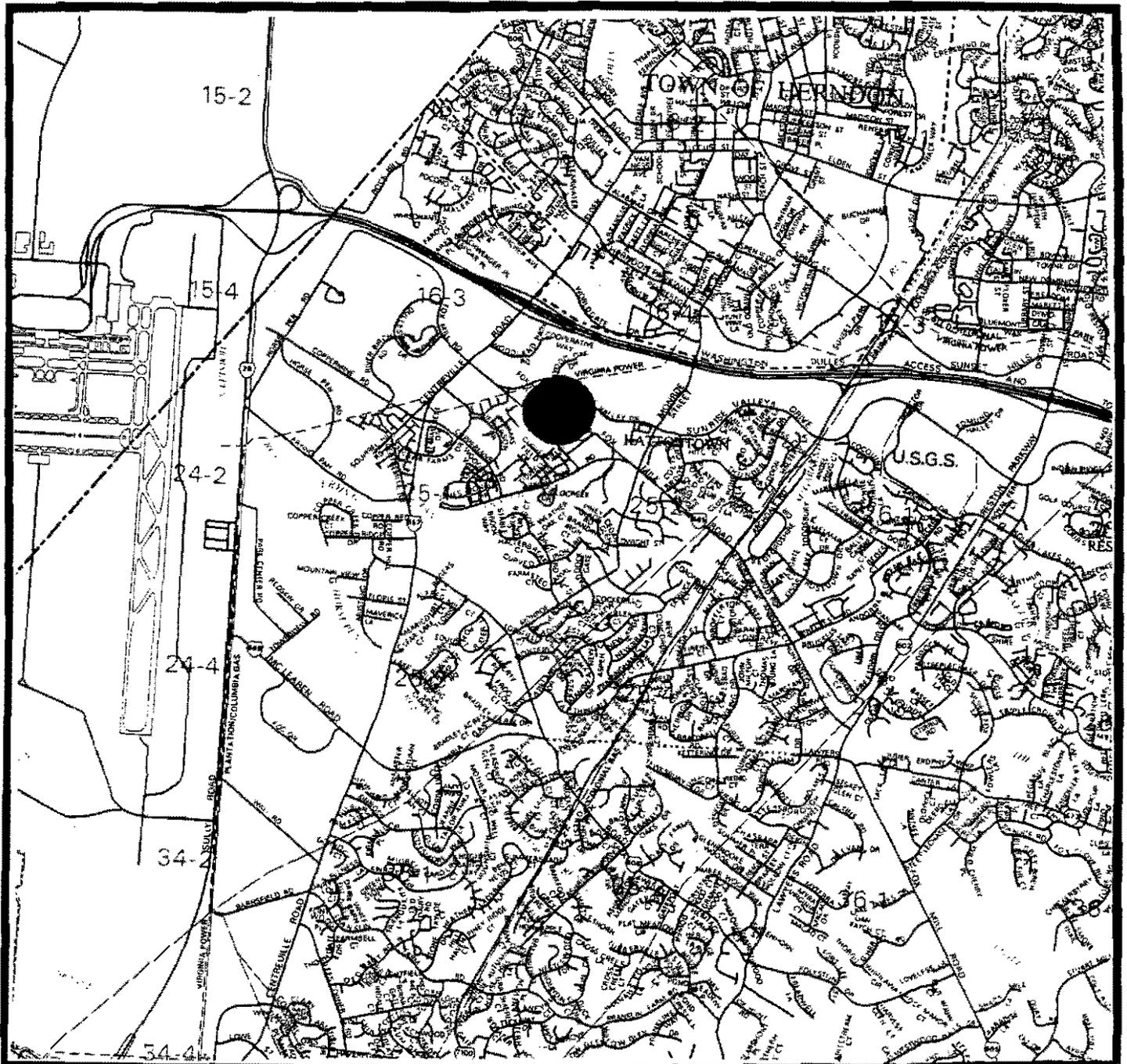


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.

FINAL DEVELOPMENT PLAN AMENDMENT APPLICATION

FDPA 1999-HM-011

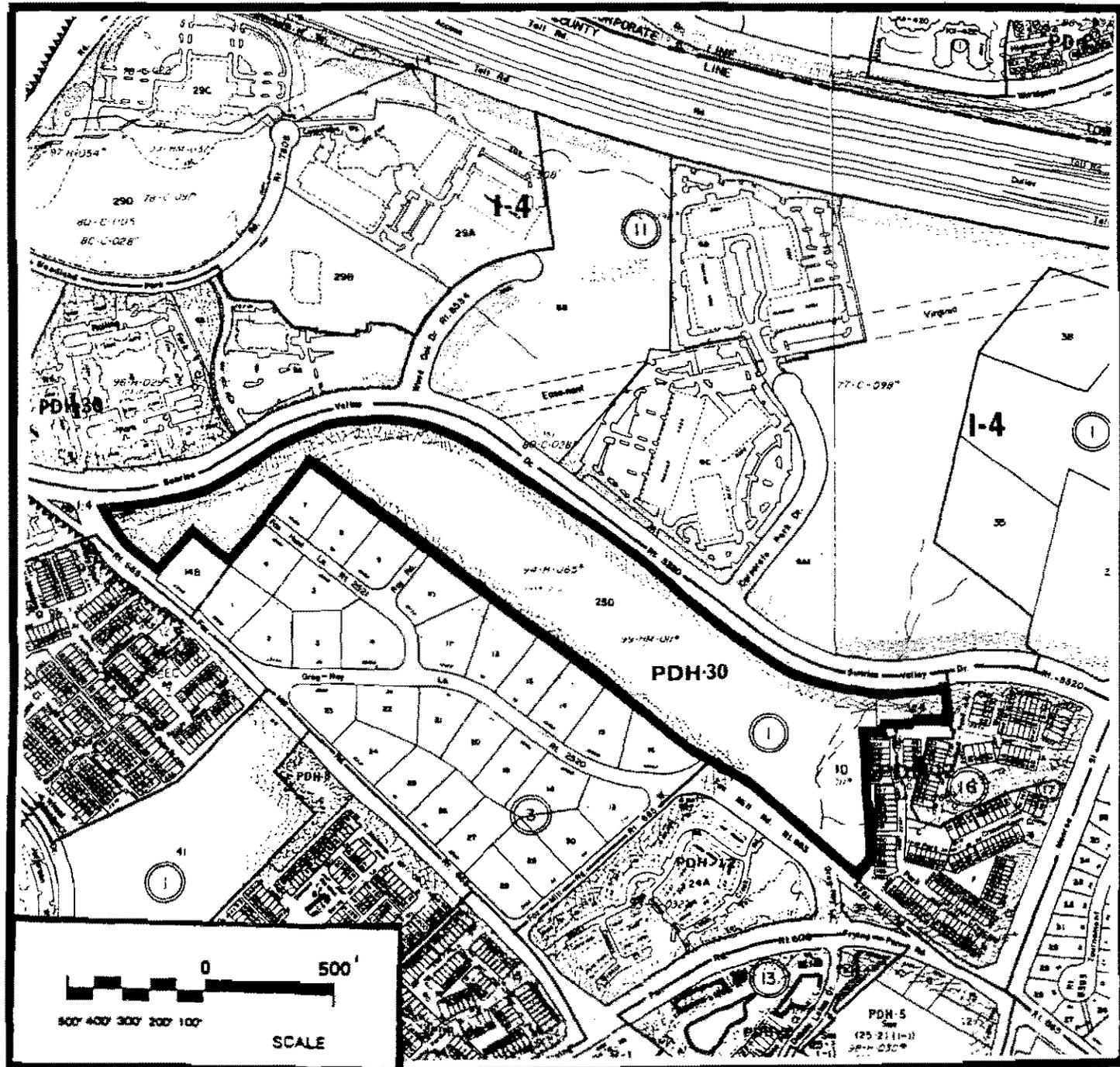
VAN METRE WOODLAND PARK APARTMENTS I, L.P. AND VAN METRE WOODLAND PARK APARTMENTS II, L.P.
FILED 06/05/01 FINAL DEVELOPMENT PLAN AMENDMENT
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 32.31 ACRES OF LAND; DISTRICT - HUNTER MILL
LOCATED: SOUTHSIDE OF SUNRISE VALLEY DRIVE, APPROXIMATELY
600 FEET WEST OF ITS INTERSECTION WITH
MONROE STREET
ZONING: PDH-30
OVERLAY DISTRICT(S):
MAP REF 016-3- /01/ /0025-D1 ,0025-D2
016-4- /01/ /0032-B



FINAL DEVELOPMENT PLAN AMENDMENT APPLICATION

FDPA 1999-HM-011

VAN METRE WOODLAND PARK APARTMENTS I, L.P. AND VAN METRE WOODLAND PARK APARTMENTS II, L.P.
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MONROE STREET
ZONING: PDH-30
OVERLAY DISTRICT(S):
MAP REF 016-3- /01/ /0025-D1 ,0025-D2
016-4- /01/ /0032-B



VAN METRE AT WOODLAND PARK

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

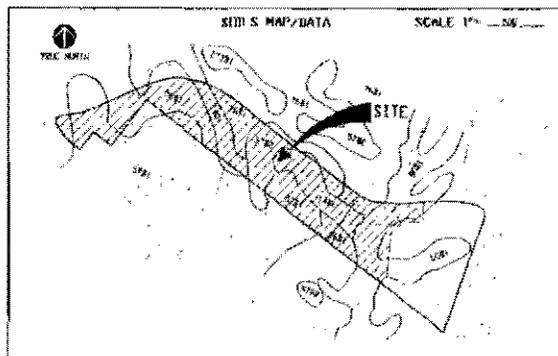
FINAL DEVELOPMENT PLAN AMENDMENT FDPA-1999-HM-011-1

SHEET INDEX

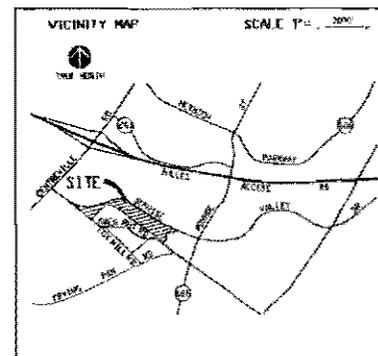
- 1 COVER SHEET
- 2 NOTES AND TABULATIONS
- 3 OVERALL PLAN
- 4 OVERALL LANDSCAPE PLAN
- 5 SITE PLAN/LANDSCAPE PLAN
- 6 ILLUSTRATIVE PLAN-ENTRY FEATURE
- 7 ILLUSTRATIVE PLAN-BUFFER ZONE

SOILS DATA

SOIL NUMBER	SOIL TYPE	PERCENT SAND	PERCENT SILT	PERCENT CLAY	PERCENT ORGANIC MATTER	PERCENT ROCK
1401	BARNSBORO	74%	18%	8%	0.00%	0%
1701	BRACKEN	60%	25%	15%	0.00%	0%
1702	BRACKEN	60%	25%	15%	0.00%	0%
1801	BRACKEN	60%	25%	15%	0.00%	0%
1802	BRACKEN	60%	25%	15%	0.00%	0%



SOIL MAP
SCALE: 1"=500'



VICINITY MAP
SCALE: 1"=2000'

APPLICANT

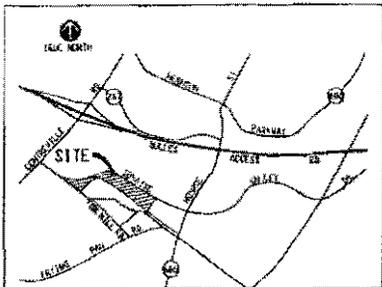
VAN METRE AT WOODLAND PARK
LIMITED PARTNERSHIP
5257 LINGATE CT
FARMING, VA 22035
(703) 426-2000

ENGINEER/PLANNER

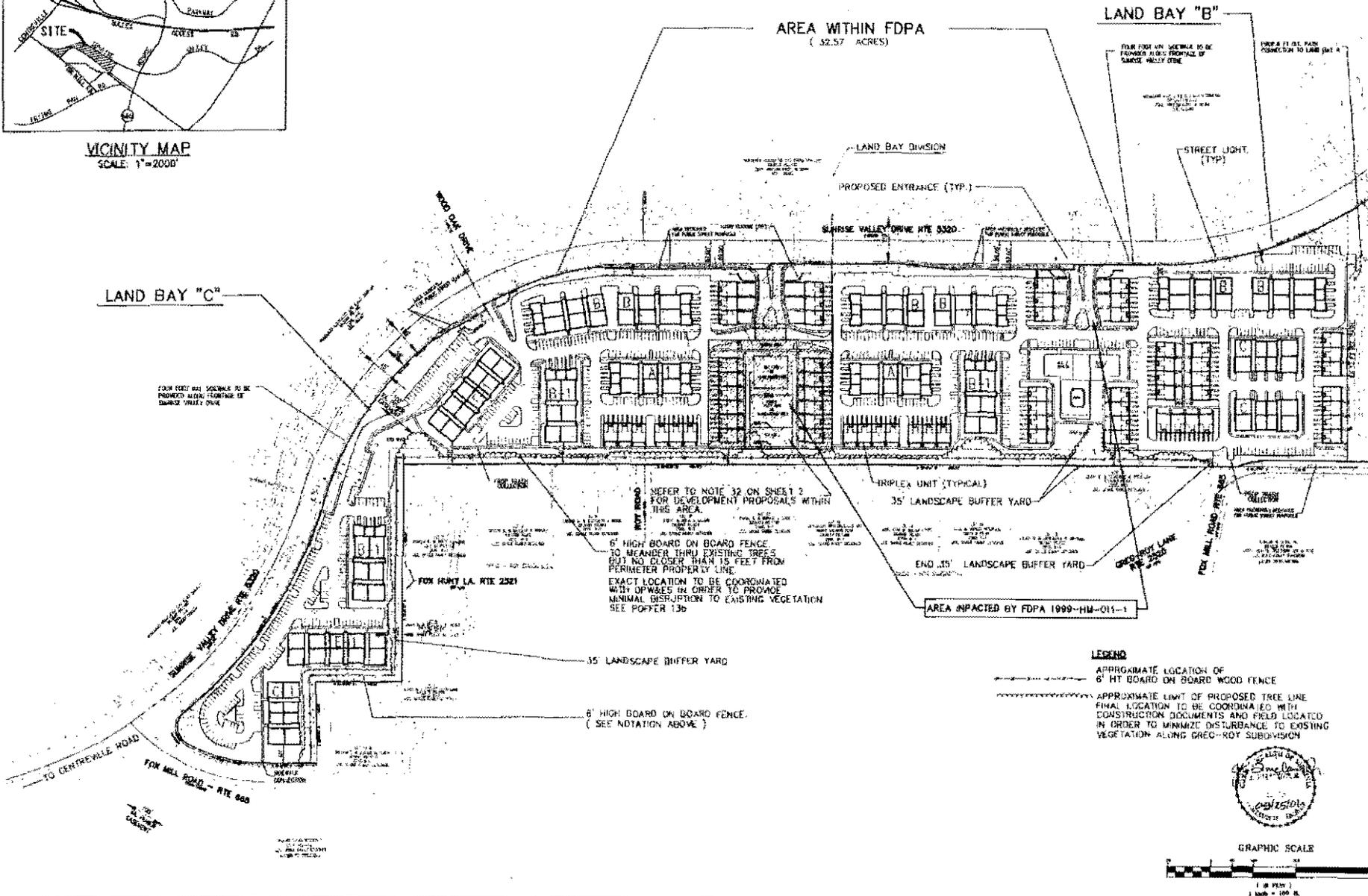
VMA INC.
5100 GREENBERG DRIVE
SUITE 700
MCLEAN, VIRGINIA 22102
(703) 442-7400



SEPTEMBER 25, 2001
AUGUST 31, 2001
MARCH 29, 2001



VICINITY MAP
SCALE: 1"=2000'



AREA WITHIN FDP A
(32.57 ACRES)

LAND BAY "B"

LAND BAY "C"

LAND BAY DIVISION

PROPOSED ENTRANCE (TYP.)

SHILOH VALLEY DRIVE RTE 5320

STREET LIGHT (TYP.)

FOUR FOOT HIGH SERRIMA TO BE
PROVIDED ALONG CORNER OF
SHILOH VALLEY DRIVE

REFER TO NOTE 32 ON SHEET 2
FOR DEVELOPMENT PROPOSALS WITHIN
THIS AREA.

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 OPWMS IN ORDER TO PROVIDE
MINIMAL DISRUPTION TO EXISTING VEGETATION
SEE PAPER 13b

TRIPLEX UNIT (TYPICAL)
35' LANDSCAPE BUFFER YARD

END 35' LANDSCAPE BUFFER YARD

AREA IMPACTED BY FDP A 1999-HM-011-1

15' LANDSCAPE BUFFER YARD

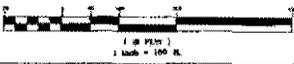
6' HIGH BOARD ON BOARD FENCE.
(SEE NOTATION ABOVE)

LEGEND

- APPROXIMATE LOCATION OF 6' HT BOARD ON BOARD WOOD FENCE
- APPROXIMATE LIMIT OF PROPOSED TREE LINE
- FINAL LOCATION TO BE COORDINATED WITH CONSTRUCTION DOCUMENTS AND FIELD LOCATED IN ORDER TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION ALONG GREGG-ROY SUBDIVISION



GRAPHIC SCALE



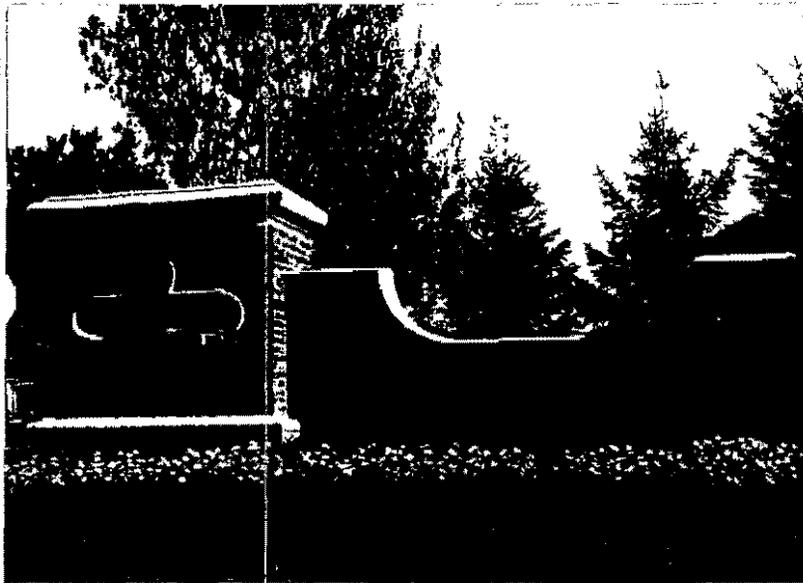
MATCH LINE SEE SHEET 4

VAN METRE
 ARCHITECTS & ENGINEERS
 1000 WOODLAND PARK
 FARMAS COUNTY, VIRGINIA
 22199

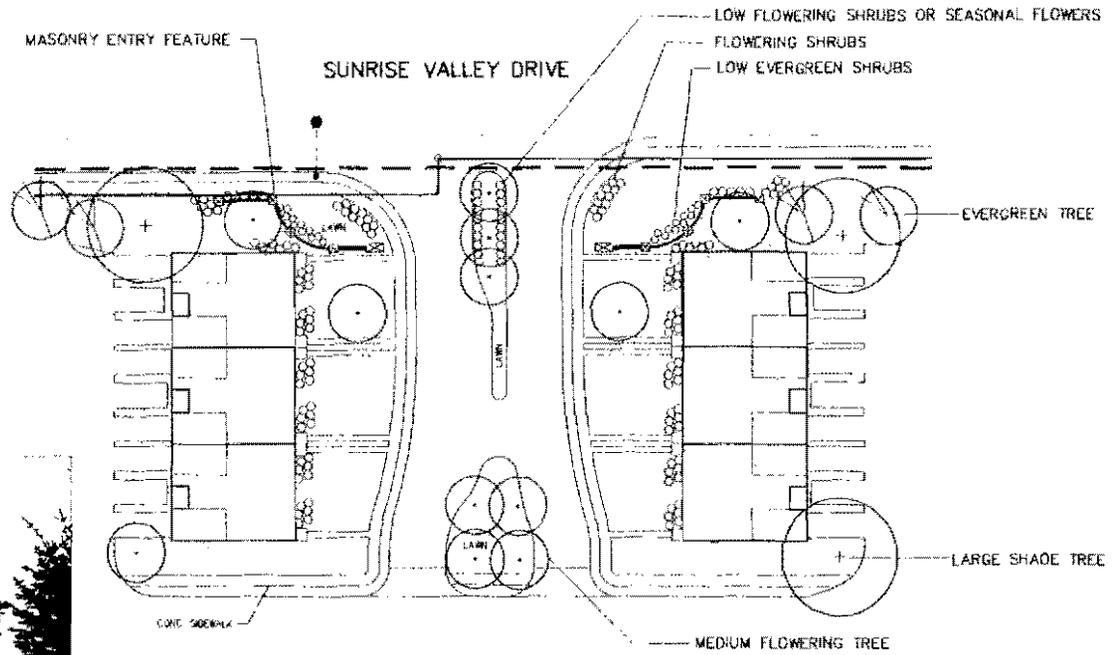
VAN METRE
 AT WOODLAND PARK
 HUNTER HILL DISTRICT
 FARMAS COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN
 AMENDMENT
 FDP A 1999-HM-011-1

VIA REVISIONS	
NO.	DATE
1	SEPTEMBER 15, 2000
2	AUGUST 27, 2001
3	MARCH 26, 2002
4	JULY 19, 2002
5	JUNE 25, 2003
6	MAY 18, 2005
7	FEB 19, 2006
DES.	EMP.
M/J	CARD
SCALE:	1"=100'
PROJECT FILE NO.	1017
SHEET NO.	3 of 7



MASONRY ENTRY FEATURE
NOT TO SCALE



CONCEPTUAL ENTRY LANDSCAPE TREATMENT (TYPICAL)

NOT TO SCALE
(LANDSCAPE FEATURE SIGNS ARE CONCEPTUAL AND SUBJECT TO REVISION WITH FINAL SITE PLANS)

VIVA REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS	SEPTEMBER 25, 2001
	AUGUST 15, 2001
	MARCH 29, 2001
DATE	26.11.1999
DES.	DRM
SCALE	N/A
PROJECT/FILE NO.	5817
SHEET NO.	6 of 7





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

DESCRIPTION OF THE APPLICATION

FDPA 1999-HM-011 is a request for approval of a final development plan amendment (FDPA) for a 32.31 acre portion of the development known as Land Bays B and C of Van Metre at Woodland Park. RZ/FDP 1999-HM-011 was approved for the PDH-30 zoning district by the Board of Supervisors on August 2, 1999; the approved Conceptual Development Plan (CDP) permits a maximum of 757 multi-family dwelling units at a density of 23.2 dwelling units per acre (du/ac) and includes two alternate layouts. The first CDP depicts 743 multi-family dwelling units and a secondary child care center or leasing/recreation center in the center of the property. CDP Option A replaces the child care center/leasing /recreation center and adjacent tri-plex multi-family dwellings with a design that includes a mix of a traditional multi-family building and tri-plex multi-family dwellings. This Option results in a total of 757 dwelling units, or an increase in 14 dwelling units from the other approved CDP. The approved Final Development Plan (FDP) is consistent with the first CDP option and permits 743 multi-family dwelling units (including 41 Affordable Dwelling Units (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 current FDPA application seeks approval consistent with CDP Option A, which would replace the child care center/leasing/recreation center and play area and six with a 32-unit multi-family residential building and maintain the accessory play area as open space; the applicant is also seeking minor modifications to two of the previously approved entrances to provide the option of a gated community. As a result, the total number of residential units in Land Bays B and C will be 757 multi-family dwelling units. The option to replace the child care center and triplexes with additional dwelling units as a FDPA is specified as an option in the proffers dated July 27, 1999, which were accepted by the Fairfax County Board of Supervisors on August 2, 1999.

Copies of the proposed development conditions, applicant's affidavit, justification statement and the approved CDP/FDP and proffers for the residential development are attached as Appendices 1 – 4.

LOCATION AND CHARACTER OF THE AREA

Site Description

The application property consists of 32.31 acres, which comprises Land Bays B & C of the Van Metre at Woodland Park development and is zoned PDH-30. It is located on the south side of Sunrise Valley Drive approximately 600 feet west of Monroe Street. The site is currently being developed with multi-family residential buildings; however, the central portion of this site (which is physically impacted by this amendment and which is shaded on the proposed FDPA) has not begun construction. Vehicular access to the site is to be provided at three points along the south side of Sunrise Valley Drive.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North (across Sunrise Valley Drive)	Office park	I-4	Mixed Use
South	Mixed Residential (Great Oak)	PDH-12	Residential (1-2 du/ac) & (8-12 du/ac)
East	Residential	PDH-12	Residential (8-12 du/ac)
West (across Sunrise Valley Drive)	Office and vacant	I-4 & PDH-12	Mixed Use

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 Great Oak development
- A modification of the transitional screening requirement along the southern boundary adjacent to Fox Mill Road as shown on the CDP/FDP
- A waiver of the loading space requirement for multiple family dwelling units

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 were 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 (now the Great Oak development).

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 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 rezoning and superceded 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.

On October 25, 1996, Van Metre at Woodland Park Ltd. Partnership filed PCA/FDPA 94-H-065 on a 27.83 acre portion of the 46.91 acre development approved with RZ 94-H-065, to allow for the development of 135 townhomes and 112 single-family detached dwelling units. (The eastern 18.89 acres of the original site were not included in this application; this area was approved for 144 townhomes.) This case was indefinitely deferred at the Planning Commission. The FDPA was eventually withdrawn and the PCA portion of the request was amended to reflect a proposal to delete 32.40 acres to be rezoned to the PDH-30 District per RZ 1999-HM-011.

On August 2, 1999, the Board of Supervisors approved PCA 94-H-065 and RZ 1999-HM-011, rezoning Parcels 16-3 ((1)) 25D pt and 16-4 ((1)) 32B from the PDH-12 District to the PDH-30 District, subject to proffers dated July 27, 1999. The approved Conceptual Development Plan (CDP) permits a maximum of 757 multi-family dwelling units at a density of 23.2 dwelling units per acre (du/ac) and includes two alternate layouts. The first CDP depicts 743 multi-family dwelling units and a secondary child care center or leasing/recreation center in the center of the property. CDP Option A replaces the child care center/leasing /recreation center and adjacent tri-plex multi-family

dwelling units with a design that includes a mix of a traditional multi-family building and triplex multi-family dwellings. This Option results in a total of 757 dwelling units, or an increase in 14 dwelling units from the other approved CDP. The approved Final Development Plan (FDP) is consistent with the first CDP option and permits 743 multi-family dwelling units (including 41 Affordable Dwelling Units (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 accepted proffers, approved CDP/FDP and development conditions are contained in Appendix 4 for reference. The current FDPA has been filed on the identical area, and seeks only to implement the option for 757 multi-family units, which was approved as an option with these applications.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

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 12 and 13 of the Plan Amendment No. 2000-01, adopted by the Board of Supervisors on May 21, 2001, under the heading, "Reston-Herndon Suburban Center and Transit Station Areas, Land Unit Recommendations, Sub-unit B-2," 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."

Please Note: The Greg-Roy Subdivision is now the Great Oak Development.

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

ANALYSIS

Description of the Final Development Plan Amendment for FDPA 1999-HM-011 (Copy at front of staff report)

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

Prepared By: VIKA, Inc.

Original/Revision Dates: March 29, 2001 revised through September 25, 2001

The FDPA is comprised of a cover page (**Sheet 1**) which includes a sheet index, a soil map, soils data and a vicinity map and six (6) additional sheets.

Sheet 2 shows the notes and tabulations for the 32.31 acres subject FDPA. This FDPA proposes a total of 757 multi-family units at a density of 23.2 dwelling units per acre and a minimum of 40% open space.

Sheet 3. A total of 42 affordable multi-family dwelling units are proposed to be dispersed throughout the site. Three (3) 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 Woodland Park 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. Sidewalks are proposed internal to the development and along Sunrise Valley Drive.

Sheet 4 shows 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 the Great Oak development.

Sheet 5 shows a site plan and landscaping plan for the area specifically being altered as a result of this amendment. Nine (9) multi-family units are shown on the east and west sides of the open space and thirty-two (32) multi-family units are shown to the north of the open space.

Sheet 6 depicts the conceptual entry landscape treatment.

Sheet 7 depicts a landscaped buffer 35 feet in width along the common boundary with the Great Oak development to the south. 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.

Comparison with Currently Approved FDP

The existing CDP/FDP depicts a child care or recreational center and accessory play yard in Land Bay C. The subject amendment exercises an option set forth in the proffers dated July 27, 1999 to replace the child care or recreational center with an additional 14 multi-family dwelling units. The proposal to add dwelling units shows an identical layout to the option shown on the CDP/FDP. The applicant has also adjusted the two easternmost vehicle access points to Land Bays B and C as depicted on Sheets 3 and 6 to facilitate easier circulation. These entrances are to be gated, and the proposed break in the landscape island will make it possible to turn around without backing onto Sunrise Valley Drive. The applicant has also indicated in the FDPA notes that two pedestrian access points will be coordinated with the Great Oak neighborhood to the south as is indicated in both neighborhoods proffers.

Transportation Analysis (Appendix 7)

With the revised plans and the imposition of the proposed development conditions, all of the concerns previously raised by staff have been addressed. These concerns included: revising the FDPA note #10a to specifically state that the Fairfax County Office of Transportation will review and approve the gated access points to the development and adding a plan note committing to a pedestrian connection with the Great Oak neighborhood to the south (staff has proposed a development condition which would require two points of access, which is consistent with what the Great Oak development provided).

Environmental Analysis (Appendix 8)

No environmental issues were identified with this amendment.

Land Use Analysis (Appendix 5)

The FDPA application proposes a multi-family residential development at an overall density of 23.2 dwelling units per acre, which is in conformance with the use and density recommendations of the Comprehensive Plan. The application property lies within the Reston-Herndon Suburban Center, and as such is subject to a number of development criteria which are designed to help ensure that development in this plan area is of high quality design. An analysis of the specific Plan criteria language follows:

"Trees, Landscaping and Natural Environment

- Existing vegetation and large specimen trees should be preserved and incorporated into the site design when possible.
- Landscaping should be provided that is attractive in all seasons, and provides shade to seating areas and pedestrian paths/sidewalks during summer months.
- Significant landscaping and/or natural streetscapes, as well as street trees should be provided along all roadways, in particular roadways which form the periphery of the Suburban Center and Transit Station Areas (e.g. Sunrise Valley Drive, Sunset Hills Road, Fox Mill Road, and Coppermine Road)."

A transitional buffer, 35 feet in width, with a 6-foot tall board on board wooden fence and supplemental plantings, is provided along the boundary between the subject property and the Great Oak development to the south. The applicant has previously proffered to preserve existing mature vegetation within the buffer area and to provide supplemental vegetation including evergreen trees, as determined by the Urban Forester and as indicated on the FDPA, to provide an effective screen to the adjacent subdivision. Therefore, this Plan criteria has been addressed.

"Pedestrian and Bicycle Access and Connections

- Site designs should balance the needs of both the pedestrian and the automobile; however, the circulation systems for pedestrians and automobiles should remain separate.
- Pedestrian/bicycle access should be provided to facilitate circulation within, to, around, and between each transit station area. Pedestrian links could include sidewalks, trails, plazas, courtyards, and parks with path systems.
- Pedestrian access between buildings is essential to ensure opportunities are available for people to walk to nearby uses.

- Pedestrian/bicycle paths of any one development or site should interconnect with pedestrian/bicycle paths of any adjacent development or site, to create a highly-connected transit station area. In addition, pedestrian/bicycle access should connect to the countywide and regional trail systems, connecting local sites with the larger community. Safe and convenient pedestrian street crossings should be designed, and include good lighting as well as access elements (e.g. ramps for persons with disabilities).....”

The FDPA proposes a site design that provides an integrated pedestrian circulation system that links each section of the development and provides connection to the development to the south (Great Oak). 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.

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.

“Lighting

- Develop coordinated lighting plans for all development complexes, in order to reinforce the complex’s identity and provide a congruent appearance.
- Provide exterior lighting that enhances nighttime safety and circulation, as well as highlights key landmark features.
- Design lighting in a manner that focuses lighting fixtures is desirable in order to minimize the occurrence of glare, light trespass, and urban sky glow.”

Lighting has been addressed in the development conditions for this FDPA.

“Signage

- Coordinated signage plans for all developments are encouraged to emphasize the complex’s identity and provide a harmonious appearance.
- Signage should be appropriate for its location and purpose.
- Similar types of signage should be used for developments within a Transit Station Area to facilitate “way-finding” within the TSA.”

Signage has been addressed in the development conditions for this FDPA.

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.

ZONING ORDINANCE PROVISIONS (Appendix 15)

The requested implementation of the option to construct 757 multi-family dwelling units 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.

The provisions of Article 6 govern the appropriateness of the "P" District designation for the application property. These provisions were deemed satisfied by the Board with its approval of the rezoning application, and are unaffected by the current application, as the proposed changes are minor and will only implement the previously approved alternative CDP.

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 units (which have the appearance of townhouse units), both to include surface and garage parking. The proposal also meets the site-specific Plan language as discussed in the land use analysis pertaining to screening and buffering 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 that prevents injury to the use of existing development and does not deter development of undeveloped properties. The FDPA and the previously approved 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 Great Oak development. 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 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. Further, the applicant has proffered to provide a contribution towards the signalization of the

intersection of Sunrise Valley Drive and Fox Mill Road. Therefore, this general standard has been addressed.

Section 16-102 Par. 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 FDPA, 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, three (3) passive recreational open space areas 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 Great Oak development. Transitional Screening 1 is required along the southern boundary adjacent to Fox Mill Road across from the townhomes. This application proposes a modification to allow landscaping as shown on the FDPA. Adjacent to the Great Oak 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 be no closer than 15 feet from the property line. Staff supports the proposed modification adjacent to the Great Oak subdivision because the

supplemental vegetation is to be provided in a mix as determined by the Urban Forester in order to ensure that an effective year-round screen is provided in areas where existing vegetation is sparse. This issue is addressed in the previously accepted 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 approved proffers and proposed development conditions, Par. 1 has been satisfied.

CONCLUSIONS AND RECOMMENDATIONS

FDPA 1999-HM-011 proposes to implement an option of the approved CDP and Accepted proffers for RZ 1999-HM-011 to increase the number of multi-family dwelling units from 743 to 757 in lieu of a previously approved child care center/leasing office/recreation center. In staff's opinion, the application is in conformance with the approved plans and proffers, is in harmony with the applicable provisions of the Comprehensive Plan, including the Reston-Herndon Suburban Center development criteria and is in conformance with the applicable provisions of the Zoning Ordinance.

Staff Recommendations

Staff recommends approval of FDPA 1999-HM-011, subject to the development conditions set forth in Appendix 1.

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 FDPA and as previously stipulated in the accepted proffers dated July 27, 1999.

Staff recommends approval of a modification of the transitional screening requirement along the southern boundary adjacent to Fox Mill Road as shown on the FDPA 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. Proposed Development Conditions, FDPA 1999-HM-011
2. Affidavit
3. Statement of Justification
4. Approved CDP/FDP and Proffers RZ 1999-HM-011; Approved Development Conditions, FDP 1999-HM-011
5. Plan Citations and Land Use Analysis
6. Transportation Analysis
7. Environmental Analysis
8. Applicable Zoning Ordinance Provisions
9. Glossary of Terms

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

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PROPOSED DEVELOPMENT CONDITIONS

FDPA 1999-HM-011

September 26, 2001

If it is the intent of the Planning Commission to approve FDPA 1999-HM-011 for a 757 unit multi-family residential development at Tax Map 16-3 ((1)) 25D1 and 25D2 and 16-4 ((1)) 32B, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions which supercede all previous conditions for the subject property. Previously approved conditions which have been carried forward, or those with minor modifications are marked with an asterisk (*).

1. Development of the property shall be in substantial conformance with the Final Development Plan Amendment (FDPA) entitled "Van Metre at Woodland Park, Final Development Plan Amendment, FDPA 1999-HM-011-1" which was prepared by VIKA Inc. and consists of seven sheets dated March 29, 2001 as revised through September 25, 2001, and these conditions.*
2. 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.*
3. 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.*
4. A minimum of two (2) pedestrian access points shall be provided with the Great Oak development (RZ 2000-HM-025) to the south. The location and design of the connections shall be reviewed and approved by DPWES to ensure coordination with the pedestrian paths in the Great Oak development.
5. The entrance signage shall be substantially as depicted as shown on Sheet 11 of the FDPA and in compliance with Article 12 of the Zoning Ordinance. Additionally the applicant shall provide "way-finding" information signage to the transit station not exceeding two (2) square feet at each exit onto Sunrise Valley Drive, at each internal intersection and at each of the pedestrian entrances with the Great Oak subdivision to the south.
6. 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).*
7. 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.*
8. Peripheral setbacks for the subject development shall, at a minimum, adhere to the setback requirements of the R-30 Zoning District.*



REZONING AFFIDAVIT

DATE: September 5, 2001
 (enter date affidavit is notarized)

I, Elizabeth D. Baker, agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 2001-94a

in Application No(s): FDPA 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.)

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 Woodland Park Apartments I, L.P. Agents: Kenneth A. Ryan Richard J. Rabil W. Brad Gable Roy R. Barnett	5252 Lyngate Court Burke, VA 22015	Title Owner of Tax Map 16-3 ((1)) 25D1 and 16-4 ((1)) 32B
Van Metre Woodland Park Apartments II, L.P. Agents: Kenneth A. Ryan Richard J. Rabil W. Brad Gable Roy R. Barnett	5252 Lyngate Court Burke, VA 22015	Title Owner of Tax Map 16-3 ((1)) 25D2

(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.

REZONING AFFIDAVIT

DATE: September 5, 2001
(enter date affidavit is notarized)

2001-94a

for Application No(s): FDPA 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)
Twelfth 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)
Van Metre Family Trust — Richard J. Rabil
Trustee: Albert G. Van Metre, Sr. — Kenneth A. Ryan
Beneficiary: Albert G. Van Metre, Sr. — 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 & CEO
Richard J. Rabil, President & COO & Director
Kenneth A. Ryan, EVP, Secretary, Treasurer, CFO & Director
W. Brad Gable, EVP, Asst. Secretary & Director
Albert G. Van Metre, Jr., EVP & Director

(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 a corporation having more than 10 shareholders has no shareholder owning 10% or more of 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.

DATE: September 5, 2001
(enter date affidavit is notarized)

2001-94a

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
7 Thirteenth 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)
Van Metre Family Trust _____ Richard J. Rabil _____
Trustee: Albert G. Van Metre, Sr. _____ Kenneth A. Ryan _____
Beneficiary: Albert G. Van Metre, Sr. _____ 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 & CEO _____
Richard J. Rabil, President & COO & Director _____
Kenneth A. Ryan, EVP, Secretary, Treasurer, CFO & Director _____
W. Brad Gable, EVP, Asst. Secretary & Director _____
Albert G. Van Metre, Jr., EVP & Director _____

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
2 Residential Funding Corporation
8400 Normandale Lake Boulevard
Bloomington, MN 55437

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)
5 General Motors Acceptance Corporation _____

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Bruce Paradis, President & CEO; Mike Kozlak, President, Residential Capital Group; Greg Schultz, President, Business Capital Group; Keenen Dammen, President, Investment Capital Group; Christopher Nordeen, President, European Group; Davee Olson, Chief Financial Officer; Anne Knapp, Chief Information Officer and Managing Director; Michael Seats, General Counsel.

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

Rezoning Attachment to Par. - (b)

DATE: September 5, 2001
(enter date affidavit is notarized)

2001-94a

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

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

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)
Diamond Revocable Trust for the benefit of Albert G. Van Metre; Trustee: Albert G. Van Metre
Richard J. Rabil
Kenneth A. Ryan
W. Brad Gable

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g.
Albert G. Van Metre, Sr., Chairman, CEO & Director; Richard J. Rabil, President, COO & Director; Kenneth A. Ryan, EVP, Secretary, Treasurer, CFO, Director; W. Brad Gable, EVP, Asst. Secretary, Director; Albert G. Van Metre, Jr., EVP, Director; Charles Hockensmith, EVP; Brian Davidson, VP; Larry Stamets, AVP; Mark Giganti, AVP; Andrew Garrich, AVP; Richard Showalter, AVP, Gaye J. Vaughan, Asst Secretary.

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
4 Van Metre Apartment Building, L.L.C.
5252 Lyngate Court
Burke, VA 22015

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: Richard J. Rabil, Member
Van Metre Family Trust, Member Kenneth A. Ryan, Member
Trustee: Albert G. Van Metre, Sr. W. Brad Gable, Member
Beneficiary: Albert G. Van Metre, Sr. Albert G. Van Metre, Jr., Member

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

Virginia Residential Construction, Inc., Manager (w/no ownership interest)

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

4

DATE: September 5, 2001
(enter date affidavit is notarized)

2001-94a

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

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

General Motors Corporation
300 Renaissance Center
Detroit, MI 48265-3000

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)

Publicly traded on the NYSE _____

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

- | | |
|---|--|
| John F. Smith, Jr. Chairman | Rudolph A. Schlais, Jr., Group VP |
| G. Richard Wagoner, Jr., President & CEO | Ralph J. Szygenda, Group VP |
| Harry J. Pearce, Vice Chairman | Kathleen S. Barclay, VP |
| John M. Devine, Vice Chairman & CFO | Guy D. Briggs, VP |
| John D. Finnegan, EVP | Lawrence D. Burns, VP |
| Ronald L. Zarrella, President, GM North America | Wayne K. Cherry, VP |
| Thomas A. Gottschalk, SVP, General Counsel | Darwin E. Clark, VP |
| Donald E. Hackworth, SVP, North America Car & Manufacturing | Troy A. Clarke, VP |
| Michael J. Burns, Group VP | Frank L. Colvin, VP |
| Gary L. Cowger, Group VP | Arturo S. Elias, VP |
| Thomas J. Davis, Group VP | Gerald L. Elson, VP |
| Peter H. Hanenberger, Group VP | David N. Reilly, VP |
| Frederick A. Henderson, Group VP | John F. Smith, VP |
| Robert W. Hendry, Group VP | Michael T. Smith, VP |
| Mark T. Hogan, Group VP | Joseph D. Spielman, VP |
| Harold R. Kutner, Group VP | Thomas G. Stephens, VP |
| Eric A. Feldstein, Group VP | Cynthia M. Trudell, VP |
| Roderick D. Gillum, Group VP | John J. Wetzel II, VP |
| Michael A. Grimaldi, Group VP | Gualterio Wieland, VP |
| Steven J. Harris, Group VP | James R. Wiemels, VP |
| David J. Herman, Group VP | Peter R. Bible, Chief Accounting Officer |
| Jeffrey P. Hurlbert, Group VP | Wallace W. Creek, Controller |
| V. Maureen Kempston Darkes, Group VP | Nancy E. Polis, Secretary |
| Ned S. McClurg, Group VP | Jacqueline K. Wagner, General Auditor |
| John G. Middlebrook, Group VP | Roger D. Wheeler, Chief Tax Officer |
| Dennis R. Minano, Group VP | Percy N. Barnevik, Director |
| Homi K. Patel, Group VP | John H. Bryan, Director |
| James E. Queen, Group VP | Thomas E. Everhart, Director |
| W. Allen Reed, Group VP | George M.C. Fisher, Director |
| William J. Lovejoy, Group VP | Nobuyuki Idei, Director |
| Arvin F. Mueller, Group VP | Karen Katen, Director |
| | J. Willard Marriott, Jr., 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.

Rezoning Attachment to Par. 1(b)

DATE: September 5, 2001
(enter date affidavit is notarized)

2001-94a

for Application No(s): FDPA 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 Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)
[] There are 10 or less shareholders, and all of the shareholders are listed below.
[X] 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 Michael D. Lubeley
Thomas J. Colucci Nan E. Terpak
Peter K. Stackhouse
Jerry K. Emrich

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)
VIKA, Incorporated
8180 Greensboro Drive, Suite 200
McLean, VA 22102

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)
Charles Irish, Jr. (nmi)
John F. Amatetti

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

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

Rezoning Attachment to Par. 1(b)

DATE: September 5, 2001
(enter date affidavit is notarized)

2001-949

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

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

General Motors Acceptance Corporation
300 Renaissance Center
Detroit, MI 48265-3000

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)

General Motors Corporation

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

John D. Finnegan, Chairman & President; Richard J.S. Clout, EVP; John M. Devine, Vice Chairman & CFO; Eric A. Feldstein, VP & Treasurer; John E. Gibson, EVP, William F. Muir, EVP & CFO; Harry J. Pearce, Vice Chairman of the Board; W. Allen Reed, VP & Chief Investments Funds Officer; John F. Smith, Jr., Chairman; G. Richard Wagoner Jr., President and CEO; Ronald L. Zarrella, EVP & President; Mark F. Bole, VP; David H. Borchelt, VP; Paul D. Bull, VP; Donna V. Cheesebrough, VP; Keith E. Constantine, VP; Jay A. Craig, VP; Robert C. Dann, VP; John R. Dick, VP; Thomas E. Dickerson, VP; Rudi H. Doerr, VP; James E. Farmer, VP; David L. Jones, VP; John R. Jones, VP; Carol J. Knorr, VP; James A. Kucharski, VP; Jeffrey G. McLeod, VP; James D. Nelson, VP; Tommy E. Pritchard, VP; Cynthia A. Ranzilla, VP; Christopher J. Rutkowski, VP; Edward J. Shea, VP; Dennis W. Sheehan, Jr., VP; William B. Solomon, VP; Barbara J. Stokel, VP; Linda A. Taggart, VP; Joseph D. Taylor Jr., VP; Gay G. Tosch, VP; Jerome B. Van Orman Jr., VP; Richard B. Wagner, VP; David C. Walker, VP; Robert Westcott, VP; Gerald E. Gross, Comptroller; Susan G. Hauseman, Treasurer; Cathy L. Quenneville, Corporate Secretary.

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

REZONING AFFIDAVIT

DATE: September 5, 2001
(enter date affidavit is notarized)

2001-94a

for Application No(s): FDPA 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 Woodland Park Apartments I, L.P.
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)

- 1 Twelfth Genpar, Inc., General Partner
- 2 Residential Funding Corporation, Limited Partner
- 3 Van Metre Woodland Park Investments, LP, Limited Partner
- 4 Van Metre Apartment Building L.L.C., Limited Partner

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

** All listings which include partnerships 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 of 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.

DATE: September 5, 2001
(enter date affidavit is notarized)

2001-94a

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

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

Van Metre Woodland Park Apartments II, L.P.
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)

- 7 Thirteenth Genpar, Inc., General Partner
- 2 Residential Funding Corporation, Limited Partner
- 3 Van Metre Woodland Park Investments, LP, Limited Partner
- 4 Van Metre Apartment Building L.L.C., Limited Partner

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

DATE: September 5, 2001
(enter date affidavit is notarized)

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

2001-94a

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

3 Van Metre Woodland Park Investments, L.P.
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)

- / Twelfth Genpar, Inc., General Partner
- Van Metre Family Trust LLP, Limited Partner
- Trustee: Albert G. Van Metre, Sr.
- Beneficiary: Albert G. Van Metre, Sr.
- Richard J. Rabil, Limited Partner
- Kenneth A. Ryan, Limited Partner
- W. Brad Gable, Limited Partner
- Albert G. Van Metre, Jr., Limited Partner

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

REZONING AFFIDAVIT

DATE: September 5, 2001
(enter date affidavit is notarized)

2001-94a

for Application No(s): FDPA 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:

Elizabeth D. Baker

(check one) [] Applicant [x] Applicant's Authorized Agent

Elizabeth D. Baker, agent
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 5 day of September, 2001, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly A. Klemm
Notary Public

My commission expires: 11/30/2003

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

Elizabeth D. Baker
Land Use Coordinator
(703) 528-4700 x24

COURTHOUSE PLAZA, THIRTEENTH FLOOR
2200 CLARENDON BOULEVARD
ARLINGTON, VIRGINIA 22201-3358
(703) 528-4700
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PRINCE WILLIAM OFFICE

VILLAGE SQUARE
13663 OFFICE PLACE, SUITE 201
WOODBRIDGE, VIRGINIA 22192-4218
(703) 680-4664
METRO (703) 680-4647
FACSIMILE (703) 690-2412

MANASSAS OFFICE

9324 WEST STREET, SUITE 300
MANASSAS, VIRGINIA 20110-5198
(703) 330-7400
METRO (703) 803-7474
FACSIMILE (703) 330-7430

LOUDOUN OFFICE

1 E. MARKET STREET, THIRD FLOOR
LEESBURG, VIRGINIA 20176-3014
(703) 737-3633
FACSIMILE (703) 737-3632

RECEIVED

DEPARTMENT OF PLANNING AND ZONING

APR 2 2001

April 2, 2001

ZONING EVALUATION DIVISION

Barbara Byron, Director
Zoning Evaluation Division
Department of Planning & Zoning
12055 Government Center Pkwy, #801
Fairfax, VA 22035

Re: Application for Rezoning
Van Metre Woodland Park Apartments I, L.P. and Van Metre
Woodland Park Apartments II, L.P.
Tax Map 16-3 ((1)) 25D1, 25D2 and 16-4 ((1)) 32B

Dear Ms. Byron:

This letter serves as a statement of justification for the above-referenced application. The Applicants, Van Metre Woodland Park Apartments I, L.P. and Van Metre Woodland Park Apartments II, L.P., are the title owners of 32.4 acres identified on the Fairfax County tax maps as 16-3 ((1)) 25D1, 25D2 and 16-4 ((1)) 32B (the "Subject Property"). The Subject Property was rezoned to the PDH-30 District by the Board of Supervisors on August 2, 1999 via application RZ 1999-HM-011. The Subject Property is partially undeveloped and partially under construction. It is situated immediately south of Sunrise Valley Drive east of Fox Mill Road.

The rezoning approval permits a maximum of 757 multi-family dwelling units at a density of 23.2 dwelling units per acre. The approved Conceptual Development Plan (CDP) includes two alternate layouts. One design includes 743 dwelling units and a secondary day care center or leasing/recreational center in the center of the Subject Property. CDP Option A shows replacement of the day care center or leasing/recreational center and adjacent triplex multi-family dwellings with a design including a mix of a traditional multi-family building and triplex multi-family dwellings. This results in an increase of 14 units for a total of 757

units, in keeping with the CDP approval. The Applicants seek to amend the FDP so it reflects Option A of the CDP with a total of 757 dwelling units.

The July 27, 1999 proffers approved with RZ 1999-HM-011 are attached. Proffer 2 states "...Sheet 4 of the CDP/FDP includes a CDP Option A which would permit development of dwelling units in lieu of construction of the childcare center or leasing/recreational center shown on Sheet 3. Implementation of CDP Option A shall require an FDPA, but shall not require a proffered condition amendment." The Applicant is simply reflecting implementation of CDP Option A with this request. There is no change to density, open space or design proposed.

The Subject Property is located within Sub-Unit B2 of the Reston-Herndon Center of Area III of the Comprehensive Plan. Sub-Unit B2 is planned for residential uses 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 is in conformance with this recommendation.

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 Subject 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 a 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 seeks reapproval of a waiver of the transitional screening yard and barrier requirement along its southern boundary line of the Subject Property adjacent to Fox Mill Road in favor of that shown on the CDP/FDP.
3. The Applicant requests reapproval of 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.
4. The Applicant requests a waiver of the loading space requirement for multi-family units.

April 2, 2001
Page 3

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.



Elizabeth D. Baker
Land Use Coordinator

EDB:kak

J:\VANMETRE\356.14\Justification Letter.doc

VAN METRE AT WOODLAND PARK

RZ 1999-HM-011
PCA 94-H-065

PROFFERS

July 27, 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-HM-011 and PCA 94-H-065, filed for property identified as Tax Map 16-3 ((1)) pt. 25D and 16-4 ((1)) 32B (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 these applications are approved, any previous proffers for the Application Property are hereby deemed null and void for the Application Property subject to this proffered condition amendment and 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 and type of units (757), 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. 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 child care center or leasing/recreational center shown on Sheet 3. Implementation of CDP Option A shall require an FDPA, 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

PROFFERS

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

Page 2

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, members/guests of the Woodland Park Homeowners Association (comprised of 144 townhouses constructed pursuant to RZ 94-H-065 immediately east of, and adjacent to, the Application Property, 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

PROFFERS

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

Page 3

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 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). Should the project become a condominium, a similar restriction shall be included in the condominium association documents. This restriction shall be in a form approved by the County Attorney prior to the lease or sale of any units. Prospective lessees/purchasers shall be advised of the use restriction prior to entering into a lease/contract.
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.

PROFFERS

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

Page 4

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.
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, both 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. However, should the Greg Roy subdivision be rezoned to a comparable or

PROFFERS

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

Page 5

compatible density as the Application Property, the requirement to provide this barrier shall become null and void.

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 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.

In the event the Greg Roy subdivision to the south is rezoned to a comparable or compatible density to the Application Property, the Applicant shall provide the easements necessary for the construction of a minimum of two pedestrian connections from the pedestrian access walkway on the Application Property to the southern property line.

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

PROFFERS

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

Page 6

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 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, which may include parks and recreational 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.
20. 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.
21. Child Care Center. Should the Applicant elect to provide the child/day care center shown on Sheet 3 rather than the leasing recreation center, the parking area for the child care facility shall be provided generally as shown on Attachment No. 1.
22. Lighting. Internal pedestrian scaled lighting shall be provided for the safety and convenience of future residents. Lighting shall be fully shielded, focused directly on parking/driveway areas, buildings and sidewalks, and shall provide full cut-off fixtures.

PROFFERS

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

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23. 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.

Furthermore, future proffered condition amendments filed on the Application Property or sections thereof, shall require amendment to application RZ 1999-HM-011, and shall not require any further action regarding PCA 94-H-065.

24. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.
25. 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.

J:\VANMETRE\7545\PROFFERS\PROF727.CLN

(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 Genpar, Inc., a Virginia
Corporation

Its: General Partner



By: W. Brad Gable

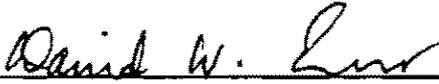
Its: Executive Vice President

(SIGNATURES CONTINUE ON NEXT PAGE)

PROFFERS
RZ 1999-HM-011

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.

VAN METRE AT WOODLAND PARK

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

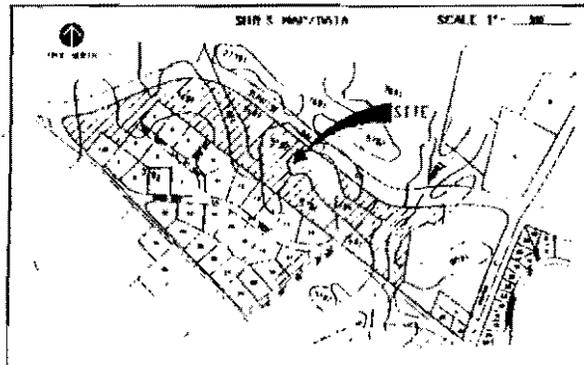
CONCEPTUAL / FINAL DEVELOPMENT PLAN RZ-1999-HM-011

SHEET INDEX

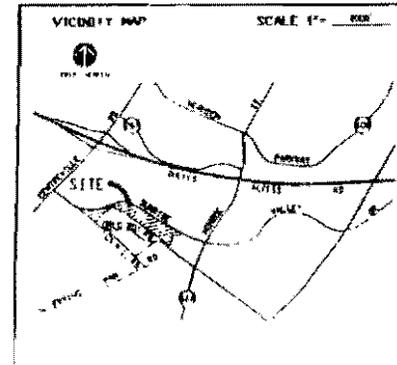
- 1 COVER SHEET
- 2 METES AND DIMENSIONS
- 3 CONCEPTUAL / FINAL DEVELOPMENT PLAN
- 4 CONCEPTUAL / FINAL DEVELOPMENT PLAN
- 5 COP TOP LANDSCAPE PLAN
- 6 COP TOP LANDSCAPE PLAN
- 7 ARCHITECTURAL ELEVATION
- 8 ARCHITECTURAL ELEVATION
- 9 REGULATIVE PLAN - ENTRY FEATURE
- 10 REGULATIVE PLAN - BUFFER YARD

SOILS DATA

SHEET	NO.	SOIL	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
100	MANASSAS	CL	100	100	100	100	100
101	PRECONCEIVED	CL	100	100	100	100	100
102	PRECONCEIVED	CL	100	100	100	100	100
103	PRECONCEIVED	CL	100	100	100	100	100
104	PRECONCEIVED	CL	100	100	100	100	100
105	PRECONCEIVED	CL	100	100	100	100	100



SOIL MAP
SCALE: 1" = 100'



VICINITY MAP
SCALE: 1" = 200'

APPLICANT

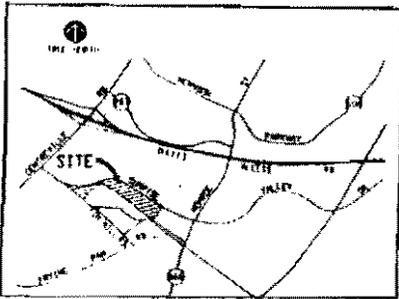
VAN METRE AT WOODLAND PARK
1000 WOODLAND PARK DRIVE
9352 WINDGATE CT
MURKIN, VA 22051
(703) 425-2600

ENGINEER/PLANNER

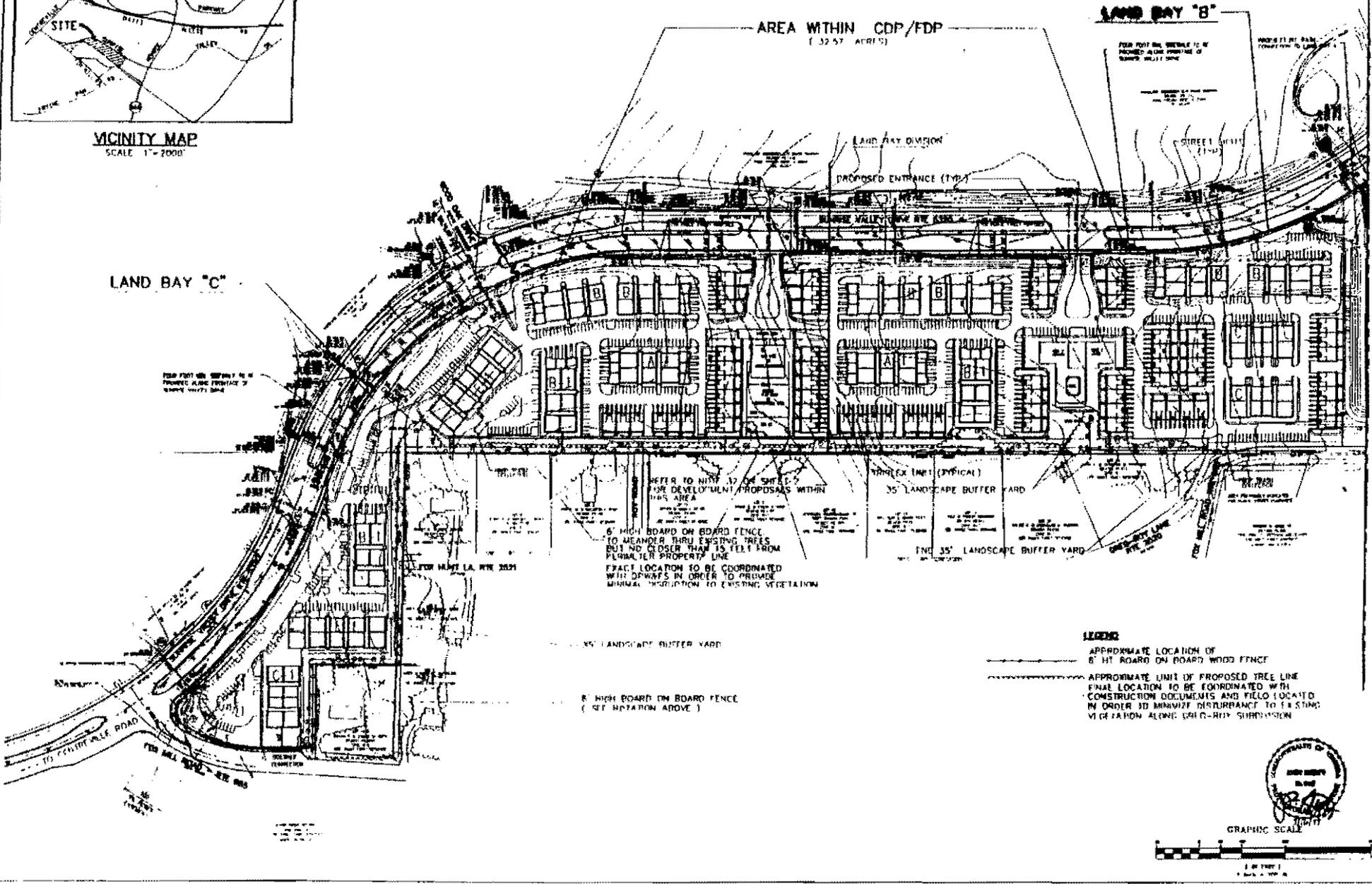
WMA INC
8100 WILSONVILLE RD
DALLAS, TX 75241
MILLAN, VIRGINIA 22051
(703) 425-2600



JULY 19,
2000
GARY D.
CRAWFORD



VICINITY MAP
SCALE 1"=2000'



REFER TO NINT 12 AND SHEETS FOR DEVELOPMENT PROPOSALS WITHIN THIS AREA.

6" HIGH BOARD ON BOARD FENCE TO MEANDER THRU EXISTING TREES BUT NO CLOSER THAN 15 FEET FROM PLUMBLINE PROPERTY LINE. EXACT LOCATION TO BE COORDINATED WITH OWNERS IN ORDER TO PRELASE MINIMAL DISTURBANCE TO EXISTING VEGETATION.

35' LANDSCAPE BUFFER YARD

35' LANDSCAPE BUFFER YARD

LEGEND

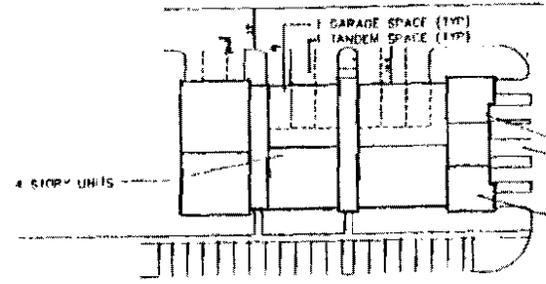
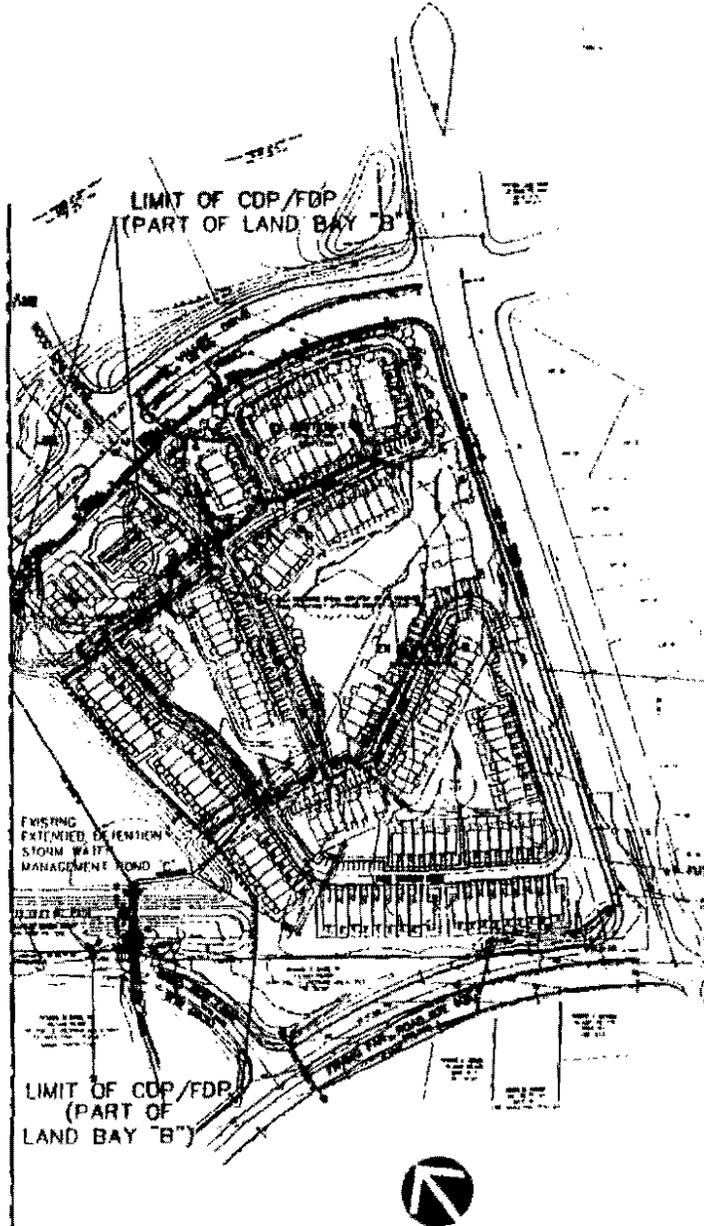
--- APPROXIMATE LOCATION OF 6" HT BOARD ON BOARD WOOD FENCE

--- APPROXIMATE LIMIT OF PROPOSED TREE LINE. FINAL LOCATION TO BE COORDINATED WITH CONSTRUCTION DOCUMENTS AND FIELD LOCATED IN ORDER TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION ALONG CRUII-RUII SUBDIVISION.

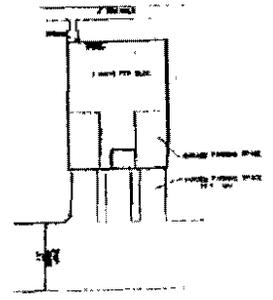


MATCH LINE SEE SHEET 4

CONCEPTUAL / VAN RE

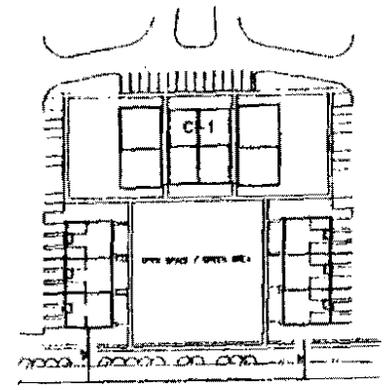


TYPICAL APARTMENT BLDG. LAYOUT
NOT TO SCALE



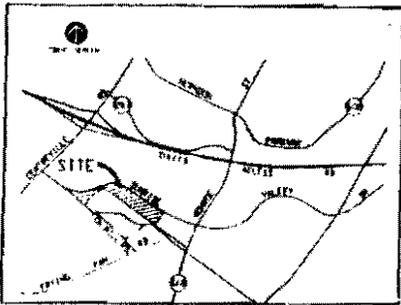
TYPICAL TRI-PLEX UNIT LAYOUT
NOT TO SCALE

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



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

CONFIDENTIAL



VICINITY MAP
SCALE: 1"=2000'



LAND BAY "B"

LAND SHADE TREES AND FLOWERING ORNAMENTAL TREES AT NEIGHBORHOOD ENTRIES AND ALONG FRONTAGE OF SURVIVE DRIVE

MASSED EVERGREENS AT DRIVE LANES TO SCREEN PARKED AUTO'S AND REDUCE DIRT SHED DUST CLARE. (ALL PLANTING ALONG R-O-W IS SUBJECT TO SIGHT DISTANCE REQ'S PER NEXT APPROVAL)

APPROXIMATE LIMIT OF CLEARING AND GRADING

LAND BAY "C"

APPROXIMATE LIMIT OF CLEARING AND GRADING

APPROXIMATE LIMIT OF CLEARING AND GRADING

LANDSCAPE BUFFER YARD

5' YARD LANDSCAPE BUFFER

6' HIGH BOARD ON BOARD FENCE TO CLEARER (ING) EXISTING TREES BUT NO CLOSER THAN 15' FEET FROM PERIMETER PROPERTY LINE. EXACT LOCATION TO BE COORDINATED WITH DWG'S IN ORDER TO PROVIDE VISUAL ACCESS TO EXISTING VEGETATION

NOTE:
EXISTING VEGETATION WITHIN PERIMETER BUFFER YARDS ADJACENT TO DRIVE ROW SURVIVORS TO BE PRESERVED TO THE EXTENT POSSIBLE AS DETERMINED WITH FINAL ENGINEERING AND SUPPLEMENTED WITH NEW PLANTING AS SHOWN

6' HIGH BOARD ON BOARD FENCE (SEE DRAWING ABOVE)

10' LANDSCAPE BUFFER YARD

LEGEND

- LARGE SHADE TREE (4-50' MATURE HEIGHT)
- EVERGREEN TREE (7-20' MATURE HEIGHT)
- ⊙ FLOWERING ORNAMENTAL TREE (4-15' MATURE HEIGHT)
- ✦ EVERGREEN / FLOWERING SHRUBS (FOR SCREENING PURPOSES WITHIN VA POWER EASEMENT)
- ✦ PEDESTRIAN LIGHTING
- APPROXIMATE LOCATION OF 6' HIGH 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 DESIGN.

GRAPHIC SCALE

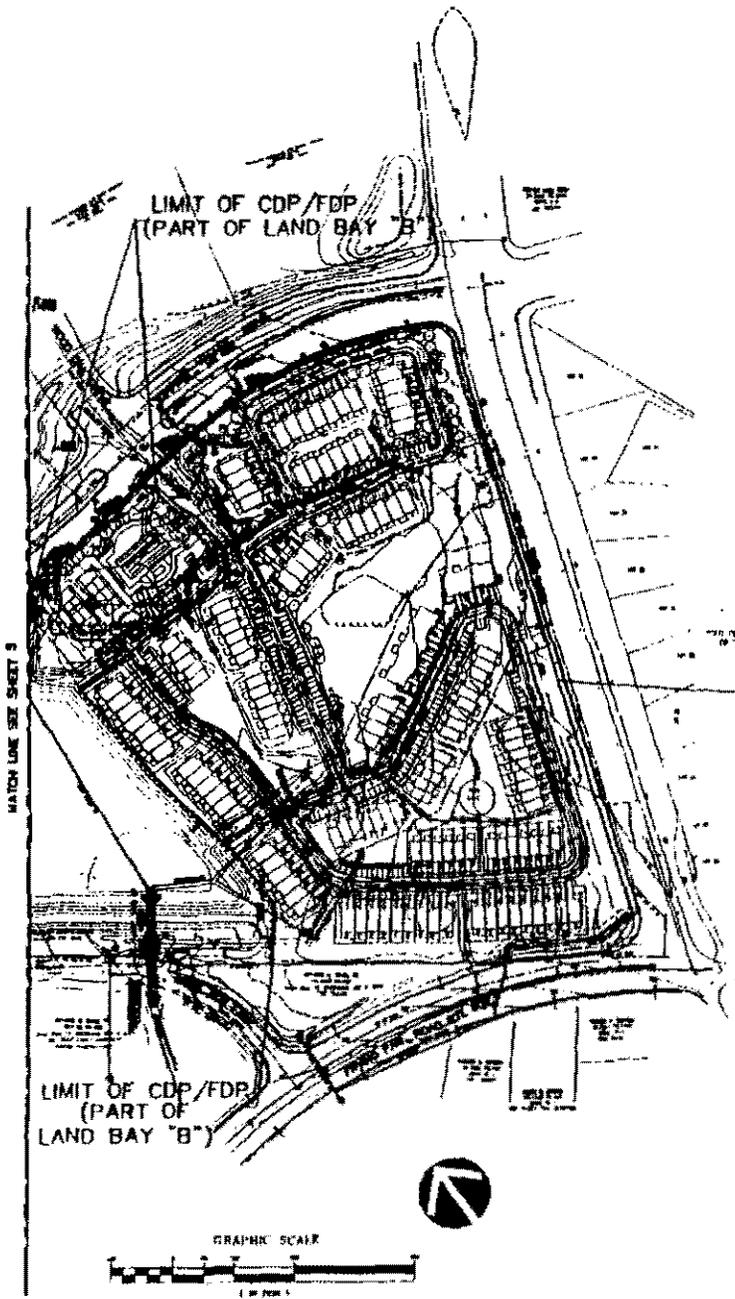


MATCH LINE SEE SHEET B

VAN CURE

CONCEPTUAL / FINAL DEVELOPMENT

DATE: 11/11/2004
SCALE: 1/8"=1'-0"
SHEET NO. 1

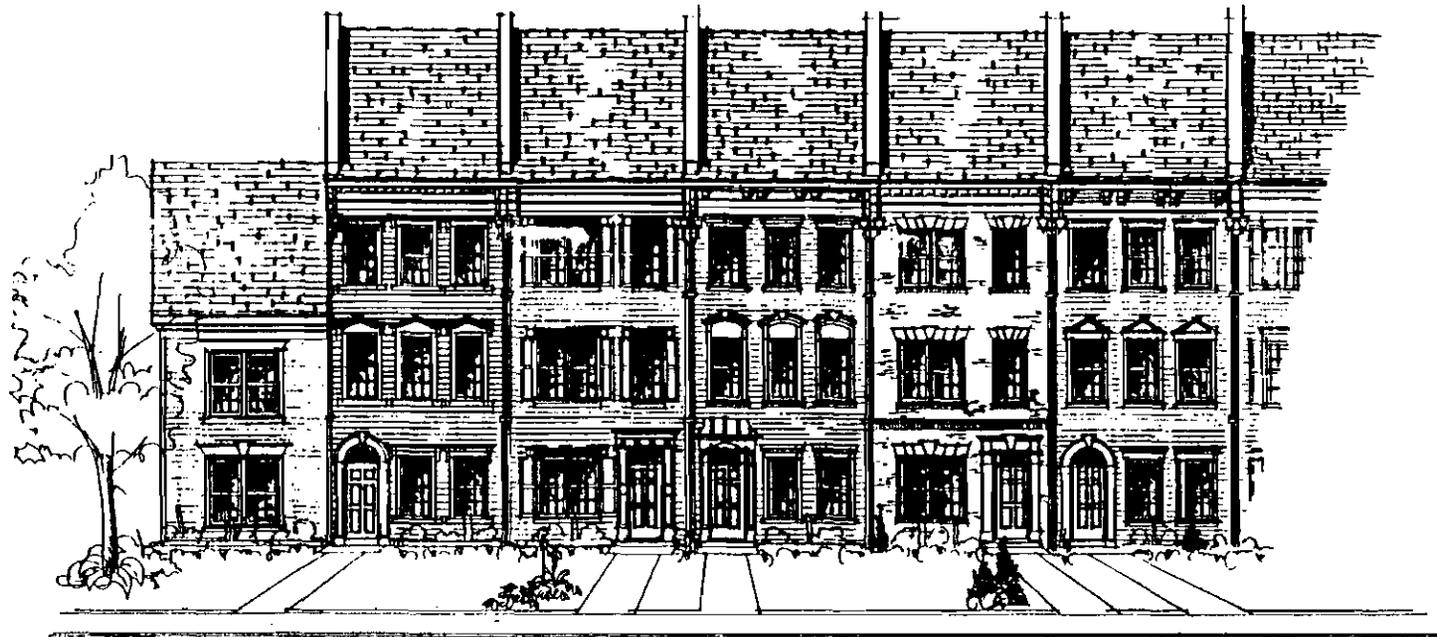


LAND BAY "A"
 SECTIONS 1A, 1B, 2
 (14.34 AC)
 (SHOWN FOR INFORMATION ONLY, NOT PART OF THIS APPLICATION)

CONCEPTUAL /



DATE: 11/11/11
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: [Signature]
 SHEET NO: 11



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

TRI-PLEX FRONT ELEVATION

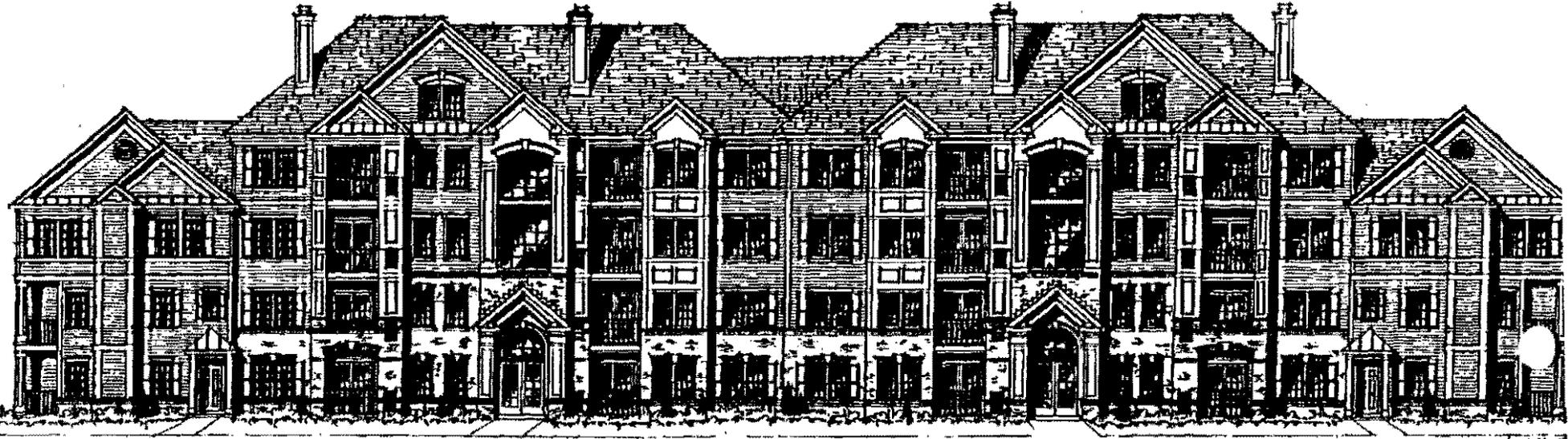

 JUN 22, 1999 J.S.
 MAY 10, 1999
 FEB. 13, 1999
 22 SE P 11 6101 1 1998

VAN METRE COMPANY

WOODLAND PARK APTS.

SHEET 7 OF 10
 JMF LEISSARD ARCHITECTURAL GROUP INC
 2803 WOODBINE COURT, SUITE 200, MIAMI, FL 33135
 TEL: 305-556-1100 FAX: 305-556-1101
 WWW.LEISSARD.COM





SCALE 1/4" = 1'-0"

APARTMENT BUILDING FRONT ELEVATION

JULY 18, 19
JUNE 24, 19
MAY 10, 19
APR. 15, 19
22 1/2 FEET MIN.

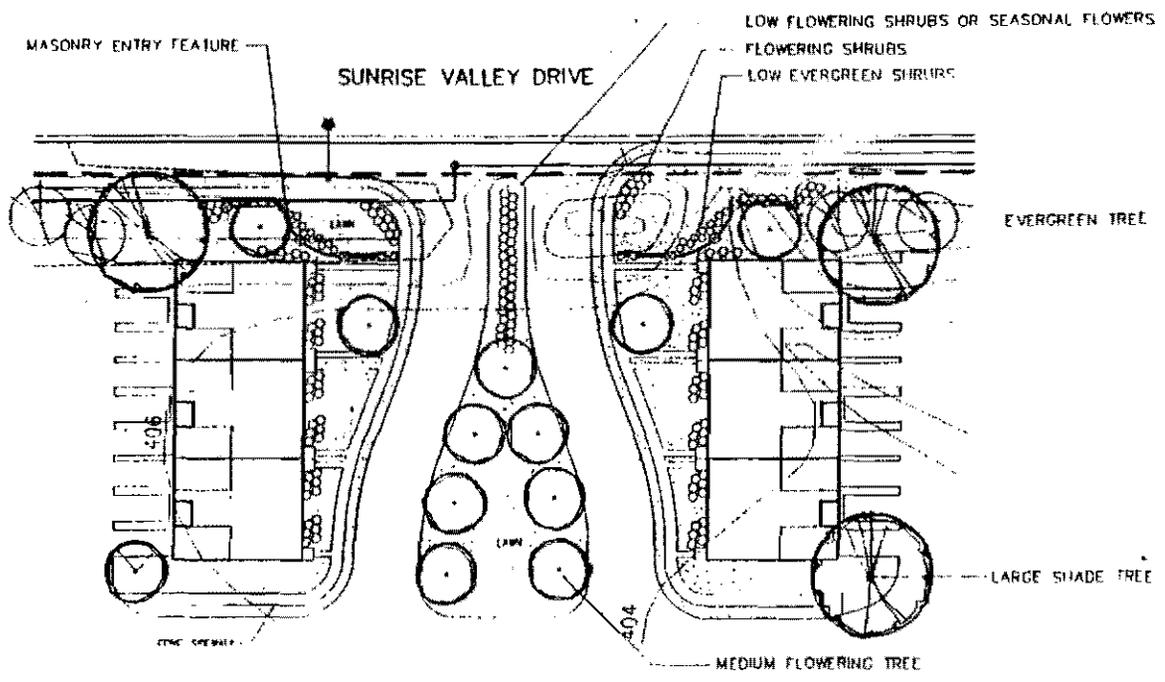
VAN METRE COMPANY

WOODLAND PARK APTS.



THE LESLAND ARCHITECTURAL GROUP, INC.
1000 North 10th Street, Suite 1000, Denver, CO 80202
TEL: 303.733.1111 FAX: 303.733.1112

SHEET B-41



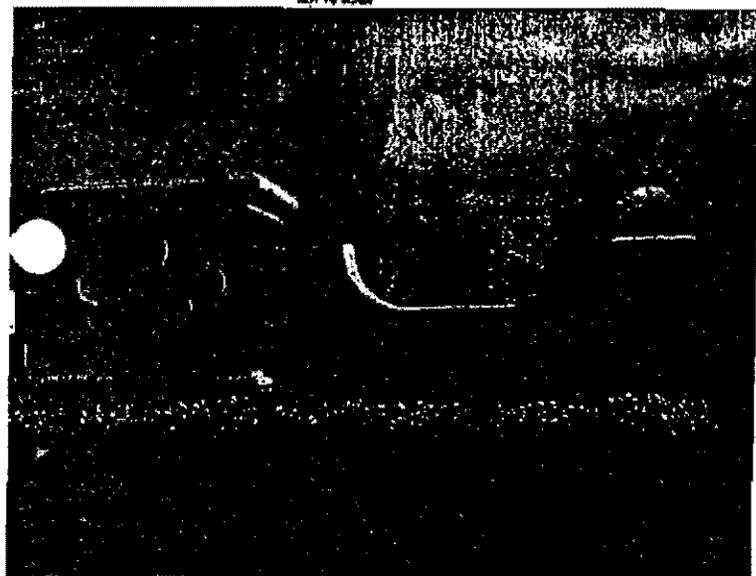
CONCEPTUAL ENTRY LANDSCAPE TREATMENT (TYPICAL)

LANDSCAPE FEATURES SHOWN ARE CONCEPTUAL AND SUBJECT TO REVISION WITH FINAL SITE PLANS



MASONRY ENTRY FEATURE

NOT TO SCALE



MEDIUM FLOWERING TREE

FENCED PLAY YARD OR RECREATIONAL AREA

TOT LOT

30 FT BUFFER YARD
6 FT HIGH BOARD OR BOARD FENCE -
FINAL LOCATION TO BE DETERMINED BY THE FIELD
AT THE TIME OF FINAL SITE PLAN. FENCE IS TO
REACH THE 30 FT BUFFER YARD IN ORDER
TO LIMIT THE DISTURBANCE OF EXISTING VEGETATION
BUT BE NO CLOSER THAN 15 FT TO THE PROPERTY LINE

A

LARGE SHADE TREE

CONC. OPENING

EVERGREEN TREE

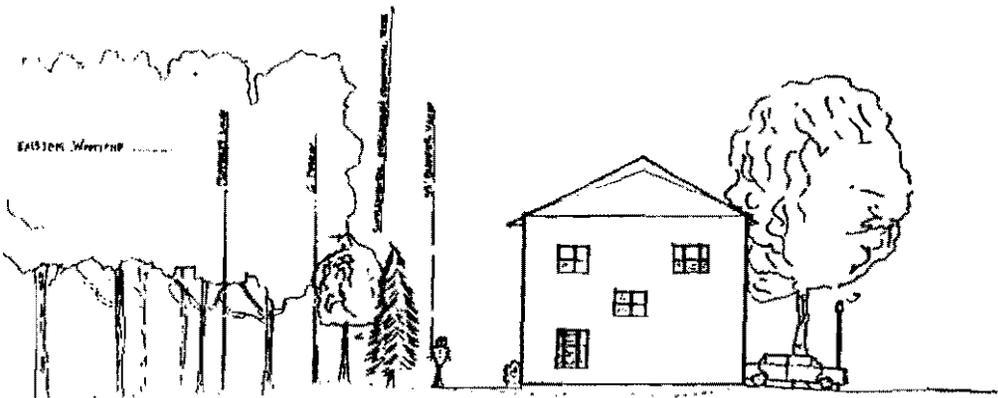
DRIVE - ROY SUBDIVISION

EXISTING VEGETATION

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



COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

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

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

SUBJECT: Comprehensive Plan Land Use Analysis for: FDPA 1999-HM-011
Van Metre Woodland Park Apartments I & II, L. P.

DATE: 5 September 2001

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and development plan dated March 29, 2001. This application requests a final development plan amendment for Option A of the Conceptual Development Plan with a total of 757 dwelling units. Approval of this application would result in a density of 23.2 dwelling units per acre. The extent to which the proposed use, 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. Vacant land and office buildings are located to the north, planned for mixed use 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. There are three distinct developments located to the south. The townhouse development is planned for mixed use and zoned PDH-16. The former Greg-Roy subdivision is planned for residential use at 1-2 dwelling units per acre with an option for residential use at 8-12 dwelling units per acre and is being redeveloped as a multifamily residential development (zoned PDH-12). The vacant land is planned for residential use at 8-12 dwelling units per acre and zoned PDH 12. To the west is located a multifamily residential development which is planned for mixed use and zoned PDH-30.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 32.57-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 the land use for the property:

Text:

On pages 12 and 13 of Plan Amendment No. 2000-01, adopted by the Board of Supervisors on May 21, 2001, under the heading, "Reston-Herndon Suburban Center and Transit Station Areas, Land Unit Recommendations, Sub-unit B-2," 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)) 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 a multifamily and town house residential development at 23.2 dwelling units per acre which is in conformance with the use and density recommendations of the Comprehensive Plan. The applicant should respond to the issues discussed in the following section.

Text:

On pages 45 through 49 of Plan Amendment No. 2000-01, adopted by the Board of Supervisors on May 21, 2001, under the heading, "Reston-Herndon Suburban Center and Transit Station Areas, Land Unit Recommendations, Sub-unit B-2," the Plan states:

"The design guidelines outlined below have been organized into two categories: general guidelines applicable to all areas within the four Transit Station Areas, and specific guidelines which apply to those areas within one-

quarter mile of the transit station platform. In addition, the general guidelines apply to those areas within the Reston-Herndon Suburban Center that are located outside of the Transit Station Areas. The guidelines developed for all areas within Transit Station Areas address the character and form of development, with specific guidelines developed for areas on the periphery of the Corridor to address key issues such as the transition between non-residential and residential areas and maintaining the integrity of existing, nearby land uses....

Design Guidelines for Transit Station Areas

Building Design, Height and Mass

- Buildings at the outer edge of transit station areas should be sensitive to neighboring development with regard to height and mass.
- Varied building heights and roof lines are encouraged to create interest.
- Building facades should be interesting and varied, with an absence of blank walls. Buildings should be designed with features such as multiple windows, doors, and awnings. Blank walls on the side and back of buildings should be mitigated with landscaping, screening and buffering. Long expanses of blank walls along major roads should be avoided.
- To encourage a more urban environment and pedestrian scale, the bulk and mass of buildings should be minimized through the articulation of the building form, step backs from the building base, and plane changes within the building elevations.

Analysis:

The development plan provides illustrations of the typical town house and multifamily residential structures as well as the layout of the proposed structures. The proposed structures and layout will provide for a variety of building heights, roof lines and building facades to assure a high quality architecture and site design, which is complimentary to the surrounding development.

Text:

"Arrangement and Siting of Buildings

- Buildings should be arranged so that they frame and define the fronting streets, and give deliberate form to the street and sidewalk areas.
- Buildings should be arranged in a manner that create a sense of enclosure and defined space.
- Buildings should not be separated from fronting streets by large parking lots..."

Analysis:

The proposed site layout defines the entrances to the development and its functional open space areas. Buildings are clustered toward the interior of the site with an integrated pedestrian and vehicular circulation system.

Text:

"Design Compatibility

- Development on the periphery of transit station areas adjacent to existing residential areas should be maintain or create an effective transition to the surrounding community in terms of layout, design and appearance."

Analysis:

The proposed architectural and site design are compatible with the adjacent existing and future residential development.

Text:

“Open Spaces

- Small plazas and/or courtyards should be incorporated into the designs of buildings and/or building complexes to serve the daily needs of local employees and visitors. These open spaces should be appealing places to gather with seating, lighting, landscaping and other amenities. These spaces should be integrated purposefully into the overall design of the development, and not merely be residual areas left over after buildings and parking lots are sited.
- Public art/sculpture should be incorporated into all open spaces.”

Analysis:

The proposed development plan provides for functional open space in several mini parks, tot lots and the fitness center/pool/community center complex.

Text:

“Trees, Landscaping and Natural Environment

- Existing vegetation and large specimen trees should be preserved and incorporated into the site design when possible.
- Landscaping should be provided that is attractive in all seasons, and provides shade to seating areas and pedestrian paths/sidewalks during summer months.
- Significant landscaped and/or natural streetscapes, as well as street trees should be provided along all roadways, in particular roadways which form the periphery of the Suburban Center and Transit Station Areas (e.g. Sunrise Valley Drive, Sunset Hills Road, Fox Mill Road, and Coppermine Road).”

Analysis:

The development plan has a landscape plan. The applicant should provide supplemental landscaping and a board on board fence to achieve a fully vegetated 35-foot landscaped buffer along the southern boundary of the subject property.

Text:

“Pedestrian and Bicycle Access and Connections

- Site designs should balance the needs of both the pedestrian and the automobile; however, the circulation systems for pedestrians and automobiles should remain separate.
- Pedestrian/bicycle access should be provided to facilitate circulation within, to, around, and between each transit station area. Pedestrian links could include sidewalks, trails, plazas, courtyards, and parks with path systems.
- Pedestrian access between buildings is essential to ensure opportunities are available for people to walk to nearby uses.
- Pedestrian/bicycle paths of any one development or site should interconnect with pedestrian/bicycle paths of any adjacent development or site, to create a highly-connected transit station area. In addition,

pedestrian/bicycle access should connect to the countywide and regional trail systems, connecting local sites with the larger community.

- Safe and convenient pedestrian street crossings should be designed, and include good lighting as well as access elements (e.g. ramps for persons with disabilities).
- Secure and convenient bicycle storage should be provided as part of all non-residential development.”

Analysis:

The applicant should address bicycle access and storage for the proposed development.

Text:

“Transit Access and Connections

- Safe, convenient and direct pedestrian pathways should be provided between all types of transit stops and buildings.
- Pathways should be designed such that pedestrians do not cross parking lots/structures to reach a building.
- Bus shelters should be provided at transit stops that protect patrons from the weather, are safe, easy to maintain, and relatively vandal-proof...”

Analysis:

The applicant is providing two bus shelters along Sunrise Valley Drive.

Text:

“Parking Areas

- Parking should be provided in either above or underground structures, with limited parking areas at the sides or back of buildings. If it is not possible to accommodate parking structures behind or beside buildings, minimize parking in front of buildings.
- Locate priority parking spaces for car/vanpools close to the employee entrance of the building or parking structure to encourage ride-sharing...
- Parking lots should be screened to control the view and visual impact from the street right-of-way, adjacent development, and buildings being served by the lot. Plant materials, walls, fences or earth berms should be used.
- Interior parking lot landscaping should be provided. Large parking lots should be sub-divided into smaller lots by using planting areas as dividers.”

Analysis:

The applicant has provided parking lot landscaping in the interior of the site and landscape screening along Sunrise Valley Drive to reduce off-site headlight glare.

Text:

“Buffers

- Use natural landscaping to create edges and provide a buffer to define developments...”

Analysis:

Some natural landscaping is being used along the southern boundary as part of a 35-foot buffer.

Text:

“Lighting

- Develop coordinated lighting plans for all development complexes, in order to reinforce the complex’s identity and provide a congruent appearance.
- Provide exterior lighting that enhances nighttime safety and circulation, as well as highlights key landmark features.
- Design lighting in a manner that focuses lighting directly onto parking/driving areas and sidewalks, such that lighting for a development does not project beyond the development’s boundary. Utilization of fully shielded lighting fixtures is desirable in order to minimize the occurrence of glare, light trespass, and urban sky glow.”

Analysis:

The applicant should address these development criteria.

Text:

“Signage

- Coordinated signage plans for all developments are encouraged to emphasize the complex’s identity and provide a harmonious appearance.
- Signage should be appropriate for its location and purpose.
- Similar types of signage should be used for developments within a Transit Station Area to facilitate “way-finding” within the TSA.”

Analysis:

The applicant should provide signage plan for the proposed development.

BGD:ALC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT 

FILE: 3-4 (RZ 1999-HM-011)

SUBJECT: Transportation Impact

REFERENCE: FDPA 1999-HM-011; Van Metre Woodland Park Apartments I, L. P.
Van Metre Woodland Park Apartments II, L. P.
Traffic Zone: 1733
Land Identification Maps: 16-3 ((1)) 25D1 and D2
16-4 ((1)) 32B

DATE: September 25, 2001

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 August 31, 2001.

The proposed final development plan amendment seeks to delete the proposed child care facility and add 14 additional dwelling units per the previously approved conceptual development plan. There are no significant transportation issues associated with the change. However, it should be noted that the applicant is also proposing a gated community, and as part of the gated design, a turn around area is provided on the entrance driveways between the gates and Sunrise Valley Drive. The turn arounds on the two central entrances include left turn lanes. The left turn lanes are not needed and should be eliminated in order to improve the turn around radius, and reduce the amount of impervious surface.

All prior transportation commitments and conditions should be carried forward with the current application.

AKR/CAA

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

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

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: FDPA 1999-HM-011
Van Metre Woodland

DATE: 5 September 2001

The proposal is to allow construction of additional multi-family units in place of a daycare facility. There are no environmental issues based on the environmental policies of the Plan.

BGD: JPG

PDH-5	35% of the gross area	31% of the gross area
PDH-8	25% of the gross area	22% of the gross area
PDH-12	30% of the gross area	27% of the gross area
PDH-16	35% of the gross area	31% of the gross area
PDH-20	35% of the gross area	31% of the gross area
PDH-30	45% of the gross area	40% of the gross area
PDH-40	35% of the gross area	31% of the gross area

2. As part of the open space to be provided in accordance with the provisions of Par. 1 above, there shall be a requirement to provide recreational facilities in all PDH Districts. The provision of such facilities shall be subject to the provisions of Sect. 16-404, and such requirements shall be based on a minimum expenditure of \$500 per dwelling unit for such facilities for rezoning applications which are accepted prior to October 3, 1997 and approved by March 24, 1998 and \$955 per dwelling unit for such facilities for rezoning applications which are accepted subsequent to October 3, 1997 or approved after March 24, 1998, and either
 - A. The facilities shall be provided on-site by the developer in substantial conformance with the approved final development plan, and/or
 - B. The Board may approve the provision of the facilities on land which is not part of the subject PDH District.

Notwithstanding the above, in affordable dwelling unit developments, the requirement for a per dwelling unit expenditure shall not apply to affordable dwelling units.

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.

2-801 Purpose and Intent

The Affordable Dwelling Unit Program is established to assist in the provision of affordable housing for persons of low and moderate income. The program is designed to promote a full range of housing choices and to require the construction and continued existence of dwelling units affordable to households whose income is seventy (70) percent or less of the median income for the Washington Standard Metropolitan Statistical Area. An affordable dwelling unit shall mean the rental and/or for sale dwelling unit for which the rental and/or sales price is controlled pursuant to the provisions of this Part.

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 Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

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

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or 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	VC	Variance
FDP	Final Development Plan	VDOT	Virginia Dept. of Transportation
GDP	Generalized Development Plan	VPD	Vehicles Per Day
GFA	Gross Floor Area	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	ZAD	Zoning Administration Division, DPZ
Non-RUP	Non-Residential Use Permit	ZED	Zoning Evaluation Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZPRB	Zoning Permit Review Branch
PCA	Proffered Condition Amendment		