



FAIRFAX COUNTY

APPLICATION FILED: May 25, 2000
PLANNING COMMISSION: February 1, 2001
BOARD OF SUPERVISORS: February 5, 2001
@ 4:00 p.m.

V I R G I N I A

January 17, 2001

STAFF REPORT

APPLICATION RZ/FDP 2000-HM-025

HUNTER MILL DISTRICT

APPLICANT:	Dulles Consolidation LLC
PRESENT ZONING:	R-1
REQUESTED ZONING:	PDH-12
PARCEL(S):	16-3 ((1)) 14B; 16-3 ((3)) 1-30 and the rights-of-way associated with Greg Roy Lane, Fox Hunt Lane and Roy Road
ACREAGE:	35.14 acres
DU/AC:	12.69 du/ac, including ADUs
PLAN MAP:	Residential, 1-2 du/ac (Option for Residential, 8-12 du/ac)
PROPOSAL:	Request rezoning of 35.14 acres from the R-1 District to the PDH-12 District to permit the development of 82 single-family detached units, 115 townhouse units and 248 multi-family units at a density of 12.69 dwelling units per acre, including 24 multi-family ADUs. The applicant is also requesting vacation and/or abandonment of a portion of the public rights-of-way for Greg Roy Lane, Fox Hunt Lane and Roy Road.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2000-HM-025 and the Conceptual Development Plan subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2000-HM-025 subject to the development conditions contained in Appendix 2 and to the Board's approval of RZ 2000-HM-025.

Staff recommends approval of a modification of the transitional screening requirement along a portion of the north side of Fox Mill Road to that shown on the CDP/FDP.

Staff recommends approval of a waiver of the barrier requirement along a portion of the north side of Fox Mill Road where the proposed multi-family structures abut single-family attached residential.

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

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.



REZONING APPLICATION / RZ 2000-HM-025

FINAL DEVELOPMENT PLAN FDP 2000-HM-025

FILED 05/25/00

DULLES CONSOLIDATION LLC

TO REZONE: 35.14 ACRES OF LAND; DISTRICT - HUNTER HILL

PROPOSED: REZONE FROM THE R-1 TO THE PDH-20

LOCATED: GENERALLY LOCATED ON THE N. SIDE
OF FOX MILL RD., APPROX. 500 FT. N.
OF ITS INTERSECTION WITH FRYING PAN RD.

ZONING: R-1
TO: PDH-12

OVERLAY DISTRICT(S):

MAP REF	016-3- /01/ /0014-B
016-3- /03/ /0001-	,0002-
016-3- /03/ /0006-	,0007-
016-3- /03/ /0011-	,0012-
016-3- /03/ /0015-	,0016-
016-3- /03/ /0020-	,0021-
016-3- /03/ /0025-	,0026-
016-3- /03/ /0030-	

FILED 05/25/00

DULLES CONSOLIDATION LLC

FINAL DEVELOPMENT PLAN

PROPOSED: SINGLE FAMILY ATTACHED AND MULTI-FAMILY DWELLINGS

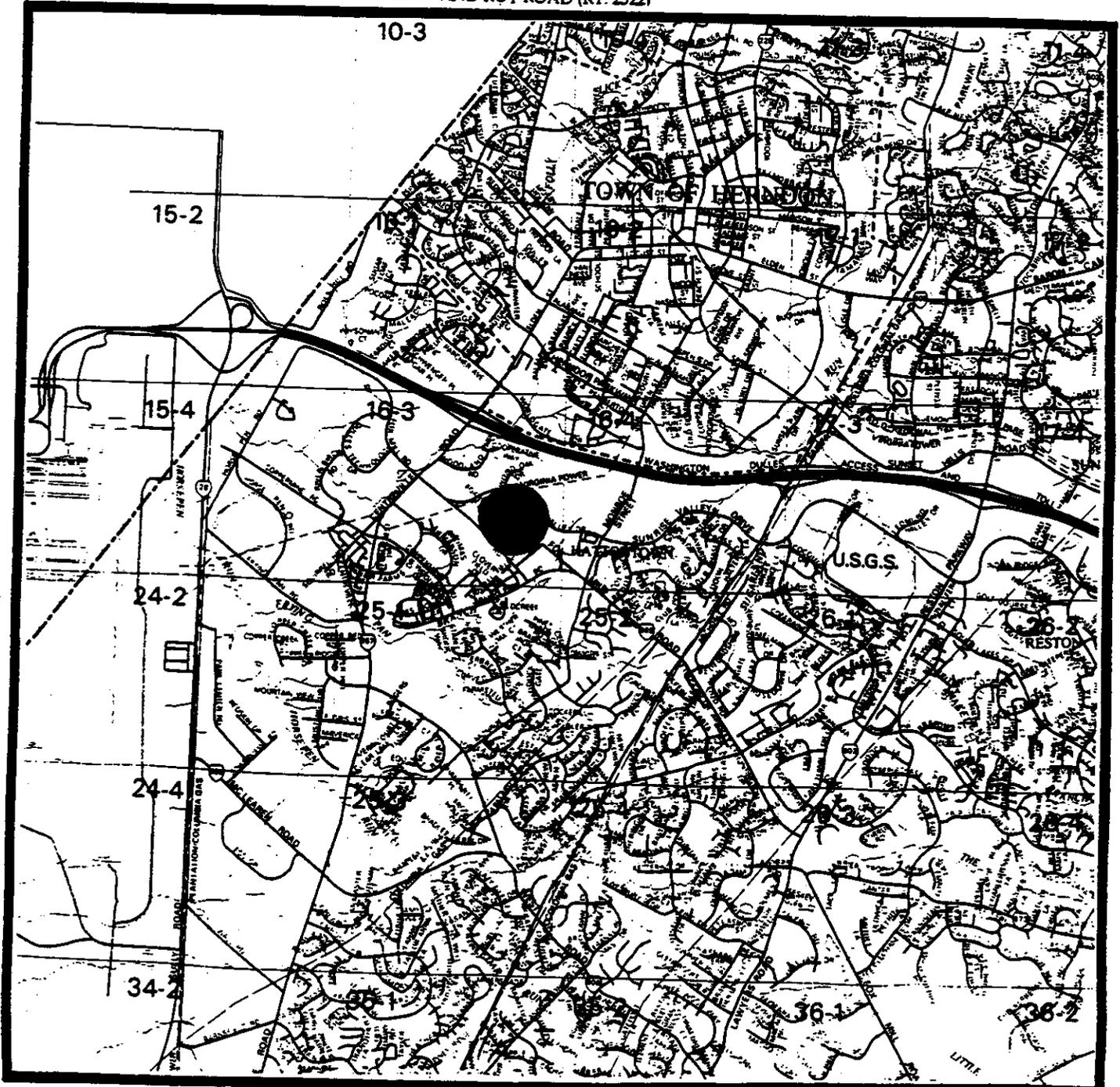
APPROX. 35.14 ACRES OF LAND; DISTRICT - HUNTER HILL
LOCATED: GENERALLY LOCATED ON THE N. SIDE
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OF ITS INTERSECTION WITH FRYING PAN RD.

ZONING: PDH-12

OVERLAY DISTRICT(S):

MAP REF	016-3- /01/ /0014-B
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016-3- /03/ /0015-	,0016-
016-3- /03/ /0020-	,0021-
016-3- /03/ /0025-	,0026-
016-3- /03/ /0030-	

ALSO INCLUSIVE OF THE RIGHT-OF-WAY ASSOCIATED WITH GREG ROY LANE (RT. 2520),
FOX HUNT LANE (RT. 2521) AND ROY ROAD (RT. 2522)



REZONING APPLICATION / RZ 2000-HM-025

FINAL DEVELOPMENT PLAN FDP 2000-HM-025

FILED 05/25/00

DULLES CONSOLIDATION LLC

TO REZONE: 35.14 ACRES OF LAND; DISTRICT - HUNTER HILL

PROPOSED: REZONE FROM THE R-1 TO THE PDH-20

LOCATED: GENERALLY LOCATED ON THE N. SIDE
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ZONING: R-1

TO: PDH-12

OVERLAY DISTRICT(S):

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016-3- /03/ /0011-	,0012-
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016-3- /03/ /0025-	,0026-
016-3- /03/ /0030-	,0031-

ALSO INCLUSIVE OF THE RIGHT-OF-WAY ASSOCIATED WITH GREG ROY LANE (RT. 2520),
FOX HUNT LANE (RT. 25210 AND ROY ROAD (RT. 2522)

FILED 05/25/00

DULLES CONSOLIDATION LLC

FINAL DEVELOPMENT PLAN

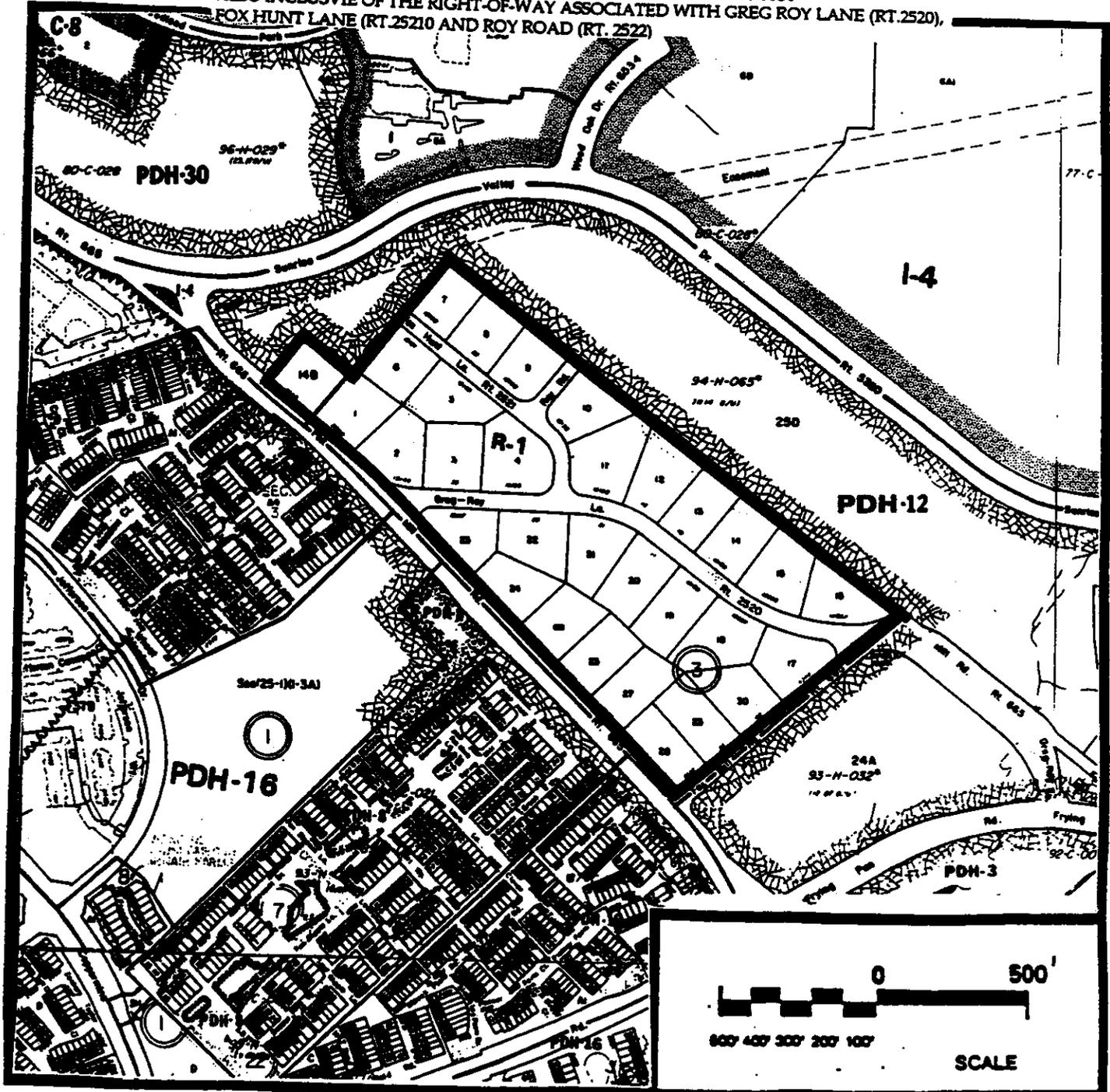
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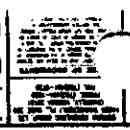
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ZONING: PDH-12

OVERLAY DISTRICT(S):

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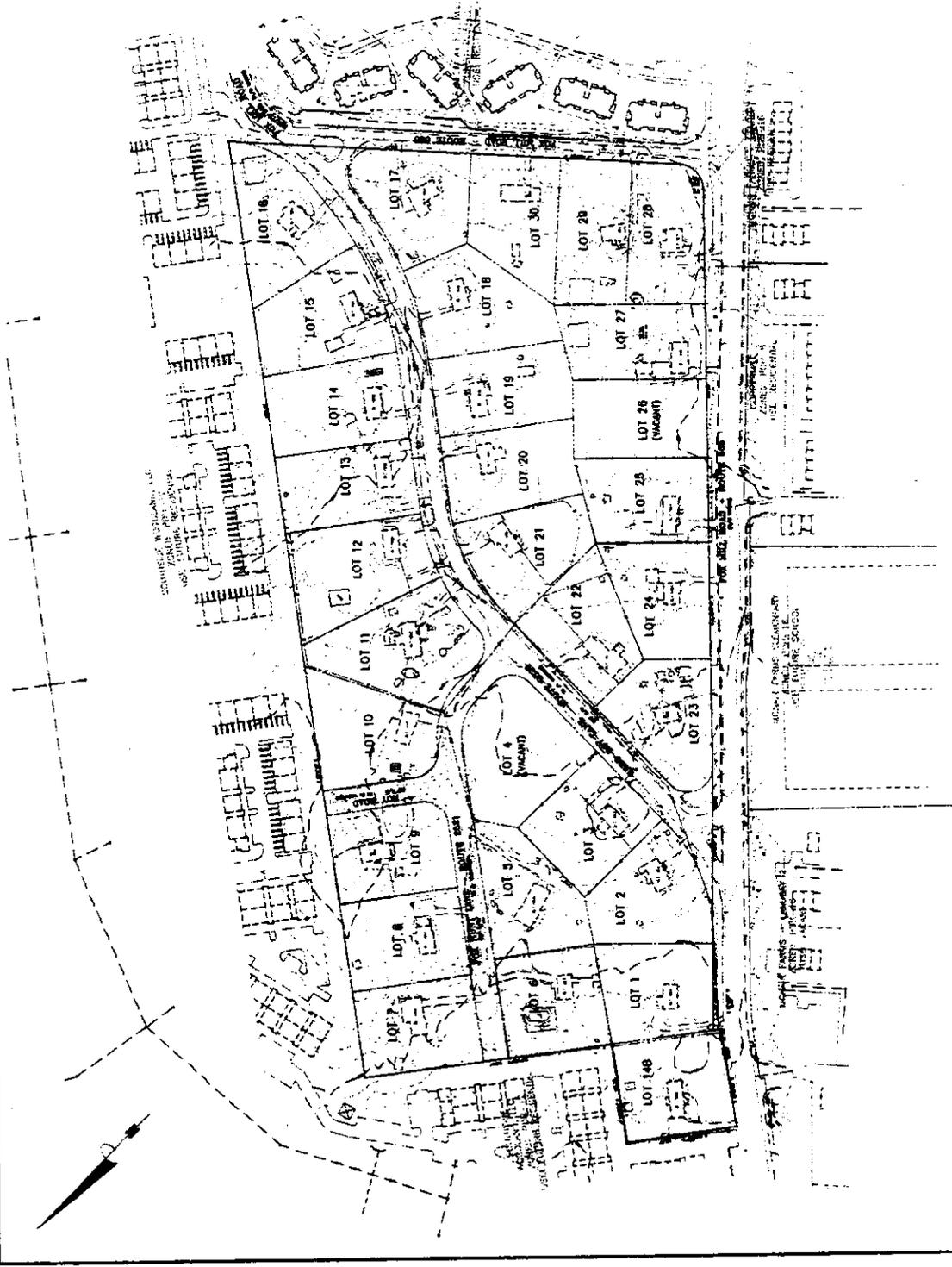


EXISTING PROPERTY OWNERS

Parcel No.	Owner
1	James H. & Margaret A. McFarrell
2	David J. & Rita Woodard
3	James H. & Margaret A. McFarrell
4	James H. & Margaret A. McFarrell
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SOILS INFORMATION

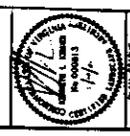
CLASS 6 (LESS THAN 3% OF SITE)
 CLASS 7 (LESS THAN 3% OF SITE)
 CLASS 8 (GREATER THAN 10% OF SITE)



- LEGEND**
- EXISTING CONTAINERS
 - EXISTING VEGETATION
 - EXISTING STRUCTURES
 - EXISTING WATER LINES
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING UTILITY
 - EXISTING OVERHEAD UTILITY
 - RIGHT OF WAY

GRAPHIC SCALE
 1" = 100'

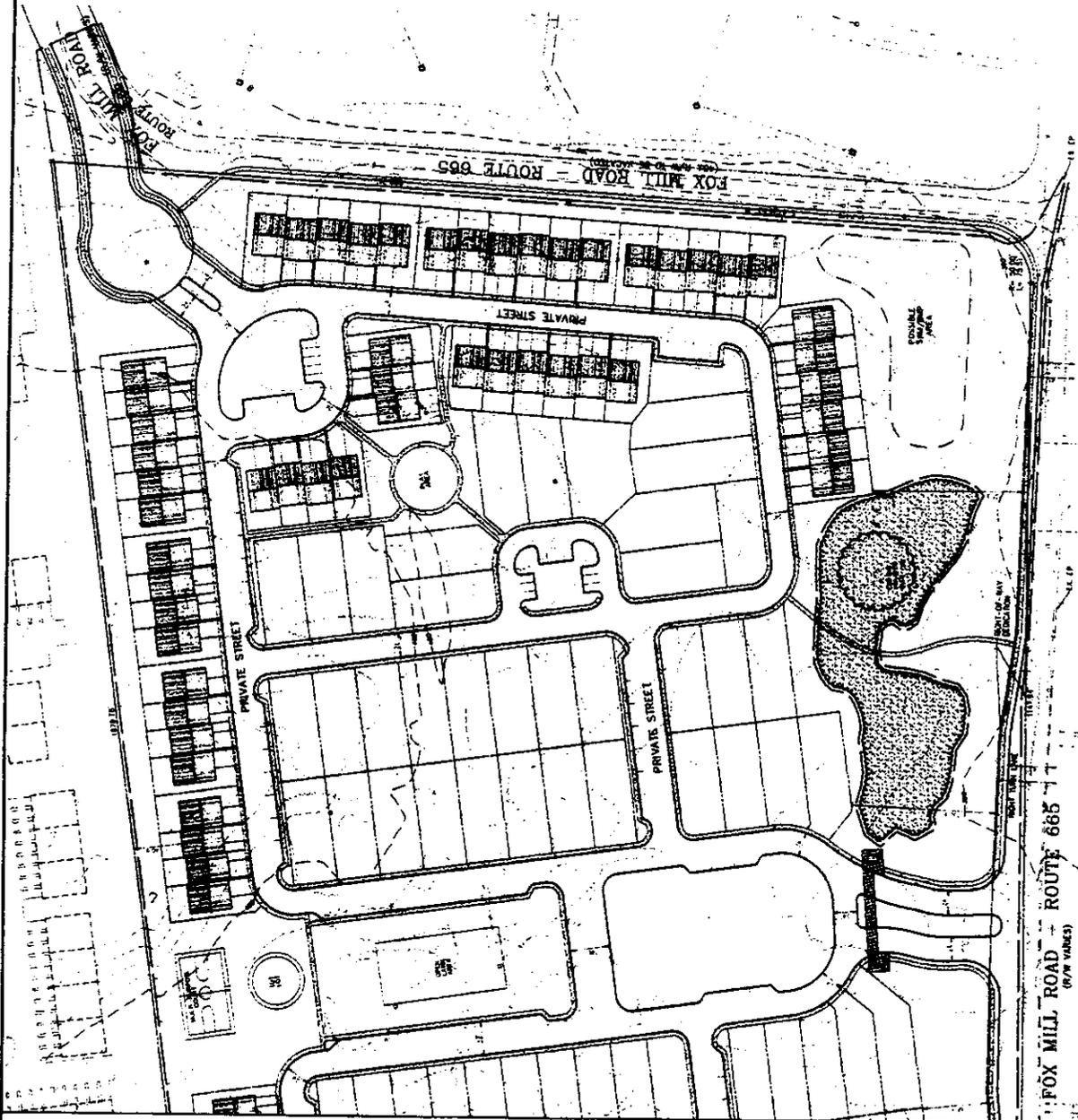
NOTES:
 1. THIS PLAN IS AN INSTRUMENT OF SERVICE AND IS VALID ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.
 2. BOUNDARY INFORMATION IS SHOWN HEREON IS COMPILED FROM RECORD PLANS, SURVEYS, AND FIELD DATA.
 3. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.



LEGEND

- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING LOT/PAVEMENT
- EXISTING DRIVE
- EXISTING TREE
- EXISTING UTILITY
- PROPOSED CULVERT
- PROPOSED DRIVE
- PROPOSED LOT
- PROPOSED PAVEMENT
- PROPOSED UTILITY
- PROPOSED TREE
- PROPOSED FENCE
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED SIGN
- PROPOSED LIGHT

GRAPHIC SCALE
 1" = 40'



MATCHLINE - SEE SHEET 4 OF 14

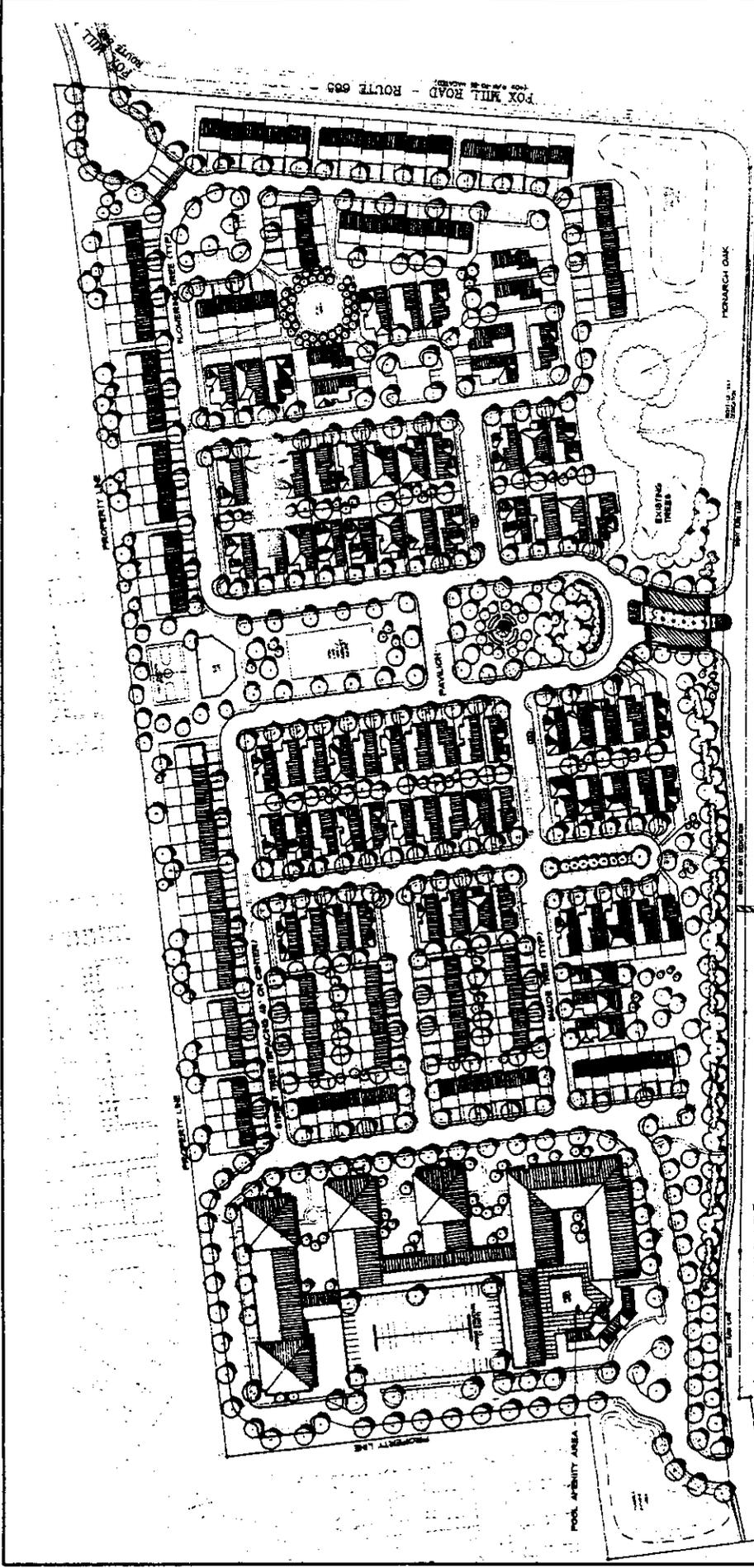
GREAT OAK

LANDSCAPE PLAN



DATE	DESCRIPTION
10/13/00	PRELIMINARY
10/13/00	FINAL

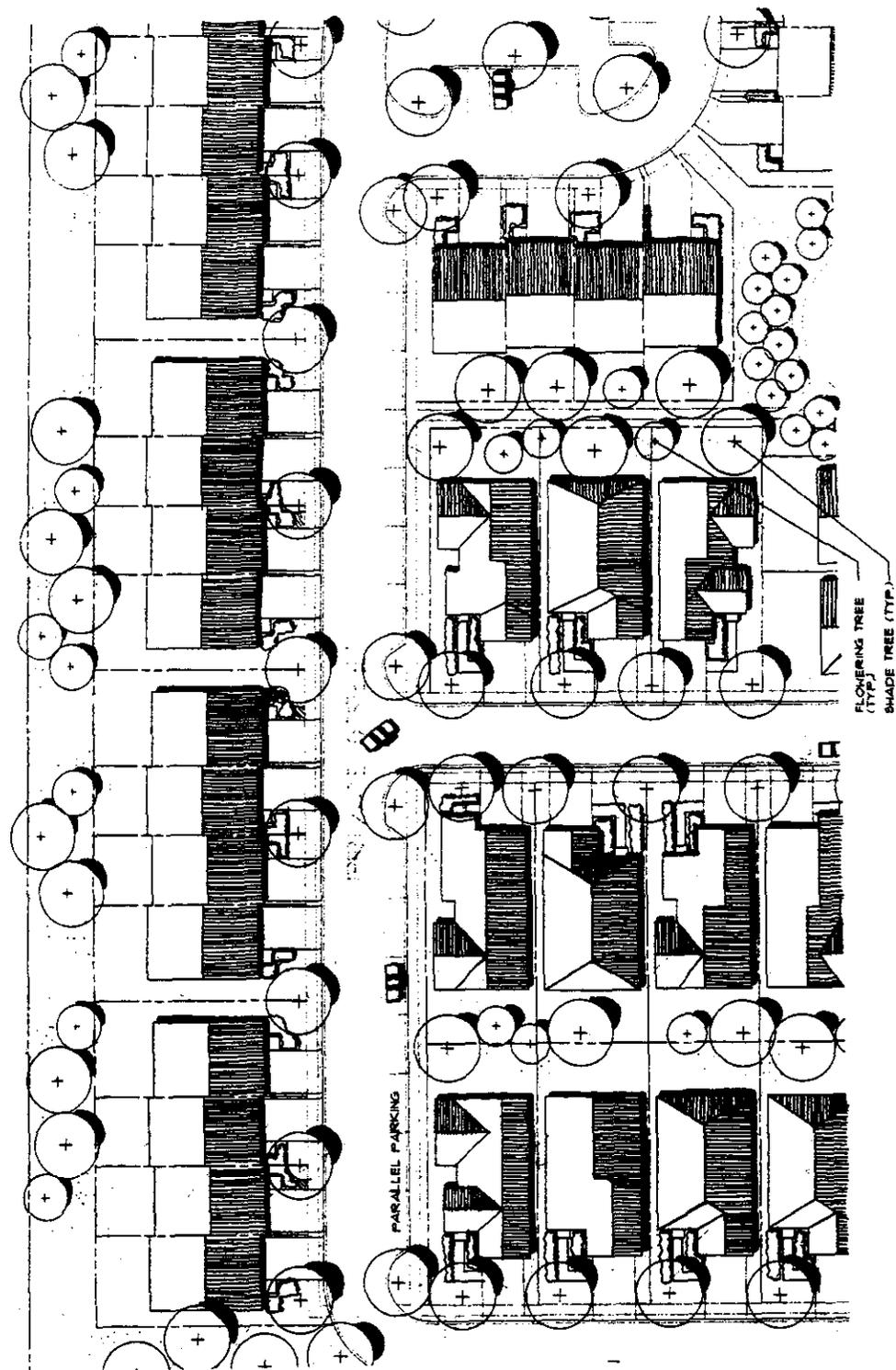
PLS. # 1313-01-01
 SCALE 1/8" = 1'-0"
 DATE OCT 13, 2000
 JOB NO. 1313-01-01
 FILE NO. 1313-01-01
 SHEET 6 OF 14

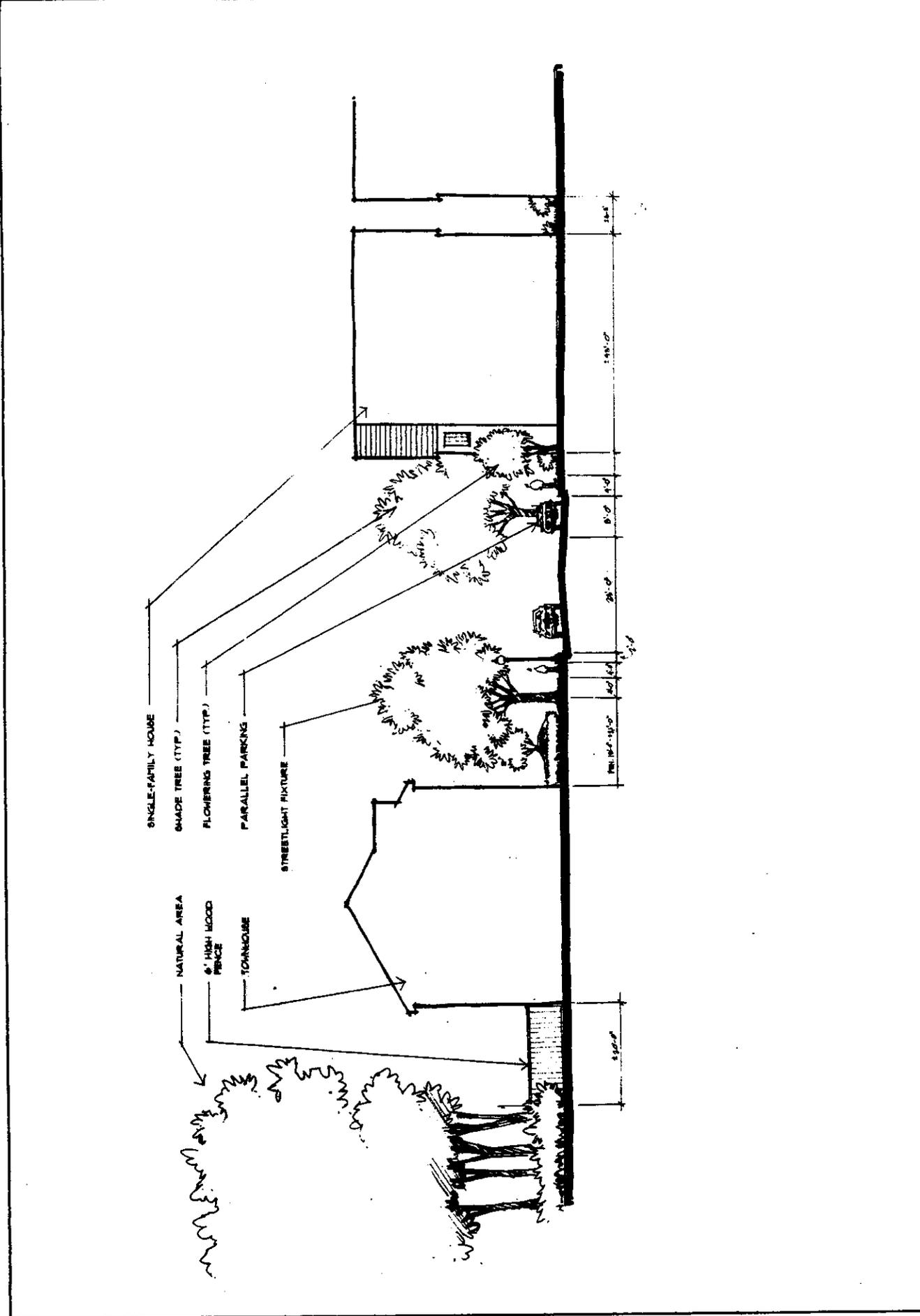


NOTE: THE LANDSCAPE MATERIALS SHOWN HERE ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL APPROVAL. THE FINAL MATERIALS, SPECIFICATIONS, BUILDINGS AND BUILDING ACCESSORIES, THE LOCATION OF PLANT MATERIAL WILL BE DETERMINED AT THE FINAL DESIGN. MATERIALS USED FOR PAVED AREAS SHALL BE LIMITED TO ASPHALT, PORTLAND CEMENT, STONE, CONCRETE AND GRANITE.

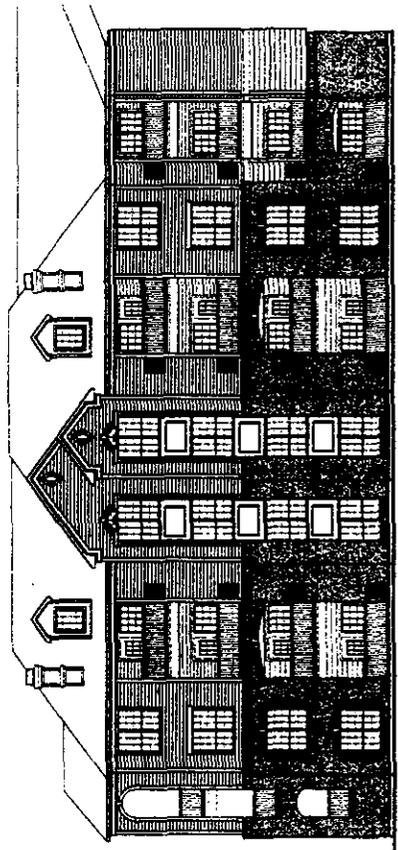


NO.	DATE	DESCRIPTION	BY	CHKD.
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2	10/10/00	FINAL		

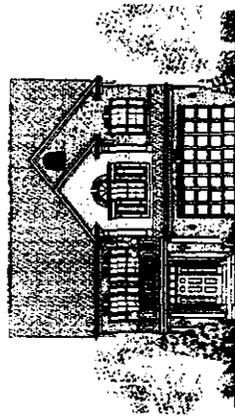
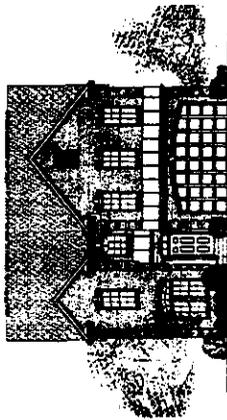




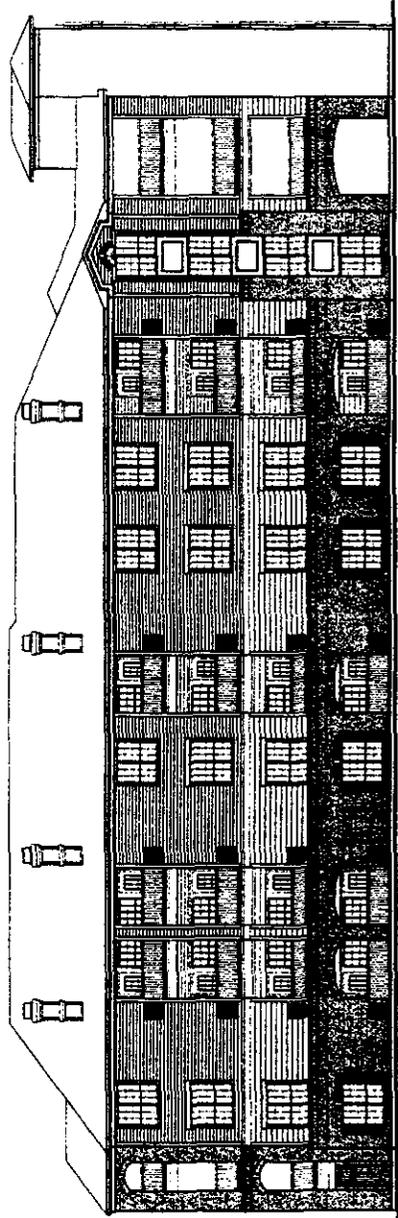
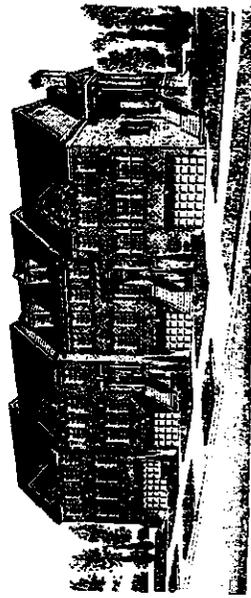
MULTI-FAMILY UNIT ILLUSTRATIVES



SINGLE FAMILY UNIT ILLUSTRATIVES



TOWNHOME UNIT ILLUSTRATIVE



NOTES: ARCHITECTURAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND ARE NOT TO BE USED FOR CONSTRUCTION OF THE PROJECT. ALL DIMENSIONS SHALL BE GOVERNED BY THE PROJECT CONTRACT DOCUMENTS.

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

DESCRIPTION OF THE APPLICATION

Application RZ/FDP 2000-HM-025 requests rezoning of 35.14 acres from the R-1 (Residential-One Dwelling Unit Per Acre) District to the PDH-12 (Planned Development Housing - Twelve Dwelling Units Per Acre) District, and the concurrent approval of the Conceptual and Final Development Plans. The Conceptual/Final Development Plan (CDP/FDP) that accompanies this application depicts the development of 82 single-family detached units, 115 townhouse units and 224 multi-family units for a total of 421 market rate units; an additional 24 multi-family units are identified as affordable dwelling units (ADUs), resulting in an overall total of 445 dwelling units, which equates to an overall density of 12.69 du/ac. The applicant is also proposing to request vacation and/or abandonment of a portion of the public rights-of-way for Greg Roy Lane, Fox Hunt Lane and Roy Road.

Waivers and/or Modifications:

Modification of the transitional screening requirement and a waiver of the barrier requirement along portions of the multi-family development as it abuts single-family attached residential uses located to the south.

Waiver of the 600-foot maximum length of private streets.

LOCATION AND CHARACTER

Site Description:

The 35.14 acre site is located on the north side of Fox Mill Road, approximately 500 feet north of its intersection with Frying Pan Road. The subject property, which is known as the Greg-Roy Subdivision, is developed with older single-family detached homes on lots approximately one acre in size.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Vacant; proposed multi-family development approved pursuant to RZ 1999-HM-011	PDH-30 and PDH-12	Residential, 8-12 du/ac; option 16-20 du/ac
South	Proposed public school site and townhouse development within McNair Farms (RZ 87-C-060 and RZ 93-H-045)	PDH-8, PDH-16	Mixed Use

East	Multi-family development	PDH-12	Residential, 8-12 du/ac
West	Vacant; proposed multi-family development approved pursuant to RZ 1999-HM-011	PDH-30	Residential, 8-12 du/ac; option 16-20 du/ac

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Area III

Planning Sector: Reston-Herndon Suburban Center of the Upper Potomac Planning District (Land-unit B-2)

Text:

On page 422 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading, "Land Unit B," the Plan states:

"The Greg-Roy subdivision and the adjacent residential parcel (Tax Map 16-3((1)) 14B) are planned for residential use at 1-2 dwelling units per acre. As an option, the Greg-Roy subdivision and the adjacent residential parcel are appropriate for residential use at 8-12 dwelling units per acre contingent upon complete parcel consolidation.

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."

Plan Map: Residential, 1-2 du/ac

ANALYSIS

Conceptual/Final Development Plan (CDP/FDP) (Copy at front of staff report)

Title of CDP/FDP: "Great Oak" (Sheets 1-14)

Prepared By: Bowman Consulting Group

Original and Revision Dates: March 10, 2000, revised through October 31, 2000; Sheet 3 revised through December 19, 2000

The combined CDP/FDP consists of fourteen sheets. Sheet 1 is a cover sheet, consisting of general notes and a vicinity map. Sheet 2 contains the existing conditions. Sheet 3 provides the overall site layout and site tabulations. Sheets 4 and 5 depict match sheets (larger scale) of the site layout. Sheet 6 provides the overall landscaping details of the site. Sheet 7 shows the typical bench, tot lot and lighting details, the tree cover requirements/calculations and the proposed plant list. Sheets 8 and 9 provide entrance feature details and elevations. Sheet 10 depicts recreation area details. Sheets 11 and 12 provide typical streetscaping plans and elevations. Sheet 13 depicts the architectural elevations and Sheet 14 provides the existing vegetation map.

The subject proposal consists of the 30 parcels that comprise the existing Greg-Roy Subdivision, which equates to a total (100%) consolidation. The subject development is being requested under the 8-12 du/ac option of the Comprehensive Plan. The proposed development, as depicted on Sheets 3 through 6 consists of 82 single-family detached homes, 115 townhouse dwelling units and 248 multi-family dwelling units, for a total of 445 dwelling units at a density of 12.69 du/ac.

The multi-family units are proposed to consist of four-story, elevator accessed buildings, which are connected by walkways to four-story parking structures. All of the proposed multi-family structures are located within the western portion of the site. The multi-family units are proposed for rental (although no assurance of such has been made by the applicant) and will include the 24 ADUs required for the development (elevator units are exempt from the ADU provisions; however, the ADU requirements for the single-family detached and townhouse units will be provided within the multi-family portion of the development). The single-family detached units are centrally located on the subject property; and are proposed to include two-car garages with two driveway spaces per dwelling unit. The townhouse unit types are predominately located on the east and north sides of the site and include two-car garages.

Access to the subject site is proposed via two points along the southern segment of Fox Mill Road and one point from a cul-de-sac along the northeastern segment of Fox Mill Road, in the northeastern corner of the site. All streets interior to the development will be private. There are 886 parking spaces provided (826 required) through a combination of garage, driveway and surface parking spaces. Stormwater Management (SWM) ponds are proposed along the southeastern and southwestern areas of the site.

Active recreation facilities consist of a multi-purpose court, tot lot and open lawn playground, which are centrally located within the development; an open field/play area is located in the eastern portion of the site. Additionally, a clubhouse and pool area are provided within the multi-family portion of the development. Passive open space features consist of courtyards within the multi-family portion of the development. A central open space island, which is proposed to include a

gazebo surrounded by ornamental and large deciduous trees and evergreen shrubs, as well as a wrought iron fence with masonry columns serving as an entrance feature, is depicted north of the main entrance along Fox Mill Road. It should be noted that all recreational facilities are proposed for the use of all residents within the development. An internal pedestrian pathway system is provided to link the proposed units to the recreational amenities, the adjacent development located to the north and to the public street system. Sidewalks are proposed along the street frontages of the subject site.

The architectural renderings, as depicted on Sheet 13 and as proffered, commit to the utilization of materials consistent with the adjacent developments. The proffers state that the single family attached and detached dwelling units will utilize brick, stone or other masonry materials on a minimum of 50% of the front facades; no specific commitments have been made concerning the multi-family units.

Approximately 31% of the total 35.14 acre site will be provided as open space. As shown on Sheets 7 through 9, a combination of large, medium and small deciduous trees and evergreen trees are proposed to be planted throughout the subject site, including in the tot lot, multi-purpose court and playground areas. Preservation of existing mature vegetation (including a specific commitment to preserve a monarch oak tree) is provided along the Fox Mill Road frontage of the subject property. Landscaping is also provided within the passive recreation areas centralized within both the single-family and townhouse portions of the site. The plan also includes a streetscape plan to include street trees, a sidewalk, ornamental metal fencing with brick columns placed at the street intersections (to serve as entrance features) and ornamental lighting along streets.

It should be noted that the proposed vacation and/or abandonment of portions of the rights-of-way of Greg-Roy Lane, Fox Hunt Lane and Roy Road is necessary for the implementation of the subject development. The portion of Fox Mill Road adjacent to and east of the subject property is also proposed to be vacated by the applicant pursuant to the draft proffers. The existing road may serve as a walking trail once it has been vacated, per the draft proffers. It should be noted that, as of the publication of this report, these vacation requests have not been filed with the Department of Transportation.

Transportation Analysis (Appendix 6)

All of the major identified transportation issues for the subject request have been addressed with the revised CDP/FDP and/or the draft proffers. Specifically, the applicant has provided (in the draft proffers) for the following: the vacation of Fox Mill Road along the southeastern side of the property; provision that no site or subdivision plans may be approved for the property unless the requested vacations are approved and recorded; provision for pedestrian connections to the north within a public access easement; provision for a raised median along Fox

Mill Road; provision of pedestrian access to the school site to the south (if permitted by VDOT) in a location determined by the Fairfax County Schools; provision for elimination of the small acceleration lanes shown on the CDP/FDP along Fox Mill Road; commitment to aligning and extending curb lines along several locations of Fox Mill Road for connection to existing curb lines; and provision for fully funding a traffic signal on Fox Mill Road at its intersection with either Sunrise Valley or Frying Pan Road. The development plan has been revised to reflect the shifting of the central entrance of the site to align with the existing entrance on the opposite side of Fox Mill Road and to redistribute the guest parking throughout the site. (Although staff feels that the guest parking could be more equally distributed throughout the site, the revised CDP/FDP is adequate.)

Environmental Analysis (Appendix 7)

Issue: Water Quality

Staff encouraged the applicant to work with DPWES to establish the feasibility of creating a multi-purpose, vegetated open space area that could also function as a bio-retention area/facility, to meet water quality requirements.

Resolution:

A development condition has been included that reflects pursuit of possible bio-retention SWM measures pursuant to DPWES.

Issue: Tree Preservation and Restoration

With the initial plan submissions, the applicant was encouraged to provide more expansive landscaping and to work with DPWES to ensure adherence to the recommendations of the Urban Forestry Division for tree preservation, including specific measures to ensure the preservation of the monarch white oak tree.

Resolution:

The applicant has since revised the CDP/FDP to provide more functional open space areas that include a combination of deciduous and evergreen vegetation and ground cover. The perimeter screening area to the southeast of the site entrance from Fox Mill Road provides a preservation area consisting of existing mature vegetation, which includes the monarch white oak tree, and the applicant has provided draft proffers, which commit to specific preservation measures for the monarch tree. Staff believes that this issue has been resolved.

Public Facilities Analyses (Appendices 8-13)

As stated in the comments of the Department of Public Works and Environmental Services (DPWES) in Appendix 8, the site is located within the Copper and Frying Pan segments of the Horsepen Creek Watershed. Proposed Master Drainage Plan project HCU211 (stream stabilization and restoration) is proposed approximately 6000 feet downstream of the site, which is too far downstream to be directly impacted by this development.

The sanitary sewer analysis (Appendix 9) notes that 8 inch sewer lines located approximately 50 feet from the property have adequate capacity to serve the proposed development. The water service analysis (Appendix 10) notes that the application is within the franchise area of the Fairfax County Water Authority and that adequate water service is available at the site from existing 8 and 12-inch mains located at the property. The comments from Fire and Rescue (Appendix 11) state that the application property is serviced by the #36, Frying Pan Fire and Rescue Station and the site currently meets fire protection guidelines. Comments from the Fairfax County Park Authority (Appendix 12) request \$125,478 to acquire/develop park and recreational facilities at a nearby park (Stratton Woods) and suggest that the applicant provide a tot lot, playground and multi-purpose court within one area of the site. The applicant has not addressed the monetary request but has provided recreational facilities, including a clubhouse and swimming pool for the residents, as required by the Zoning Ordinance. The Schools analysis (Appendix 13) notes that Floris Elementary and Oakton High Schools currently exceed capacity, while Carson Middle School currently is below capacity and is projected to remain so.

Land Use Analysis (Appendix 5)

The complete land use analysis is located in Appendix 5 of this report. As previously quoted, the Comprehensive Plan provides guidance on land use and intensity for the property. The Plan recommends the subject area for residential uses at 1-2 du/ac, with an option for residential uses at 8-12 du/ac with full consolidation. The applicant has provided full consolidation as recommended in the Plan, and is requesting approval of the option for residential use at 8-12 du/ac, with a mix of unit types.

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

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

The application has consolidated all 30 parcels referenced in the Comprehensive Plan; provides a mix of unit types and provides vegetated buffers to the subdivisions to the north and south. Staff believes that this criterion has been satisfied.

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

The CDP/FDP proposes a site design that provides an integrated pedestrian circulation system that links each section of the development to active and passive recreation facilities proposed throughout the site. Active recreation facilities to be provided include a swimming pool, a multi-purpose court, a tot lot and a clubhouse/recreation/fitness center and four (4) passive recreational open space areas. The typical architectural elevations for the multi-family units depict four story elevator-accessed units with covered access to adjacent four-story parking structures, and the townhouse and single-family detached units include two-car garages. Preservation of existing mature vegetation (including a monarch white oak tree) is provided along a portion of the Fox Mill Road frontage of the subject property. Landscaping is also provided within the passive recreation areas centralized within both the single-family detached and townhouse portions of the site. The applicant has also provided a streetscape plan, which includes street trees, a sidewalk, ornamental metal fencing with brick columns placed at the street intersections and ornamental lighting along streets.

Staff believes that this criterion has been adequately addressed.

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

The transportation issues for the subject request have been addressed with the revised CDP/FDP and the draft proffers, as discussed in the transportation section of this report. Staff believes that this criterion has been satisfied.

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

The applicant has proffered illustrative elevations that depict the design, siting, style, scale and materials of the proposed structures, which are compatible with adjacent developments in the surrounding area. The typical architectural

elevations for the multi-family units depict four story elevator-accessed units and the townhouse and single-family detached attached units include two-car garages. The proffers reflect consistent and compatible materials to be used for the façade treatments of the various unit types. The applicant has proffered to provide pedestrian connections between the site and the surrounding development as specifically recommended in the Plan. Staff believes that this criterion has been satisfied.

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

The applicant has provided a draft proffer committing that homes on the property will 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. Staff believes that this criterion has been satisfied.

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

The applicant's draft proffers state that adherence to the provisions of the ADU Ordinance will occur and that the units will be located within the multi-family area of the development. Staff believes that this criterion has been satisfied.

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

The application has consolidated all 30 parcels located in the Greg-Roy Subdivision as recommended by the Comprehensive Plan in order to develop the subject property in the density range of 8-12 du/ac.

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

The proposed parking structures for the multi-family units have been located in a manner which allows the residential structures to screen them from view. Parking lot landscaping is provided throughout the site beyond the minimum requirements of the Zoning Ordinance, including planting islands to break up long rows of parking spaces, and the periphery of the surface parking has been adequately screened with supplemental landscaping. Staff believes that this criterion has been satisfied.

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

Vehicular access points are consolidated along Fox Mill Road to prevent interference with arterial roadways. Pedestrian and vehicular access is provided internally between all proposed residential areas on the subject property to minimize the use of Fox Mill Road, and externally through the extension of the existing sidewalk system. Staff believes that this criterion has been satisfied.

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

BMPs are an ordinance requirement and the subject proposal provides two stormwater management ponds on the subject site. Staff has provided a proposed development condition that would require the applicants to work with DPWES at the time of site and/or subdivision plat submission to determine if less land consumptive stormwater management alternatives to the proposed SWM facilities are desirable or feasible for the subject property. If it is determined to be feasible by DPWES, then the alternative facilities would be required to be implemented in lieu of the SWM facilities depicted on the CDP/FDP. Staff believes that, with the imposition of the proposed development condition, this criterion has been addressed.

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

Residential Density Criteria

Pursuant to Par. 1 of Sect 2-804 of the Zoning Ordinance, the lower end and upper end of the residential density range set forth in the Comprehensive Plan (8-12 du/ac in this case) may be increased by ten percent (10%) for multi-family developments and twenty percent (20%) for single-family developments for purposes of calculating the potential density which may be approved by the Board of Supervisors, provided no less than the required number of the dwelling units (based on the sliding scale) approved by the Board are affordable dwelling units. While the multi-family portion of this development is exempt from the ADU Ordinance (the proposed units are four-story, elevator accessed), both the single family attached and detached units are subject to the ADU Ordinance. The draft proffers propose to provide affordable units in accordance with Section 2-801 of the Zoning Ordinance; all affordable units are proposed to be provided in the multi-family structures. Therefore, the residential density range resulting from a 20% adjustment in accordance with Par. 1 of Sect 2-804 is 9.6 –14.4 du/ac. In this case, the high end of the adjusted density range is defined as a proposed density above 12.48 dwelling units per acre (60% or more of the range). At a proposed density of 12.69 du/ac (445 units), the application proposes a density which is at the high end of the adjusted residential density range recommended by the Comprehensive Plan. As such, a minimum of three-fourths (3/4) the

applicable residential criteria must be met in order for the subject development to receive favorable consideration at the high end of the Plan density range.

Staff's evaluation of these criteria is as follows:

1. Provide a development plan, enforceable by the County, in which the natural, man-made and cultural features result in a high quality site design that achieves, at a minimum, the following objectives: it complements the existing and planned neighborhood scale, character and materials as demonstrated in architectural renderings and elevations (if requested); it establishes logical and functional relationships on- and off-site; it provides appropriate buffers and transitional areas; it provides appropriate berms, buffers, barriers, and construction and other techniques for noise attenuation to mitigate impacts of aircraft, railroad, highway and other obtrusive noise; it incorporates site design and/or construction techniques to achieve energy conservation; it protects and enhances the natural features of the site; it includes appropriate landscaping and provides for safe, efficient and coordinated pedestrian, vehicular and bicycle circulation. **(3/4 CREDIT)**

As mentioned above, the subject site is in conformance with the land use and density range recommendations of the Comprehensive Plan. Various roadway and pedestrian circulation improvements have been proposed with the application to mitigate possible impacts of the project on the surrounding area. A tree preservation area is proposed in the southeastern portion of the property, and the draft proffers commit to specific measures designed to ensure the survival of the monarch white oak tree located in this area. Supplemental vegetation to provide an additional buffer between the proposed development and the adjacent residential properties is also provided. Architectural elevations have been provided which depict materials that are of high quality and are consistent with the design and materials employed in the adjacent residential developments. Entrance features, including landscaping and brick columns and walls are proposed at the major entrance locations to the development. The draft proffers address provisions for energy conservation within the structures through construction techniques. The CDP/FDP further depicts a consistent streetscape plan that incorporates street trees, sidewalks and ornamental metal fencing and lighting. The Zoning Ordinance requires a minimum of 27% open space for a PDH-12, ADU development; the applicant is proposing to provide 31%. While the amount of open space provided does slightly exceed the minimum, staff believes that the development as a whole, and specifically the layout of the townhouse sections, could benefit from the provision of more usable, centrally located open space areas. Therefore, in staff's opinion, only three-quarters credit should be awarded for this criterion.

2. Provide public facilities (other than parks) such as schools, fire stations, and libraries, beyond those necessary to serve the proposed development, to

alleviate the impact of the proposed development on the community.
(NOT APPLICABLE)

3. Provide for the phasing of development to coincide with planned and programmed provision of public facility construction to reduce impacts of proposed development on the community. **(NOT APPLICABLE)**
4. Contribute to the development of specific transportation improvements that off-set adverse impacts resulting from the development of the site. Contributions must be beyond ordinance requirements in order to receive credit under this criterion. **(FULL CREDIT)**

As previously discussed, the applicant has proffered to fully fund an off-site traffic signal at the intersection of Fox Mill Road and either Sunrise Valley Drive or Frying Pan Road.

5. Dedicate parkland suitable for active recreation and/or provide developed recreation areas and/or facilities in an amount and type determined by application of adopted Park facility standards and which accomplish a public purpose. **(NOT APPLICABLE)**
6. Provide usable and accessible open space areas and other passive recreational facilities in excess of County ordinance requirements and those defined in the County's Environmental Quality Corridor policy.
(NO CREDIT)

The CDP/FDP depicts a landscaped central open space island located north of the main entrance along Fox Mill Road that includes a gazebo. The CDP/FDP provides additional landscaped open space areas throughout the development, which include a trail system connecting the residential buildings with the proposed common areas and the Fox Mill Road frontages. However, the total open space proposed consists of only 31%, which is only slightly greater than the minimum zoning ordinance requirement of 27% for PDH-12, ADU developments, and in staff's opinion, is not significant enough to merit credit for this criterion.

7. Enhance, preserve or restore natural environmental resources on-site, (through, for example, EQC preservation, wetlands preservation and protection, limits of clearing and grading and tree preservation) and/or reduce adverse off-site environmental impacts (through, for example, regional stormwater management). Contributions to preservation and enhancement to environmental resources must be in excess of ordinance requirements. **(FULL CREDIT)**

The CDP/FDP depicts an area of tree preservation located to the southeast of the Fox Mill Road entrance, which includes a monarch white oak tree, which

was specifically identified by the Urban Forestry Division as worthy of preservation. The draft proffers contain commitments to specific preservation measures designed to ensure the survival of this tree.

8. Contribute to the County's low and moderate income housing goals. This shall be accomplished by providing either the sliding scale percentage of the total number of units to the Fairfax County Redevelopment Housing Authority, land adequate for an equal number of units or a contribution to the Fairfax County Housing Trust Fund in accordance with a formula established by the Board of Supervisors in consultation with the Fairfax County Redevelopment and Housing Authority. **(FULL CREDIT)**

As addressed in the draft proffers, the applicant is providing affordable dwelling units within the multi-family section of the development in accordance with Section 2-801 of the Zoning Ordinance.

9. Preserve, protect and/or restore structural, historic or scenic resources that are of architectural and/or cultural significance to the County's heritage. **(NOT APPLICABLE)**
10. Integrate land assembly and/or development plans to achieve Plan objectives. **(FULL CREDIT)**

The applicant has consolidated all 30 lots comprising the existing Greg-Roy Subdivision, as recommended in the Plan.

In staff's evaluation, six of the ten residential density criteria are applicable, and the applicant has fulfilled four and three-quarters of these and has justified the requested density.

ZONING ORDINANCE PROVISIONS (Appendix 14)

The requested rezoning of the 35.14 acre site to the PDH-12 District must comply with the applicable regulations of the Zoning Ordinance found in Article 6, Planned Development District Regulations and Article 16, Development Plans, among others.

Article 6

The applicant has requested rezoning to the Planned Development Housing District (PDH-12) District and approval of a Conceptual Development Plan (CDP) and Final Development Plan (FDP). According to the Zoning Ordinance, PDH Districts are intended to encourage innovative and creative design and are, among other objectives, to be designed to "ensure ample provision and efficient use of open space; to promote high standards in the layout, design and construction of residential development; to promote balanced developments of

mixed housing types; and to encourage the provision of dwellings within the means of families of low and moderate income..."

The PDH district provides the opportunity to develop the site with a mix of residential housing types and to provide more open space than would be required in a conventional zoning district. The CDP/FDP depicts a mix of multi-family, single family attached and single family detached units and 31% open space (a conventional R-12 ADU development is only required to provide 20% open space), including both active and passive recreation areas. The applicant has provided a mix of unit types that are compatible with the existing adjacent residential uses. Buffers for the development have been designed to provide screening from the adjacent residential sites located to the north and south. ADU units will be provided by the applicant within the multi-family units to meet the requirements of the ADU Ordinance. Staff believes that the subject proposal meets the purpose and intent of the PDH District regulations.

The proposed 35.14-acre development satisfies the minimum district size of two (2) acres for the PDH District (Sect. 6-107). The proposed density of 12.69 dwelling units per acre (including ADU units) is within the maximum density requirements for the PDH-12 District (Sect. 6-109).

In addition, according to Par. 2 of Sect. 6-110, the applicant is required to provide either developed recreational facilities, escrow with DPWES cash for use by the future homeowners association to construct facilities, or contribute funds to the Park Authority for the development/acquisition/maintenance of parks in the area. Facilities, including a swimming pool, a clubhouse, one tot lot, three playground areas, one multi-purpose court and sitting areas with pedestrian trails will be constructed within the applicant's proposed open space areas to fulfill the required minimum of \$955.00 per residential unit for the development of recreational facilities.

Section 16-101

The application satisfies the first General Standard, which requires substantial conformance with the Comprehensive Plan. As discussed in the Land Use Analysis, the proposed development has satisfied all the site-specific Plan conditions for development in the Reston-Herndon Suburban Area and the Residential Density Criteria provisions.

The second General Standard requires that the planned development 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. The applicant is proposing a high quality design which features similar architecture, materials and landscaping/streetscaping features and materials to adjacent developments. In addition, the development of the subject site will provide a variety of unit types and will exceed the open space

requirements for a conventional R-12 ADU Zoning District, which would only require 20% open space. In staff's analysis, the second General Standard has been met.

The third General Standard requires that the planned development efficiently utilize the available land and protect and preserve to the extent possible all scenic assets and natural features, such as trees, streams, and topographic features. Staff believes that the proposed development plan provides a quality environment that provides open space/recreational areas and landscaping that predominately provides peripheral screening from adjacent properties by preserving existing vegetation (including a specific commitment designed to ensure the survival of the monarch white oak tree, stated to be the oldest in Fairfax County). Therefore, staff believes that this standard has been met.

The fourth General Standard requires that the proposed development be designed to prevent substantial injury to the use and value of existing surrounding development and to not hinder, deter, or impede development of surrounding undeveloped properties in accordance with the adopted Comprehensive Plan. As mentioned earlier, the applicant has provided a perimeter buffer of trees along the northern and southern boundaries. Additionally, the properties located adjacent to the site are either developed or planned for multi-family or single-family attached residential development. Staff believes the subject proposal will not cause injury to the use and value of the properties surrounding the subject site. Therefore, in staff's analysis, the fourth General Standard has been met.

The fifth General Standard requires that the planned development be located in an area where transportation, police and fire protection and other public facilities are available and adequate for the proposed use. The draft proffers and the CDP/FDP address the transportation concerns. As discussed in the Public Facilities section of this report, fire and rescue, sewer and water are adequate for the proposed development and adequate SWM has been provided on-site. Therefore, in staff's analysis, the fifth General Standard has been met.

The sixth General Standard requires that the planned development 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. The proposed development has been reviewed by the Department of Transportation for access, both to the existing public street system and within, and all issues have been addressed in the draft proffers. In staff's analysis, the sixth General Standard has been met.

Section 16-102

The design standards cited in Sect. 16-102 of the Zoning Ordinance requires, in Par. 1, that at the peripheral lot lines, the bulk regulations of the proposed development and landscaping and screening provisions generally conform to the

provisions of the most comparable conventional district. Par. 2 addresses the parking and open space Ordinance requirements. Par. 3 stipulates that streets and driveways generally conform to applicable County regulations and standards and that the development addresses recreational amenities and pedestrian circulation.

A comparison of the bulk requirements for the R-12, ADU conventional district, which is the most comparable conventional district and the proposed development is presented in the following table. It should be noted that single family detached dwellings are not permitted in the R-12, ADU conventional district, and therefore no direct comparison is provided for these units. All other units satisfy the bulk regulations of the conventional district.

There are transitional screening and barrier requirements to the south of the multi-family portion of the development as it abuts the single-family attached areas across Fox Mill Road. These requirements will be addressed in the "Waivers/Modifications" section of this report. Therefore, Par. 1 has been addressed

Standard	Required (R-12, ADU)	Provided
Minimum Front Yard	SFA: 15 degree ABP, minimum of 5 ft. Multi-Family: 25 degree ABP, minimum of 20 ft.	SFD: 8 ft. SFA: 5 ft. Multi-Family: 20 ft.
Minimum Side Yard	SFA: 15 degree ABP, minimum of 8 ft. Multi-Family: 15 degree ABP, minimum of 10 ft.	SFD: 1 ft. SFA: 8 ft. Multi-Family: 10 ft.
Minimum Rear Yard	SFA: 25 degree ABP, minimum of 16 ft. Multi-Family: 25 degree ABP, minimum of 25 ft.	SFD: 10 ft. SFA: 16 ft. Multi-Family: 25 ft.
Max. Building Height	SFA: 40 ft. Multi-Family: 65 ft.	SFD: 35 ft. SFA: 35 ft. Multi-Family: 60ft.
Minimum Open Space	20%	31%

In accordance with Par. 2, the Parking Tabulations on Sheet 3 of the CDP/FDP indicate that 886 parking spaces will be provided for the subject development, exceeding the provisions of Article 11. Therefore, Par. 2 has been adhered to. In accordance with Par. 3, the notes on the CDP/FDP state that the private

streets shall be constructed in accordance with the requirements of the Public Facilities Manual and VDOT. Also, sidewalks and trails have been provided along the road frontages of the subject site and will provide access to on-site recreational amenities. The CDP/FDP depicts a swimming pool, a clubhouse, a tot lot, one multi-purpose court, three playgrounds and sitting areas that include pedestrian trails and benches for the residents to fulfill the minimum required \$955 contribution for the development of recreational facilities and parks in the area. Therefore, Par. 3 has been addressed.

Affordable Dwelling Unit Ordinance (ADUs), Sect. 2-800

The Zoning Ordinance requirement for ADUs was calculated based on a residential option of 8-12 du/ac. The proposed multi-family units are exempt from the ADU Ordinance because they are proposed to be four-story, elevator accessed units. Both the single family detached and attached units are subject to the ADU Ordinance, and the applicant has stated that all ADU units will be provided in the multi-family structures. Based on the sliding scale formula approved by the Board of Supervisors, the ADU requirement has been calculated as follows:

9.6 – 14.4 du/ac (adjusted Plan range)
 12.69 du/ac (proposed density)
 Total Single Family Attached and Detached Units = 197

$$\frac{12.69 - 8.0}{14.4 - 9.6} \times 12.5 = \frac{4.69}{4.8} \times 12.5 = 12.21\%$$

$$197 \times 12.21 = 24.05 \text{ or } 24 \text{ ADUs required}$$

The applicant has proffered to provide ADUs per the Ordinance, and the CDP/FDP tabulations have been revised to reflect the appropriate calculations.

Waiver/Modification of Transitional Screening and Barrier Requirements

The applicant requests a modification of the transitional screening and a waiver of the barrier requirements along the north side of Fox Mill Road adjacent to PDH-16 zoned property located south of Fox Mill Road, in favor of the proposed 35 foot wide existing vegetation area to be supplemented with deciduous trees. These requests are pursuant to Par. 5 of Sect. 13-304 of the Zoning Ordinance which permits a modification/waiver where the adjoining property is designated in the adopted Comprehensive Plan for a use which would not require transitional screening or a barrier between the subject property and the adjoining property (Par. 5). In this case, Transitional Screening 1 (25 feet in width) and a Barrier D, E or F (six foot chain link, solid wood fence or wall) are required along the boundary of the multi-family uses. The proposed multi-family structure would be located approximately 125 feet from the property line and over 215 feet from the

PDH-16 zoned property line located south of Fox Mill Road; the proposed multi-family parking structures will be screened by the multi-family buildings. The proposed waiver of the barrier requirement should not affect the adjacent sites since, in most cases additional area between the multi-family structures and the required transitional screening yards has been included, thereby providing a more effective buffer area. Staff believes that the applicant's request meets the intent of the Zoning Ordinance and therefore recommends that the modification of the transitional screening and waiver of the barrier requirement be granted.

Waiver of 600' Maximum Length of Private Streets

The applicant has requested a waiver of the 600' maximum length of private streets within the development. Private streets are found in many residential developments to allow more flexibility in the layout of the units in order to provide a high quality development that includes adequate parking areas throughout, while further achieving a residential density that coincides with the Comprehensive Plan's recommendations for the area. Staff believes that a waiver of the 600' maximum length of private streets should be granted.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Application RZ 2000-HM-025 requests rezoning of 35.14 acres from the R-1 District to the PDH-12 District. The Conceptual/Final Development Plan (CDP/FDP) that accompanies this application reflects the development of 82 single-family detached units, 115 townhouse units and 224 market rate multi-family units plus 24 ADUs, at an overall density of 12.69 dwelling units per acre (including ADU units). The applicant is also requesting vacation and/or abandonment of a portion of the public rights-of-way for Greg-Roy Lane, Fox Hunt Lane and Roy Road, which will be the subject of a separate Board action. Additionally, the applicant, through the draft proffers, will request a vacation and/or abandonment of a portion Fox Mill Road.

Staff believes that the applicant has provided a design that is in harmony with the Comprehensive Plan recommendations for use and density and that all Zoning Ordinance requirements have been addressed.

Recommendation

Staff recommends approval of RZ 2000-HM-025 and the Conceptual Development Plan subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2000-HM-025 subject to the development conditions contained in Appendix 2 and to the Board's approval of RZ 2000-HM-025.

Staff recommends approval of a modification of the transitional screening requirement along a portion of the north side of Fox Mill Road to that shown on the CDP/FDP.

Staff recommends approval of a waiver of the barrier requirement along a portion of the north side of Fox Mill Road where the proposed multi-family structures abut single-family attached residential units.

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

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

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

APPENDICES

1. Draft Proffers
2. Proposed Development Plan Conditions
3. Affidavit
4. Statement of Justification
5. Plan Citations and Land Use Analysis
6. Transportation Analysis
7. Environmental Analysis
8. Department of Public Works Comments
9. Sewer Service Analysis
10. Water Service Analysis
11. Fire and Rescue Analysis
12. Park Authority Analysis
13. School Analysis
14. Zoning Ordinance Provisions
15. Glossary of Terms

**PROFFERS
FOR THE "GREAT OAK" DEVELOPMENT
RZ #2000 HM-025**

January 12, 2001

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, and Section 18-203 of the Zoning Ordinance of Fairfax County (1978 amended), the property owners and Applicant in this rezoning application proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference Nos. 16-3((3))-1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 16-3((1))-14B and inclusive of the right-of-way associated with Greg Roy Lane, Fox Hunt Lane and Roy Road (hereinafter referred to as the "Property") will be in accordance with the following conditions if, and only if, said rezoning request for the PDH-12 District is granted. In the event said application request is denied, or withdrawn, these proffers shall be null and void. The Applicant and the Owner (hereinafter collectively "Applicant"), for themselves, their successors and assigns, agree that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia in accordance with applicable County and State statutory procedures. The Applicant and the Owner further agree that these proffers shall remain fully binding on the Applicant and its successors or assigns and any and all future owners of the Property.

1. Subject to the proffers and the provisions of Section 18-204 of the Zoning Ordinance, under which minor modifications to an approved development plan are permitted, the development shall be in substantial conformance with the submitted Conceptual Development Plan ("CDP") and Final Development Plan ("FDP") containing 14 sheets, prepared by Bowman Consulting Group, dated March 10, 2000, and revised January 10, 2001.

2. The Applicant acknowledges that no site or subdivision plan shall be released by DPWES for construction until or unless the vacation of the right-of-way proposed as part of the application property (Greg Roy Lane, Fox Hunt Lane, Roy Road) is approved by the Board of Supervisors and is recorded. In the event that such vacation is not approved by the Board of Supervisors, or in the event Board approval is overturned by a court of competent jurisdiction, any development of the application property under the PDH-12 District shall require a proffer condition amendment and the Applicant acknowledges that such amendment may result in a loss of density. The Applicant hereby waives any right to claim or assert a taking or any other cause of action that otherwise may have arisen out of a Board decision to deny in whole or in part the right-of-way vacation request.

3. Prior to the approval of the first site or subdivision plan for the approved development the Applicant shall request, in a form approved by the Fairfax County Department of Transportation, vacation of the Fox Mill Road right of way adjacent to the southeastern side of the site and labeled as "to be vacated" on the CDP/FDP. Once made, this request for the vacation of the Fox Mill Road right of way shall be diligently prosecuted by the Applicant. Upon approval of the vacation by the Board, the Applicant shall apply for and diligently prosecute the approvals and permission needed to scarify and reseed the currently paved areas within the former right-of-way. Subject to receiving all necessary approvals by the appropriate governmental authorities and any other landowners benefiting from the vacation of this right-of-way, the Applicant shall scarify and reseed the areas currently paved within the Fox Mill Road right-of-way. In the event the Applicant is not able to secure the necessary approvals and/or permission to scarify and reseed the currently paved area then, to the extent permitted by the appropriate governmental authorities, the Applicant shall place bollards or similar

devices at the southern and northern ends of the vacated right-of-way to prevent vehicular access to the vacated right-of-way.

4. If, pursuant to Proffer 3, the Board of Supervisors approves the vacation of the Fox Mill Road right-of-way and the Applicant obtains the approvals necessary to remove the existing paved areas, the Applicant shall then provide a new asphalt trail within a public access easement along the southeastern boundary of the Application property within the general area of the vacated right-of-way. In the event the Applicant is unable to scarify and reseed the paved area pursuant to Proffer 3 above, the requirement for a trail along the eastern boundary may be fulfilled by maintaining and/or improving the existing paved surface to standards determined by DPWES.

5. The development shall consist of a maximum of 462 residential units or a density of 13.1459 du/ac inclusive of those Affordable Dwelling Units deemed to be required at the time of site/subdivision plan in accordance with the provisions of Article 2 of the Zoning Ordinance.

6. The Applicant reserves the right to modify the size and location of units, or to develop fewer market rate and/or Affordable Units in accordance with the requirements of Section 16- and Section 2-800 of the Zoning Ordinance.

7. The architecture of the approved units, street scaping and other site amenities shall be in substantial conformance with the general themes and building materials illustrated on Sheets 7-13 of the CDP/FDP package. The approved attached and detached units shall be designed with brick, stone or masonry or masonry appearing textured material on a minimum of 50% of the total area of the front facades. At the time of site/subdivision plan approval, the Applicant shall demonstrate that final building materials have been selected in a manner that ensures consistency in materials among the various unit types and within individual sections of the approved development. As generally

shown on Sheets 7-9, all signage, lighting and street furniture shall be of consistent and uniform design, as determined by DPZ and/or DPWES, as applicable, at site or subdivision plan approval.

8. Prior to first site or subdivision plan approval, the Applicant shall establish a homeowners association for the purpose of maintaining common areas and private streets within the approved development. In conjunction with the appropriate site or subdivision plan review processes, private streets, common areas, open space and recreation facilities shall be dedicated to the homeowners association.

9. For all of sale units, the Applicant shall include language in its Declaration of Covenants, Conditions and Restrictions which: (a) prohibits the conversion of garages into any primary use other than the parking of vehicles; and (b) discloses the existence of private streets throughout the community. The appropriate homeowners association documents shall specify that the homeowners association is responsible for the maintenance of the private streets and recreation facilities. The Declaration of Covenants, Conditions and Restrictions shall be structured to benefit both the homeowners association and the County and shall be in a form approved by the County Attorney.

10. The private streets on the Application Property shall be constructed with a pavement section, thickness and material which conforms with Public Facilities Manual (PFM) standards for public streets as determined by the Department of Public Works and Environmental Services (DPWES). This shall not preclude the use of the decorative pavers and paving treatments described on the CDP/FDP.

11. At the time of the first site and/or subdivision plan approval, the small acceleration lanes generally shown on the CDP/FDP at the site entrances on Fox Mill Road shall be deleted and the entrances designed to standards established by DPWES and/or VDOT.

12. At the time of site or subdivision plan review, or on demand, whichever first occurs, the Applicant shall dedicate at no cost in fee simple to the Board of Supervisors, the right-of-way located parallel to Fox Mill Road and as shown on the CDP/FDP as "right-of-way dedication." The Applicant hereby reserves advance density credit pursuant to Paragraph 5 of Section 2-308 for all eligible dedication required herein. Within the dedicated right-of-way, the Applicant shall improve Fox Mill Road so as to provide an improved one-half four lane section of the road along the entire frontage of the Application Property in accordance with design standards established by DPWES and/or VDOT. In the event DPWES or VDOT require Fox Mill Road to be improved with a median, median breaks shall be provided at the two (2) site entrances to Fox Mill Road shown on the CDP/FDP, subject to review and approval by DPWES and VDOT. This improvement to Fox Mill Road shall be designed such that the new curb line is aligned and connected with the existing or anticipated curb on the abutting properties located northwest and southeast of the Application property.

13. At the time of first site or subdivision plan approval, the Applicant shall conduct the appropriate warrant analysis to determine if a traffic signal is warranted at the intersections of Fox Mill Road and both Frying Pan Road and Sunrise Valley Drive. If warranted, the Applicant shall construct a traffic signal at one of the two intersections described herein. If warranted, the signal shall be constructed at the intersection selected by VDOT and/or DPWES. If warrants are not met, then the Applicant shall escrow those funds necessary to install one (1) traffic signal at the intersection of

Fox Mill Road and either Frying Pan Road or Sunrise Valley Drive. The amount of this escrow shall be determined at site/subdivision plan review and shall be reviewed and approved by DPWES.

14. At the time of site plan approval for the multi-family units, the Applicant shall design a total of two (2) pedestrian connections between the Application property and the abutting multi-family units to the north and northeast (tax map 16-3-((1))-25D). The trail on the eastern side of the property described in Proffer 4 may fulfill a portion of this requirement, if it is demonstrated by the Applicant at site/subdivision plan review that this trail provides a connection to the trail system that exists or is planned for the abutting multi-family site to the north and northeast. The final design and location of these connections shall consider the nature, extent and location of similar pedestrian connections reflected on the approved site plan for the abutting multi-family site to the north and northeast and be subject to approval by DPWES. The Applicant shall provide crosswalks on Foxmill Road in the location generally show on the CDP/FDP, provided that the final location shall be adjusted if required by Fairfax County Public Schools and/or VDOT at the time of site/subdivision plan review.

15. Stormwater management/BMPs shall be provided for the property in accordance with Best Management Practice ("BMP") standards in accordance with Fairfax County requirements or as otherwise may be approved by DPWES. In order to restore a natural appearance to any required stormwater management pond, a landscape plan shall be submitted as part of the first submission of the site or subdivision plan for review and approval by the Urban Forestry Division, showing landscaping with native species in possible planting areas of the pond, to the maximum extent possible, in keeping with the planting policies of DPWES.

16. The discharge process for the swimming pool shall conform with the following guidelines, as they may be amended by the Fairfax County Health Department:

- (a) All waste water resulting from the cleaning and draining of the pool shall meet the appropriate level of water quality prior to discharge. The Applicant shall follow procedures established to ensure that pool water is properly neutralized prior to being discharged during draining or cleaning operations. The recommended method involves adding sufficient amounts of lime or soda ash to the acid cleaning solution to achieve a pH approximately equal to that of the receiving stream. Virginia water quality standards require pH discharges into most receiving waters to fall between 6.0 and 9.0. In addition, the standard for dissolved oxygen shall be attained prior to the release of pool water. This requires a minimum concentration of 4.0 milligrams per liter.
- (b) If the water being discharged from the pool is disclosed or contains a high level of suspended solids that could affect the clarity of any receiving streams, it will be allowed to stand so that most of the solids settle out prior to being discharged.
- (c) In order to ensure that high levels of chlorine are not discharged into the surface water system, pool water shall not be chlorinated prior to backwashing and/or discharge.

17. Landscaping shall be provided in substantial conformance with the quality and quantity of plantings identified in the landscaping concepts shown on the CDP/FDP. The specific type, number and placement of plantings and landscaping shall be determined at the time of site or subdivision plan

approval, subject to review and approval of a landscape plan by the Urban Forester, DPWES, submitted with all site or subdivision plan submissions.

18. The Applicant shall perform the following measures relating to tree preservation:

- (a) In order to insure protection of the trees protected by the limits of clearing, the Applicant shall retain a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Branch as part of the first site or subdivision plan submission. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of all trees 12 inches or greater in diameter within 20 feet on either side of the limits of clearing and grading. The condition analysis shall be prepared using methods outlined in the latest edition of The Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided. Activities may include, but are not limited to crown pruning, root pruning, mulching, and fertilization.
- (b) A tree preservation plan specific to the large white oak tree located in the southern corner of the site shall be coordinated with and approved by the County Urban Forestry Division prior to the first site or subdivision plan approval for development adjacent to this tree. This preservation plan shall be generally consistent with the following:
 1. Health maintenance and protection measures such as regular monitoring and treatment for pests, pruning and fertilization. The health maintenance

and protection measures shall be utilized prior to and during construction of the phase of the project adjacent to this white oak tree and for three years after this phase has been completed;

2. Installation and maintenance of irrigation, drainage, and lightening protection systems.
- (c) The demolition of existing features and structures shall be conducted in a manner that minimizes the impact on individual trees and groups of trees to be preserved as approved by the Urban Forestry Branch. These methods, as approved by the Urban Forestry Branch, shall be described in detail on the tree preservation plan.
 - (d) All open space areas shown on the CDP/FDP shall be dedicated and conveyed to a homeowners association.

19. At the time of site or subdivision plan review, the Applicant shall demonstrate that the proposed on-site recreational amenities generally shown on the CDP/FDP have a value equivalent to \$955.00 per market rate dwelling unit as required by Article 6 of the Zoning Ordinance. In the event it is determined that the proposed facilities do not have sufficient value, the Applicant shall have the option to: (1) provide additional on-site recreational amenities within open space areas shown on the CDP/FDP, if it is determined that the location of such would be in substantial conformance with the FDP; or (2) contribute necessary funds to the Fairfax County Park Authority for off-site recreational purposes in locations within Hunter Mill District that can reasonably be expected to serve the future residents of the approved development, in accordance with Section 16-404 of the Ordinance.

20. At the time of payment, the amount of all escrowed funds or monetary contributions required by these proffers shall be adjusted upward or downward to account for any changes to the Construction Cost Index published in the Engineering News Record that have occurred subsequent to the first anniversary of the date of rezoning approval.

21. If blasting is required, and before any blasting occurs on the Application Property, the Applicant or its successors will insure that blasting is done per Fairfax County Fire Marshal requirements and all safety recommendations of the Fire Marshal, including, without limitation, the use of blasting mats shall be implemented. In addition, the Applicant or its successors shall:

- (a) Retain a professional consultant to perform a preblast survey of each house or residential building, to the extent that any of these structures are located within one hundred fifty (150) feet of the blast site.
- (b) Require his consultant to request access to house, buildings, or swimming pools that are located within said 150 foot range if permitted by owner, to determine the preblast conditions of these structures. The Applicant's consultants will be required to give adequate notice of the scheduling of the pre-blast survey.
- (c) Require his consultant to place seismographic instruments prior to blasting to monitor the shock waves. The Applicant shall provide seismographic monitoring records to County agencies upon their request.
- (d) Upon receipt of a claim of actual damage resulting from said blasting, the Applicant shall cause his consultant to respond expeditiously by meeting at the site of the alleged damage to confer with the property owner. The Applicant

will require subcontractors to maintain necessary liability insurance to cover the costs of repairing any damages to structures which are directly attributable to the blasting activity.

22. All homes on the property shall meet the thermal guidelines of the Virginia Power Energy Saver Program for energy efficient homes, or its equivalent, as determined by DPWES.

These proffers may be executed in counterparts and the counterparts shall constitute one and the same proffer statement.

CONTRACT PURCHASER:

Dulles Consolidation LLC

By: _____
Name: _____
Title: _____

OWNER OF PORTIONS OF GREG ROY LANE,
FOX HUNT LANE AND ROY ROAD TO BE
VACATED:

Fairfax County Board Of Supervisors

By: _____
Name: Anthony H. Griffin
Title: County Executive

«FirstOwner»

Tax Map No: «TaxMapNo»

«SecondOwner»

Tax Map No: «TaxMapNo»

CONTRACT PURCHASER:

Great Oak Land, L.L.C., a Virginia limited liability corporation

by

Equity Group Investments Master, L.L.C.
a Florida limited liability corporation

By: _____

Name: _____

Title: Managing Member

\\TYS\5360\KSI (Greg Roy) Proffers (01-17-01 version).doc

PROPOSED FINAL DEVELOPMENT CONDITIONS

FDP 2000-HM-025

January 17, 2001

If it is the intent of the Planning Commission to approve FDP 2000-HM-025 for residential development located at Tax Map 16-3 ((1)) 14B, 16-3 ((3)) 1-30 staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the property shall be in substantial conformance with the fourteen sheets of the CDP/FDP entitled "Great Oak" and dated March 10, 2000 as revised through October 31, 2000; Sheet 3 revised through December 19, 2000.
2. All peripheral lots of the development shall conform to the bulk regulations of the R-12 District, pursuant to Sect. 16-102 of the Zoning Ordinance.
3. A soil survey and a geotechnical study shall be submitted to DPWES for review and approval prior to site plan approval, and the recommendations of the study shall be implemented to the satisfaction of DPWES.
4. The applicant shall work with DPWES at the time of site plan and/or subdivision plat submission to determine if less land consumptive stormwater management alternatives to the proposed SWM facilities are desirable or feasible for the subject property. If determined feasible by DPWES, such facilities shall be implemented on the subject property in lieu of the ponds shown on the CDP/FDP.

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



REZONING AFFIDAVIT

APPENDIX 3

DATE: November 6, 2000
 (enter date affidavit is notarized)

I, Gregory A. Riegle, Agent for Applicant, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) [] applicant
 [X] applicant's authorized agent listed in Par. 1(a) below 2000-94d

in Application No(s): RZ/FDP 2000-HM-025
 (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)
Dulles Consolidation LLC Agents: Robert C. Kettler Richard W. Hausler	8081 Wolftrap Road, Ste. 300 Vienna, VA 22182	Applicant/Contract Purchaser
McGuireWoods LLP Agents: Carson Lee Fifer, Jr., Esquire Gregory A. Riegle, Esquire Molly E. Harbin, Planner Meagan E. Micozzi, Planner	1750 Tysons Blvd. Suite 1800 McLean, VA 22102	Attorneys/Agents
Bowman Consulting Group, Ltd. Agents: Gary P. Bowman Andres I. Domeyko Walter C. Sampsell, III	14020 Thunderbolt Place Suite 300 Chantilly, VA 20151	Engineers/Agents
Dewberry & Davis LLC Agents: Dennis M. Couture	8401 Arlington Blvd. Fairfax, VA 22031	Engineers/Agents

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

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

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

DATE: November 6, 2000
(enter date affidavit is notarized)

2000-944

for Application No(s): RZ/FDP 2000-HM-025
(enter County-assigned application number(s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Studio 39 Landscape Architects, PC Agent: Joseph J. Plumpe	6416 Grovedale Drive Suite 100-A Alexandria, VA 22310	Landscape Architects/Agent
Transwestern Carey Winston, LLC Agent: Robert A. Verchek	6700 Rockledge Drive Suite 400-A Bethesda, MD 20817	Real Estate Broker/Agent

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

DATE: November 6, 2000
 (enter date affidavit is notarized)
RZ/FDP 2000-HM-025

2000-94d

for Application No(s): _____
 (enter County-assigned application number(s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Numbers(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
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Property Owners:

James H. & Margaret A. McFarland 2300 Fox Mill Road Herndon, VA 20171	Tax Map 16-3-(3)-1
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David J. & Rita L. Howard 13144 Greg Roy Lane Herndon, VA 20171	Tax Map 16-3-(3)-2
---	--------------------

Jennifer M. Egan 13138 Greg Roy Lane Herndon, VA 20171	Tax Map 16-3-(3)-3
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Marilyn B. Osusky 13111 Greg Roy Lane Herndon, VA 20171	Tax Map 16-3-(3)-4 & 20
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Joseph F. & Kiturah L. Neppi 13149 Fox Hunt Lane Herndon, VA 20171	Tax Map 16-3-(3)-5
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Patricia L. & William G. Norcott, Jr. 13161 Fox Hunt Lane Herndon, VA 20171	Tax Map 16-3-(3)-6
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Brett E. & Jennifer L. Deboard 13160 Fox Hunt Lane Herndon, VA 20171	Tax Map 16-3-(3)-7
--	--------------------

Dennis W. & Marlene Y. Webley, Trustees 13152 Fox Hunt Lane Herndon, VA 20171	Tax Map 16-3-(3)-8	Beneficiaries: Living Trust for Dennis W. & Marlene Y. Webley
---	--------------------	--

Ernest M. & Elizabeth Jane Robic 13146 Fox Hunt Lane Herndon, VA 20171	Tax Map 16-3-(3)-9
--	--------------------

Steven K. & Mona L. Miller 13138 Fox Hunt Lane Herndon, VA 20171	Tax Map 16-3-(3)-10
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(check if applicable) There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

DATE: November 6, 2000
 (enter date affidavit is notarized)

2000 94d

for Application No(s): BZ/FDP 2000-EDM-025
 (enter County assigned application number(s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Numbers(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP (S) (enter applicable relationships listed in BOLD in Par. 1(a))
Daniel E. & Evelyn A. Carr 13122 Greg Roy Lane Herndon, VA 20171		Tax Map 16-3-((3))-11
Centreville Veterinary Assoc. Inc. Profit Sharing Trust 13663 Lee Highway Centreville, VA 20121		Tax Map 16-3-((3))-12 See attached 1(b) (former title owner) Fred G. Garrison (former agent)
KCB Services and Company, LLP ✓ FBO: Fred G. Garrison, IRA P.O. Box 4310 Frederick, MD 21705-4310 Agents: John N. Burdett Richard T. Stagg Christopher D. Olander Myron W. Randall, Jr.		Tax Map 16-3((3))-12 Title Owner
Rachel Petwal 13110 Greg Roy Lane Herndon, VA 20171		Tax Map 16-3-((3))-13
Paul F. & Shirley A. Holdaway 13100 Greg Roy Lane Herndon, VA 20171		Tax Map 16-3-((3))-14
Fredericka & Eric G. Hanson 13036 Greg Roy Lane Herndon, VA 20171		Tax Map 16-3-((3))-15
Jerry Elton & Catherine M. Pittenger 13028 Greg Roy Lane Herndon, VA 20171		Tax Map 16-3-((3))-16
Susan A.R. & Patrick MacAuley 2344 Fox Mill Road Herndon, VA 20171		Tax Map 16-3-((3))-17
Virgie Sprouse 13037 Greg Roy Lane Herndon, VA 20171		Tax Map 16-3-((3))-18

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

DATE: November 6, 2000
 (enter date affidavit is notarized)

2000-949

RZ/FDP 2000-HM-025

for Application No(s): _____
 (enter County-assigned application number(s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Numbers(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
James L. & Mary B. Viar 13101 Greg Roy Lane Herndon, VA 20171	Tax Map 16-3-((3))-19	
Nicholas T. & Marcia I. Lappas 13121 Greg Roy Lane Herndon, VA 20171	Tax Map 16-3-((3))-21	
Robert A. & Grace Verchek 10415 Wickens Road Vienna, VA 22181-3033	Tax Map 16-3-((3))-22	
Regina E. Craft 13137 Greg Roy Lane Herndon, VA 20171	Tax Map 16-3-((3))-23	
Alan R. Gerber 4303 Oak Hill Drive Annandale, VA 22003	Tax Map 16-3-((3))-24	
Dennis J. & Carolyn E.H. McLeary 2318 Fox Mill Road Herndon, VA 20171	Tax Map 16-3-((3))-25	
Evelyn L. Shaw ✓ John D. Shaw (deceased) 2326 Fox Mill Road Herndon, VA 20171	Tax Map 16-3-((3))-26	
Evelyn L. Shaw ✓ John D. Shaw (deceased) 2326 Fox Mill Road Herndon, VA 20171	Tax Map 16-3-((3))-27	
William P. & Sharon A. Heffernan 6646 Chesapeake Terrace Tracys Landing, MD 20779	Tax Map 16-3-((3))-28	
Hugh A. & Ann E. Hollar 2336 Fox Mill Road Herndon, VA 20171	Tax Map 16-3-((3))-29	

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

DATE: November 6, 2000
(enter date affidavit is notarized)
RZ/FDP 2000-HM-025

2000 94d

for Application No(s): _____
(enter County-assigned application number(s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Numbers(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
--	---	---

Fairfax County Board of Supervisors,
a body corporate and politic
Agent: Anthony H. Griffin

**Owner: Right of way associated with Greg Roy Lane (Rt. 2520),
Fox Hunt Lane (Rt. 2521) and Roy Road (Rt. 2522)**

Ray W. & Virginia D. Kidwell
2340 Fox Mill Road
Herndon, VA 20171

Tax Map 16-3-((3))-30

William T. & Joanne M. Smith
2240 Fox Mill Road
Herndon, VA 20171

Tax Map 16-3-((1))-14B

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

DATE: November 6, 20
(enter date affidavit is notarized)

2000-94d

for Application No(s): RZ/FDP 2000-HM-025
(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)
Dull's Consolidation LLC
8081 Wolltrap Road, Ste. 300
Vienna, VA 22182

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

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

Members: KSI Services, Inc. (Sole and Managing Member)

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

Robert C. Kettler, Chairman

Richard W. Hausler, President

(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: November 6, 2000
(enter date affidavit is notarized)

2000-94d

for Application No(s): RZ/FDP 2000-HM-025
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Bowman Consulting Group LTD 14020 Thunderbolt Place, Ste. 300
Chantilly, VA 20151

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)
Gary P. Bowman Andres I. Domeyko Walter C. Sampsell, III

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Gary P. Bowman, President, VP, Sec/Treas.

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Centreville Veterinary Association Inc. 13663 Lee Highway
Profit Sharing Trust Centreville, VA 20121

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)
Fred Garrison is the only one holding more than 10% of the Trust

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

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

DATE: November 6, 2000
(enter date affidavit is notarized)

2000.44d

for Application No(s): RZ/FDP 2000-HM -25
(enter County-assigned application number(s))

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

KSI Services, Inc. 8081 Wolfrap Road, Ste. 300
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

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

Robert C. Kettler Richard W. Hausler

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

Robert C. Kettler, Chairman
Richard W. Hausler, President

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

Dewberry & Davis LLC 8401 Arlington Blvd.
a Virginia limited liability company Fairfax, VA 22031

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)

The Dewberry Companies LC, Member Larry J. Keller, Member
Dennis M. Couture, Member Steven A. Curtis, Member

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

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

DATE: November 6, 2000
(enter date affidavit is notarized)

2000-94d

for Application No(s): RZ/FDP 2000-HM-025
(enter County-assigned application number(s))

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

The Dewberry Companies LC 8401 Arlington Blvd.
Fairfax, VA 22031

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)

Sidney O. Dewberry, Member	Barry K. Dewberry, Member	KMT Limited Partnership, Member
Karen S. Grand Pre, Member	Michael S. Dewberry, Member	Thomas L. Dewberry, Member

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)

Studio 39 Landscape Architects, PC 6416 Grovedale Drive, Suite 100-A
Alexandria, VA 22310

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)

Joseph J. Plumpe

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

Joseph J. Plumpe, President

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

DATE: November 6, 2000
(enter date affidavit is notarized)
RZ/FDP 2000-HM-025

2000-94a

for Application No(s):
(enter County-assigned application number(s))

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

Transwestern Carey Winston, LLC 6700 Rockledge Drive, Suite 400-A
Bethesda, MD 20817

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)

Transwestern Carey Winston, LLC is a one member LLC wholly-owned by Transwestern Commercial Services, LLC.

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

- | | |
|-----------------------|--|
| Randall K. Rowe | Chairman |
| John J. Eimer | Vice Chairman |
| Nathan Isikoff | Vice Chairman |
| Scott A. Drane | Secretary |
| Thomas L. Nordlinger | President/Chief Executive Officer |
| Mark R. Doran | Chief Financial Officer/Executive Vice President/Assistant Secretary/
Assistant Treasurer |
| Donald R. Wilson | Executive Vice President |
| Christopher Sanger | Executive Vice President/General Counsel |
| Eugene Zartman | Senior Vice President |
| J. Fernando Barrueta | Senior Vice President |
| Joseph T. Howard, Jr. | Senior Vice President |
| Stephen J. Kraft | Senior Vice President |
| David W. Popp | Senior Vice President |
| R. Glen Fernald | Managing Senior Vice President |
| D'Arcy Gallagher, Jr. | Managing Senior Vice President |
| Raymond R. Hite | Managing Senior Vice President |
| Randy Martin | Managing Senior Vice President |
| Lawrence Masi | Managing Senior Vice President |
| Thomas J. Regan, Jr. | Senior Managing Director |
| Ray Whalen | Managing Senior Vice President |
| Donald Atchison | Managing Senior Vice President |
| Steve Cohen | Managing Senior Vice President |
| James T. Bonham | Vice President |
| Lillian L. Brown | Vice President |
| Lesley G. Cheney | Vice President |
| James I. Clark, III | Vice President |
| Judith H. Phillips | Vice President |

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

DATE: November 6, 2000
(enter date affidavit is notarized)
RZ/FDP 2000-HM-025

2300-94d

for Application No(s):
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Transwestern Carey Winston, LLC 6700 Rockledge Drive, Suite 400-A (CONTINUED)
Bethesda, MD 20817

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)

Transwestern Carey Winston, LLC is a one member LLC wholly-owned by Transwestern Commercial Services, LLC.

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

- | | |
|-----------------------|---------------------------------|
| William P. Regan | Vice President |
| Sean M. Regan | Vice President |
| Marc P. Fischer | Vice President/Regional Manager |
| Martin C. Kelley | Vice President/Regional Manager |
| Mark L. Schweikert | Vice President/PM Controller |
| John T. Hinton | Assistant Vice President |
| Cheryl G. Washington | Assistant Secretary |
| Alan Asman | Senior Vice President |
| Arlene Begelman | Senior Vice President |
| Peter Berk | Senior Vice President |
| Gerald E. Burg | Senior Vice President |
| Joel Cannon | Senior Vice President |
| Peter Carroccio | Senior Vice President |
| Bill Curtis | Senior Vice President |
| H. Alfred Cissel, Jr. | Senior Vice President |
| Edwin M. Clark, III | Senior Vice President |
| Linda E. Clark | Senior Vice President |
| Neil Cramsey | Senior Vice President |
| James M. Darby | Senior Vice President |
| Paul F. DeFilippes | Senior Vice President |
| J. Caulley Deringer | Senior Vice President |
| Brett R. Diamond | Senior Vice President |
| John P. Duffy | Senior Vice President |
| Howard D. Evoy | Senior Vice President |
| Andrew T. Felber | Senior Vice President |
| Keith Foery | Senior Vice President |
| Thomas Gentner, Jr. | Senior Vice President |
| Thomas X. Hilley | Senior Vice President |

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

DATE: November 6, 2000
(enter date affidavit is notarized)

RZ/FDP 2000-HM-025

for Application No(s): _____
(enter County-assigned application number(s))

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

Transwestern Carey Winston, LLC 6700 Rockledge Drive, Suite 400-A (CONTINUED)
Bethesda, MD 20817

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)

Transwestern Carey Winston, LLC is a one member LLC wholly-owned by Transwestern Commercial Services, LLC.

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

- | | |
|----------------------|-----------------------|
| Stephen L. Hoffeditz | Senior Vice President |
| Thomas M. Joyce | Senior Vice President |
| James W. Kibbe, Sr. | Senior Vice President |
| James Kornick | Senior Vice President |
| R. Michael Kuehn | Senior Vice President |
| Linda A. Mallison | Senior Vice President |
| Kenneth L. Marks | Senior Vice President |
| Gregory E. Masi | Senior Vice President |
| Phillip McCarthy | Senior Vice President |
| Powell McGill | Senior Vice President |
| Bernard F. McKeever | Senior Vice President |
| Howard W. Mersky | Senior Vice President |
| David R. Millard | Senior Vice President |
| Thomas J. Mulrone | Senior Vice President |
| Robert Osinoff | Senior Vice President |
| Stephen E. Perkins | Senior Vice President |
| Carl F. Pfeiffer | Senior Vice President |
| Peter Prominski | Senior Vice President |
| Mark S. Richardson | Senior Vice President |
| Sidney S. Rothman | Senior Vice President |
| Michael A. Royce | Senior Vice President |
| Beverly A. Sheffler | Senior Vice President |
| Gerald P. Trainor | Senior Vice President |
| Robert H. Turner | Senior Vice President |
| Robert A. Verchek | Senior Vice President |
| Matthew T. Bundy | Vice President |
| Alyssa Cannon | Vice President |
| Guy Copperthite | Vice President |

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

DATE: November 6, 2000
(enter date affidavit is notarized)

2000-44d

RZ/FDP 2000-HM-025

for Application No(s): _____
(enter County-assigned application number(s))

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

Transwestern Carey Winston, LLC 6700 Rockledge Drive, Suite 400-A (CONTINUED)
Bethesda, MD 20817

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)

Transwestern Carey Winston, LLC is a one member LLC wholly-owned by Transwestern Commercial Services, LLC.

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

- | | |
|------------------------|--------------------------|
| P. Dennis Flynn | Vice President |
| Donald A. Foran | Vice President |
| Nezam Ghasemian | Vice President |
| Leonard Harris | Vice President |
| Morrow Hayes | Vice President |
| Susan Kay | Vice President |
| James W. Kibbe, Jr. | Vice President |
| Kirk Knight | Vice President |
| Robert E. Kravitz | Vice President |
| Kathleen Reitz | Vice President |
| Diane Richardson | Vice President |
| Brian Rossi | Vice President |
| Wes (Scott) Wroblewski | Vice President |
| William M. Soltesz | Vice President |
| Martha H. Ward | Vice President |
| Brian L. Watts | Vice President |
| Peter J. Wysocki | Vice President |
| Jeffrey M. Fantle | Assistant Vice President |
| Pamela W. Garren | Assistant Vice President |
| Jonathan I. Hamburger | Assistant Vice President |
| Susan P. Malone | Assistant Vice President |
| P. Timothy Shanklin | Assistant Vice President |
| Steven Siegel | Assistant Vice President |

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

DATE: November 6, 2000

(enter date affidavit is notarized)

RZ/FDP 2000-HM-025

2000-94d

for Application No(s): _____
(enter County-assigned application number(s))

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

The Carey Winston Co. 6700 Rockledge Drive, Suite 400-A
Bethesda, MD 20817

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)

Only one with more than 10% - The Carey Winston Company Employee Stock Ownership Plan and Trust, Thomas L. Nordlinger and Nathan R. Isikoff, Trustees.

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

- | | |
|----------------------|--|
| Thomas L. Nordlinger | Director/President and CEO |
| Nathan R. Isikoff | Director/Treasurer |
| Eugene R. Zartman | Director/Senior Vice President & COO |
| J. Fernando Barrueta | Director |
| Charles Hagen | Director |
| John J. Eimer | Director |
| Mark Doran | Director |
| Donald R. Wilson | Executive Vice President/Secretary |
| Christopher Sanger | Executive Vice President/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.

DATE: November 6, 2000
(enter date affidavit is notarized)

2000-94d

RZ/FDP 2000-HM-025

for Application No(s):
(enter County-assigned application number(s))

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

Transwestern Commercial Services, LLC 150 North Wacker Drive, Suite 800
Chicago, IL 60062

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)

DRQ Interests, a partnership (managing member)
The Carey Winston Company (managing member)

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

- | | |
|----------------------|---|
| Randall K. Rowe | Chairman |
| John J. Ehmer | President/Chief Executive Officer |
| Lawrence P. Heard | President - Southwest Division |
| Paul R. Lentz | President - West Division |
| Van Pell | President - Midwest Division |
| Thomas L. Nordlinger | President - Mid-Atlantic Division |
| David Baker | Executive Vice President |
| Kimberly V. Butler | Executive Vice President |
| Dixon M. Rich | Executive Vice President |
| Mark Doran | Executive Vice President/CFO |
| William T. Puckett | Executive Vice President |
| Steven E. Pumper | Executive Vice President |
| Bryan Burns, III | Senior Vice President |
| Jay D. Carnahan | Senior Vice President |
| Charles Cirar | Senior Vice President |
| Thomas E. Clarke, II | Senior Vice President |
| Douglas Dwyer | Senior Vice President |
| Brian K. Gammill | Senior Vice President |
| Dean Gregg | Senior Vice President |
| Rudy Hubbard | Senior Vice President |
| Gary Husmann | Senior Vice President/Assistant Secretary/Assistant Treasurer |
| Henry J. Knapek | Senior Vice President |
| Johnny R. Lockett | Senior Vice President |
| Steven C. Meixner | Senior Vice President |
| Kirk M. Pfeffer | Senior Vice President |
| Shelby E.L. Pruett | Senior Vice President |
| Thomas R. Ridnour | Senior Vice President |

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

DATE: November 6, 2000
(enter date affidavit is notarized)

2850-94d

RZ/FDP 2000-HM-025

for Application No(s):
(enter County-assigned application number(s))

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

Transwestern Commercial Services, LLC 150 North Wacker Drive, Suite 800 (CONTINUED)
Chicago, IL 60662

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)

- DRQ Interests, a partnership (managing member)
- The Carey Winston Company (managing member)

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

- | | |
|-----------------------------|--|
| Kevin C. Roberts | Senior Vice President |
| Dave W. Rock | Senior Vice President |
| Renee Ryan-Thraillkill | Senior Vice President |
| Charles A. Scoville | Senior Vice President |
| R. Dan Smith | Senior Vice President |
| Randolph C. Strait | Senior Vice President |
| Janice E. Sweeney | Senior Vice President |
| D. Dustin Tudor | Senior Vice President |
| Hale Umstatt | Senior Vice President |
| Thomas Van Zandt | Senior Vice President |
| Steve Williamson | Senior Vice President |
| Kathy S. Chumlea | Vice President/Assistant Secretary/Assistant Treasurer |
| Steven C. Longley | Vice President/Assistant Secretary/Assistant Treasurer |
| L. E. Pfile, Jr. | Vice President/Assistant Secretary/Assistant Treasurer |
| Timothy J. Ballas | Vice President |
| Fred L. Beasley | Vice President |
| Robert E. Bryant | Vice President |
| Ronald A. Cazalot | Vice President |
| Joseph V. Cantalarneasa, II | Vice President |
| Clifford S. Denton | Vice President |
| George S. Farnsworth, Jr. | Vice President |
| John M. Fulton | Vice President |
| James Gaspard | Vice President |
| Richard B. Grande | Vice President |
| Michael P. Hardage | Vice President |
| Robert L. Jordan | Vice President |
| Gregory P. My | Vice President |

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

DATE: November 6, 2000
(enter date affidavit is notarized)

2000-94d

RZ/FDP 2000-HM-025

for Application No(s): _____
(enter County-assigned application number(s))

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

Transwestern Commercial Services, LLC 150 North Wacker Drive, Suite 800
Chicago, IL 60062

(CONTINUED)

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)

DRQ Interests, a partnership (managing member)
The Carey Winston Company (managing member)

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

George Michulka	Vice President
Andrew W. Miller	Vice President
David Popp	Vice President
John R. Potter	Vice President
Kenneth C. Pruitt	Vice President
Brad Sinclair	Vice President
Ray Timberlake	Vice President
John Wheeler	Vice President
Scott A. Drane	Vice President

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

DATE: November 6, 2000
(enter date affidavit is notarized)

for Application No(s): RZ/FDP 2000-HM-025
(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)

McGuireWoods LLP

1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102-3915

(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)

Equity Partners of McGuireWoods LLP

Adams, Robert T.
Allen, George F.
Ames, W. Allen, Jr.
Anderson, Arthur E., II
Anderson, Donald D.
Armstrong, C. Torrence
Atkinson, Frank B.
Aucutt, Ronald D.
Bagley, Terrence M.
Barr, John S.
Bates, John W., III
Belcher, Dennis I.
Boland, J. William
Bracey, Lucius H., Jr.
Brittin, Jocelyn W.
Broadus, William G.
Brown, Thomas C., Jr.
Burke, John W., III

Burkholder, Evan A
Burrus, Robert L., Jr.
Busch, Stephen D.
Cabaniss, Thomas E.
Cairns, Scott S.
Capwell, Jeffrey R.
Carter, Joseph C., III
Cogbill, John V., III
Courson, Gardner G.
Cranfill, William T., Jr.
Cullen, Richard
Dabney, H. Slayton, Jr.
Deem, William W.
Den Hartog, Grace R.
Douglass, W. Birch, III
Dudley, Waller T.
Dyke, James Webster, Jr.
Earl, Marshall H., Jr.

(check if applicable) 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: November 6, 2000
 (enter date affidavit is notarized)

for Application No(s): RZ/FDP 2000-HM-025
 (enter County-assigned application number(s))

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

McGuireWoods LLP

1750 Tysons Boulevard, Suite 1800
 McLean, Virginia 22102-3915

(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)

Edwards, Elizabeth F.
 Evans, David E.
 Feller, Howard
 Fennebresque, John C.
 Fifer, Carson Lee, Jr.
 Flemming, Michael D.
 France, Bonnie M.
 Franklin, Stanley M.
 Getchell, E. Duncan, Jr.
 Gieg, William F.
 Giguere, Michael J.
 Gillece, James P., Jr.
 Glassman, M. Melissa
 Good, Dennis W., Jr.
 Goodall, Larry M.
 Grandis, Leslie A.
 Grimm, W. Kirk
 Hampton, Glenn W.
 Harmon, T. Craig
 Hay, Jeffrey S.
 Heberton, George H.
 Isaf, Fred T.
 Kane, Richard F.
 Katsantonis, Joanne
 Keefe, Kenneth M., Jr.
 King, Donald E.
 King, William H., Jr.
 Kittrell, Steven D.
 Krueger, Kurt J.
 La Frata, Mark J.
 Lawrie, Jr., Henry deVos
 Lindquist, Kurt E., II

Little, Nancy R.
 Mack, Curtis L.
 Marshall, Gary S.
 Martin, George K.
 McArver, R. Dennis
 McCallum, Steve C.
 McElligott, James P., Jr.
 McFarland, Robert W.
 McGee, Gary C.
 McGonigle, Thomas J.
 McMenamin, Joseph P.
 Melson, David E.
 Menges, Charles L.
 Menson, Richard L.
 Michels, John J.
 Milton, Christine R.
 O'Grady, Clive R. G.
 O'Grady, John B.
 Oakey, David N.
 Page, Rosewell, III
 Pankey, David H.
 Pollard, John O.
 Price, James H., III
 Richardson, David L., II
 Robertson, David W.
 Robinson, Stephen W.
 Rohman, Thomas P.
 Rogers, Marvin L.
 Rooney, Lee Ann
 Russell, Deborah M.
 Rust, Dana L.
 Schewel, Michael J.

(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: November 6, 2000
 (enter date affidavit is notarized)

for Application No(s): RZ/FDP 2000-HM-025
 (enter County-assigned application number(s))

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

McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800
 McLean, Virginia 22102-3915

(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)

Schill, Gilbert E., Jr.
 Scruggs, George L., Jr.
 Shelley, Patrick M.
 Skinner, Halcyon E.
 Slaughter, Alexander H.
 Slone, Daniel K.
 Smith, James C.
 Smith, R. Gordon
 Sooy, Kathleen Taylor
 Spahn, Thomas E.
 Stone, Jacquelyn E.
 Story, J. Cameron, III
 Strickland, William J.
 Stroud, Robert E.
 Summers, W. Dennis
 Swartz, Charles R.
 Swindell, Gary W.
 Tashjian-Brown, Eva S.
 Taylor, D. Brooke
 Terry, David L.
 Thornhill, James A.
 Van der Mersch, Xavier
 Waddell, William R.
 Walsh, James H.
 Watts, Stephen H., II
 Wells,, David M.
 Whitt-Sellers, Jane R.
 Whittemore, Anne M.
 Williams, Stephen E.
 Williamson, Mark D.
 Wilson, Ernest
 Whitham, C. Lamont

Whitham, Michael E.
 Wood, R. Craig
 Word, Thomas S., Jr.
 Worrell, David H., Jr.
 Younger, W. Carter
 Zirkle, Warren E.

These are the only equity partners in the above-referenced firm.

(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: November 6, 2000
(enter date affidavit is notarized)

for Application No(s): RZ/FDP 2000-HM-025
(enter County-assigned application number(s))

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

KMT Limited Partnership
c/o Michae S. Dewberry, General Partner
Member of The Dewberry Companies LC
8401 Arlington Blvd.
Fairfax, VA 22031

(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)

Michael S. Dewberry, General Partner
Michael S. Dewberry, Limited Partner
Thomas L. Dewberry, Limited Partner
Karen S. Grand Pre, Limited Partner

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

DATE:

November 6, 2000

(enter date affidavit is notarized)

for Application No(s):

RZ/FDP 2000-HM-025

(enter County-assigned application number(s))

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

DRQ Interests, a partnership

150 North Wacker Drive, Suite 800

Chicago, IL 60662

(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)

Robert B. Duncan, General Partner

Randall K. Rowe, General Partner

Steven R. Quazzo, General Partner

The above-described partnership has no limited partners.

(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: November 6, 2000
(enter date affidavit is notarized)

for Application No(s): RZ/FDP 2000-HM-025
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
KCB Services and Company, LLP P.O. Box 4310
Frederick, MD 21705-4310

(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)

- John N. Burdett, General Partner
- Richard T. Stagg, General Partner
- Christopher D. Olander, General Partner
- Myron W. Randall, Jr., General Partner

The above-described partnership has no limited partners

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

REC'D NOV 10 2000
ATE: November 6, 2000
(enter date affidavit is notarized)

for Application No(s): RZ/FDP 2000-HM-025
(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.)

Michael J. Giguere, Partner with McGuire, Woods, Battle & Boothe LLP, has made a contribution in excess of \$200 to Chairman Katherine Hanley, Board of Supervisors

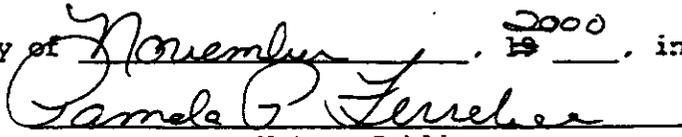
(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

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


Gregory A. Riegle, Esquire, Authorized Agent
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 6th day of November, 2000, in the state of Virginia.


Notary Public
My commission expires: 3.31.2002



NARRATIVE STATEMENT OF JUSTIFICATION

REZONING OF GREG ROY SUBDIVISION

January 10, 2001

I. Introduction

The Applicant, Dulles Consolidation LLC., is the Contract Purchaser of approximately 36 acres of land, generally located on the north side of Fox Mill Road in the Hunter Mill District of Fairfax County. The Applicant proposes to rezone the property to the PDH-12 (Planned Development Housing – 12 units per acre) District. At present, the Application property is zoned R-1 (residential – one dwelling unit per acre) and is developed with low density single family detached dwellings. The existing density, zoning and general development pattern associated with the application property is dramatically out of character with the established and planned uses on surrounding lands. All surrounding property is developed with townhomes and multi-family units at effective densities equal to and in some instances, significantly greater than that proposed in connection with this rezoning.

II. Planning and Design Approach

While the nature and character of the surrounding development provides a threshold basis for the requested rezoning, the central planning concept behind this master planned community is traditional neighborhood development (TND) design. This approach balances the planning principals and the general sense of community associated with small towns with the convenience and amenities found in more urbanized settings. This planning approach will reward future residents of this community with enhanced levels of quality, amenity, livability. This TDN approach has been applied in: (1) creating the overall site layout design; (2) in the design and location of unit types; and (3) in the incorporation of landscape and open space amenities.

A. Site Design

Consistent with this TDN approach, this community offers moderately scaled streets, interconnecting in general grid patterns that is reminiscent of 19th century towns and villages. The streets are generally organized in a city block form, with frequent intersections that allow for the dispersion of vehicle traffic and convenient pedestrian circulation. Street widths are intentionally constrained to promote traffic calming and pedestrian safety within the community. On-street parking is also strategically planned in key areas, such as around major open space features to bolster pedestrian safety, as well as provide convenient community-wide access to these elements of the project. Throughout the project, the need for efficient balancing of pedestrian and vehicular movements is recognized. Sidewalks are provided along both sides of principal streets to allow for extensive pedestrian circulation.

B. Unit Types and Architectural Compatibility

The application includes three general unit types, including single-family detached units, townhouse units, and elevator served multi-family units. In accordance with Article 8 of the Fairfax County Zoning Ordinance, the proposed development includes 24 Affordable Dwelling Units (ADUs). It is anticipated that the required ADU units will be located in the multi-family structure.

The variety in the type of units proposed provides architectural diversity and general visual interest within the community. To further improve the design of the community, where possible, units are oriented such that their most attractive front façade face the existing and proposed streets. The multi-family units also strategically incorporate predominantly structured parking which limits the view of parked automobiles and enables the Applicant to reserve greater amounts of on-site open space. Through proffers, the Applicant has committed to provide a coordinated high quality design throughout the project.

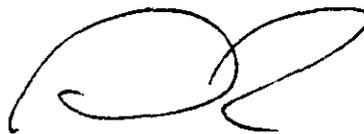
C. Landscape and Design Amenities

The proposed aesthetic and design amenities are numerous. The entire periphery of the property is lined with an extensive open space buffer. This commitment will benefit the abutting properties by placing landscaping and open space in strategic locations where the new development is most visible. Internally, numerous passive and active recreational opportunities are offered including a significant internal community park oriented around large existing oak tree shown to be preserved. The plan provides symmetry in the landscaping concepts, and includes a number of boulevards, common greens and similar amenities associated with both the TND approach and sound planning principles.

III. Conclusion

With the exception of the waivers and modifications described in Sheet 1 of the CDP/FDP, the proposed development conforms to all applicable ordinances, regulations, and standards for development under the provisions of the PDH-12 zoning district. Adequate utilities, drainage, parking and other facilities needed to serve this use will be provided. For all of the aforementioned reasons, the Applicant respectfully requests that the Staff and the Planning Commission endorse and the Board of Supervisors approve this rezoning request.

McGuireWoods LLP



Agent for Applicant

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: RZ 2000-HM-025
Dulles Consolidation, L.L.C. (Greg Roy subdivision)

DATE: 12 October 2000

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and development plan dated August 22, 2000. This application requests a rezoning from R-1 to PDH-12. Approval of this application would result in a density of 11.98 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 presently developed with single family detached homes which are zoned R-1 and planned for residential use at 1-2 dwelling units per acre with an option for residential use up to 8-12 dwelling units per acre contingent upon complete parcel consolidation. To the north and west, a multifamily residential development at 23.80 dwelling units per acre is zoned PDH-30 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. To the east, a multifamily residential development at 12.87 dwelling units per acre is zoned PDH-12 and planned for residential use at 8-12 dwelling units per acre. Townhouse residential developments and a vacant school site are located to the south and are zoned PDH-8 and PDH-16. This portion of McNair Farm is planned for mixed use.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 35.14-acre property is located in the Dulles Suburban Center of the Upper Potomac Planning District in Area III. The Comprehensive Plan provides the following guidance on the land use and the intensity/density for the property:

Text:

On page 422 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading, "Land Unit B," the Plan states:

“The Greg-Roy subdivision and the adjacent residential parcel (Tax Map 16-3((1)) 14B) are planned for residential use at 1-2 dwelling units per acre. As an option, the Greg-Roy subdivision and the adjacent residential parcel are appropriate for residential use at 8-12 dwelling units per acre contingent upon complete parcel consolidation...

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 1-2 dwelling units per acre.

Analysis:

The application and development plan propose a residential development consisting of single family detached homes, single family attached homes and multifamily units at an overall density of 11.98 dwelling units per acre, which is in conformance with the use and density recommendations of the Comprehensive Plan.

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

Text:

On page 416 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading, “Recommendations, Land Use,” the Plan states:

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

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

Analysis:

The applicant has provided an application and a development plan that address the impacts of the proposed development and its relationship to the recommendations of the Comprehensive Plan.

Text:

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

Analysis:

The proposed development plan demonstrates high quality site design including urban design and development amenities. However, the applicant should provide architectural schematics of the proposed types of residential units. In addition, the applicant should show seating areas, picnic areas, etc. in the functional open space areas. The applicant should supplement the perimeter landscaping with under plantings and evergreens. The landscaping along the eastern edge of the proposed multifamily units should be supplemented to provide a landscape buffer for the proposed town houses.

Text:

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

Analysis:

Refer to the Department of Transportation concerning this development criterion.

Text:

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

Analysis:

The applicant could provide architectural schematics of the proposed types of residential units in order for this development criterion to be addressed.

Text:

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

Analysis:

The applicant should address this development criterion.

Text:

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

Analysis:

The applicant should address this development criterion.

Text:

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

Analysis:

The applicant has consolidated the appropriate parcels to achieve the Comprehensive Plan objectives.

Text:

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

Analysis:

The applicant should provide screening and landscaping for the proposed parking areas.

Text:

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

Analysis:

Refer to the Department of Transportation concerning this development criterion.

Text:

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

Analysis:

This criterion is now addressed by ordinance and the Public Facilities Manual.

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 2000-HM-025)

SUBJECT: Transportation Impact Addendum

REFERENCE: CDP/FDP 2000-HM-025; Dulles Consolidation L.L.C.
Traffic Zone: 1733
Land Identification Maps: 16-3 ((1)) 14B; 16-3 ((3)) 1 - 30

DATE: November 7, 2000

The following additional comments reflect the position of the Department of Transportation. These comments are based on the conceptual/final development plan dated May 8, 2000 with revisions to October 31, 2000, and revised draft proffers dated November 2, 2000.

Transportation Issues.

The initial memorandum from this department dated October 13, 2000 identified nine unaddressed transportation concerns. With the revised plan and proffers, only items 1, 2, 6, 7, and 9 have been satisfactorily addressed. Because of the continuing number of unaddressed issues, this department continues to recommend *denial* of the application. For clarification, the prior numbers are reused in this addendum.

The following prior issues remain unaddressed with the current submissions:

3. *Provision of pedestrian connections to the large residential community to the north east of the site.* The proffers defer the provision of the interparcel connection until site plan approval for the multi-family units, then state that one of the connections will be via the existing right-of-way of Fox Mill Road, and that the other will "consider the nature, extent and location of similar connections reflected on the approved site plan for the abutting multi-family site"... The site plan should be revised to delineate the proffered/site plan connections provided with the adjoining multi-family development and delineate the continuation of these connections into the subject site. Appropriate right of access easements should also be provided.

4. *Provision of a raised median along Fox Mill Road between Frying Pan Road and Sunrise Valley Drive.* The proffers indicate that a raised median will be provided, but do not indicate the limits of the median construction. Since the previous sentence in the proffer references frontage improvements across the frontage of the site, it is not clear if the commitment to the median is only along the site frontage of the site, or along the entire segment of roadway as requested.
5. *Provision of pedestrian access to the adjoining school property.* The development plan delineates a mid-block crosswalk on Fox Mill Drive, but the applicant provides no commitment to provide the crosswalk and related signing as required by VDOT and in a location determined by the County Schools. The optimum location for the walkway would appear to be on the west side of the main site entrance rather than mid-block as shown on the development plan. Crosswalks adjacent to entrances or intersections better match driver expectations.
8. *Distribution of Parking.* The distribution of required and guest parking continues to be less than optimum. Although it would be desirable to more equally distribute the parking, this department would not consider the location of parking to be a denial issue if the other issues identified herein are adequately addressed.

AKR/CAA

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

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 2000-HM-025)

SUBJECT: Transportation Impact

REFERENCE: CDP/FDP 2000-HM-025; Dulles Consolidation L.L.C.
Traffic Zone: 1733
Land Identification Maps: 16-3 ((1)) 14B; 16-3 ((3)) 1 - 30

DATE: October 13, 2000

The following comments reflect the position of the Department of Transportation. These comments are based on the conceptual/final development plan dated May 8, 2000 with revisions to August 22, 2000 and draft proffers dated September 29, 2000.

Transportation Issues.

The applicant is seeking to develop the referenced properties as 82 single family detached, 115 town house, and 224 multi-family residences. Numerous transportation issues were identified in the initial review of the subject application. None of these issues have been adequately addressed. As such, *this department strongly recommends denial of the application.*

The following issues remain outstanding.

1. Vacation of Fox Mill Road along the southeastern side of the property. The development plan proposes to eliminate this segment of Fox Mill Road by terminating Fox Mill Road at Greg Roy Lane. The existing roadway should be vacated, and the roadbed scarified and replanted.
2. Realignment of the central site entrance. The central site entrance does not properly align with the existing entrance on the opposite side of Fox Mill Road. The proposed entrance should be shifted slightly to the south in order to align.
3. Provision of pedestrian connections to the large residential community to the north east of the site. With approval of residential rezoning of the adjacent Woodland Park residential

community, that development provided for pedestrian connections to the existing stub of Roy Road and for a potential connection near the Fox Mill Road/Greg Roy Lane intersection. This department very strongly recommends that pedestrian connections be provided between the two communities.

4. Provision of a raised median along Fox Mill Road between Frying Pan Road and Sunrise Valley Drive. The requested rezoning will significantly increase volumes on Fox Mill Road. In order to mitigate the impact of the additional trips, the roadway should be completed to a four lane divided roadway between Sunrise Valley Drive and Frying Pan Road.
5. Provision of pedestrian access to the adjoining school property. The applicant should commit to provide, subject to School and VDOT approval, marked and signed pedestrian crossings on Fox Mill Road for students walking to the adjoining school.
6. Provision of a traffic signal on Fox Mill Road at either Frying Pan Road or Sunrise Valley Drive. The applicant has offered an undefined "pro-rata" contribution to a signal at either location. Full funding for the signal should be provided.
7. Maximum Lengths of Private Streets. All internal streets within the community are proposed to be private. Almost all are to have a total width of 24 feet. The applicant should commit to notify all home buyers prior to closing that maintenance of the street system will be the responsibility of the home owners, not the County or VDOT.
8. Distribution of Parking. Guest parking for the site is very poorly distributed. Only eleven spaces are provided near the 32 town house units in the south eastern portion of the site. It would be desirable for the parking to be better distributed. In addition, all driveways should have a minimum length of 18 feet between the building and the back of sidewalk so as to allow parking in driveways without obstructing walkways. The applicant should also commit to provide a covenant that prohibits garage uses which preclude the parking of vehicles.
9. Modification of the roadway design for Fox Mill Road.
 - * Both entrances on Fox Mill Road delineate small acceleration lanes. The lanes are too short to be effective and are not appropriate in an urban environment. Both should be eliminated.
 - * The curb line of Fox Mill Road should be aligned and extended so as to connect to the existing curb north west of the site.
 - * The curb line of Fox Mill Road at the south east corner of the site should be extended and aligned so as to connect to the existing curb line which begins south east of the subject properties.

Trip Generation

The following summary provides a comparison of the estimated traffic generation characteristics under various development scenarios.

<u>Use</u>	<u>Vehicles Per Day/Peak Hour</u>
Existing Zoning: R-1, (35.14 acres, 35 residences)	350 vpd/35 vph ^{1a}
Existing Use: 30 residences	300 vpd/30 vph ^{1a}
Proposed Use: R - 12	
82 Single family detached residences	820 vpd/ 85 vph ^{1a}
115 Town house residences	965 vpd/ 55 vph ²
324 Multi-family residences	<u>1475 vpd/280 vph^{1b}</u>
	Total: 3,260 vpd/280 vph

1 These trip generation estimates are based on data from Trip Generation, Sixth Edition, Institute of Transportation Engineers, 1997, and utilize the following:

- a Average rates per residence for single family detached residences, (ITE LUC 210).
- b Rates per residence for multi-family residences, (ITE LUC 220).

2 These trip generation estimates are based on data developed by the Office of Transportation for town house development within Fairfax County, 1996, and are based on the rates per residence.

AKR/CAA

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

FAIRFAX COUNTY, 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 for: RZ/FDP 2000-HM-025
Dulles Consolidation, LLC

DATE: 12 October 2000

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the plat dated August 22, 2000. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

On pages 86 through 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Water Quality", the Comprehensive Plan states:

"Objective 2: Prevent and reduce pollution of surface and groundwater resources.

- Policy a. Implement a best management practices (BMP) program for Fairfax County, and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements.
- Policy c. In order to reduce stormwater runoff volumes and increase groundwater recharge, minimize the amount of impervious surface created as a result of development consistent with planned land uses.

Development proposals should implement best management practices to reduce runoff pollution.”

On page 93 of the Policy Plan as amended on February 10, 1997, under the heading “Environmental Resources “ the Comprehensive Plan states:

“The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the County’s tree cover. It is possible to design development in a manner that preserves some of the existing vegetation in landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the County’s tree cover.

Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect and restore the maximum amount of tree cover on ... sites consistent with ... good silvicultural practices.”

Policy b: Require new plantings on developing sites which were not forested prior to development and on public rights-of-way.”

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County’s remaining natural amenities.

Water Quality Protection

Issue:

The subject property is a 35.14-acre site, which falls within the Horsepen Creek Watershed of Fairfax County as well as within the County’s Chesapeake Bay Watershed. The development plan depicts a stormwater best management practice facility on the southeast corner of the site, adjacent to Fox Mill Road. The conceptual facility depicted on the development proposal appears to be a relatively small facility given the size of the development.

Resolution:

The applicant is encouraged to work with DPWES to define opportunities for other innovative means to meet water quality requirements, such as bioretention areas and/or rain gardens.

Innovative best management practices could complement the detention provided by the proposed facility. If DPWES finds that the site is suitable for a bioretention/rain garden system, then the goals of stormwater quality and quantity can be integrated into the development proposal while simultaneously preserving more of the existing vegetation and natural topography.

Tree Preservation and Restoration

Issue:

A mix of deciduous and evergreen trees covers a portion of the site.

Resolution:

It is suggested that the applicant work closely with the Urban Forestry Division to ensure adherence to their recommendations for tree preservation on the site.

TRAILS

The Trails Plan Map depicts a bicycle trail on the south or west side of Fox Mill Road opposite this site. The Director, DPWES will determine what, if any, trail requirements may apply to the subject property at the time of site plan review.

BGD:MAW

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: October 19, 2000

FROM: Scott St. Clair, Director
Stormwater Planning Division
Department of Public Works & Environmental Services

SUBJECT: Rezoning Application Review

SRS

Name of Applicant/Application: Dulles Consolidation L.L.C.

Application Number: RZ/FDP2000-HM-025

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

Date Received in SWPD: 6/8/00

Date Due Back to DPZ: 7/9/00

Site Information: Location - 16-3-01-00-0014-B, 16-3-03-00-0001 thru -0030
Area of Site - 35.14 acres
Rezone from - R-1 to PDH-20
Watershed/Segment - Horsepen Creek / Copper & Frying Pan

Stormwater Planning Division (SWPD), Maintenance and Stormwater Management Division (MSMD), and Planning and Design Division (PDD) Information:

I. Drainage:

- MSMD/PDD Drainage Complaints: There are no downstream complaints on file with PSB, relevant to this proposed development.
- Master Drainage Plan, proposed projects, (SWPD): Channel restoration and stabilization project HC211 is located approximately 6000 feet downstream of site.
- Ongoing County Drainage Projects (SWPD): None.
- Other Drainage Information (SWPD): None.

RE: Rezoning Application Review

Application Name/Number: Dulles Consolidation L.L.C. / RZ/FDP2000-HM-025

******* SWPD AND PDD, DPWES, RECOMMENDATIONS*******

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

DRAINAGE RECOMMENDATIONS (SWPD): None.

TRAILS RECOMMENDATIONS (PDD): None.

SCHOOL SIDEWALK RECOMMENDATIONS (PDD): None.

SANITARY SEWER E&I RECOMMENDATIONS (PDD): None.

Yes **NOT REQUIRED** Extend sanitary sewer lines to the development boundaries on the _____ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works and Environmental Services during the normal plan review and approval process.

Other E&I Recommendations (PDD): None.

OTHER SWPD and PDD PROJECT/PROGRAM RECOMMENDATIONS: None.

SWPD and PDD Internal sign-off by:
Planning Support Branch (Ahmed Rayyan) kcm
Utilities Design Branch (Walt Wozniak) ww
Transportation Design Branch (Larry Ichter) nc
Stormwater Management Branch (Fred Rose) FR
RS M

SRS/rzfdp2000hm025

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: July 5, 2000

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



SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ/FDP 2000-HM-025

Tax Map No. SEVERAL LOTS ON 16-3- ((03)) AND 16-3- ((01)) 14B

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

1. The application property is located in the HORSEPEN CREEK (A1/A2) Watershed. It would be sewerred into the Blue Plains Treatment Plant.
2. Based upon current and committed flow, excess capacity is available at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established in accordance with the context of the Blue Plains Agreement of 1984. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. A proposed 8 inch pipe line located in an easement and approx. 50 feet from the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other Pertinent information or comments: FOX MILL HEIGHTS, SYCAMORE RIDGE, COPPER CROSSING, AND DULLES CORNER REIMBURSEMENT CHARGES ARE APPLICABLE.

FAIRFAX COUNTY WATER AUTHORITY
8570 Executive Park Avenue- P. O. Box 1500
Merrifield, Virginia 22116-0815
(703) 289-6000

June 9, 2000

MEMORANDUM

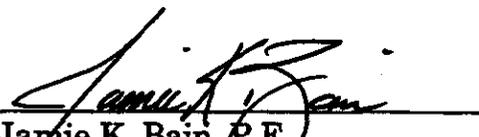
TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, Virginia 22035

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

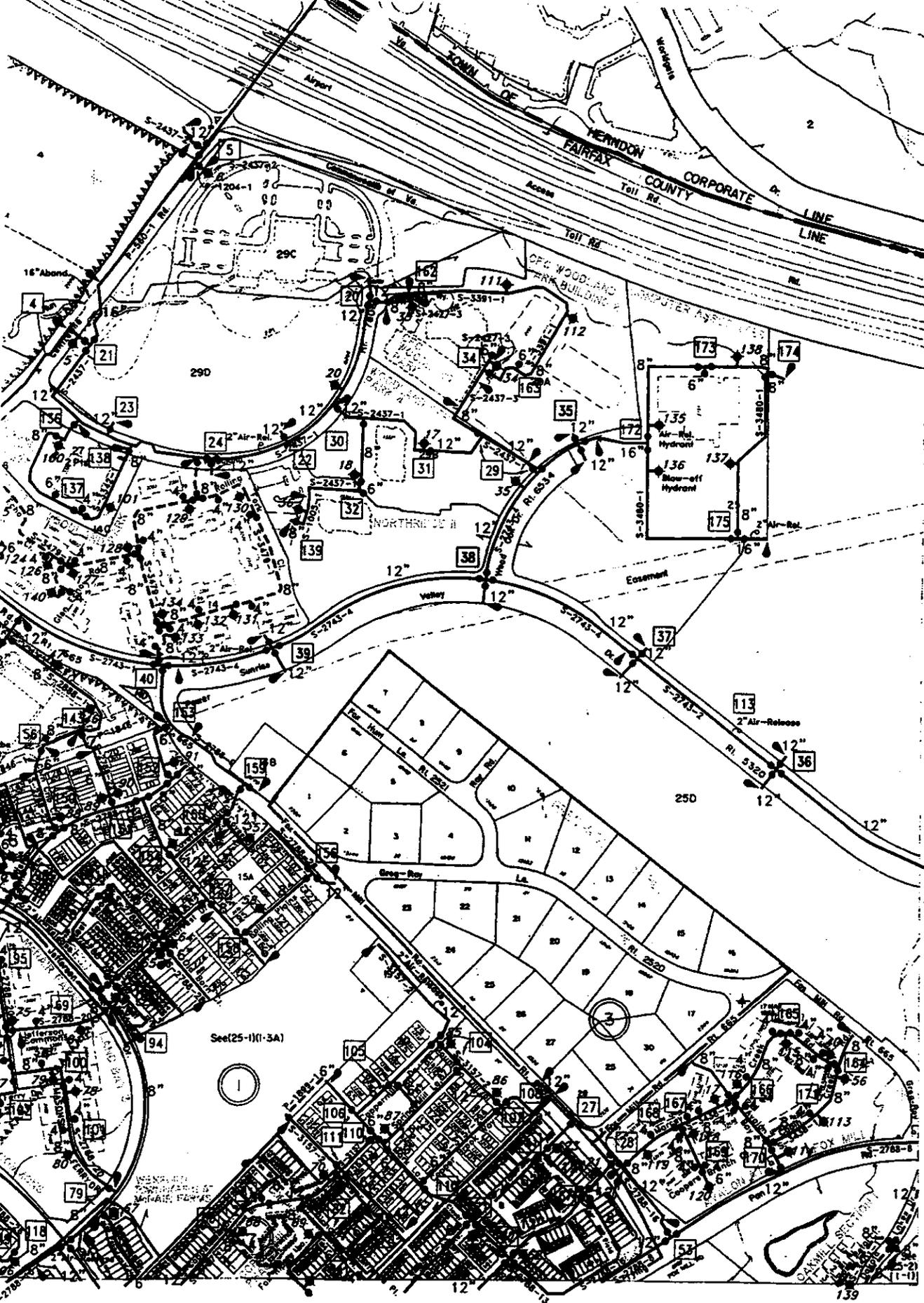
SUBJECT: Water Service Analysis, Rezoning Application RZ 00-HM-025
FDP 00-HM-025

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

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate domestic water service is available at the site from existing 8 & 12 inch mains located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional system improvements may be necessary to satisfy fire flow requirements and accommodate water quality concerns.


Jamie K. Bain, P.E.
Manager, Planning Department

Attachment



16-4

FA

300

USER'S MAP

25-1

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

June 9, 2000

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

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ 2000-HM-025 and Final Development Plan FDP 2000-HM-025

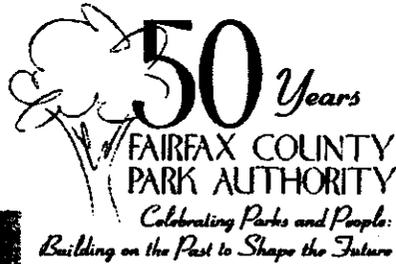
RECEIVED
DEPARTMENT OF PLANNING AND ZONING

JUN 9 2000

ZONING EVALUATION DIVISION

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

3. The application property is serviced by the Fairfax County Fire and Rescue Department Station #36, Frying Pan.
4. After construction programmed for FY 19__, this property will be serviced by the fire station planned for the _____ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is _/10 outside the fire protection guidelines. No new facility is currently planned for this area.



12055 Government Center Parkway ❖ Suite 927

Fairfax, Virginia 22035-1118 ❖ 703/324-8701

MEMORANDUM

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

October 18, 2000

FROM: Lynn Tadlock, Director *ALT for LST*
Planning and Development Division

SUBJECT: RZ/FDP 2000-HM-025
Greg-Roy Property
Loc: 16-3((1))14-B;16-3((3))1-30

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

1. The revised development plan for the Greg-Roy Property will construct 421 units that will add approximately 1,027 residents to the current population of Hunter Mill District. The development plan shows a tot lot, tennis court, multi-use court, open play area, and a swimming pool as recreational amenities planned at the site. The residents of this development will need other outdoor facilities such as athletic fields. Based on the Zoning Ordinance requirements, the proportional cost to develop outdoor recreational facilities for the population attracted to this new Planned Development Housing (PDH) site is estimated to be \$402,055. This figure is based on the Zoning Ordinance requirement to provide facilities based on a cost of \$955 per PDH unit times the 421 non-ADU (affordable dwelling units) residences proposed in this development.
2. Currently the property is not served by any public park facilities. The nearest public park is Stratton Woods, which is planned as a community park with athletic fields. The proposed development is in the service area of this park and will generate a demand for athletic fields. The proportional cost to develop athletic fields for the residents of this development is \$125,475. The applicant is requested to provide the proportional cost to develop, and maintain athletic fields in Stratton Woods Park. The proportional development cost for athletic fields is \$125,478 and should be provided to the Fairfax County Park Authority within 90 days of approval of this rezoning application.



3. The tot lot area should be expanded to include playground facilities which address the needs of children six years and older. The remaining the neighborhood park facilities on site should remain as planned.

Comprehensive Plan References

The Comprehensive Plan for Fairfax County, Virginia, Area III, Reston-Herndon Suburban Center, Recommendations, Land Use, Sub-unit B-2 (South of Sunrise Valley Drive), page 421-422, states that: "Active recreation facilities with useable open space to serve the residents should be provided."

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

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

cc: Kirk Holley, Manager, Planning and Land Management Branch
Karen Lanham, Supervisor, Planning and Land Management Branch
Dorothea L. Stefen, Plan Review Case Manager, Planning and Land Management Branch
Gail Croke, Plan Review Team, Planning and Land Management Branch
File Copy



Date: 6/23/00

Case # RZ-00-HM-025

Map: 16-3

PU 3698

Acreage: 35.14

Rezoning

From :R-1 To: PDH-20

TO: County Zoning Evaluation Branch (OCP)

FROM: FCPS Facilities Planning (246-3609)

SUBJECT: Schools Impact Analysis, Rezoning Application

The following information is submitted in response to your request for a school impact analysis of the referenced rezoning application.

1. Schools that serve this property, their current total memberships, net operating capacities, and five year projections are as follows:

School Name and Number	Grade Level	9/30/99 Capacity	9/30/99 Membership	2000-2001 Membership	Membr/Cap Difference 2000-2001	2004-2005 Membership	Membr/Cap Difference 2004-2005
Floris 3286	K-6	795	847	884	-89	957	-162
Carson 3171	7-8	1250	853	901	349	983	267
Oakton 3050	9-12	2325	2540	2622	-297	2747	-422

- II. The requested rezoning could increase or reduce projected student membership as shown in the following analysis:

School Level (by Grade)	Unit Type	Proposed Zoning			Unit Type	Existing Zoning			Student Increase/Decrease	Total Students
		GA	Units	Ratio		Students	Units	Ratio		
K-6	GA	360	X.170	109	SF	35	X.4	26	83	109
	RT	295	X.201	59					33	59
7-8	GA	360	X.034	22	SF	35	X.069	5	17	22
	RT	295	X.048	14					9	14
9-12	GA	360	X.071	45	SF	35	X.159	10	35	45
	RT	295	X.102	30					20	30

Source: Capital Improvement Program, FY 2001-2005, Facilities Planning Services Office

Note: Five-year projections are those currently available and will be updated yearly. School attendance areas subject to yearly review.

Comments

Enrollment in the school listed (Carson Middle) is currently projected to be below capacity; therefore, estimated enrollment increases potentially generated by the proposed action can be accommodated within existing capacities.

Enrollment in the schools listed (Floris Elementary, Oakton High) are currently projected to be near or above capacity; therefore, estimated enrollment increases potentially generated by the proposed action can be accommodated within existing capacities. Attendance area adjustments associated with the opening of the Westfield High School will relieve overcrowding at Oakton High School 2004-2005 school year.

The foregoing information does not take into account the potential impacts of other proposals pending that could affect the same schools.

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

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

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

16-102 Design Standards

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

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening

APPENDIX 14

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.

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		

