



# FAIRFAX COUNTY

FDP APPLICATIONS FILED: September 27, 2000  
FDP APPLICATION AMENDED: January 24, 2001  
2232 APPLICATION FILED: February 22, 2001  
PLANNING COMMISSION: May 3, 2001

V I R G I N I A

April 19, 2001

## STAFF REPORT

APPLICATION FDP 2000-SU-029-2 and 2232-Y01-2

### SULLY DISTRICT

**APPLICANT:** Fairfax County School Board and Fairfax County  
Park Authority (FDP 2000-SU-029)  
  
Fairfax County Park Authority (2232-Y01-2).

**PRESENT ZONING:** PDH-8, WS (FDP)  
PDH-8, R-1, WS (2232)

**PARCEL(S):** **FDP:** 55-1 ((1)) 23 pt., 26 pt.; 55-3 ((1)) 20, 21 pt.,  
21A, 22A, 23 pt.; 55-3 ((2)) 88 pt., 89 pt., 90 pt.  
And a portion of Leland Road Right of Way to be  
vacated  
  
**2232:** 55-1 ((1)) 23 pt., 24, 26 pt.; 55-3 ((1)) 21  
pt., 21A pt., 22A

**ACREAGE:** 28.44 acres (FDP)  
24.4 acres (2232)

**FAR:** 0.19 (school site)

**OPEN SPACE:** 39% (school site)  
58% overall

**PLAN MAP:** Residential 1-2 du/ac

**PROPOSAL:** Final Development Plan Approval to permit  
development of an elementary school and  
community park on 28.44 acres

Section 15.2-2232 review to determine whether the proposed community park satisfies the criteria of location, character, and extent pursuant to the Code of Virginia, and therefore may be determined to be in substantial conformance with the Comprehensive Plan

**STAFF RECOMMENDATIONS:**

Staff recommends approval of FDP 2000-SU-029-2 subject to the development conditions set forth in Appendix 1.

Staff recommends approval of a modification of the transitional screening requirement and a waiver of the barrier requirement along all property boundaries to that shown on the FDP

Staff recommends that the Planning Commission find that the facility proposed under 2232-Y01-2 does satisfy the criteria of location, character, and extent as specified in Section 15.2-2232 of the Code of Virginia and is substantially in accord with the provisions of the Comprehensive Plan.

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

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

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



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

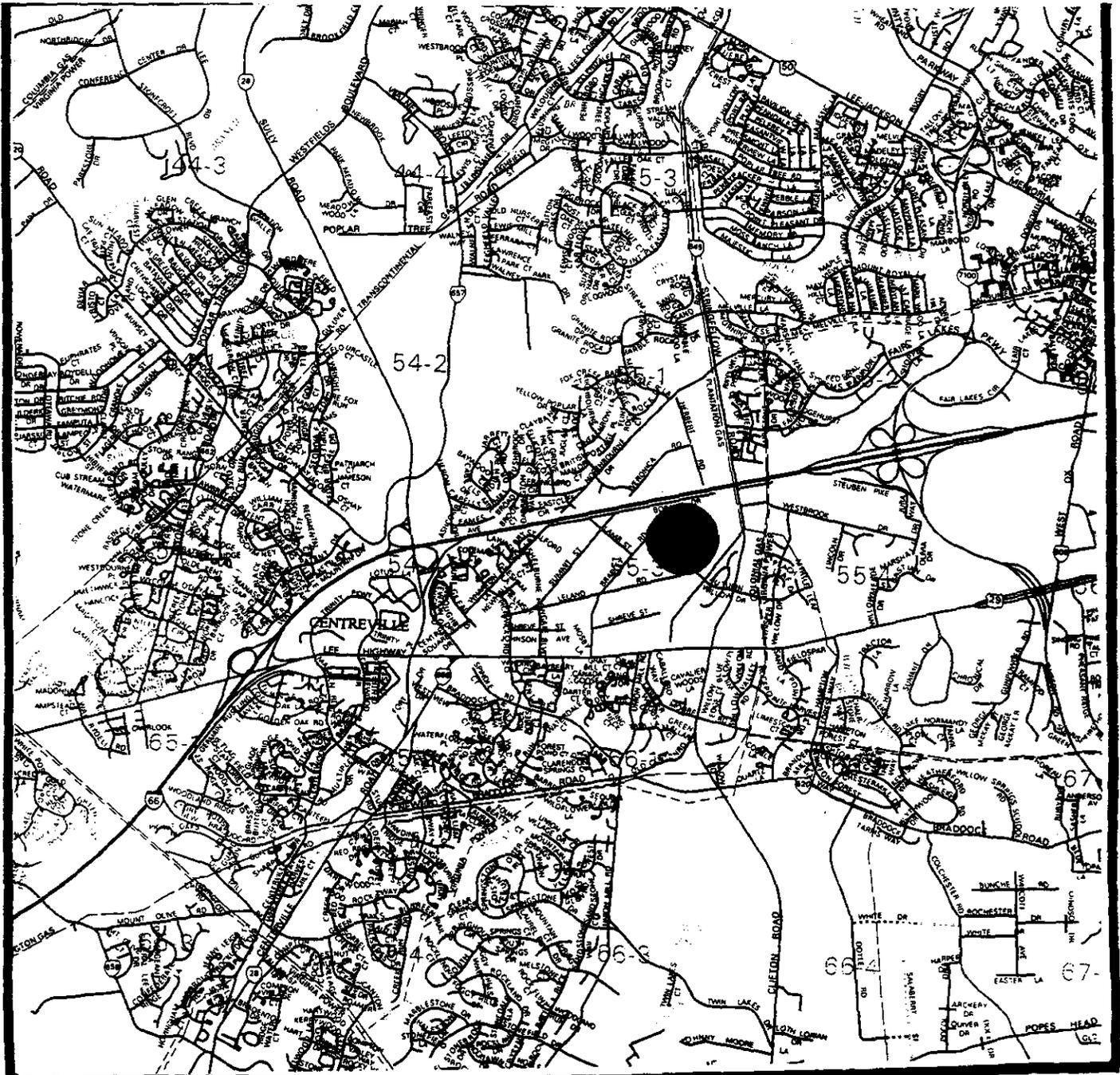
# FINAL DEVELOPMENT PLAN

## FDP 2000-SU-029-02

FAIRFAX COUNTY SCHOOL BOARD FAIRFAX COUNTY PARK AUTHORITY  
FILED 09/27/00 FINAL DEVELOPMENT PLAN  
AMENDED 01/24/01 PROPOSED: ELEMENTARY SCHOOL AND PARK  
APPROX. 28.44 ACRES OF LAND; DISTRICT - SULLY  
LOCATED: IN THE N.W. QUADRANT OF THE INTERSECTION  
OF LELAND RD. AND ARROWHEAD PARK DR.  
ZONING: PDH- 8  
OVERLAY DISTRICT(S): WS

### TAX MAP

55-1 ((1)) PT. 23 PT. 26  
55-3 ((1)) 20 PT. 21 21A 22A PT. 23  
55-3 ((2)) PT. 88 PT. 89 PT. 90  
AND A PORTION OF LELAND RD. PUBLIC RIGHT-OF-WAY TO BE VACATED AND/OR ABANDONED



# FINAL DEVELOPMENT PLAN

## FDP 2000-SU-029-02

FAIRFAX COUNTY SCHOOL BOARD FAIRFAX COUNTY PARK AUTHORITY

FILED 09/27/00 FINAL DEVELOPMENT PLAN

AMENDED 01/24/01

PROPOSED: ELEMENTARY SCHOOL AND PARK

APPROX. 28.44 ACRES OF LAND; DISTRICT - SULLY

LOCATED: IN THE N.W. QUADRANT OF THE INTERSECTION  
OF LELAND RD. AND ARROWHEAD PARK DR.

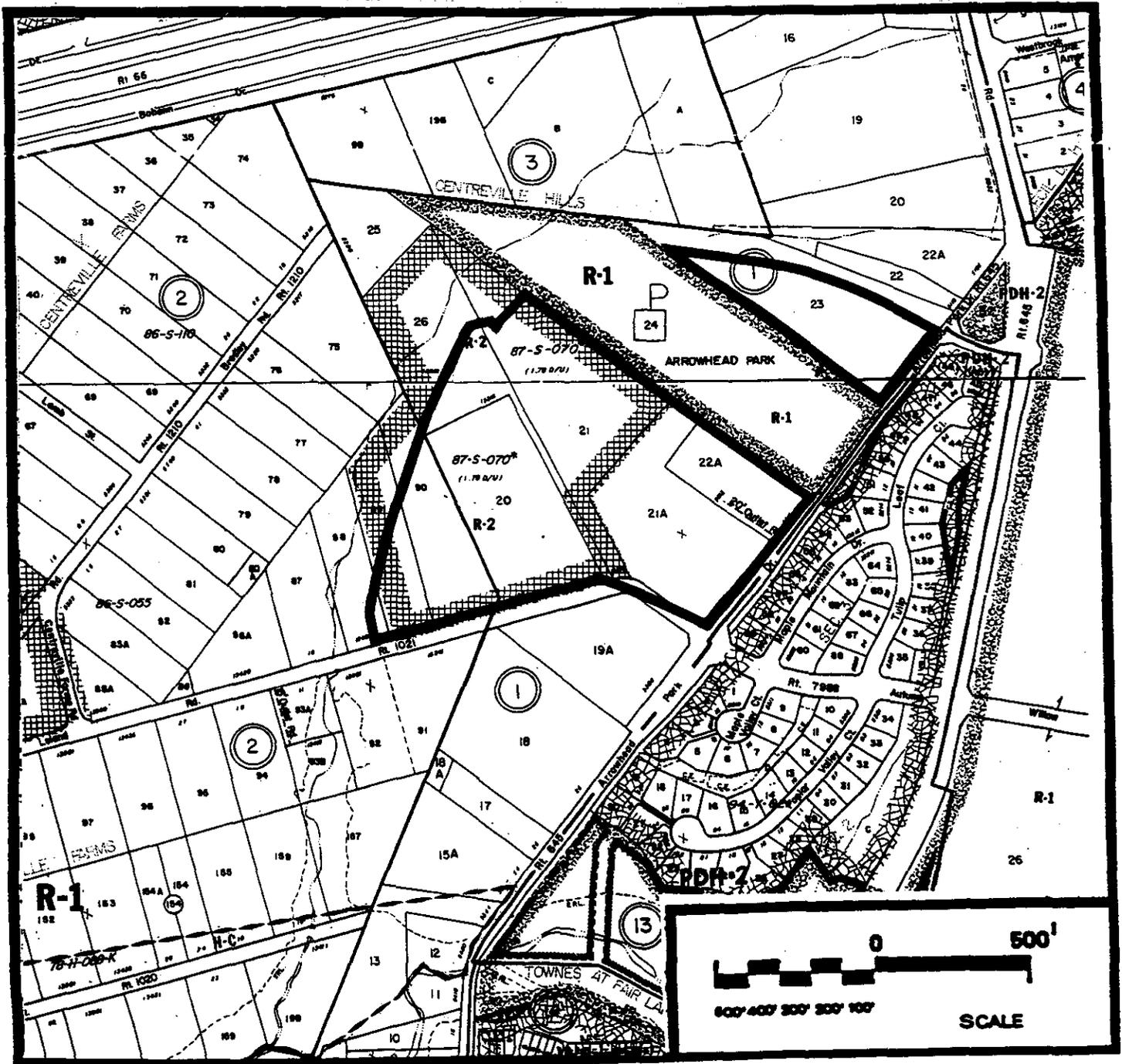
ZONING: PDH- 8

OVERLAY DISTRICT(S): WS

TAX MAP

55-1 ((1)) PT. 23 PT. 26  
55-3 ((1)) 20 PT. 21 21A 22A PT. 23  
55-3 ((2)) PT. 88 PT. 89 PT. 90

AND A PORTION OF LELAND RD. PUBLIC RIGHT-OF-WAY TO BE VACATED AND/OR ABANDONED



# PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia



Number: 2232-Y01-2

Acreeage: Approx. 24.4 Ac.

Planned Use: Public Park; Private Open Space;  
Residential @ 1-2 DU/AC; Baseline Level: Residential @ 1 DU/AC;  
Overlay Level: Residential @ 2 DU/AC;  
Redevelopment Option Level: Residential @ 4 DU/AC

Proposed Use: Public Park

District : Sully

Subject Property: 55-1 ((1)) pt. 23, 24, pt. 26  
55-3 ((1)) pt. 21, pt. 21A, 22A

Applicant: Fairfax County Park Authority



# PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia



Number: 2232-Y01-2

Acreage: Approx. 24.4 Ac.

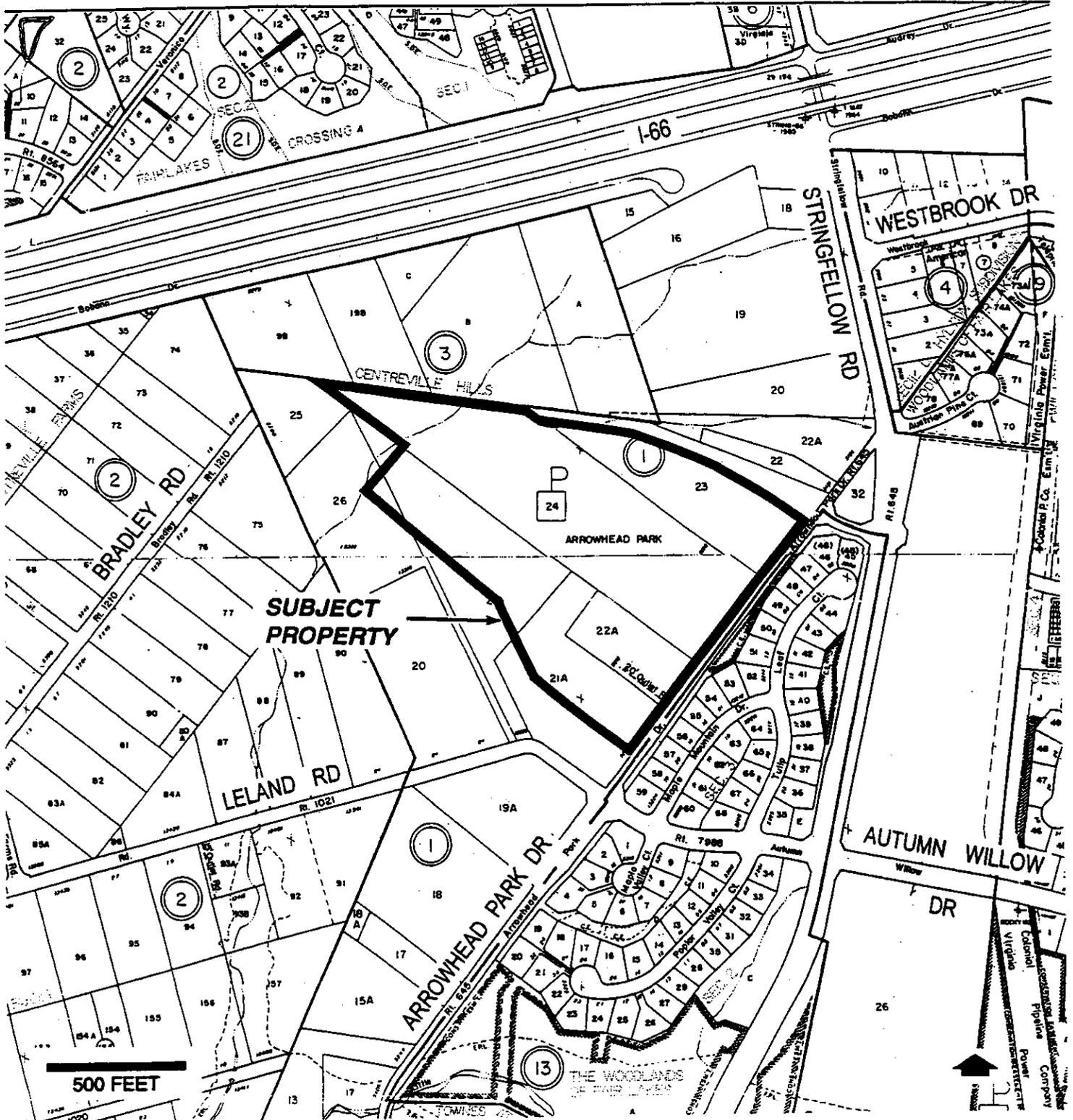
Planned Use: Public Park; Private Open Space;  
Residential @ 1-2 DU/AC; Baseline Level: Residential @ 1 DU/AC;  
Overlay Level: Residential @ 2 DU/AC;  
Redevelopment Option Level: Residential @ 4 DU/AC

Proposed Use: Public Park

District : Sully

Subject Property: 55-1 ((1)) pt. 23, 24, pt 26  
55-3 ((1)) pt. 21, pt. 21A, 22A

Applicant: Fairfax County Park Authority

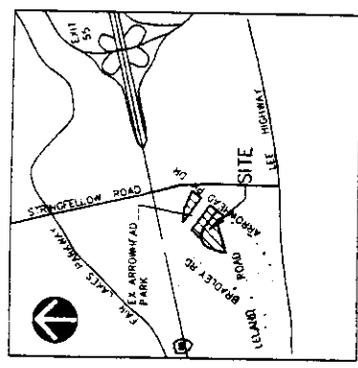


# NORTHEAST CENTREVILLE ELEMENTARY AND ARROWHEAD PARK EXPANSION FINAL DEVELOPMENT PLAN

SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
FDP-2000-SU-029-2

SHEET INDEX

1. COVER SHEET
2. NOTES / FABRICATIONS
3. SITE PLAN - FINAL DEVELOPMENT PLAN
4. SITE PLAN - FINAL DEVELOPMENT PLAN - LANDSCAPE PLAN
5. PARK SITE - FINAL DEVELOPMENT PLAN
6. PARK SITE - FINAL DEVELOPMENT PLAN - LANDSCAPE PLAN
7. CENTREVILLE FARMS - CONCEPTUAL / FINAL DEVELOPMENT PLAN (FOR INFORMATION)



VICINITY MAP  
SCALE: 1" = 200'

APPLICANT/DEVELOPER  
FAIRFAX COUNTY PARK AUTHORITY  
PLANNING AND DEVELOPMENT DIVISION  
12855 GOVERNMENT CENTER PARKWAY  
SUITE 471  
FAIRFAX, VIRGINIA 22035  
CONTACT: JENNIFER PHILLIPS, P.  
(703) 762-8741

APPLICANT/DEVELOPER  
FAIRFAX COUNTY PARK SERVICES  
DEPARTMENT OF FACILITIES SERVICES  
10640 PAGE AVENUE  
SUITE 101  
FAIRFAX, VIRGINIA 22030  
CONTACT: SUNNY SARNA  
(703) 216-1611

ENGINEER  
VISA, INC.  
8180 BURNSIDE DRIVE  
SUITE 200  
MCLEAN, VIRGINIA 22102  
CONTACT: MR. ERIN AMATELLI, PE  
(703) 442-7600



ENGINEER  
GRESHBERRY & COMARA, INC.  
11211 WAPLES MILL ROAD  
FAIRFAX, VIRGINIA 22030  
CONTACT: MR. JAMES TEGOLA, ASH  
(703) 385-9800



**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

APR 18 2001

ZONING EVALUATION DIVISION

REV. FEBRUARY 2, 2000  
REV. JANUARY 2, 2000  
REV. NOVEMBER 27, 2000  
AUGUST 16, 2000



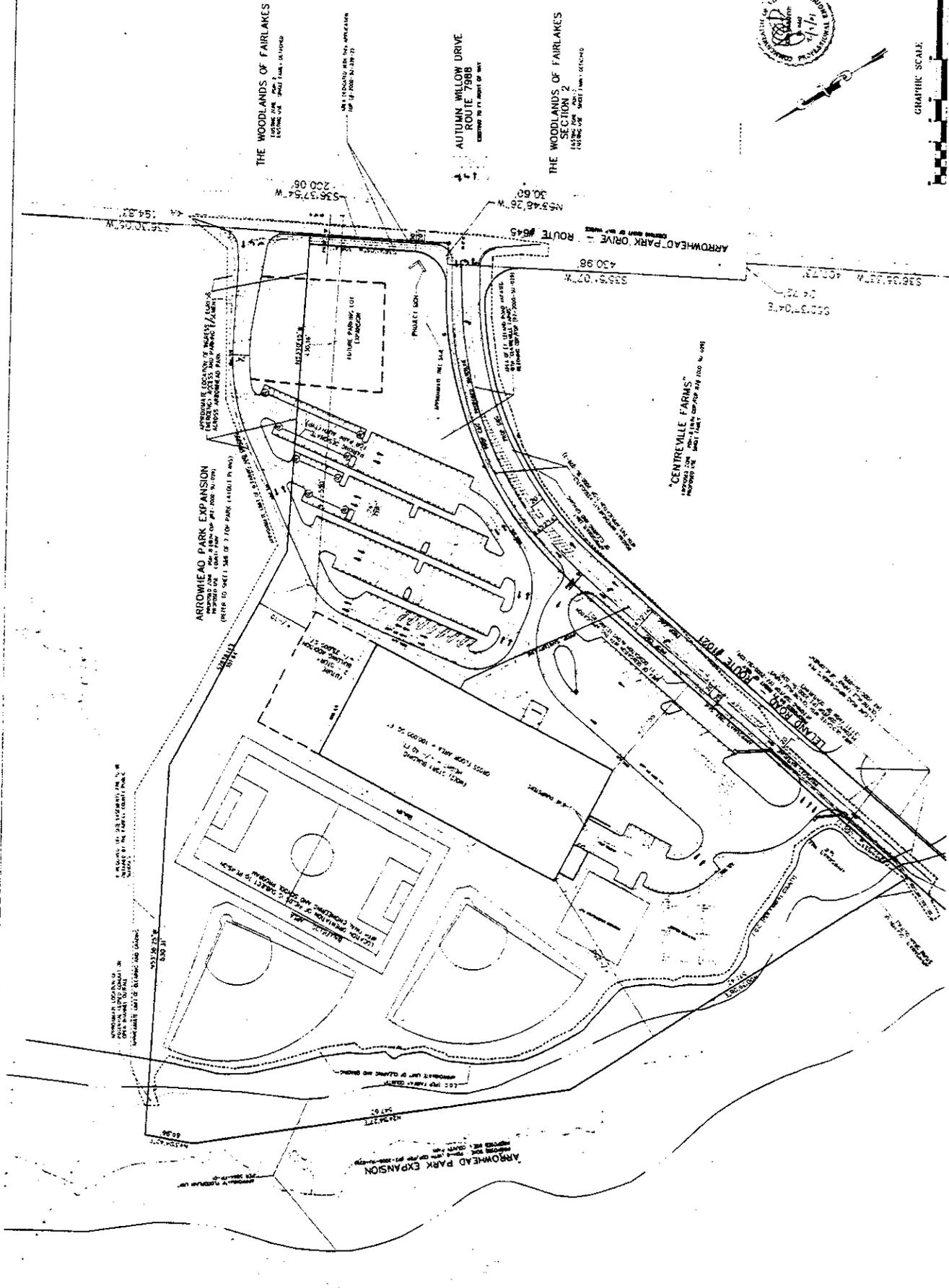


**SCHOOL SITE  
FINAL DEVELOPMENT PLAN**  
N.E. CENTREVILLE ELEMENTARY  
AND  
ARROWHEAD PARK EXPANSION  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

VIA REVIEWED:  
DATE: 11/15/05  
PROJECT NO.: 05-0000000  
SHEET NO.: 3 OF 7



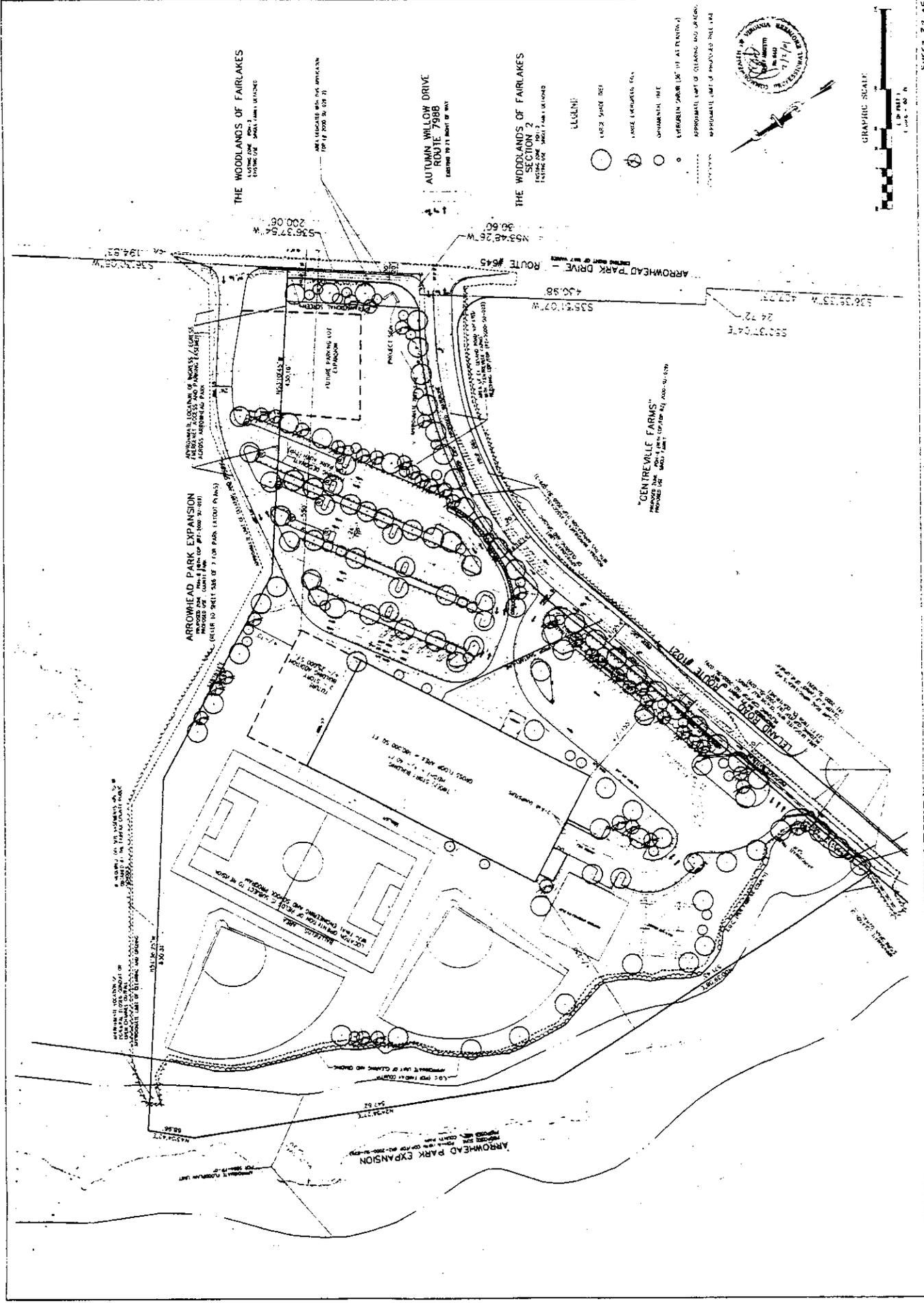
SHEET 31 OF 30





**SCHOOL SITE  
FINAL DEVELOPMENT PLAN  
LA CAPE PLAN  
N.E. CENTREVILLE ELEMENTARY  
AND  
ARROWHEAD PARK EXPANSION**  
SULLY DISTRICT  
FAIRLAKES COUNTY, MISSOURI

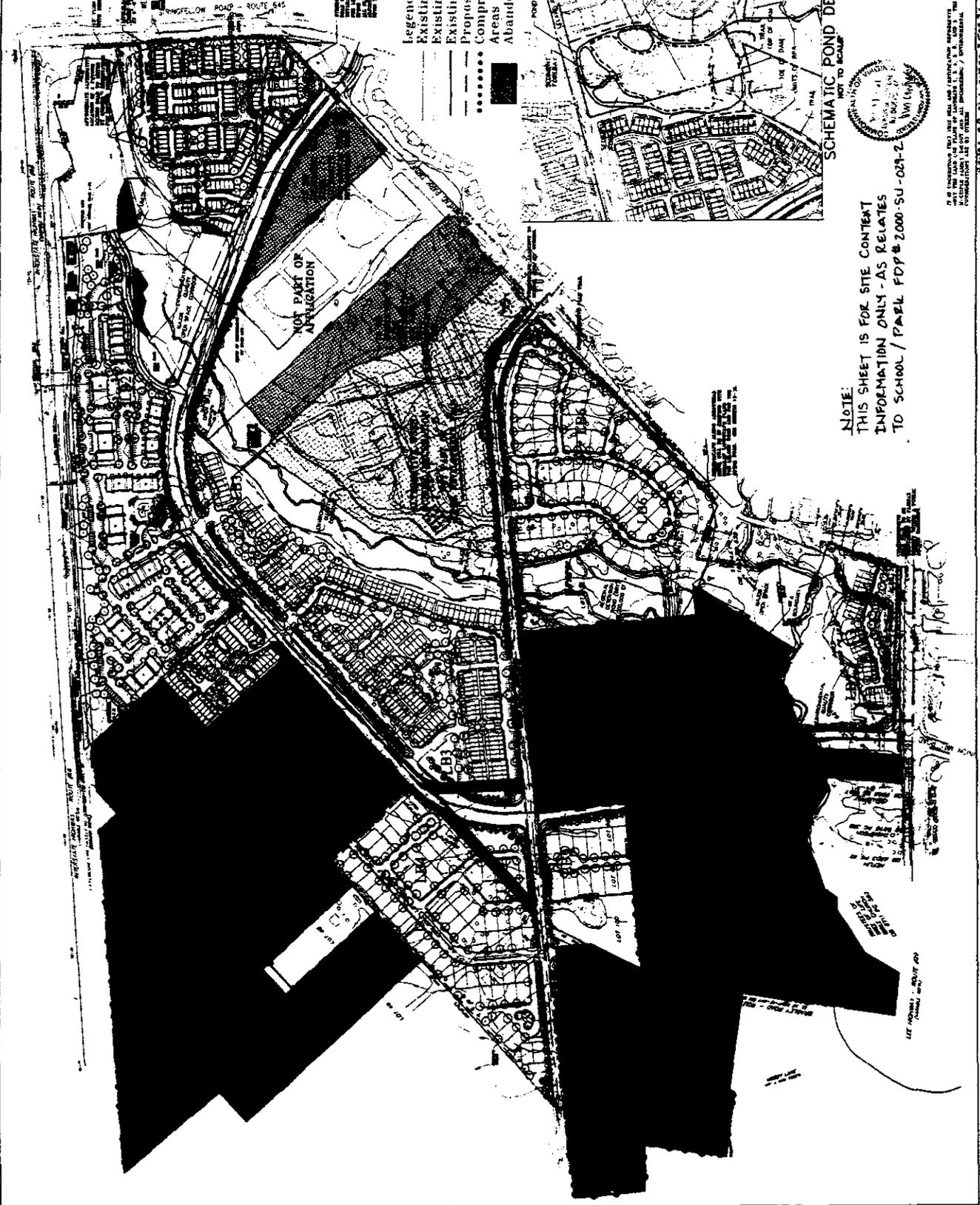
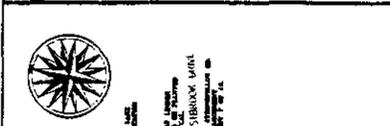
DATE: FEB 2, 2001  
BY: [Signature]  
SCALE: 1" = 40' (AS SHOWN)  
SHEET NO. 4 OF 7







**Dewberry & Davis LLC**  
 A Dewberry Company  
 10000 WOODBURN ROAD, SUITE 200, WOODBURN, VA 22195  
 PHONE: (703) 844-5110 FAX: (703) 844-5112  
 WWW.DDBERRY.COM



- Legend**
- - - Existing EQC
  - - - Existing Floodplain Limits
  - - - Existing RPA
  - - - Proposed Limits of Clearing
  - ..... Comprehensive Plan Trail
  - Areas to be Vacated or Abandon



**NOTE:**  
 THIS SHEET IS FOR SITE CONTEXT  
 INFORMATION ONLY - AS RELATES  
 TO SCHOOL / PABEL FDP # 2000-SU-029-2



IF A DEVELOPER HAS ANY QUESTIONS REGARDING THE  
 INFORMATION ON THIS SHEET, CONTACT THE  
 ENGINEER OR ARCHITECT FOR FURTHER INFORMATION.  
 THIS SHEET IS NOT VALID FOR CONSTRUCTION.

SHEET 3 OF 10 SHEET 3 OF 10 (FDP-2000-SU-029-2) SHEET 1 OF 1



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

**DESCRIPTION OF APPLICATIONS**

- Applicants:** FDP 2000-SU-029 - Fairfax County School Board and Fairfax County Park Authority.
- 2232-Y01-2 – Fairfax County Park Authority
- Location/Address:** Northwest quadrant of the intersection of Leland Road and Arrowhead Park Drive.
- Request:** Final Development Plan approval on 28.44 acres zoned PDH-8 and WS (Water Supply Protection Overlay District) to permit expansion of existing Arrowhead Park and construction of an elementary school. The proposed elementary school will be constructed on 17.07 acres located immediately north of the intersection of Leland Road and Stringfellow Road. The park expansion consists of 11.37 acres located northeast and southeast of Arrowhead Park. The existing portion of Arrowhead Park is not part of the FDP application, but is included in the 2232 review.
- Concurrent with the FDP, the Park Authority is also requesting a Section 15.2-2232 review by the Planning Commission to determine whether the proposed expansion of Arrowhead Park to approximately 24.4 acres and the proposed recreation facilities to be constructed within the overall Park Facility satisfy the criteria of location, character, and extent pursuant to the Code of Virginia, and therefore may be determined to be in substantial conformance with the Comprehensive Plan. The school site is not subject to the Section 15.2-2232 review.
- The proposed Final Development Plan applicant's affidavit and Statement of Justification are listed in Appendices 2 and 3, respectively.

**Requested Modifications and Waivers:**

- Modification of the Transitional Screening and Waiver of the Barrier requirement along all property boundaries of the school site to that shown on the FDP.

- Modification of the Transitional Screening and Waiver of the Barrier requirement along the western and southern boundaries of the park site as shown.

**LOCATION AND CHARACTER**

**Site Description:**

The 28.44 acre site subject to the FDP is currently developed with several residential dwellings and associated accessory structures which will be removed with the development of the school and park facilities. An Environmental Quality Corridor (EQC) associated with an unnamed tributary of Little Rocky Run is located along the western boundary of the site. The northern boundary of the site will be formed by the future Centreville Farms Road to be constructed concurrent with development of the surrounding planned residential community (Centreville Farms) which was recently approved by the Board of Supervisors pursuant to RZ 2000-SU-029, RZ 2000-SU-042 and RZ 2000-SU-043. Existing Arrowhead Park which is developed with three unlighted soccer fields and a gravel parking area bisects the FDP area.

**Surrounding Area Description:**

The land area to the north, south and west of the application property is part of the 410 acre Centreville Farms Area, of which, 266 acres were recently rezoned to the PDH-8 and PDH-4 Districts to permit residential development pursuant to three concurrent rezoning applications. The surrounding area description noted below is based on the recently approved residential development proposal.

<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North</b>	Residential - Single Family Attached and Multiple Family Units	PDH-8	Centreville Farms Area Land Units G-1 and G-2; Res. 1-2 du/ac with option up to 4 du/ac
<b>South</b>	Residential- Single Family Detached/ Regional Stormwater Management Facility.	PDH-8	Centreville Farms Area Land Unit D; Res. 1-2 du/ac with option up to 4 du/ac.
<b>Southeast</b>	Residential - Single Family Detached	PDH-2	Centreville Farms Area Land Unit E, Res. 1-2 du/ac with option up to 4 du/ac

<b>East</b>	Residential - Single Family Detached	PDH-2	Centreville Farms Area Land Unit E, Res. 1-2 du/ac with option up to 4 du/ac
<b>West</b>	Residential – Single Family Attached	PDH-8	Centreville Farms Area Land Unit B, Res. 1-2 du/ac with option up to 4 du/ac

## BACKGROUND

On March 5, 2001, the Board of Supervisors approved three concurrent rezoning applications which rezoned a total of 266 acres within the Centreville Farms area, including the land area subject to this FDP, to the PDH-8 District and PDH-4 Districts to collectively, permit development of 297 single family detached units, 792 townhouse units and 400 multiple family units with dedication of 17 acres for a school site, 24 acres for active and passive recreation facilities and 4.5 acres for a transit site. A locator map showing the location of the three concurrent rezonings is set forth in Appendix 4.

- **RZ 2000-SU-029** rezoned 160.93 acres from the R-1, R-2, WS and HC Districts to the PDH-8, WS, HC Districts to permit development of 147 single family detached units, 408 townhouse units, and 400 multi-family units, at an overall density of 6.0 du/ac. The dedications for school, park and transit facilities were proffered with this rezoning application. The Planning Commission approved the Final Development Plan (FDP) on 132.49 acres of the 160.93 acres subject to the rezoning. The 28.44 acres not subject to the FDP approved concurrently with the rezoning is the subject of this FDP. A copy of the approved proffers and CDP/FDP is provided in attachment 5.
- **RZ 2000-SU-042** rezoned 46.92 acres from the R-1 and WS District to the PDH-8 and WS District to permit development of 47 single family detached and 262 townhouse units, including 17 affordable dwelling units, for a total of 309 units at an overall density of 6.59 du/ac.
- **RZ 2000-SU-043** rezoned 58.09 acres from the R-1, R-2, WS and HC Districts to the PDH-4, WS and HC Districts to permit development of 108 single family detached and 117 single family attached units at a density of 3.87 du/ac.

The FDP, which is the subject of this staff report was initially filed by the Fairfax County School Board (FCPS) on September 27, 2001, on 17 acres located in the northwest quadrant of the intersection of Leland Road and Arrowhead Park Drive. This FDP was filed concurrently with RZ 2000-SU-029; however, during

the review of the rezoning application and the school FDP, it was determined that, in order to address access and parking issues and in an effort to encourage co-location of school and park facilities, the FDP land area should also include the additional 11+ acres of parkland proposed to be dedicated pursuant to RZ 2000-SU-029 located north and south of existing Arrowhead Park. This 11 acres, when combined with the 13 acre Arrowhead Park, would provide for a 24 acre community park facility adjacent to the school site. Further, since the existing Arrowhead Park was not included in the rezoning application (except for a 1.5 acre piece needed to accommodate the new Centreville Farms Road) or the FDP, it was determined that the facilities planned for the proposed expansion of Arrowhead Park needed to be submitted to the Planning Commission for a Section 15.2 – 2232 review.

The FDP was amended on January 24, 2001, to add the 11.44 acres to be dedicated for park purposes pursuant to RZ 2000-SU-029 and to add the FCPA as a co-applicant, bringing the total land area subject to the FDP to 28.44. In addition, a request for Section 15.2-2232 review for the proposed expansion of Arrowhead Park was filed by the Park Authority on February 22, 2001.

#### **COMPREHENSIVE PLAN CITATIONS (Appendix 6)**

**Plan Area:** III

**Planning Sector:** Centreville Farms Area  
Bull Run Planning District

**Plan Text:** The following are the most relevant excerpts of the revised text pertaining to the development of park and school sites in Centreville Farms. A full copy of the text is contained in Attachment 1 of the Land Use report.

"Density and Land Consolidation at the Redevelopment Option Level

...The density associated with the land to be dedicated for the transit facility (Land Unit I), a school (Land Unit H) and parkland (Land Unit C) has been shifted to the other parts of the area which are shown for densities higher than 4 dwelling units per acre on the Redevelopment Concept Plan.

The initial rezoning application and all concurrent, coordinated applications at the Redevelopment Option level should collectively provide for the dedication of land that is necessary to accommodate identified transit, school and active recreation needs for the area.

...Development at the Redevelopment Option Level should also meet the following criteria:

...

2. Dedication of an elementary school site of approximately 17 acres in Land Unit H;
3. Dedication of approximately 23 acres in addition to the existing 13-acre parkland in Land Unit C to enlarge Arrowhead Park, including a minimum of 11 developable acres for active recreation facilities;
4. The land in Land Units C, H and I should be dedicated to the County at the earliest possible time in order to facilitate the integrated design and the coordinated development of infrastructure.
5. Dedication of land in order to create a contiguous open space network and recreational amenity; and
6. Provision of a comprehensive pedestrian walkway system which links land units to one another and to public facilities and provides interconnections to adjacent residential communities.

***Pedestrian and Trail System*** -- A comprehensive network of sidewalks and trails should be provided which links residential neighborhoods to each other and to public facilities, including Arrowhead Park, the elementary school, and future rail transit station. A plan for the network of sidewalks and trails should be provided at the time of initial rezoning application to become the guidance for pending and future rezoning applications in the Centreville Farms Area.

### **Parks**

Arrowhead Park is an existing 13-acre public park located within Land Unit C. Approximately 23 additional acres should be dedicated to enlarge Arrowhead Park, to include a minimum of 11 developable acres for active recreation facilities. An interconnected open space network should be provided to preserve high quality vegetation and EQC/RPA areas along the stream valley of Little Rocky Run and its tributaries."

### **PLAN MAP:**

The Comprehensive Plan Map indicates that the site is planned for 1-2 du/ac and that rail and commuter park and ride facilities are planned for the site in the area south and adjacent to Rt. 66 and Bobann Drive, just west of Stringfellow Road.

### **ANALYSIS**

**Final Development Plan** (Copy at front of Staff Report)

**Title of FDP:** Northeast Centreville Elementary and Arrowhead Park Expansion

**Prepared by:** Vika, Inc. and Greenhorne and O'Mara, Inc.

**Dates:** August 16, 2000 Revised through February 2, 2001

The FDP consists of seven sheets.

Sheet 1	-	Cover Sheet
Sheet 2	-	Notes and Site Tabulations
Sheet 3		School Site Layout
Sheet 4		Landscape Plan for School Site
Sheet 5		Park Site Layout (Existing Arrowhead Park shown for illustrative purposes – Not included in FDP)
Sheet 6		Landscape Plan for Park Site
Sheet 7		Composite Exhibit of the overall Centreville Farms Development including the school and park layout

The elementary school site is located on 17.07 acres along the north side of Leland Road and consists of a 100,000 square foot, two-story rectangular shaped building oriented toward Leland Road. A possible two-story, 25,000 square foot future addition is located on the north end of the building. The proposed FAR for the school site is 0.19. Recreation facilities including a rectangular soccer field, two 60 foot baseball/softball fields, an interpretative play area and two contiguous multi-purpose courts are located to the west and north of the building, adjacent to the EQC area. The western portion of the EQC located outside the school boundaries will be dedicated to the Park Authority in conjunction with the residential development approved pursuant to RZ 2000-SU-029.

Access to the site is provided both from Leland Road and Arrowhead Park Drive. Two entrances from Leland Road will be provided. Buses will enter the site at the easternmost Leland Road entrance for pick up and drop off of students and will exit at the westernmost entrance. In addition to bus parking, additional parking spaces for staff are provided in the parking area accessed from Leland Road. The westernmost entrance to the school will align with the entrance to the single family detached residential landbay located on the south side of Leland Road. The school site includes a portion of Leland Road which is to be vacated and abandoned pursuant to RZ 2000-SU-029. This land will be vacated to accommodate a realignment of Leland Road which removes the existing sharp curve in the roadway. Leland Road will be improved to a standard two lane section with curb and gutter including left turn lanes at the easternmost entrance to the bus parking and at its intersection with Arrowhead Park Drive. The majority of parking for staff and visitors is located in the eastern portion of the site with access provided from an entrance at Arrowhead Park Drive. The entrance road and some of the parking are located on the property to be dedicated to the Park Authority. This entrance will provide joint access to both the school and park facilities, with the parking area utilized for park purposes during non-school hours. This entrance will also serve as the Kiss and Ride entrance for the pick up and drop off of students from private vehicles. A possible future expansion of

the parking area is depicted on the south side of the access road. The number of spaces that can be accommodated in this future expansion has not been delineated.

The western perimeter of the school site which contains the Environmental Quality Corridor (EQC) will remain as undisturbed open space. This open space corridor extends to Leland Road in the area west of the westernmost Leland Road entrance. A 25 foot wide landscape island is provided between the bus parking lot and Leland Road between the two entrances to the parking area. The FDP shows tree preservation within this island along with supplemental landscaping. A fifteen (15) foot wide buffer strip with landscaping is provided immediately east of the easternmost entrance on Leland Road which expands into a large open space area between Leland Road and the entrance road off of Arrowhead Park Drive. Additional tree save is provided in this open space area. A total of 6.70 acres or 39% of the site is preserved as open space.

The park portion of the FDP comprises 11.37 acres. Although not part of the FDP, the existing land area of Arrowhead Park (13 acres) has been included in the FDP for illustrative purposes. The 2232 application has been filed on the entire 24 acres to be devoted to public park. Since the entire 24 acres will be developed as a community park, including redevelopment of existing Arrowhead Park, the following description of the proposed park facilities includes the entire Arrowhead Park site. The expanded Arrowhead Community Park is proposed to be developed with the following facilities:

- Four (4) lighted rectangular fields (soccer/football), with the two largest fields oriented in a generally north/south direction and the two smaller fields oriented in an east/west direction.
- Two lighted tennis courts located near the future intersection of Centreville Farms Road and Arrowhead Park Drive/Stringfellow Road.
- A multipurpose court and open play area located north of the existing gravel parking lot on Arrowhead Park which is proposed to remain.
- An aquatic garden feature which incorporates the existing pond and wetland areas on the site. A playground facility and picnic area will also be developed adjacent to this area.
- A 900 square foot restroom facility centrally located on the site.
- A series of trails and sidewalks providing pedestrian access to the active and passive recreation facilities, parking areas and to the adjacent future residential development.
- A minimum 50 foot wide buffer consisting of existing trees with supplemental landscaping along the majority of the northern and eastern perimeters of the site, except for the area north of the entrance to the gravel parking lot off of Arrowhead Park Drive and north and south of the combined school/park entrance off of Arrowhead Park Drive. In these areas, approximately 40 feet of landscaping is provided with little or no tree preservation

A total of 100 parking spaces are provided in the existing gravel parking lot proposed to remain with an additional 50 parking spaces to be shared with the school facility.

#### **Transportation Analysis (Appendix 7)**

Staff has identified two issues associated with the FDP application for a 600 student elementary school and a county park facility as follows:

*Bus Loading Area:* The school bus loading area which is accessed from Leland Road delineates a large painted area of asphalt at the western end of the bus loading area to channelize the movement of vehicles on site in lieu of a raised island. Staff has recommended that this painted area be replaced with a landscaped and curbed island to better facilitate traffic flow through the lot. Staff believes that a raised landscape island would still allow full bus access and turning movements, reduce the amount of impervious surface within the lot and enhance the overall safety and operation of the lot. Since the FDP has not been revised to address this issue, staff has prepared a development condition to require construction of a curbed landscape island.

*Frontage Improvements along Arrowhead Park Drive:* The FDP delineates frontage improvements along the school frontage of Arrowhead Park Drive from Leland Road to just beyond the shared school/park entrance, but does not delineate curb and gutter along either the proposed or existing park frontage. Staff recognizes that the weekday trip generation rates for the park are minimal based on ITE trip generation rates; however, significant volumes can be anticipated when fields are in heavier use on weekends and summer months. Therefore, staff recommends that the Park Authority commit to constructing frontage improvements with face of curb set at 15 feet from centerline along the extent of the Park frontage along Arrowhead Park Drive.

With the proposed development conditions all transportation issues have been satisfied.

#### **Environmental Analysis (Appendix 8)**

Staff has identified several issues as follows:

*Environmental Quality Corridor:* This site drains to Little Rocky Run via an unnamed tributary stream that traverses the site from north to south. There is an EQC associated with this tributary. There had been concern that the EQC boundary was not accurately delineated on the park portion of the previously submitted FDP. However, with the latest revision to the FDP, the EQC boundary has been accurately reflected. Per the proffers associated with RZ 2000-SU-029, the EQC is to remain as undisturbed open space, except for trail and utility crossings. Therefore this issue has been satisfied.

*Water Quality:* This site is in the Occoquan Watershed and Water Supply Protection Overlay District. As part of the Centreville Farms rezoning

applications, a regional stormwater management facility will be constructed downstream from this site and is sized to accommodate runoff from the school and park site. Staff indicated to the applicants that the school and park site should be designed to control runoff and protect water quality and that additional volumes of runoff should not be discharged into the stream upstream of the Regional Pond due to the potential for excessive erosion.

The applicants have responded that the school is proposing a closed conduit storm sewer system which will also accommodate approximately 60% of the developed park acreage. This flow will be conveyed into a proposed storm sewer inlet located on the north side of the school soccer field which will then be conveyed through the schools storm sewer system that outfalls just upstream of the proposed regional pond. Staff has prepared a development condition based on this commitment. Therefore, this issue has been adequately addressed.

*Wetlands:* The park site contains wetlands along an unnamed swale/stream that drains through a portion of proposed Field #2 and the Aquatic Garden/Picnic area. The wetland area along this unnamed stream should be preserved and incorporated into a saved natural area of the park. There are a number of significant trees in the vicinity of the existing pond, consisting of sycamore and maple which should be preserved.

The park layout has been redesigned to reorient the fields to preserve a larger portion of the wetland area and provide additional tree save in the interior of the site. The aquatic garden is designed to be an upgrade/expansion of the existing small pond by incorporating additional wetland species with minimal site disturbance. It is anticipated that only minor selective clearing would be necessary to install the picnic area and the Park Authority has committed to work with the Urban Forester to complete the improvements without damaging the existing trees. Staff has prepared a development condition to address this issue. Staff believes this issue is satisfactorily addressed with the proposed development condition.

*Tree Preservation:* The majority of tree save associated with the school site is located within the EQC. However, the Park site has provided additional tree save along the northern and eastern perimeter of the site, in addition to supplemental landscaping. On a previous FDP a triangular area north of Field #4 was intended for tree save, but not labeled. This area has subsequently been labeled as tree save. Given the proposed intensity of development, staff believes that the proposed tree save coupled with supplemental landscaping provides an adequate buffer for both the existing and future adjacent residential development.

*Lighting:* The issue of lighting will be discussed in more detail in the Land Use Analysis and 2232 sections of this report.

### **Land Use Analysis (Appendix 6)**

The proposal to develop active and passive recreation in an expanded Arrowhead Park and to construct an elementary school and related facilities, as depicted on the FDP, is in conformance with the Comprehensive Plan recommendations for the Centreville Farms Area. The proposed park development consists of land area to be dedicated as a stream valley park and 11 acres of developable land that is to be added to the existing Arrowhead Park. The dedication of land area and proposed facilities provides the necessary open space and active recreation facilities noted in the Comprehensive Plan. Staff believes the community park and school facilities are in scale and in character with the recently approved Centreville Farms planned residential development as well as the existing development to the east.

However, in order to improve site design and mitigate impacts, staff recommended that the following issues be addressed:

- Limitation on hours of operation for the lighted fields should be established so that impacts on adjacent residential development are minimized. The FCPA has indicated that their ball fields typically remain lighted until 11:00 PM. However, the FCPA has indicated its willingness as part of the Section 2232 Review to commit to a cut-off time of 10:30 PM. Staff has prepared a development condition to require that the lights be turned off at 10:30 PM.
- The FDP should reflect the general location, number and height of light poles. At this time the FDP does not provide this detail. Staff recommends the implementation of a development condition to establish minimum and maximum foot-candle illumination levels in order to achieve an average illumination level of 40 foot-candles on the playing fields and to meet the Zoning Ordinance glare standards which requires that illumination shall not exceed .5 foot candles in any adjacent residential district. In addition, the proposed lighting for the fields should adhere to the lighting concepts and recommended practices expressed by the Illuminating Engineering Society of North America (IESNA) in the document entitled RP-33-99. This would include fully shielded light fixtures that are appropriately focused and positioned and would also include rear shielding of lights.

The FCPA has indicated that the proposed lighting system for the fields will provide an average 30 foot candle illumination level on the fields and will not exceed the Zoning Ordinance glare standards of .5 foot candles at the periphery of those portions of the site adjacent to residential development. The FCPA proposes to utilize a four light pole design for each field, except Field 4 which may utilize a six pole design to accommodate the proposed use of this field as two smaller fields. While the height of the poles will be 80 feet, the FCPA has committed to utilize fully shielded fixtures with rear shielding to minimize spillover effects. Staff has prepared a development condition which incorporates the above-referenced commitments.

- A previous version of the FDP depicted a 35 foot wide planted buffer around the northern boundary of the park site and a 50 foot wide buffer along the eastern boundary, adjacent to existing residential development. Staff recommended that the FDP be clarified to indicate that a 50 foot buffer is to be provided along the northern boundary through a combination of existing trees and vegetation and the proposed supplemental 35 foot transitional screening buffer. It was noted that supplemental evergreen tree and understory plantings may be necessary to fully screen the proposed lighted tennis courts from the adjacent residential development, as may be determined by the Urban Forester.

The FDP has been revised to indicate that the buffer will consist of a combination of tree preservation and supplemental landscaping which together will be on average a minimum of 50 feet in width. Staff has prepared a development condition requiring the FCPA to work with the Urban Forestry staff at the time of site plan approval to provide for supplemental landscaping where determined necessary to provide an effective year round screen in addition to that shown on the FDP. Staff believes this issue has been adequately addressed with the proposed development condition.

- Staff recommended that the tennis courts be shifted further away from the site frontage and re-oriented to provide a deeper buffer in order to minimize both visual and noise impacts on the residential development across Arrowhead Park Drive.

The revised FDP has relocated the tennis courts an additional 10 feet back from the site frontage (from 60 feet to 70 feet) and noted that additional supplemental landscaping may be provided in this area. Staff believes this issue has been satisfied.

- All parking lot lighting should feature full-cut-off fixtures to minimize any off-site glare. A development condition has been prepared to address this issue.
- A pedestrian walkway should be provided around both sides of the existing Arrowhead Park parking lot in order to provide safe and convenient access to the tennis courts and fields north of the parking lot and sidewalks should be provided along both sides of the shared park/school access drive.

A walkway connection has been provided from the northern end of the existing gravel parking lot directly to the tennis courts. In addition, a sidewalk is provided from Arrowhead Park Drive at the entrance to the gravel parking lot along a portion of the eastern, southern and western boundary of the parking lot. Staff believes this access is adequate. A sidewalk is provided along the northern side of the joint access road as, a sidewalk on the south side would have to cross several travel aisles associated with the parking lot. FCPS believes this is a safety issue and does not support of sidewalk in that location. Appropriate pedestrian connections have been made between the school and park facilities. Therefore, staff believes this issue is resolved.

- The FDP should reflect the general location and development of trails in the EQC including the fair-weather stream crossing which is depicted and referenced on the FDP for the Pulte application, RZ/FDP 2000-SU-029.

A connection to the stream valley trail to be constructed with the residential development has been depicted on the FDP. Therefore, this issue has been addressed.

- An area for future additional parking for the school site was shown on the FDP off the shared access road in close proximity to Arrowhead Park Drive. Staff suggested that a deeper setback for the additional parking from Arrowhead Park Drive would be desirable to accommodate additional screening along Arrowhead Park Drive consistent with that provided with the adjacent park site to the north.

The future parking area has been reduced in size and a greater setback provided from Arrowhead Park Drive. A 35 foot wide landscape area has been provided along a portion of the frontage. Staff has prepared a development condition requiring 35 feet of transitional screening consistent with that shown along the entire Arrowhead Park Drive frontage from the shared access road south to Leland Drive.

- The proffered streetscape treatment along Leland has not been shown on the FDP. The FDP should reflect the unified streetscape treatment which is to be provided along the school's Leland Road frontage consistent with the overall Centreville Farms development.

The buffer proposed along Leland Road includes possible tree preservation areas with supplemental planting. In the event tree preservation is not possible, especially in the landscape island between the two entrances off of Leland Road, staff has prepared a development condition requiring conformance with the streetscape treatments proffered in conjunction with RZ 2000-SU-029.

Staff believes that with the revised FDP and the proposed development conditions all land use issues have been adequately addressed.

### **Section 2232 Analysis (Appendix 9)**

The following Section 15.2-2232 analysis is solely for the proposed expansion of Arrowhead Park. Section 15.2-2232 of the Code of Virginia, as amended, requires that the Planning Commission determine whether the general location or approximate location, character, and extent of the proposed facility are substantially in accord with the adopted Comprehensive Plan.

#### Location

The addition of approximately 11.4 acres of proffered land to enlarge the existing 13 acre Arrowhead Park for recreation purposes is supported by Plan recommendations. The expanded community park will be appropriately located in the area it is intended to serve, consistent with the Plan guidelines that community parks be located in suburban neighborhoods. The applicant states that the proposed expansion of Arrowhead Park will help fill the void for quality, safe, and accessible active recreation facilities in the Centreville Farms Area, within which the existing park is located. In addition, the park's location is consistent with Plan guidelines to locate community parks adjacent to elementary schools, such as proposed by the applicant under the FDP. In accordance with the Plan, trail access to the park will be provided from all surrounding areas, and the park will provide access to a greenway system linking the park to other stream valley parcels and parks within the Little Rocky Run stream valley and the Centreville Farms' greenway. The park's main entrance on Arrowhead Park Drive will be conveniently accessible from an arterial road (Stringfellow Road) in accordance with Plan recommendations. Wetlands and other environmental features at the park site have been identified by FCPA during its site evaluations, and have been incorporated in the proposed park plan.

#### Character

The expanded park will be compatible with the residential character of the area surrounding it, which is consistent with Plan goals. The park's development, in conjunction with that of the adjacent new school, will enhance the community's identity as a suburban residential neighborhood, in accordance with the Plan. The presence of a community park also should enhance the "quality of life" for area residents. Proposed recreational facilities will be those typically found in a community park, as defined by the Plan. According to FCPA, proposed facilities will be properly screened and buffered to mitigate their visual impact on nearby residential areas to the north and east, in accord with Plan guidelines. The landscape plan will comply with the County's screening requirements, as well as maximize tree preservation. Existing trees around the park's perimeter will be preserved when possible, in accordance with the Plan, and supplemental screening will be provided to increase buffering in existing tree-save areas where the existing vegetation provides insufficient screening. The design for the athletic fields will maximize tree preservation, minimize environmental impacts on adjacent properties, and minimize the effect of noise on nearby properties. The applicant's plan shows that no disturbance or proposed facilities, other than a trail, will intrude into the EQC, which conforms with Plan objectives. FCPA has committed to comply with applicable County lighting requirements, in conformance with the Plan. Landscape screening, along with the use of shielded and full cut-off light fixtures, should mitigate the impact of site lighting on nearby properties. The applicant has committed to a 10:30 p.m. cut-off time for lighting at Arrowhead Park to mitigate visual impact, as recommended by the Plan.

#### Extent

The proposed expansion of Arrowhead Park is consistent with Plan guidelines to maximize use of existing public facilities for community recreation purposes.

Following expansion, the size of the park will be consistent with other community parks. None of the existing facilities will be deleted, but will be redesigned, reoriented, and supplemented with new active and passive recreational facilities, in keeping with Plan recommendations. The proposed shared use of recreational facilities and parking areas will serve the park and proposed adjoining school, thus minimizing duplication of needed facilities, in accordance with the Plan. FCPA has worked with FCPS so that the park's stormwater management and BMP requirements will be met with the stormwater management provisions at the school. The range of sizes proposed for the athletic fields should help address current deficiencies in Sully District for athletic fields. The park will receive regular maintenance in accordance with FCPA standards, consistent with Plan objectives. Traffic impacts are not expected to be significant, and the applicant has committed to dedicate land as necessary for road frontage improvements along Arrowhead Park Drive and for the future Centreville Farms Road, in accordance with the Plan. In addition the FDP development conditions require frontage improvements along Arrowhead Park Drive.

Staff concludes that the proposal by the Fairfax County Park Authority, to expand and develop Arrowhead Park for use as a community park, satisfies the criteria of location, character, and extent as specified in Section 15.2-2232 of the *Code of Virginia*, and recommends that the Planning Commission find the proposal substantially in accord with provisions of the adopted Comprehensive Plan.

#### **Conformance with Conceptual Development Plan (CDP) and Proffers**

Par. 1 of Sect. 16-402 of the Zoning Ordinance requires that all final development plans shall be prepared in accordance with the approved Conceptual Development Plan and any conditions as may have been adopted by the Board of Supervisors. The approved Conceptual Development Plan designates the 28.44 acres subject to this FDP for school and park uses. There are no specific proffered conditions related to the operation of the school or park facility. However, the proffers do require construction of Leland Road to a two lane improved section with turn lanes along the school site's frontage. The FDP depicts these improvements. It should be noted that a portion of existing Leland Road is proposed to be vacated to accommodate the future realignment of the roadway in accordance with that shown on the FDP. The proffers also require streetscaping along Leland Road in accordance with that shown on the approved CDP/FDP for RZ 2000-SU-029. This issue has been addressed with a proposed development condition. Finally, the proffers require preservation of the EQC, which has been depicted on the FDP.

Staff believes that with the implementation of the proposed development conditions, the request for FDP approval for an elementary school site and community park is in conformance with the approved CDP and proffers.

## ZONING ORDINANCE PROVISIONS

All developments within the PDH District must conform to the standards set forth in Part 1 of Article 16.

### Sect. 16-101 General Standards

The general standards set forth in Sect. 16-101 (See Appendix 8) have been satisfied with the original rezoning of the site to the PDH District.

### Sect. 16-102 Design Standards

Par. 1 states that at the peripheral lot lines, the bulk regulations and landscaping and screening for the proposed development should generally conform with the provisions of the most comparable conventional district. In this instance, the most comparable conventional is the R-8 District. The maximum permitted FAR for non-residential uses in an R-8 District is 0.55. The proposed FAR for the school site is 0.19. Other than the restroom facility there are no structures for FAR purposes located on the Park site. The minimum setbacks required for non-residential structures in the R-8 District are controlled by a 30 degree Angle of Bulk Plane (ABP), but not less 20 feet for the front yard; a 25 degree ABP, but not less than 10 feet for the side yard and a 25 degree ABP but not less than 25 feet for the rear yard. The FDP shows the school building located 155 feet from Leland Road, 550 feet from Arrowhead Park Drive and 250 feet to the western property boundary. For the park site, the proposed tennis courts are set back 70 feet from Arrowhead Park Drive, with Field #1 located a minimum of 145 feet from Arrowhead Park Drive and a corner of Field #4 located a minimum of 35 feet from the future Centreville Farms Road.

The applicants are requesting a modification of the transitional screening requirements and a waiver of the barrier requirements along all peripheral boundaries to that shown on the FDP. Transitional Screening 2 (35 foot wide planting strip) is required where the school and park facilities abut residential development. A minimum 35 foot wide landscaped buffer, coupled with existing tree preservation, is provided along the northern and eastern boundaries of the park site with the majority of the buffer in excess of 50 feet in width. Similarly, a 35 foot wide landscaped buffer is provided along the bulk of the school site's Arrowhead Park Drive and Leland Road frontages. Staff believes the proposed screening is adequate. Therefore this standard has been satisfied.

Par. 2 states that the open space, parking, loading, sign and all other similar regulations shall have application in all planned developments. This application satisfies all applicable Zoning Ordinance provisions.

Par. 3 states that streets and driveways shall be designed to generally conform to the provisions of the Ordinance. The applicants will be constructing improvements to Leland Road and Arrowhead Park Drive to provide access to the school and park facilities. Staff believes that with the proposed development conditions this standard has been satisfied.

Par. 4 states that emphasis should be placed on the provision of recreational amenities and pedestrian access. The proposed community park will provide active recreation opportunities for the surrounding proposed and existing communities. An extensive pedestrian network of trails and sidewalks has been proffered with the concurrent Centreville Farms rezoning applications which connect the residential landbays with the school and park facility as well as provide access to the future transit site. Trails and sidewalks on the school and park site provide access to the facilities and connections to the proposed stream valley trails as well as linkages to the residential landbays. Therefore, this standard has been satisfied.

### **Waivers and Modifications**

#### **Transitional Screening and Barrier Modifications**

As previously discussed under the P District standards, the applicants are requesting approval of a modification of the transitional screening and a waiver of the barrier requirements along all boundaries of the FDP to that shown on the FDP. The Zoning Ordinance requires a 35 foot wide transitional screening yard for public parks which are deemed Category 3 Quasi-Public uses when located adjacent to single family detached and attached residential units. Elementary schools are deemed most similar to child care centers, churches and private schools for purposes of transitional screening and thereby require a minimum 25 foot wide transitional screening yard. As stated previously, a minimum 35 foot wide landscaped buffer coupled with existing tree preservation is provided along the northern and eastern boundaries of the park site, with the majority of the buffer in excess of 50 feet in width. Similarly, a 35 foot wide landscaped buffer is provided along the bulk of the school site's Arrowhead Park Drive and Leland Road frontages. Staff has prepared development conditions requiring additional supplemental landscaping along the Arrowhead Park Drive frontage, adjacent to the possible future parking lot. Further, staff believes that a barrier would not be appropriate for the school or park site, especially along the road frontages. Therefore, staff supports the applicants request for a waiver of the barrier requirement and modification of the transitional screening requirements to that shown on the FDP.

No other waivers or modifications requested.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

The proposal to develop an elementary school and community park on the 28.44 acres subject to the FDP is in conformance with the Comprehensive Plan and all applicable Zoning Ordinance provisions. The land area subject to the FDP is to be dedicated for school and park purposes in conjunction with the approval of

RZ 2000-SU-029. The Comprehensive Plan identifies this area for public facilities to serve the proposed redevelopment of the Centreville Farms Area as well as the surrounding neighborhoods. Staff believes the proposed layout of the facilities as shown on the FDP, coupled with the proposed development conditions which address operational issues, such as lighting, hours of operation, screening and buffering, ameliorate any impacts on the existing and proposed residential neighborhoods.

Further staff concludes that the proposal by the FCPA to expand and develop Arrowhead Park for use as a community park, satisfies the criteria of location, character, and extent as specified in Section 15.2-2232 of the Code of Virginia.

### **Recommendations**

Staff recommends approval of FDP 2000-SU-029-2 subject to the development conditions set forth in Appendix 1.

Staff recommends that the Planning Commission find that the facility proposed under 2232-Y01-2 does satisfy the criteria of location, character, and extent as specified in Section 15.2-2232 of the Code of Virginia and is substantially in accord with the provisions of the Comprehensive Plan.

Staff recommends approval of a modification of the transitional screening and waiver of the barrier requirements along all property boundaries to that shown on the FDP and as further modified by the proposed development conditions.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, in adopting any conditions, 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 Planning Commission.

### **APPENDICES**

1. Final Development Plan Conditions
2. Affidavit
3. Statement of Justification
4. Locator Map of Centreville Farms Rezoning Applications
5. Approved proffers and CDP/FDP for RZ 2000-SU-029
6. Comprehensive Plan Citations and Land Use Analysis
7. Transportation Analysis
8. Environmental Analysis
9. Section 15.2-2232 Analysis
10. Zoning Ordinance Provisions
11. Glossary of Terms



**PROPOSED DEVELOPMENT CONDITIONS****FDP 2000-SU-029-2****April 19, 2001**

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 2000-SU-029-2 located at 55-1 ((1)) 23 pt., 26 pt.; 55-3 ((1)) 20, 21 pt., 21A, 22A, 23 pt.; 55-3 ((2)) 88 pt., 89 pt., 90 pt., for an elementary school and community park, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the subject property shall be in substantial conformance with the Final Development Plan, prepared by Vika Incorporated and Greenhorne and O'Mara, Inc., dated August 16, 2000, as revised through February 2, 2001, consisting of 7 sheets. Minor modifications to the approved FDP may be permitted pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance.
2. To better facilitate circulation within the bus loading area of the school site, a raised landscape island shall be provided in the bus loading, in lieu of the painted striped area of asphalt depicted on the FDP.
3. Frontage improvements to include curb, gutter and sidewalk with face of curb set at 15 feet from centerline of Arrowhead Park Drive shall be constructed along the full extent of the Park frontage on Arrowhead Park Drive.
4. To reduce the impacts that the proposed school and park development may have on the existing stream upstream of the regional pond, the site shall be designed to discharge the runoff from the park playing fields and school site into the regional stormwater management system via a storm sewer system designed to accommodate approximately 60% of the developed park acreage.
5. Minor selective clearing, utilizing only hand held machinery, shall be permitted within the limits of clearing and grading associated with the aquatic garden to permit expansion and upgrading of the existing pond as an environmental and educational feature of the park as well as to permit installation of picnic facilities. The extent of the proposed selective clearing shall be coordinated with the Urban Forester.
6. Lighting on the playing surface of the four athletic fields shall not exceed an average horizontal illumination level of 30 footcandles (fc) and shall be installed consistent with the photometric plan attached to these conditions as Attachment A. This includes the provision of fully shielded light fixtures that are appropriately focused and positioned and include rear shielding and house-side shielding of lights along Centreville Farms Road and Arrowhead Park Drive in order to reduce glare and light trespass, particularly for the

upper levels of adjacent residences. In no event shall the lighting for the site exceed the Zoning Ordinance standard that glare shall not cause illumination in Residential districts in excess of .5 fc

7. All lighting including the tennis court lights, parking lot lighting and security lighting for the school building shall be shielded and/or feature full cut-off fixtures.
8. Field and Tennis Court lighting shall be turned off at 10:30 PM. Only those fields scheduled for use shall be lighted. All other lights except security lighting shall be turned off at 11:00 PM.
9. In addition to the landscaping and tree save shown on the FDP along the Centreville Farms Road and Arrowhead Park Drive frontages of the Community Park and along the school's frontage on Arrowhead Park Drive, supplemental evergreen landscaping shall be provided, as determined appropriate by the Urban Forester, to ensure an effective year round screen of the site. The amount and depth of plantings shall be equivalent to achieve transitional screening 2.
10. The supplemental landscaping shown along the Leland Road frontage of the school site shall incorporate the streetscaping elements proffered in conjunction with RZ 2000-SU-029, as approved by the Urban Forester.
11. A tree preservation plan shall be implemented, as approved by the Urban Forester, for the purposes of maximizing the preservation of trees throughout the site. The tree preservation plan shall be submitted to the Urban Forester for review and approval as part of the site plan submission. This plan shall be implemented prior to any grading activities. Tree save areas shall be flagged in the field with orange fencing, a minimum of four (4) feet high or equivalent, and shall be installed and maintained. Tree save fencing on-site shall remain in place during all phases of construction, and shall be made clearly visible to all construction personnel. Adjustments may be made to the location of this fencing as necessary, as determined by the Urban Forester.

EQUIPMENT LISTING			
Pole count	Pole location	Pole mounting height	Flt. Elev. Adj. Ht.
4	51-54	60'	10'

**SOCCKER 360x225**  
Project name, city, state

Fixture Type: LV-8 MZ  
Lamp Type: 1500W MZ  
Lumens: 155000  
File # / Date: SO151-1 / 23-Nov-1989  
Project Engineer: N/A



**MAINTAINED ILLUMINATION  
SOCCER  
HORIZONTAL FOOTCANDLES  
ON PLANE AT Z= 3**

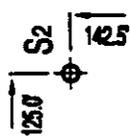
Target Points:	96
Average:	30.37
Maximum:	39.84
Minimum:	22.27
Avg/Min:	1.384
Max/Min:	1.789

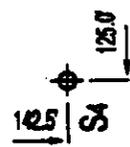
Number of Luminaires:	40
• KW Consumption:	64.00

Average Tilt Factor:	0.967
** Maintenance Factor: x	0.800
*** Light Loss Factor:	0.773



24.3	35.6	33.3	34.9	31.2	24.9	23.9	29.8	34.0	34.1	34.4	24.2
34.0	39.8	34.9	39.5	37.2	29.3	28.7	35.8	39.3	36.3	38.8	32.4
27.4	31.5	30.0	33.2	33.0	27.3	27.0	31.8	35.1	31.5	33.8	26.6
22.6	25.7	24.2	24.7	27.5	23.7	22.8	26.1	25.7	25.4	27.3	24.9
22.1	25.0	24.7	25.4	26.3	24.0	23.2	25.9	25.2	25.3	27.3	23.3
26.4	31.8	31.0	34.3	32.6	27.1	26.6	31.9	33.8	31.2	33.3	26.8
33.0	38.5	35.8	39.3	36.3	28.9	29.1	36.2	38.8	35.7	38.2	32.0
24.1	35.2	33.7	34.2	30.4	24.7	25.8	31.7	34.4	33.4	34.2	24.6



\*Refer to emporage draw for electrical sizing.  
 \*\*Maintenance factor = ambient temp. factor X voltage factor X ballast factor X lamp lumen depreciation X luminaire dirt depreciation (per IES Manual RP-8-88,p.92)  
 \*\*\*Light Loss Factor(LLF)=average tilt factor X maintenance factor.  
 NOTE: Light level averages and uniformities are guaranteed by MUSCO. However, individual location measurements may vary from computer predictions.

**INSTALLATION REQUIREMENTS:**  
 Results assume +5% nominal voltage at load side of ballast box and poles located within 3 feet of design locations.

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 ⊕ = Pole Location



Enter notes here

Pole location dimensions are relative to 0,0 reference point ⊕.

**SOCCKER 360x225**  
 Project name, city, state

Fixture Type: 1500W MZ  
 Lamp Type: 155000  
 Lumens: SO151-1/23-Nov-1999  
 File # / Date: N/A  
 Project Engineer:



GUARANTEED PERFORMANCE

**INITIAL SPILL LIGHT  
 HORIZONTAL FOOTCANDLES**

Target Points:	80
Average:	0.12
Maximum:	0.25
Minimum:	0.04
Avg/Min:	3.038
Max/Min:	6.237
Number of Luminaires:	40
KW Consumption:	64.00
Average Tilt Factor:	0.967
Maintenance Factor:	$x \frac{1.000}{0.967}$
Light Loss Factor:	

\*Refer to ampereage draw for electrical sizing.

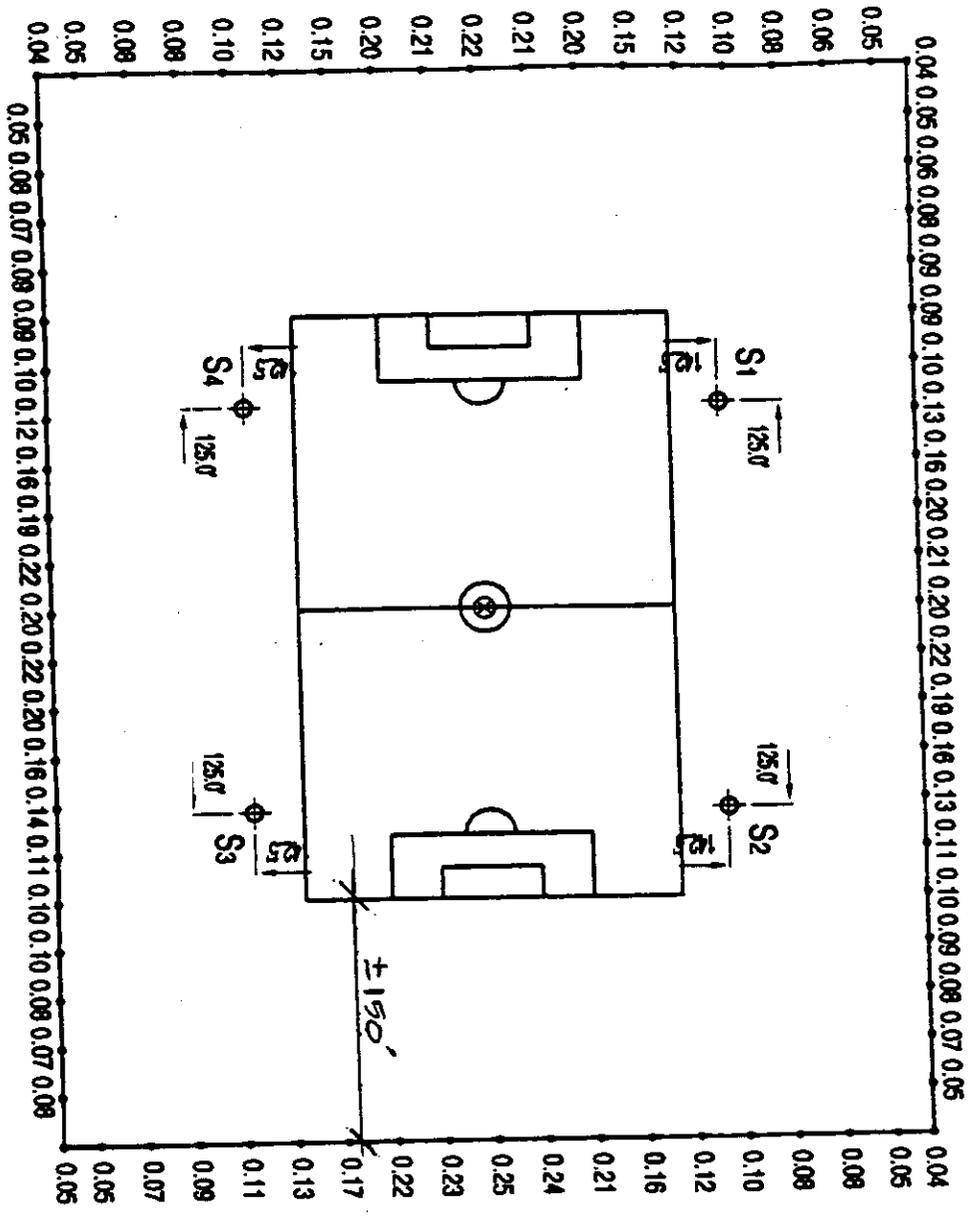
\*\*Maintenance factor = ambient temp. factor  
 X voltage factor X ballast factor X lamp  
 lumen depreciation X luminaire dirt  
 depreciation(per IES Manual RP-6-88,p.92)

\*\*\*Light Loss Factor(LLF)-average tilt factor  
 X maintenance factor.

NOTE: Light level averages and uniformities  
 are guaranteed by MUSCO. However,  
 individual location measurements may vary  
 from computer predictions.

INSTALLATION REQUIREMENTS:  
 Results assume +-3% nominal voltage at load  
 side of ballast box and poles located within  
 3 feet of design locations.

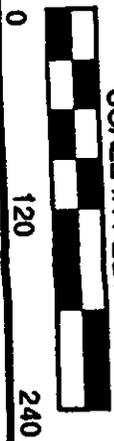
COPYRIGHT (C) 1987, 1999  
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 reproduced in whole or part without the writ-  
 ten consent of Musco Sports Lighting Inc.  
 ⊕ = Pole Location



Enter notes here

Pole location dimensions are relative to 0.0 reference point ⊕.

SCALE IN FEET



REZONING AFFIDAVIT

APPENDIX 2

DATE: February 27, 2001
(enter date affidavit is notarized)

I, Thomas O. Lawson, Esquire, 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

2000-1786

in Application No(s): FDP 2000-SU-029-2
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that to the best of my knowledge and belief, the following information is true:

1. (a) The following constitutes a listing of the names and addresses of all
APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS and LESSEES of the land described
in the application, and if any of the foregoing is a TRUSTEE\*, each BENEFICIARY
of such trust, and all ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have
acted on behalf of any of the foregoing with respect to the application:

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

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Rows include The Fairfax County School Board, VIKA, Incorporated, Greenhome & O'Mara, Inc., and Fairfax County Park Authority.

(check if applicable) [x] There are more relationships to be listed and Par. (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: February 27, 2001  
 (enter date affidavit is notarized)

2000-1786

for Application No(s): FDP 2000-SU-029-z  
 (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))
Pulte Home Corporation Agents: Steven J. Coniglio Stanley F. Settle, Jr. Richard D. DiBella	10600 Arrowhead Drive, #225 Fairfax, Virginia 22030	Applicant/Contract Purchaser of Tax Map 55-1 ((1)) Parcels 23 and (pt) 26; Tax Map 55-3 ((1)) Parcels 20, 21, 21A and 22A; Tax Map 55-3 ((2)) Parcels 88, 89 and 90
Board of Supervisors of Fairfax County, Virginia Agent: Anthony H. Griffin	12000 Government Center Parkway Fairfax, Virginia 22035	Owner of Right-of-Way Constituting Leland Road (Route 1021), Bradley Road (Route 1210), Shreve Street (Route 1020 and Centreville Farms Road - To be vacated
Christina Malek Mohamadi	8702 Lothbury Court Fairfax, Virginia 22213	Owner of Tax Map 55-3 ((2)) Parcel 88
Vale West Ox Investment LLC Agents: John T. Hazel, Jr. John T. Hazel, III	488 Oaklawn Drive Warrenton, VA 20188	Owner of Tax Map 55-1 ((1)) Parcel 26; Tax Map 55-3 ((1)) Parcels 20 and 21; Tax Map 55-3 ((2)) Parcels 89 and 90
Levern L. Ziegler and Dorothy K. Ziegler	1104 Oaklawn Drive Culpeper, VA 22701	Owners of Tax Map 55-1 ((1)) Parcel 23
Roger D. Cornell, Trustee Frances B. Cornell, Trustee for the Benefit of the D&L Trust Beneficiaries: Laurie Cornell and Dan Cornell	7435 Old Maple Square McLean, VA 22102	Owners of Tax Map 55-3 ((1)) Parcel 21A
Frank Baylus Whorton Lois U. Whorton	5212 Arrowhead Park Dr. Centreville, VA 20120	Owners of Tax Map 55-3 ((1)) Parcel 22A

(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.

REZONING AFFIDAVIT

DATE: February 27, 2001
(enter date affidavit is notarized)

for Application No(s): FDP 2000-SU-029
(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)
Pulte Home Corporation
10600 Arrowhead Drive, #225
Fairfax, VA 22030

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Pulte Diversified Companies, Inc.1

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

- Robert J. Halso - President
Ralph Raciti - Vice President
Vincent J. Frees - VP/Controller/Director
Gregory M. Nelson - VP/Asst. Secretary
Bruce E. Robinson - VP/Treasurer/Asst. Secy.
Robert P. Schafer - VP, Finance
John R. Stoller - VP/Secretary/Director
Calvin R. Boyd - Assistant Secretary
Maureen E. Thomas - Assistant Secretary
Maria Zwas - Assistant Secretary
Colette R. Zukoff - Asst. Secretary
Amy E. Fagan - Asst. Secretary
James Fonville - Asst. Secretary
Nancy H. Gawthrop - Asst. Secretary
Jeffrey L. Johnson - Asst. Secretary
Norma J. Machado - Asst. Secretary
Thomas W. Bruce - Asst. Secretary
Mark J. O'Brien - Director
Sheryl Palmer - Asst. Secretary

\*\* 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.

Re zoning Attachment to Par. 1(b)

DATE: February 27, 2001
(enter date affidavit is notarized)

for Application No(s): FDP 2000-SU-029
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Vale West Ox Investment L.L.C.
488 Devon Drive
Warrenton, VA 20188

DESCRIPTION OF CORPORATION: (check one statement)

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

MEMBERS:
NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
John T. Hazel, Jr.
John T. Hazel, III

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)

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)

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: February 27, 2001  
 (enter date affidavit is notarized)

for Application No(s): FDP 2000-SU-029  
 (enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
 7 Pulte Diversified Companies, Inc.  
 33 Bloomfield Hills Parkway, #200  
 Bloomfield Hills, MI 48304

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)  
 Pulte Corporation<sup>8</sup>

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

- |  |   |
|--|---|
| Mark J. O'Brien - President/Director         | Maureen E. Thomas - Assistant Secretary |
| John R. Stoller - VP/Secretary/Director      | Colette R. Zukoff - Assistant Secretary |
| Vincent J. Frees - VP/Controller             | Calvin R. Boyd - Assistant Secretary    |
| Bruce E. Robinson - VP/Treasurer/Asst. Secy. | Nancy H. Gawthrop - Assistant Secretary |
| Gregory M. Nelson - VP/Asst. Secretary       |   |

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
 8 Pulte Corporation  
 33 Bloomfield Hills Parkway, #200  
 Bloomfield Hills, MI 48304

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)  
 William J. Pulte

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

- |   |   |
|---|---|
| Robert K. Burgess - Chairman/CEO            | James P. Zeumer - VP - Inv. & Corp. Comm. |
| Mark J. O'Brien - President/COO             | Vincent J. Frees - VP/Controller          |
| Roger A. Cregg - Senior VP/CFO              | Patrick J. O'Meara - Director             |
| John R. Stoller - Sr. VP/Gen. Counsel/Secy. | Debra Keity-Ennis - Director              |
| Michael A. O'Brien - Sr. VP - Corp. Dev.    | David N. McCammon - Director              |
| Ralph S. Raciti - VP/CIO                    | William J. Pulte - Director               |
| James Lesinski - VP - Marketing             | Alan E. Schwartz - Director               |
| Norma J. Machado - VP - HR Plan/Dev.        | Francis J. Sehn - Director                |
| Gregory M. Nelson - VP/Asst. Secretary      | John J. Shea - Director                   |
| Bruce E. Robinson - VP/Treasurer            | David Foltyn - Asst. Secretary            |
| Wavne R. Williams - Vice President          |   |

Rezoning Attachment to Par. 1(b)

DATE: February 27, 2001
(enter date affidavit is notarized)

for Application No(s): FDP 2000-SU-029-2
(enter County-assigned application number(s))

2000-1780

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Greenhorne & O'Mara, Inc., 9001 Edmonston Road, Greenbelt, MD 20770

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.
[X] 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)
Greenhorne & O'Mara, Inc. Employee stock ownership plan (ESOP) owns 32% of the stock

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Alan K. Arnold, Div. Mgr. Alfred Roth, Vice President
Peter T. Quinn, Vice President Gary Gough, Outside Board Member
John J. Healey, VP, President & CEO Brandon R. Smith, Senior VP
Amir Metry, Outside Board Member Robert E. Jackson, Senior VP
Thomas M. Chicca, Senior Vice President David L. Winstead, Outside Director
Donald R. Cote, Senior Vice President Bruce T. Yoder

Officers Continued: Richard S. Bedell, Esq., General Counsel & Sec.
Gerald Levitt, CFO, Treasurer

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.
[X] 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)

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

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

**Rezoning Attachment to Par. 1(b)**

DATE: February 27, 2001  
(enter date affidavit is notarized)

for Application No(s): FDP 2000-SU-029-2  
(enter County-assigned application number(s))

2000-1786

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
VIKA, Incorporation  
8180 Greensboro Drive, #200  
McLean, VA 22102

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)  
John F. Amatetti  
Charles A. Irish, Jr.

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)  
John F. Amatetti - President  
Charles A. Irish, Jr. - Executive Vice President  
David M. Jensen - Vice President  
J. Thomas Harding - Secretary  
Desiree H. Morse - Treasurer

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

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)

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.



REZONING AFFIDAVIT

DATE: February 27, 2001  
(enter date affidavit is notarized)

2000-1780

for Application No(s): FDP 2000-SU-029-2  
(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.)

(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.)

Pulte Home Corporation contributed over \$200 to each of the following Supervisors: Stuart Mendelson and Michael R. Frey

(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:

Thomas O. Lawson

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

Thomas O. Lawson, Esquire - Authorized Agent  
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 27 day of February, 2001, in the State/Comm. of Virginia, County/City of Fairfax.

Margaret A. King  
Notary Public

My commission expires: July 31, 2002


**FAIRFAX COUNTY PARK AUTHORITY**
**MEMORANDUM**

**TO:** Barbara A. Byron, Director  
 Department of Planning & Zoning – Zoning Evaluation Division

**FROM:** Lynn Tadlock, Director  
 Planning & Development Division

**DATE:** February 1, 2001

**SUBJECT:** Statement of Intent - Northeast Centreville Elementary School & Arrowhead Park Expansion (Final Development Plan - FDP-2000-SU-029-2)

The Park Authority is in the process of coordinating the redevelopment and expansion of Arrowhead Park in conjunction with the development of the Centreville Elementary School. The School Board (FCPS) and the Park Authority (FCPA) are both receiving proffered lands from the developer of Centreville Farms that will enable park and school development to move forward. Coordination efforts include a shared entrance and parking, construction of a parking for the park by FCPS in exchange for a relocation of the proposed shared entrance onto developable parkland, and construction of sanitary and storm sewer to accommodate park facilities by FCPS.

The residents of Fairfax County have identified through the Comprehensive Plan process and through the Park Bond Referendum their need of and desire to expand the existing Arrowhead Park. As increasing growth and development occurs in this portion of the County, locations for active recreation facilities on non-public lands have significantly diminished. The expansion of Arrowhead Park will begin to fill the void for quality, safe, and accessible active recreation facilities in the Centreville Farms Community. Historical records confirm that strong demand exists for active recreational facilities in the area. Demographic analysis by Fairfax County shows continued growth in this area, and as expected, development and population expansions will continue to increase demand for this facility.

The Park Authority has proposed the expanded development of the recreation facilities at this park due to the addition of proffered parkland (approximately 11.4 developable acres from the Centreville Farms Rezoning). The existing park facilities have been expanded and reoriented within the existing park; however, some portions of the facilities overlap onto the new proffered parkland. Additionally, other facilities, typical of community parks, have also been added into the new parkland, both north and south of the existing park. As indicated on the plan, some of the facilities will be lighted. The Park Authority intends to employ the latest lighting technology at these facilities to reduce impacts to the adjacent residential areas. Upon completion, these proposed facilities would be in conformance with the park's new classification as a Community park.

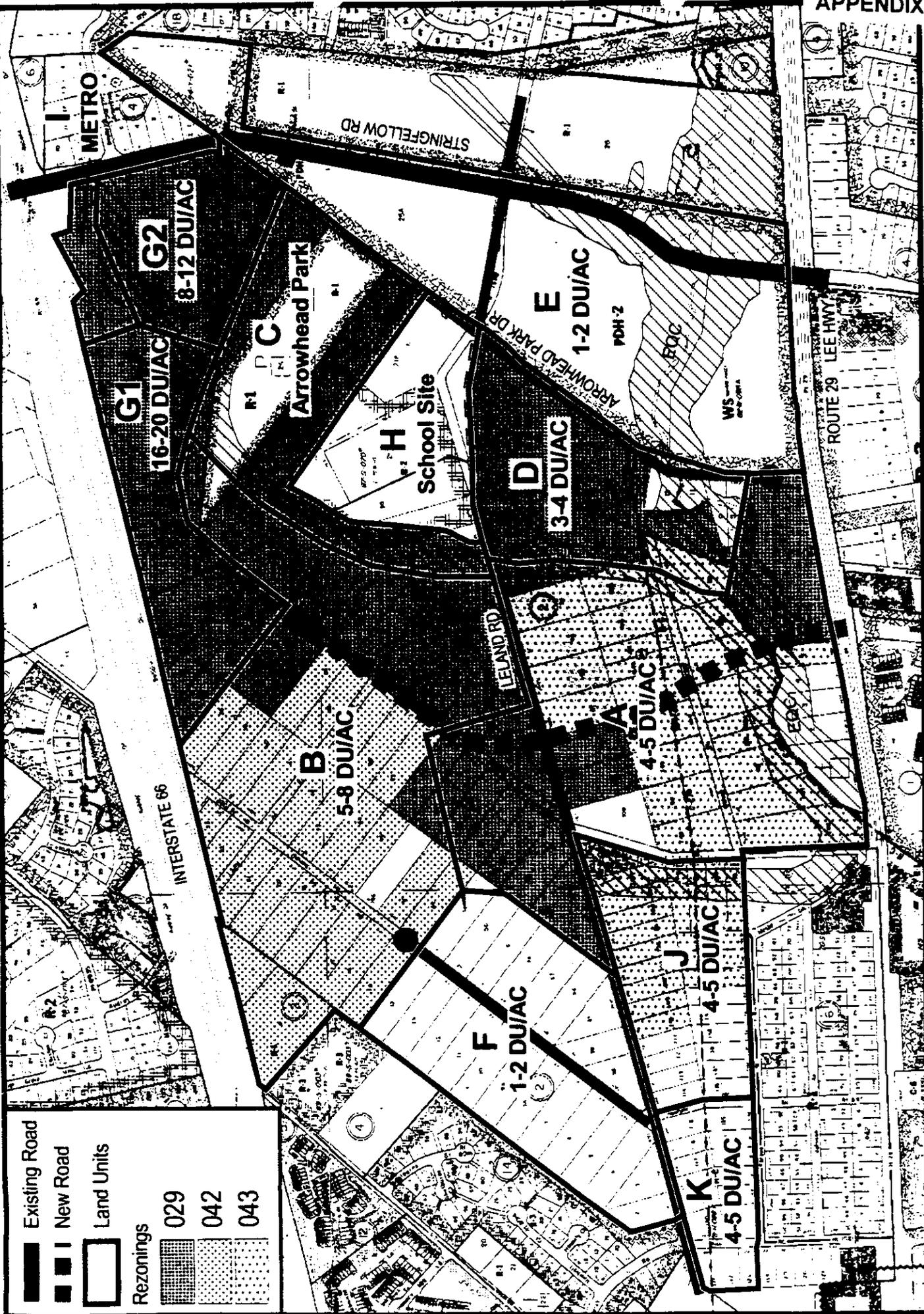
Barbara A. Byron

February 1, 2001

Page 2

Please do not hesitate to call me (324-8573) or John Pitts (324-8752) should you require further information or wish to discuss this project. Thank you for your prompt attention to this matter.

cc: Paul Baldino, Director  
John Pitts, Manager, Project Management Division  
Mark Holsteen, Project Manager  
Kirk Holley, Manager, Planning & Land Management



REZONING CASES  
CENTREVILLE FARMS

Prepared by DPZ 9/2000,  
revised 10/2000, 1/17/2001, 1/22/2001

700 FEET

3:00 PM AGENDA

## PROFFERS

March 5, 2001

RZ 2000-SU-029  
PULTE HOME CORPORATION

March 2, 2001

Pursuant to Section 15-2.2303A of the 1950 Code of Virginia, as amended, the undersigned applicant and owners, for themselves and their successors or assigns (hereinafter referred to as "Applicant"), hereby proffer the following conditions provided that the Property that is the subject of this rezoning is rezoned as proffered herein.

1. **Development Plan.** Subject to the provisions of Section 18-204 of the Zoning Ordinance, the Subject Property shall be developed in substantial conformance with the Conceptual/Final Development Plan ("CDP/FDP") entitled "Centreville Farms," consisting of 16 sheets, prepared by Dewberry & Davis, dated June 20, 2000, revised as of February 21, 2001.
2. **Final Development Plan Amendment.** Notwithstanding that the CDP/FDP consists of 16 sheets and said CDP is the subject of Paragraph 1 above, it shall be understood that (i) the CDP shall consist of the entire plan relative to the general layout, points of access to land bays, number and types of units, location of streets, the maximum number of units, general limits of clearing and grading and the general location and amount of open space; dedications for school, park and transit uses; and (ii) the Applicant has the option to request Final Development Plan Amendments ("FDPAs") from the Planning Commission in accordance with Section 16-402 of the Zoning Ordinance with respect to the remaining elements.
3. **Minor Modifications to Design.** Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the approved FDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the CDP/FDP provided such changes are in substantial conformance with the CDP/FDP and the proffers, and do not increase the total number of units or decrease the minimum amount of open space.
4. **Lighting.** All common area or public area lighting, except entry monumentation/signage lighting, shall feature full cut-off shielding, and shall be directed inward and downward to prevent lighting from spilling onto adjacent properties. Street lighting along the Spine Road (as defined hereinafter) and Leland Road shall feature full cut-off fixtures. Notwithstanding the aforesaid, uplighting of the entry monumentation signage shall be permitted.

5. **Landscaping and Design Amenities.**

a. **Development Sections.**

Landscaping within the various development sections shall be consistent with the quality, quantity and the locations shown on Sheets 4, 5, 6 and 7 of the CDP/FDP. Actual types and species of vegetation shall be determined pursuant to more detailed landscape plans submitted for review and approval by the County Urban Forester and the Fairfax County Department of Public Works and Environmental Services ("DPWES") at the time of the first submission of a site plan/subdivision plan for a given section. Such landscape plans shall provide tree coverage and species diversity consistent with the Public Facilities Manual ("PFM") criteria, as determined by the Urban Forester. Site amenities such as entry signs, light posts, the tot lot, benches, and community mailboxes shall be of a quality consistent with the illustratives shown on Sheets 11, 12 and 16 of the CDP/FDP, except that Land Bay 2 shall have its own community mailbox design which will be located inside the residential buildings.

b. **Streetscape.**

Landscape and design amenities along the Spine Road and Leland Road shall be consistent with the streetscape design details shown on Sheets 13, 14, 15 and 16 of the CDP/FDP. The Applicant shall coordinate with the Applicant in RZ 2000-SU-042 and RZ 2000-SU-043 to provide design amenities along the Spine Road (as defined in Paragraph 10) and Leland Road. Landscaping in the VDOT right-of-way shall be subject to VDOT approval. The Applicant shall diligently pursue such approval. Final location of street furniture and amenities shall be determined during final site plan/subdivision review as approved by DPWES.

6. **Architecture Elevations and Typical Landscaping.** The building elevations and typical landscaping for the proposed single family detached units, single-family attached units and multi-family units shall be generally in character with the conceptual elevations and typical landscaping details as shown on Sheets 9 and 12 of the CDP/FDP, or of a comparable quality as determined by DPWES. Approximately twenty percent (20%) of the area of the facades of the multi-family units shall be covered with brick or stone.

7. **Right-of-Way Dedication.** All road right-of-way dedicated in conjunction with these proffers and as depicted on the CDP/FDP shall be conveyed to the Fairfax County Board of Supervisors (the "Board") in fee simple upon demand by the Board or at the time of recordation of the final record plat or site plan for the contiguous development area, whichever occurs first and shall be subject to Paragraph 30 regarding reservation of development density to the residue of the Subject Property.

8. **Vacation/Abandonment of Portions of Leland Road, Bradley Road, Shreve Street and Centreville Farms Road.** Prior to final approval of the site plan or subdivision plan and release of the record plat for recordation for any development section which includes right-of-way to be abandoned and/or vacated, the Applicant shall obtain vacation and abandonment of approximately 0.25755 acres of right-of-way for Leland Road, and two areas of Bradley Road, one area of approximately 0.68935 acres, and the other area of approximately 0.00349 acres as generally shown on the plat entitled "Plat Showing Vacation and Abandonment of a Portion of Leland Road and Bradley Road," prepared by VIKA, Incorporated, dated June 1, 2000, and revised as of December 27, 2000 (Sheets 1 through 3), and vacation of an area of Centreville Farms Road of approximately 0.50792 acres, and the vacation of an area of Shreve Street of approximately 0.07348 acres, as generally shown on a plat entitled "Plat Showing the Vacation of a Portion of Shreve Street and the Vacation of Centreville Farms Road," prepared by VIKA, Incorporated, and certified as of December 27, 2000 (Sheets 1 and 2). In the event the Board does not approve the vacation and abandonment of these portions of Leland Road and Bradley Road, and the vacation of these portions of Centreville Farms Road and Shreve Street as defined in this paragraph above, and failure to obtain such approval precludes development in substantial conformance with the CDP/FDP, the Applicant shall obtain a Proffered Condition Amendment to the extent necessary to develop the Property. The Applicant hereby waives any right to claim or assert (i) any vested right in any plan approved under the assumption of accomplishment of such vacation and/or abandonment, or (ii) 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 and/or abandonment request.
9. **Cost Sharing Agreement.** The Applicant shall enter into a cost sharing agreement (the "Cost Sharing Agreement") with the Applicant in RZ 2000-SU-042 and RZ 2000-SU-043 (and its successors or assigns, herein referred to as "Winchester") pertaining to the Subject Property and the land area which is subject to RZ 2000-SU-042 and RZ 2000-SU-043 (all hereinafter collectively referred to as "FairCrest"). Pursuant to the Cost Sharing Agreement, the Applicant and Winchester shall provide for (i) the construction and maintenance of the Main Recreation Facility (as hereinafter defined); (ii) Regional Pond R-161 to be constructed on the properties which are subject to RZ 2000-SU-029 and RZ 2000-SU-043 (the "Pond"); (iii) the improvements to the Spine Road (as defined hereinafter); (iv) certain portions of Leland Road; and (v) the public land dedications for a transit site, a school, Arrowhead Park, the I-66 flyover, the Spine Road and Regional Pond uses. Any commitment by the Applicant within these proffers to construct an improvement may also be accomplished by Winchester, alone or in coordination with the Applicant, in accordance with the Cost Sharing Agreement so long as such improvement is accomplished within the timeframes proffered herein.

10. **Centreville Area Road Fund Contribution.** At the time of final subdivision plat/site plan approval for each section, the Applicant shall contribute to the Centreville Area Road Fund, ten percent (10%) of the sum of \$1,735 per residential unit in each section, if any balance is due after the Applicant has been credited for all creditable expenses ("Expenses") associated with the design and construction of (i) the Centreville Farms Spine Road from Lee Highway to Stringfellow Road including all related improvements at the Spine Road intersections with Lee Highway, Leland Road and Stringfellow Road (the "Spine Road"), and (ii) the frontage improvements on Lee Highway, as determined by the Fairfax County Department of Transportation ("DOT") and DPWES. The 90% balance of the \$1,735 per residential unit, shall be contributed at the time of building permit issuance for the respective unit. Any unpaid balance shall be adjusted once each year on the anniversary date of rezoning approval by the increase, if any, in the Construction Cost Index of the *Engineering Newsletter* during the preceding twelve (12) months. The Applicant's creditable Spine Road and Lee Highway Expenses shall be offset against said adjusted \$1,735 per residential unit prior to applying the 10% and (90%) factors referenced above. To avoid overpayment and the necessity for subsequent refunds, said Expenses may be determined by DPWES on the basis of costs projected from engineering drawings and bond amounts approved by DPWES for the creditable infrastructure improvements. When submitting requests for credit towards the Centreville Area Road Fund contribution to DPWES, the Applicant shall coordinate its requests with the requests of the Applicant in RZ 2000-SU-042 and RZ 2000-SU-043, so that DPWES can review a combined request for those Applicants entitled to a credit. Such requests shall be accompanied by the documentation required by DPWES in its administration of the Centreville Area Road Fund.

11. **Transportation Improvements.**

a. **Spine Road.** In accordance with the CDP/FDP, the Applicant shall dedicate and convey in fee simple to the Board a variable right-of-way up to 108 feet of right-of-way for the portion of the Spine Road located on the Subject Property, and shall provide for the construction of a standard four-lane divided road section within a right-of-way up to 108 feet, with curb, gutter, sidewalk and right and left turn lanes to VDOT Road Design Standards for a 40 mph design speed. Further, the Applicant shall, with Winchester, provide for the design and construction of the Spine Road, as well as intersection improvements at Lee Highway and Stringfellow Road and off-site improvements between Arrowhead Park Drive and Stringfellow Road, in accordance with the following schedule:

- (1) Prior to the issuance of the 200<sup>th</sup> Residential Use Permit ("RUP") within FairCrest, traffic signal warrant studies shall be submitted to VDOT for the following intersections: (i) Leland Road and the Spine Road; (ii) Lee Highway and the Spine Road if required by VDOT prior to modification to the existing signal; and (iii) the

Spine Road and Stringfellow Road; if authorized by VDOT, the warrant studies shall use projections of trip generation at full build-out of FairCrest. Construction or modification of the signal(s), if approved by VDOT, shall be in accordance with the provisions of subparagraphs 11a(3) and 11a(5), below, as appropriate;

- (2) Prior to the issuance of the 400<sup>th</sup> RUP within FairCrest, a four-lane divided Spine Road shall have been constructed and the road shall be "in use," as defined in Paragraph 13 below, either (i) from Lee Highway to the multi-family project entrance opposite Land Bay 3, or (ii) from Stringfellow Road (whose intersection with the Spine Road shall be constructed, including dual left turn lanes from the eastbound Spine Road onto northbound Stringfellow Road), consistent with the schematic shown on Sheet 5, of the CDP/FDP to the multi-family project entrance opposite Land Bay 3;
- (3) At the same time as the initial Spine Road segment (Paragraph 11a(2) above) is open for public use, one of the following shall have been accomplished depending upon which respective phase of the Spine Road is initially constructed pursuant to Paragraph 11a(2) above: (i) modification of the traffic signal and construction of intersection improvements at the intersection of Lee Highway and the Spine Road, or (ii) construction of a traffic signal, if approved by VDOT, at the Spine Road/Stringfellow Road intersection;
- (4) Prior to the issuance of the RUP for the 800th residential unit within FairCrest, a four-lane divided Spine Road shall have been constructed and the road shall be in use, as defined in Paragraph 13 below, from the Spine Road intersection with Lee Highway, to the Spine Road intersection with Stringfellow Road;
- (5) Prior to the issuance of the RUP for the 800th residential unit within FairCrest or concurrent with the connection of the Spine Road to both Lee Highway and Stringfellow Road, whichever first occurs, traffic signals shall have been designed and constructed at both of these intersections, to the extent approved by VDOT;
- (6) All of the funds expended by the Applicant for design and construction of the Spine Road improvements as defined in Paragraph 11a, and further referenced in Paragraphs (1) through (5) above as well as the Lee Highway improvements referenced in Paragraph 11c hereinafter (other than traffic signal design and

construction), shall be credited toward the Applicant's Centreville Area Road Fund Contribution in accordance with Paragraph 10 above;

- (7) If approved by VDOT, a traffic signal shall be constructed at the intersection of the Spine Road and Leland Road within one year of approval of same by VDOT, but not later than final bond release on the Subject Property, whichever first occurs. The Applicant shall have no responsibility to design or construct said traffic signal if it has not been warranted by VDOT prior to issuance of the RUP for the 1200<sup>th</sup> residential unit within FairCrest; and
- (8) If approved by DPWES and/or VDOT, the Spine Road shall be called Centreville Farms Road (or Boulevard, or Drive).

b. **Leland Road.** Along the Leland Road frontage of the Subject Property, the Applicant shall dedicate right-of-way in fee simple twenty-seven feet (27') from the existing centerline in areas plus turn lane widths at Leland Road's intersection with Centreville Farms Road and Arrowhead Park Drive, where applicable, at the time of subdivision/site plan approval for the applicable section, or upon demand from the Board, whichever event first occurs. Road widening of a half section of Leland Road along the Applicant's property frontage shall be constructed to meet PFM Category V roadway standards with curb and gutter, with face of curb set nineteen feet (19') from centerline, provided, however, that:

- (1) A two (2) lane improved section to meet PFM Category V roadway standards shall be constructed along Leland Road from Arrowhead Park Drive to the western property line of the land to be dedicated to the Fairfax County School Board ("School Board"), provided the Applicant receives the execution of a satisfactory Cost Sharing Agreement and funding by the School Board, as well as dedication of that portion of the School Board's Property that will provide necessary right-of-way and ancillary easements to construct this road segment in accordance with the CDP/FDP. Subject to School Board participation as provided herein, the Applicant shall construct this two (2) lane improved segment with the construction of Land Bay 6. In the event that the School Board is prepared to construct this two (2) lane segment prior to the Applicant's construction of Land Bay 6, and if the School Board constructs this road segment, then the Applicant shall provide the School Board with the Applicant's share of the cost of constructing this two (2) lane improved segment together with the necessary right-of-way and ancillary easements required on the Applicant's Property.

(2) The Leland Road improvements shall be constructed concurrent with development of the immediately adjacent residential section, except that the portion of Leland Road from Arrowhead Park Drive (a) to the eastern boundary of the Winchester Property (RZ 2000-SU-043) at Leland Road, shall have been improved and be in use prior to issuance of the 300<sup>th</sup> RUP within FairCrest should the initial Spine Road phase be constructed to Stringfellow Road pursuant to Paragraph 11a(2) above, or (b) Leland Road shall have been improved and in use from Arrowhead Park Drive to the Spine Road prior to issuance of the 400<sup>th</sup> RUP within FairCrest should the initial Spine Road phase be constructed to Lee Highway pursuant to Paragraph 11a(2) above.

- c. **Lee Highway.** Along the Lee Highway frontage of the Property, the Applicant shall dedicate right-of-way in fee simple up to a width of seventy-two feet (72') from the existing centerline in areas without turn lanes as shown on the CDP/FDP, at the time of subdivision/site plan approval or upon demand from the Board, whichever event first occurs. At the time of construction of the Spine Road from Lee Highway to Leland Road, the following road improvements shall be designed and constructed: (a) road widening along the Applicant's frontage to provide (i) a third through lane westbound, (ii) a right turn lane onto the northbound Spine Road, and (iii) an additional left turn lane from westbound Lee Highway onto southbound Union Mill Road, as generally shown on the CDP/FDP; and (b) road widening along the frontage of the RZ 2000-SU-043 Property to provide (i) a westbound transitional taper from the improved Spine Road/Lee Highway intersection described immediately above, and (ii) subject to the availability of adequate right-of-way, a left turn lane from eastbound Lee Highway onto the northbound Spine Road.
- d. **Arrowhead Park Drive.** At the time that the Spine Road is connected to Stringfellow Road and in use, Arrowhead Park Drive north of the Spine Road shall be vacated, removed, regraded and seeded. Along the Arrowhead Park Drive frontage of the Subject Property south of Leland Road, the Applicant shall dedicate right-of-way in fee simple as shown on the CDP/FDP at the time of subdivision plan approval or upon demand from the Board, whichever event first occurs.
- e. **Route 66 Flyover.** The Applicant shall dedicate an outlot area designated as "Reservation for Future Dedication," adjacent to Land Bay 2 as shown on the CDP/FDP, for future roadway purposes. Said outlot area shall be dedicated to the Board in fee simple no later than January 2, 2003. Said dedication shall be made subject to the reservation to the Applicant and/or Fairfax County of such temporary construction and/or permanent

easement rights as may be necessary to accomplish installation of the trails, roads and utilities, as are approved by DPWES, in coordination with the Urban Forester pursuant to Paragraphs 15, 16 and 17 herein.

- f. **Metro Connector.** The roadway adjacent to Land Bay 2 that is designed to link the Spine Road to the transit site, as shown on the CDP/FDP, shall be constructed no later than January 2, 2003.

12. **Eminent Domain.** The Applicant shall diligently pursue acquisition of any necessary off-site right-of-way and/or temporary or permanent easements, to construct the transitional taper and turn lane referenced in subparagraph 11c above. If the right-of-way and/or temporary or permanent easements are unavailable, the Applicant shall request Fairfax County to acquire necessary right-of-way or temporary or permanent easements through its powers of eminent domain, at the Applicant's expense. The Applicant's request will not be considered until it is forwarded, in writing, to the Director of Property Management accompanied by:

- a. Plans and profiles showing the necessary right-of-way and/or temporary or permanent easements;
- b. An independent appraisal, by an appraiser who is not employed by the County, of the value of the land taken and damages, if any, to the residue of the affected property;
- c. A sixty (60) year title search certificate of the right-of-way and/or temporary or permanent easements to be acquired; and
- d. A Surety Bond in an amount equal to the appraised value of the property to be acquired and of all damages to the residue which can be drawn upon by Fairfax County. It is also understood that in the event the property owner of the right-of-way and/or temporary or permanent easements to be acquired is awarded more than the appraised value of the property and of the damages to the residue in a condemnation suit, the amount of the award shall be paid to Fairfax County by the Applicant within five (5) days of said award. It is further understood that all costs incurred by Fairfax County in acquiring the right-of-way and/or temporary or permanent easements shall be paid to Fairfax County by the Applicant upon demand.

13. **Roads in Use.** All public streets shall be constructed in accordance with VDOT standards. For purposes of these proffers, "in use" shall mean that the committed road improvement is open to public traffic, whether or not accepted into the state system. Acceptance of public roads by VDOT into its roadway system shall be accomplished prior to final bond release.

17. **Tree Preservation.** For the purposes of maximizing the preservation of trees in tree save areas, the Applicant shall prepare a tree preservation plan. The tree preservation plan for each section shall be submitted to the County Urban Forestry Branch of DPWES for review and approval as part of the first site plan/subdivision plan submission for a given section. (A tree preservation plan will not be required with the filing of a public improvement plan for a roadway, or the public improvement plan for the Regional Pond, except in locations where a roadway crosses the EQC.) These tree preservation plans shall be prepared by a certified arborist and coordinated with and approved by the County Urban Forester and shall provide for preservation of specific quality trees or stands of trees within the tree save areas depicted on the CDP/FDP to the maximum extent reasonably feasible, subject to installation of necessary utility lines, trails, and to the maximum extent reasonably feasible without precluding the development of a unit typical to this project on each of the lots shown on the CDP/FDP. At the time of preparation of the tree preservation plan, the Applicant shall, subject to the proviso set forth in this paragraph hereinafter, provide additional tree preservation in the following areas: (a) the open space near the intersection of the Spine Road and Leland Road in Land Bays 3 and 4; (b) the open space adjacent to the southernmost entrance into Land Bay 3; (c) the open space at the north end of Land Bay 3 adjacent to the EQC; and (d) the open space adjacent to I-66 along the northern boundary of Land Bay 2, including areas labeled "potential SWM" in the event that stormwater management is not constructed in these areas. If any of these additional tree save areas are created, they shall also be subject to the installation of necessary utility lines, noise walls/berms and trails. Furthermore, inclusion of any additional tree save areas, or provision for any modifications to tree save areas shown on the CDP/FDP that are requested by the County Urban Forester shall be subject to the proviso that they shall not alter the number of dwelling units shown on the CDP/FDP, reduce the size of the proposed units, significantly move their location on a lot, or require the installation of retaining walls greater than two feet (2') in height and not to exceed fifty (50') square feet of wall face. The tree preservation plan shall include the following elements:

- a. A tree survey which identifies the species, size, accurate dripline and condition of all trees twelve inches (12") and greater in diameter located within twenty feet (20') of either side of the limits of clearing and grading in designated tree save areas. The conditions analysis shall be conducted by a certified arborist using methods outlined in the latest edition of the *Guide for Plant Appraisal*.
- b. All tree save areas shall be protected during clearing, grading and construction by temporary fencing, a minimum of four feet (4') in height, placed at the limits of clearing and grading adjacent to trees to be preserved. The temporary fencing shall be installed prior to any work being conducted on the site, including demolition and clearing for Phase I of the Erosion and Sediment Control Plan. Signage shall be securely attached to the protective fencing, identifying tree preservation areas and

14. **Private Streets.** All private streets shall be constructed with materials and depth of pavement standards consistent with the Public Facilities Manual ("PFM"), street standard TS-5A, as determined by DPWES. The Homeowners' Association ("HOA") for each land bay or development area shall be responsible for the maintenance of all private streets, if any, within the individual land bay or development area, except for the private streets in the multi-family land bay (Land Bay 2). The HOA documents for each land bay or development area shall expressly state that the HOA shall be responsible for the maintenance of the private streets serving that development.
  
15. **Limits of Clearing and Grading.** The Applicant shall conform to the approximate limits of clearing and grading shown on the CDP/FDP subject to the installation of utilities and/or trails, if necessary, as approved by DPWES. All limits of clearing and grading shall be protected by temporary fencing, a minimum of four feet (4') in height. The temporary fencing shall be installed prior to any work being conducted on the site, and signage identifying "KEEP OUT - DO NOT DISTURB" shall be provided on the temporary fence and made clearly visible to all construction personnel. Any necessary disturbance beyond that shown on the CDP/FDP shall be coordinated with the County Urban Forester (and the Park Authority where said disturbance is proposed to occur on land to be dedicated to the Park Authority) and accomplished in the least disruptive manner reasonably possible given engineering, cost, and site design constraints. Any area protected by the limits of clearing and grading that must be disturbed due to the installation of trails and/or utilities shall be replanted with the application of straw, mulch, grass seed and/or a mix of native vegetation, to return the area as nearly as reasonably possible to its condition prior to the disturbance, as determined by the County Urban Forester.
  
16. **Environmental Quality Corridor and Resource Protection Areas.** The Environmental Quality Corridor ("EQC") and Resource Protection Areas ("RPA") designated on the CDP/FDP shall not be disturbed except for the installation of trails, roads, utility lines, and the regional stormwater management pond as shown on the CDP/FDP or as otherwise provided herein, as deemed necessary and approved by DPWES. Any necessary disturbance shall be accomplished in the least disruptive manner possible given engineering, cost and site design constraints, as determined in conjunction with the County Urban Forester. Any areas within RPA or EQC areas that must be disturbed due to the installation of trails, roads and utilities shall be replanted with the application of straw, mulch, grass seed and/or a mix of native vegetation, to return the area as nearly as reasonably possible to its condition prior to the disturbance, as determined by the County Urban Forester. The northern edge of Centreville Farms Road, where it crosses the EQC between Land Bays 1 and 2, will be protected by a limits of clearing line in the EQC that does not extend more than twenty feet (20') from the outer edge of the right-of-way. To accomplish this end, the Applicant may install a retaining wall up to six feet (6') in height in this area.

made clearly visible to all construction personnel. Signs shall measure a minimum of 10 x 12 inches and read: TREE PRESERVATION AREA - KEEP OUT."

The Umbrella HOA documents and the HOA documents for individual land bays or development areas shall require that no fences or structures (other than utilities, utility lines and/or trails as provided hereinabove) shall be erected in tree save areas, and that trees in HOA open space areas and tree save areas will not be disturbed except for (i) the removal of diseased, dead, dying, or hazardous trees or parts thereof; or (ii) selective maintenance to remove noxious and poisonous weeds.

18. **Stormwater Management.** The Applicant shall implement stormwater management techniques to control the quantity and quality of stormwater runoff from the Property as determined by DPWES as follows:

a. **Stormwater Management Pond.** Prior to the issuance of the first RUP, Regional Pond R-161 shall have been bonded and be under construction on a portion of the Property (with completion of construction diligently pursued, as determined by DPWES) which is the subject of RZ 2000-SU-043, and on a portion of the Subject Property in the general location shown on the CDP/FDP (the "Pond"), subject to the following:

(1) The Pond shall be constructed in accordance with plans and specifications approved by DPWES, and, to the extent approved by DPWES, generally consistent with the Schematic Pond Design set forth on Sheet 3 of the CDP/FDP, provided that the Board shall have entered into a written reimbursement agreement with the Applicant and Winchester, in a form and substance reasonably acceptable to the Applicant and Winchester and to the Board, under which the Board shall: (a) own and/or maintain the Pond in accordance with the standard level of maintenance provided by Fairfax County for regional stormwater management ponds, and (b) reimburse the Applicant for that portion of the actual cost of the Pond which exceeds the cost of providing normal detention and retention for the development site from pro rata share fees and/or other proffer/condition receipts pursuant to terms in the written reimbursement agreement. The actual cost of the Pond will equal the total costs incurred by the Applicant in connection with the construction of the Pond and its acceptance by the County, including, without limitation, the cost of design, engineering, construction and ten percent (10%) of the cost for design, engineering, and construction for ordinary overhead and administration costs. The actual cost shall not include the value of the land conveyed for the Pond and its ancillary easements. Any costs reasonably necessary to accommodate realization of all

residential units adjacent to the Pond as shown on the CDP/FDP, including deepening the basin and/or fill to raise the elevations of lots, shall be included in the actual cost of the Pond for reimbursement purposes as determined by DPWES.

- (2) At the time of final bond release or when deemed appropriate by DPWES upon completion of construction of the Pond, the Applicant shall dedicate and convey in fee simple to the Board the land upon which the Pond and the trail adjacent to the Pond, have been constructed and shall convey to the Board all easements necessary to access and maintain the Pond, as determined by DPWES, including the Stormwater Planning Division and the Maintenance and Stormwater Management Division.
- (3) The Applicant shall require all subcontractors to document, through invoices, canceled checks, quantity take-offs, and other information as required by DPWES, the actual cost of the Pond. The reasonableness of all reimbursable costs shall be mutually agreed upon by DPWES and the Applicant.
- (4) In order to restore a natural appearance to the Pond, the Applicant shall provide for a landscape plan, and submit this plan prior to the second submission of the site plan and/or subdivision plan for the Pond showing extensive landscaping in appropriate planting areas surrounding the Pond and in the Pond basin, in keeping with the planting policies of DPWES. The minimum requirements for the landscape plan for the Pond shall be as specified in PFM 12-0403.7C, subject to review and approval by the County Urban Forester.

- b. **Conduit System.** To reduce the impact that this development would have on the existing stream upstream of the Regional Pond, the Applicant shall develop the Property in such a manner as to outfall, through a closed conduit system, approximately 18.5 acres of the development (a portion of Land Bays 2 and 3) immediately prior to the culverts under Leland Road.

19. **Recreational Facilities.** The Applicant shall comply with Paragraph 2 of Section 6-110 and with Section 16-404 of the Zoning Ordinance as follows:

- a. The Applicant shall construct (i) community tot lots which conform to PFM standards in the locations generally depicted on the CDP/FDP and which are generally consistent with the quality shown on Sheet 11 of the CDP/FDP; (ii) a Type I asphalt trail on Lee Highway east of the Spine Road in the general location depicted on Sheet 6 of the CDP/FDP; (iii) a six foot (6') wide asphalt trail and a fair weather stream crossing located within the EQC/RPA area north of Leland Road in the general location

depicted as the "Stream Valley Trail" on Sheet 11 of the CDP/FDP (the "EQC Trail"); (iv) a swimming pool/clubhouse facility and a bicycle parking rack for the multi-family units in Land Bay 2 in the location generally depicted on the CDP/FDP; and (v) through a Cost Sharing Agreement with the Applicant in RZ 2000-SU-042 and RZ 2000-SU-043, a clubhouse, swimming pool, a tot lot, a bicycle parking rack and tennis courts in the location generally depicted on CDP/FDP of RZ 2000-SU-042 (the "Main Recreational Facility").

- b. The Applicant shall contribute \$955 per residential unit for the total number of units approved for the Subject Property, not to exceed a total value of \$912,025. Credited against said contribution shall be the cost of the design and construction of the above recreational improvements constructed on-site (but not including the cost of any trails shown on the County's Comprehensive Trail Plan) and the Applicant's share (as demonstrated to and determined by DPWES) of the cost of the Main Recreational Facility to be constructed on the RZ 2000-SU-042 Property. However, the credit allocation of \$955 per unit for the multi-family units in Land Bay 2 shall be accounted for separately as provided in Paragraph (2) below. The credit allocation for the residential units, excluding the multi-family units in Land Bay 2, shall be accounted for as provided in Paragraph (1) below.
  - (1) In the event the total value of the recreational improvements in Paragraph a above, other than those improvements in Land Bay 2, is less than the proffered \$955 per residential unit, the Applicant shall provide a cash contribution to the Fairfax County Park Authority ("Park Authority") for the remainder of the recreational facility contribution ("Park Contribution"), to be used solely for park development on the park/school site (to be dedicated herein), at the time of issuance of the 531<sup>st</sup> RUP, exclusive of the multi-family units, within FairCrest. To avoid overpayment and the necessity for subsequent refunds, said "costs" may be determined by DPWES on the basis of costs projected from engineering drawings and bond amounts approved by DPWES for the creditable infrastructure improvements. When submitting requests for credit for recreational facilities under this Paragraph 19, the Applicant shall coordinate its requests with the requests of the Applicant in RZ 2000-SU-042 and RZ 2000-SU-043, so that DPWES can review a combined request for credit for the facilities wherein Pulte and Winchester are both entitled to a credit. All credit requests shall be accompanied by the documentation required by DPWES in its administration of the Park Contribution.
  - (2) The swimming pool/clubhouse facility in Land Bay 2 will be for the exclusive use of the residents in Land Bay 2 and their guests.

Accordingly, the \$955 per residential unit for the 400 multi-family units shall be expended for the recreational improvements in Land Bay 2. In the event that the recreational improvements for Land Bay 2 amount to less than \$955 per unit, the Applicant shall provide a cash contribution to the Park Authority for the remainder of the recreational contribution attributable to the 400 multi-family units. Said contribution shall be utilized solely for improvements to Arrowhead Park.

- c. The clubhouse, swimming pool and tennis court facilities referenced in Paragraph a(v) above shall be in place prior to the issuance of the RUP for the 531<sup>st</sup> unit, exclusive of the multi-family units, within FairCrest.
20. **Energy Savings.** All homes on the Property, less and except the units in Land Bay 2, shall meet the thermal guidelines of the Virginia Power Energy Saver Program for energy-efficient homes or its equivalent, as determined by DPWES for either electric or gas energy systems, as applicable.
21. **Garages.** The Applicant shall place a covenant on each townhouse garage unit that prohibits the use of the garage for any purpose which precludes motor vehicle storage. This covenant shall be recorded among the land records of Fairfax County prior to the sale of lots and shall run to the benefit of the HOA and to the Board. Prior to recordation, the covenant shall be approved by the Fairfax County Attorney's office. The HOA documents shall expressly state this use restriction.
22. **Open Space.** At the time of recordation of the subdivision/site plans for each relevant section, the Applicant shall convey all open space parcels that are not dedicated to the Park Authority or the Board to the relevant HOA for ownership and maintenance.
23. **Noise Attenuation - I-66.** To address potential noise impacts from I-66, the Applicant shall:
  - a. Use building materials with the following characteristics pursuant to commonly accepted industry standards to achieve a maximum interior noise level of approximately 45 dBA Ldn as follows:

All residential units located within 400 feet of the centerline of I-66 which are impacted by highway noise levels of between 70 and 75 dBA Ldn and not otherwise shielded by structures or topography shall have the following acoustical attributes: Exterior walls shall have a laboratory STC rating of at least 45, and doors and windows shall have a laboratory STC rating of at least 37. If glazing constitutes more than twenty percent (20%) of any façade exposed to exterior noise levels between 70 and 75 dBA Ldn, such facade shall have the same

laboratory STC as walls. Measures to seal and caulk between exterior wall surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

All residential units located within 860 feet of the centerline of I-66 which are impacted by highway noise levels of between the 65 and 70 dBA Ldn and not otherwise shielded by structures or topography shall have the following acoustical attributes: Exterior walls shall have a laboratory STC rating of at least 39, and doors and windows shall have a laboratory STC rating of at least 28. If glazing constitutes more than twenty percent (20%) of any façade exposed to exterior noise levels between 65 and 70 dBA Ldn and not otherwise shielded by structures or topography, such façade shall have the same laboratory STC as walls. Measures to seal and caulk between exterior wall surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

- b. To achieve a maximum exterior noise level of 65 dBA Ldn, for all outdoor common activity areas in Land Bay 2, the Applicant shall construct a noise attenuation structure within the VDOT right-of-way. Said noise attenuation structure shall be coordinated in style and material with the noise attenuation structure proposed by the Applicant in RZ 2000-SU-042 (the "042 Structure"), and shall include acoustical walls, earthen berms and/or combinations thereof (the "Noise Structure"), which meet VDOT noise barrier standards and can be accepted into the VDOT system for maintenance. The Noise Structure shall be located immediately adjacent to Land Bay 2 within the VDOT right-of-way as generally shown on the CDP/FDP. Said structure shall be flush to the ground level and to the 042 Structure, and architecturally solid from ground up with no gaps or openings and shall be constructed with materials which have a minimum surface weight of 5 lb/ft<sup>2</sup>. Subject to the provisions of Paragraph 23c, the height of the Noise Structure shall vary from a height of twenty-eight feet (28') at its lowest to a maximum height of thirty-six feet (36'). Neither the Applicant nor the HOA shall be responsible for restoration, removal, relocation or reconstruction of said Noise Structure if such Noise Structure is removed or otherwise altered in conjunction with future improvements to I-66.
- c. As an alternative to "a" or "b" above, the Applicant may elect to have a refined acoustical analysis performed, subject to approval of DPWES, to verify or amend the noise levels and impact areas set forth above and/or to determine which units or portions thereof may have sufficient shielding from vegetation and/or other structures to permit a reduction in the mitigation measures prescribed above, or to determine minimum STC

ratings for exterior walls, windows, and doors. Additionally, the specifications for the noise wall along I-66 may be modified based on a refined acoustical analysis.

- d. The Applicant shall not construct residential units whose ground or upper-story living areas would fall within areas impacted by highway noise levels in excess of 75 dBA Ldn, as shown in the pre-rezoning noise analysis and not modified by the refined acoustical analysis referenced in Paragraph 23c above, unless appropriate noise mitigation measures to achieve interior levels of 45 dBA Ldn or less, such as the Noise Structure, are provided as approved by DPWES.

**24. Noise Attenuation - Route 29.** To address potential noise impacts from Route 29, the Applicant shall:

- a. Use building materials with the following characteristics pursuant to commonly accepted industry standards to achieve a maximum interior noise level of approximately 45 dBA Ldn:

All residential units located within 365 feet of the centerline of Route 29 which are impacted by highway noise levels of between the 65 and 70 dBA Ldn and not otherwise shielded by structures or topography shall have the following acoustical attributes: Exterior walls shall have a laboratory STC rating of at least 39, and doors and windows shall have a laboratory STC rating of at least 28. If glazing constitutes more than twenty percent (20%) of any façade, such façade shall have the same laboratory STC as walls. Measures to seal and caulk between exterior wall surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

- b. In order to achieve a maximum exterior noise level of 65 dBA Ldn, all rear yard patio areas which are not shielded by topography or other structures shall be shielded from highway noise by a noise barrier consisting of architecturally solid fencing with no gaps, and/or earthen berms, or a combination of fencing and berms. The noise barrier shall be of sufficient height to reduce exterior noise levels in these areas to a maximum level of 65 dBA Ldn, as determined by DPWES.
- c. As an alternative to "a" or "b" above, the Applicant may elect to have a refined acoustical analysis performed, subject to approval of DPWES, to verify or amend the noise levels and impact areas set forth above and/or to determine which units may have sufficient shielding from vegetation and other structures to permit a reduction in the mitigation measures

prescribed above, or to determine minimum STC ratings for exterior walls, windows, and doors. Additionally, the specifications for the noise barrier along Route 29 may change based on a refined acoustical analysis.

**25. Noise Attenuation - Stringfellow Road.** To address potential noise impacts from Stringfellow Road, the Applicant shall:

- a. Use building materials with the following characteristics pursuant to commonly accepted industry standards to achieve a maximum interior noise level of approximately 45 dBA Ldn:

All residential units located within 250 feet of the centerline of Stringfellow Road which are impacted by highway noise levels of between the 65 and 70 dBA Ldn and not otherwise shielded by structures or topography shall have the following acoustical attributes: Exterior walls shall have a laboratory STC rating of at least 39, and doors and windows shall have a laboratory STC rating of at least 28. If glazing constitutes more than twenty percent (20%) of any façade, such façade shall have the same laboratory STC as walls. Measures to seal and caulk between exterior wall surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

- b. In order to achieve a maximum exterior noise level of 65 dBA Ldn, all outdoor common recreational activity areas which are not shielded by topography or other structures shall be shielded from highway noise by a noise barrier consisting of architecturally solid fencing with no gaps, and/or earthen berms, or a combination of fencing and berms. The noise barrier shall be of sufficient height to reduce exterior noise levels in these areas to a maximum level of 65 dBA Ldn, as determined by DPWES. If a fence is installed, it shall not exceed a height of eight feet (8'). The design of the fence shall include a three foot (3') wide, sixteen foot (16') long offset feature, approximately every forty (40) linear feet. Evergreen trees shall be planted in each of these offset feature areas. In the alternative, the Applicant may elect to provide a different fence design of comparable or greater quality, which may include brick or stone piers, subject to the approval of DPWES.

- c. As an alternative to "a" or "b" above, the Applicant may elect to have a refined acoustical analysis performed, subject to approval of DPWES, to verify or amend the noise levels and impact areas set forth above and/or to determine which units may have sufficient shielding from vegetation and other structures to permit a reduction in the mitigation measures prescribed above, or to determine minimum STC ratings for exterior walls,

windows, and doors. Additionally, the specifications for the noise barrier along Stringfellow Road may change based on a refined acoustical analysis.

26. **Park Dedication.** No later than 2½ years after the rezoning approval is final, the Applicant shall dedicate the 24.0± acres (subject to the qualification as to Parcel 22A set forth hereinbelow), designated as land "to be dedicated to the Park Authority" and the EQC area designated as "Major Open Space" on the CDP/FDP, to the Park Authority for public park purposes. The Park Authority may extend this 2½ year limitation period for dedication, in its sole discretion. The Applicant shall also construct recreational field areas on the site prior to dedication in accordance with the terms of a separate written agreement between the Applicant and the Park Authority. The Applicant reserves the right to record conservation easements in a form approved by the County Attorney for BMP purposes on areas of the parkland other than areas reserved for trail easements that are within the EQC and/or floodplain prior to dedication. Said dedication within the EQC shall be made subject to the reservation to the Applicant and/or Fairfax County of such temporary construction and/or permanent easement rights as may be necessary to accomplish installation of the trails, roads and utilities, as are approved by DPWES, in coordination with the Urban Forester pursuant to Paragraphs 15, 16 and 17 above. Furthermore, Tax Map Parcel 55-3 ((2)) Parcel 22-A shall be conveyed subject to the creation of Life Estates in the current owners with the remainder in fee to the Park Authority, with the form of the conveyance approved by the County Attorney.
  
27. **Transit Site.** At the time of site plan approval for Land Bay 2, or no later than January 8, 2002, whichever event first occurs, the Applicant shall dedicate the 4.5± acre parcel north of Land Bay 1, as generally shown on the CDP/FDP, to the Board in fee simple for public transportation purposes. Said dedication shall be made subject to the reservation of the Applicant and/or Fairfax County of such temporary construction and/or permanent easement rights as may be necessary to accomplish installation of the trails, roads and utilities, as are approved by DPWES, in coordination with the Urban Forester pursuant to Paragraphs 15, 16 and 17 above. Further, the Applicant shall reserve for future dedication upon demand by the Fairfax County Department of Transportation ("DOT"), an additional area fifty feet (50') in width across the open space area to provide future access to the transit site. Said dedication area shall be located on the northern edge of Land Bay 1, as determined by DOT (the alternative locations are generally shown on the CDP/FDP), provided, however, that the location of any such dedication area shall not require a relocation of, or loss of, residential units as shown on the CDP/FDP. Said dedication shall be to the Board in fee simple. Prior to entering into a contract of sale of homes in Land Bay 1, prospective purchasers of units shall be notified in writing by the Applicant of the location of the transit site access. The Land Bay 1 HOA documents shall contain a disclosure pertaining to the future transit site access and the future location of the I-66 flyover described in Paragraph 11e above.

28. **School Site.** At the time of subdivision plan or site plan approval for the first residential section on the Subject Property, or, no later than November 1, 2001, whichever event first occurs, the Applicant shall dedicate the 17.0± acre parcel, designated "Alternative Uses School/Recreation" on the CDP/FDP to the Board for public school purposes. Said dedication shall be made subject to the reservation of the Applicant and/or Fairfax County of such temporary construction and/or permanent easement rights as may be necessary to accomplish installation of the trails, roads and utilities, as are approved by DPWES, in coordination with the Urban Forester pursuant to Paragraphs 15, 16 and 17 above. The Applicant reserves the right to record conservation easements in a form approved by the County Attorney for BMP purposes on areas of the school site that are within the EQC and/or floodplain, other than areas reserved for trail easements, prior to dedication.
29. **Archeological Survey.** Prior to any land disturbing activities, the Applicant shall have a Phase I archeological survey of the Property conducted which shall be submitted to the County Archeologist. Ninety (90) days prior to the beginning of on-site development activities, the Applicant shall grant permission to the County Archeologist and his agents, at their own risk and expense, to enter the Property to perform any necessary tests or studies, to monitor the Property at the time of initial clearing and grading and to recover artifacts, provided that such testing, studies, and removal do not unreasonably interfere with or delay the Applicant's construction schedule. The Applicant shall also have a Phase II survey conducted if Heritage Resources determines that a Phase II survey is warranted.
30. **Density Credit.** All density and intensity of use attributable to land areas dedicated and conveyed to the Board or the Park Authority pursuant to these proffers shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and density hereby reserved to be applied to the residue of the Subject Property.
31. **Homeowners' Association.** In connection with the development of FairCrest, an Umbrella Homeowners' Association ("Umbrella HOA") shall be created, to include the Subject Property (less and except the multi-family units in Land Bay 2), the Winchester Property which is the subject of RZ 2000-SU-042, and the Winchester Property which is the subject of RZ 2000-SU-043. The responsibilities of the Umbrella HOA shall include, but not be limited to, funding and maintenance of the swimming pool, clubhouse and tennis courts, the tot lot, a bicycle parking rack and the appurtenant open space and parking areas (collectively, the "Main Recreational Facility") to be located within the main recreational center on the which is the subject of RZ 2000-SU-042. The Main Recreational Facility located on the Umbrella HOA Property shall be available to all of the residents of the proposed developments within FairCrest except for the multi-family units that are proposed in Land Bay 2, which multi-family units shall not share in the cost of maintaining the aforesaid Main Recreational Facility. All of the residents within FairCrest (except for the residents in the multi-family units

in Land Bay 2, which multi-family units shall not share in the cost of maintaining the aforesaid Main Recreational Facility) shall be members of the Umbrella HOA with equal access to the Main Recreational Facility.

Individual neighborhoods (Land Bays and/or development projects) may be subject to individual community associations established for the care, operation and maintenance of private streets, parking, sidewalks, pedestrian trails, common open space areas and recreational facilities within such neighborhoods which are not owned and or maintained by the Umbrella HOA. Prior to entering into a Contract of Sale, initial purchasers of homes shall be notified in writing by the Applicant of (i) the maintenance responsibility of the private streets, recreational and open space areas on the site, and (ii) that current transportation plans contemplate the extension of Metro rail parallel to the northern boundary of the Property, within the median of I-66. These disclosures shall also be set forth in the respective HOA documents. The HOA documents encompassing the area in which the interparcel access dedication, referenced in Paragraph 35 below, is to be located shall also provide for the requirement of that dedication upon demand by Fairfax County consistent with Paragraph 35 below.

32. **Trails.** Trails shall be provided at the time of development of the respective areas generally as depicted on the "Recreational Amenities and Trails Plan" (Sheet 11 of the CDP/FDP). Trails in areas to be owned by the Homeowners' Association(s) shall be subject to public access easements, in standard County format, wherever they are located outside of the public right-of-way or public ownership. Trails within the parkland shall be located in consultation with the Park Authority and subject to maintenance by the Park Authority or DPWES. Final trail locations other than the EQC Trail, shall be subject to the review and approval of DPWES. The trails network shall consist of: the EQC and a fair weather stream crossing, walking trails/Comprehensive Plan trails and major sidewalk connections/routes. Additional sidewalks and trails shall be provided within the individual neighborhoods as shown on the CDP/FDP. A six foot (6') asphalt trail shall be provided along the eastern or western side of the Pond pursuant to final engineering as approved by DPWES. A five foot (5') concrete sidewalk shall be provided on each side of the Spine Road and Leland Road. The trails network shall be extended to the Property boundaries and designed to connect to off-site portions of FairCrest. Notwithstanding all of the aforesaid, the Applicant shall have no obligation to construct off-site sidewalks or trails.
33. **Blasting.** In the event blasting is necessary, before any blasting occurs on the Property the Applicant shall: (i) insure that the Fairfax County Fire Marshal has reviewed the blasting plans; (ii) follow all safety recommendations made by the Fire Marshal; and (iii) provide independent qualified inspectors approved by DPWES to inspect wells located within 500 feet of the blasting site where access is granted by the property owner to implement this proffer (the "Inspected Wells"). The Applicant shall coordinate with the Applicant in RZ 2000-SU-042 and RZ 2000-SU-043 with regard to the implementation of the inspections in

order to avoid unnecessary duplication of testing. The inspector shall check the flow rate for each of the Inspected Wells immediately before and immediately after blasting within 500 feet of the Inspected Wells. If allowed by County or State regulations, the Applicant shall repair any damage to, or at its sole discretion, may replace the Inspected Well(s) determined by the inspector to have been damaged as a result of blasting on the Property, or the Applicant shall pay for hook-up of public water to serve any house whose well has been damaged by blasting on the Property.

34. **Successors or Assigns.** Each reference to "Applicant" in this proffer statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest, or assigns and/or developer(s) of the site or any portion of the site.
35. **Interparcel Access.** In lieu of escrowing funds and/or constructing a service drive along the Lee Highway frontage of Tax Map 55-3 ((1)) Parcel 6 that is west of the Spine Road, the Applicant shall reserve for future dedication an interparcel access right-of-way area fifty feet (50') wide across said parcel from the Spine Road into the northern portion of Tax Map 55-3 ((1)) Parcel 5, aligning this right-of-way area with the right-of-way area to be dedicated by the Applicant in RZ 2000-SU-043. Said future right-of-way area shall be located within 150' of the northern property line of Parcel 6 as determined by DPWES, and said dedication shall be made by the HOA in fee simple to the Board upon demand by the County. The Applicant shall not be responsible for any design or construction of said interparcel access.
36. **Public Water.** A 24" water line shall be constructed within the Spine Road right-of-way from Lee Highway to (a) Stringfellow Road or (b) to the transit site referenced in Paragraph 27, by way of the Metro Connector referenced in Paragraph 11f above, as determined by DPWES in coordination with the Fairfax County Water Authority ("FCWA") and DOT. The Applicant shall be reimbursed by the FCWA for the Applicant's cost for such line in excess of such cost attributable to the size line required to serve FairCrest, as determined by FCWA pursuant to FCWA policies.
37. **Signs.** No temporary signs (including "popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on- or off-site by the Applicant or at the Applicant's direction to assist in the initial sale of homes on the Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and sale of residential units on the Property to adhere to this proffer.
38. **Counterparts.** These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

[Signatures on the next pages or counterparts]

APPLICANT/CONTRACT PURCHASER OF TAX MAP 54-4 ((2)) PARCEL 58; TAX MAP 55-1 ((1)) PARCELS 15, 16, 18, 19, 22A, 23, 24, 25 AND 26; TAX MAP 55-1 ((2)) PARCELS 34, 35, 36, 37, 70, 71, 72, 73, 74, 75 AND 76; TAX MAP 55-1 ((3)) PARCELS A, B, C, 9B AND 19B; TAX MAP 55-3 ((1)) PARCELS 6, 7, 8, 13, 15A, 17, 18, 18A, 19A, 20, 21, 21A AND 22A; TAX MAP 55-3 ((2)) PARCELS 59, 60, 61, 62, 63, 64, 77, 78, 79, 80, 80A, 81, 82, 83A, 84A, 85A, 86, 86A, 87, 88, 89, 90, 91, 92, 93A, 93B, 98, 99 AND 157; OWNER OF TAX MAP 55-1 ((1)) PARCELS 20 AND 22

PULTE HOME CORPORATION

By: *Richard D. DiBella*  
Richard D. DiBella, Agent and Attorney-in-Fact for Pulte Home Corporation *RICHARD D. DiBella, Agent and Attorney in fact for Pulte Home Corporation*

By: *Stanley F. Settle, Jr.*  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for Pulte Home Corporation *STANLEY F. SETTLE, JR., AGENT AND ATTORNEY IN FACT FOR PULTE HOME CORPORATION*

OWNER OF TAX MAP 55-1 ((3)) PARCEL C

STRINGFELLOW DEVELOPMENT LC

By: *Richard D. DiBella*  
Richard D. DiBella, Agent and Attorney-in-Fact for Stringfellow Development LC *RICHARD D. DiBella Agent and Attorney in fact for String fellow Develop LC*

By: *Stanley F. Settle, Jr.*  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for Stringfellow Development LC *STANLEY F. SETTLE, JR., AGENT AND ATTORNEY IN FACT FOR STRINGFELLOW DEVELOPMENT LC*

OWNER OF TAX MAP 55-1 ((3)) PARCELS B AND 19B

HP INVESTMENT LC

By: *Richard D. DiBella*  
Richard D. DiBella, Agent and Attorney-in-Fact for HP Investment LC *RICHARD D. DiBella, Agent and Attorney in fact for HP investment LC*

By: *Stanley F. Settle, Jr.*  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for HP Investment LC *STANLEY F. SETTLE, JR., AGENT AND ATTORNEY IN FACT FOR HP INVESTMENT LC*

OWNER OF TAX MAP 55-1 ((1)) PARCEL 26; TAX MAP 55-3 ((1)) PARCELS 20 AND 21; TAX MAP 55-3 ((2)) PARCELS 84A, 89 AND 90

VALE WEST OX INVESTMENT L.L.C.

By: *S.F.*  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Vale West Ox Investment L.L.C. *STANLEY F. SETTLE, JR., AGENT  
AND ATTORNEY IN FACT FOR VALE WEST OX INVESTMENT L.L.C.*  
OWNER OF TAX MAP 55-1 ((1)) PARCEL 16

WESTVIEW ASSOCIATES LLC

By: \_\_\_\_\_  
J. Randall Minchew, Manager

OWNER OF TAX MAP 55-3 ((2)) PARCEL 86A

*Waldman* TRUSTEE  
Gerald Waldman, Trustee

OWNER OF TAX MAP 55-3 ((2)) PARCELS 60, 61, 62, 63 AND 64

LELAND ROAD INVESTMENT LLC

By: *S.F.*  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Leland Road Investment LLC *STANLEY F. SETTLE, JR., AGENT  
AND ATTORNEY IN FACT FOR LELAND ROAD INVESTMENT LLC.*  
OWNER OF TAX MAP 54-4 ((2)) PARCEL 58; TAX MAP 55-3 ((2)) PARCEL 59

LELAND ROAD LLC *LELAND ROAD LLC*

By: *Waldman* *by GERALD WALDMAN*  
Gerald Waldman, Agent and Attorney-in-Fact for  
Leland Road LLC *its AGENT AND  
ATTORNEY - IN - FACT*

**OWNER OF TAX MAP 55-1 ((1)) PARCEL 26; TAX MAP 55-3 ((1)) PARCELS 20 AND 21; TAX MAP 55-3 ((2)) PARCELS 84A, 89 AND 90**

VALE WEST OX INVESTMENT L.L.C.

By: \_\_\_\_\_  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Vale West Ox Investment L.L.C.

**OWNER OF TAX MAP 55-1 ((1)) PARCEL 16**

WESTVIEW ASSOCIATES LLC

By: J. Randall Minchew 3/2/01  
J. Randall Minchew, Manager

**OWNER OF TAX MAP 55-3 ((2)) PARCEL 86A**

\_\_\_\_\_  
Gerald Waldman, Trustee

**OWNER OF TAX MAP 55-3 ((2)) PARCELS 60, 61, 62, 63 AND 64**

LELAND ROAD INVESTMENT LLC

By: \_\_\_\_\_  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Leland Road Investment LLC

**OWNER OF TAX MAP 54-4 ((2)) PARCEL 58; TAX MAP 55-3 ((2)) PARCEL 59**

LELAND ROAD LLC

By: \_\_\_\_\_  
Gerald Waldman, Agent and Attorney-in-Fact for  
Leland Road LLC

Accepted & Approved  
3/2/01 Proffers  
Randall Minchew

**OWNER OF TAX MAP 55-1 ((2)) PARCELS 36, 37 AND 73**

ANNE B. HAZEL, TRUSTEE

By: \_\_\_\_\_  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Anne B. Hazel, Trustee

**OWNER OF TAX MAP 55-1 ((1)) PARCEL 22A**

Amie A Williams Trustee  
Amie A. Williams, Trustee

**OWNERS OF TAX MAP 55-3 ((2)) PARCEL 157**

DENNIS O. HOGGE, TRUSTEE

By: \_\_\_\_\_  
Richard D. DiBella, Agent and Attorney-in-Fact for  
Dennis O. Hogge, Trustee

By: \_\_\_\_\_  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Dennis O. Hogge, Trustee

MARGUERITE A. HOGGE, TRUSTEE

By: \_\_\_\_\_  
Richard D. DiBella, Agent and Attorney-in-Fact for  
Marguerite A. Hogge, Trustee

By: \_\_\_\_\_  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Marguerite A. Hogge, Trustee

CHARLES H. BURTON, TRUSTEE

By: \_\_\_\_\_  
Richard D. DiBella, Agent and Attorney-in-Fact for  
Charles H. Burton, Trustee

By: \_\_\_\_\_  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Charles H. Burton, Trustee

OWNER OF TAX MAP 55-1 ((2)) PARCELS 36, 37 AND 73

ANNE B. HAZEL, TRUSTEE

By: D.S.

Stanley F. Settle, Jr., Agent and Attorney-in-Fact for Anne B. Hazel, Trustee *STANLEY F. SETTLE, JR., AGENT AND ATTORNEY IN FACT FOR ANNE B. HAZEL, TRUSTEE*  
OWNER OF TAX MAP 55-1 ((1)) PARCEL 22A

Amie A. Williams, Trustee

OWNERS OF TAX MAP 55-3 ((2)) PARCEL 157

DENNIS O. HOGGE, TRUSTEE

By: Richard D. DiBella

Richard D. DiBella, Agent and Attorney-in-Fact for Dennis O. Hogge, Trustee *Richard D. DiBella Agent and Attorney in Fact for Dennis O. Hogge, Trustee*

By: D.S.

Stanley F. Settle, Jr., Agent and Attorney-in-Fact for Dennis O. Hogge, Trustee *STANLEY F. SETTLE, JR., AGENT AND ATTORNEY IN FACT FOR DENNIS O. HOGGE, TRUSTEE*

MARGUERITE A. HOGGE, TRUSTEE

By: Richard D. DiBella

Richard D. DiBella, Agent and Attorney-in-Fact for Marguerite A. Hogge, Trustee *Richard D. DiBella Agent and Attorney in Fact for Marguerite A. Hogge, Trustee*

By: D.S.

Stanley F. Settle, Jr., Agent and Attorney-in-Fact for Marguerite A. Hogge, Trustee *STANLEY F. SETTLE, JR., AGENT AND ATTORNEY IN FACT FOR MARGUERITE A. HOGGE, TRUSTEE*

CHARLES H. BURTON, TRUSTEE

By: Richard D. DiBella

Richard D. DiBella, Agent and Attorney-in-Fact for Charles H. Burton, Trustee *Richard D. DiBella Agent and Attorney in Fact for Charles H. Burton, Trustee*

By: D.S.

Stanley F. Settle, Jr., Agent and Attorney-in-Fact for Charles H. Burton, Trustee *STANLEY F. SETTLE, JR., AGENT AND ATTORNEY IN FACT FOR CHARLES H. BURTON, TRUSTEE*

SEE PAGE 38

**OWNERS OF TAX MAP 55-1 ((3)) PARCEL A**

\_\_\_\_\_  
Kenneth P. Warren

\_\_\_\_\_  
John W. Warren

\_\_\_\_\_  
David S. Warren

SEE PAGE 38

**OWNER OF TAX MAP 55-1 ((3)) PARCEL 9B**

*GW*  
~~By: GERALD WALDMAN~~  
AUBREY B. LEGGETT, 2<sup>ND</sup> AUBREY B. LEGGETT 2<sup>ND</sup>

*MW*  
By: *By GERALD WALDMAN - his AGENT AND ATTORNEY - IN-FACT*

\_\_\_\_\_  
Gerald Waldman, Agent and Attorney-in-Fact for  
Aubrey B. Leggett, 2<sup>nd</sup>

**OWNER OF TAX MAP 55-1 ((2)) PARCELS 34, 35 AND 74**

IRENE C. WALLACE

By: *S.F.*  
\_\_\_\_\_  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Irene C. Wallace *STANLEY F. SETTLE, JR., AGENT AND ATTORNEY IN FACT FOR IRENE C. WALLACE*

SEE PAGE 38

**OWNER OF TAX MAP 55-1 ((1)) PARCELS 15 AND 25;  
TAX MAP 55-1 ((2)) PARCEL 70; TAX MAP 55-3 ((2))  
PARCELS 82, 83A, 85A, 87 AND 98**

*MW*  
\_\_\_\_\_  
Gerald Waldman

SEE PAGE 36

**OWNER OF TAX MAP 55-1 ((2)) PARCEL 71; TAX MAP  
55-3 ((2)) PARCELS 79, 80A AND 99**

BRENDA KLYNE, FORMERLY KNOWN AS BRENDA  
WALDMAN

By: \_\_\_\_\_  
Gerald Waldman, Agent and Attorney-in-Fact for  
Brenda Klyne

OWNERS OF TAX MAP 55-1 ((2)) PARCEL 72

DOUGLAS HUGH LANGHORNE

By: Richard D. DiBella

Richard D. DiBella, Agent and Attorney-in-Fact for Douglas Hugh Langhorne

*Richard D. DiBella agent and attorney in fact for Douglas Hugh Langhorne*

By: Stanley F. Settle, Jr.

Stanley F. Settle, Jr., Agent and Attorney-in-Fact for Douglas Hugh Langhorne

*STANLEY F. SETTLE, JR., AGENT AND ATTORNEY IN FACT FOR DOUGLAS HUGH LANGHORNE*

PAULA S. LANGHORNE

By: Richard D. DiBella

Richard D. DiBella, Agent and Attorney-in-Fact for Paula S. Langhorne

*Richard D. DiBella agent and attorney in fact for Paula S. Langhorne*

By: Stanley F. Settle, Jr.

Stanley F. Settle, Jr., Agent and Attorney-in-Fact for Paula S. Langhorne

*STANLEY F. SETTLE, JR., AGENT AND ATTORNEY IN FACT FOR PAULA S. LANGHORNE*

OWNERS OF TAX MAP 55-1 ((2)) PARCEL 75

DOMINIC LAITI

By: Richard D. DiBella

Richard D. DiBella, Agent and Attorney-in-Fact for Dominic Laiti

*Richard D. DiBella agent and attorney in fact for Dominic Laiti*

By: Stanley F. Settle, Jr.

Stanley F. Settle, Jr., Agent and Attorney-in-Fact for Dominic Laiti

*STANLEY F. SETTLE, JR., AGENT AND ATTORNEY IN FACT FOR DOMINIC LAITI*

SYLVIA M. LAITI

By: Richard D. DiBella

Richard D. DiBella, Agent and Attorney-in-Fact for Sylvia M. Laiti

*Richard D. DiBella agent and attorney in fact for SYLVIA M. LAITI*

By: Stanley F. Settle, Jr.

Stanley F. Settle, Jr., Agent and Attorney-in-Fact for Sylvia M. Laiti

*STANLEY F. SETTLE, JR., AGENT AND ATTORNEY IN FACT FOR SYLVIA M. LAITI*

**OWNERS OF TAX MAP 55-1 ((2)) PARCEL 76**

JAMES B. MARTIN

By: \_\_\_\_\_  
Richard D. DiBella, Agent and Attorney-in-Fact for  
James B. Martin

By: \_\_\_\_\_  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
James B. Martin

GERTRUDE P. MARTIN

By: \_\_\_\_\_  
Richard D. DiBella, Agent and Attorney-in-Fact for  
for Gertrude P. Martin

By: \_\_\_\_\_  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Gertrude P. Martin

**OWNER OF TAX MAP 55-1 ((1)) PARCEL 24**

FAIRFAX COUNTY PARK AUTHORITY

By:   
Paul L. Baldino, Director

OWNERS OF TAX MAP 55-1 ((2)) PARCEL 76

JAMES B. MARTIN

By: Richard D. DiBella

Richard D. DiBella, Agent and Attorney-in-Fact for James B. Martin

*Richard D. DiBella, Agent and Attorney in Fact for James B. Martin*

By:

Stanley F. Settle, Jr., Agent and Attorney-in-Fact for James B. Martin

*STANLEY F. SETTLE, JR., AGENT AND ATTORNEY IN FACT FOR JAMES B. MARTIN*

GERTRUDE P. MARTIN

By: Richard D. DiBella

Richard D. DiBella, Agent and Attorney-in-Fact for Gertrude P. Martin

*Richard D. DiBella, Agent and Attorney in Fact for Gertrude P. Martin*

By:

Stanley F. Settle, Jr., Agent and Attorney-in-Fact for Gertrude P. Martin

*STANLEY F. SETTLE JR., AGENT AND ATTORNEY IN FACT FOR GERTRUDE P. MARTIN*

OWNER OF TAX MAP 55-1 ((1)) PARCEL 24

FAIRFAX COUNTY PARK AUTHORITY

By:

Paul L. Baldino, Director

OWNERS OF TAX MAP 55-1 ((1)) PARCEL 23

LEVERN L. ZIEGLER

By: Richard D. DiBella  
Richard D. DiBella, Agent and Attorney-in-Fact for  
Levern L. Ziegler *Richard D. DiBella agent  
and attorney in fact for Levern L. Ziegler*

By: Stanley F. Settle, Jr.  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Levern L. Ziegler *STANLEY F. SETTLE, JR., AGENT AND ATTORNEY  
IN FACT FOR LEVERN L. ZIEGLER*

DOROTHY K. ZIEGLER

By: Richard D. DiBella  
Richard D. DiBella, Agent and Attorney-in-Fact for  
Dorothy K. Ziegler *Richard D. DiBella agent  
and attorney in fact for Dorothy K. Ziegler*

By: Stanley F. Settle, Jr.  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Dorothy K. Ziegler *STANLEY F. SETTLE, JR., AGENT AND  
ATTORNEY IN FACT FOR DOROTHY K. ZIEGLER*

OWNER OF TAX MAP 55-1 ((1)) PARCEL 19

MAXINE L. FAIRCLOTH

By: Richard D. DiBella  
Richard D. DiBella, Agent and Attorney-in-Fact for  
Maxine L. Faircloth *Richard D. DiBella agent  
and attorney in fact for MAXINE L. FAIRCLOTH*

By: Stanley F. Settle, Jr.  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Maxine L. Faircloth *STANLEY F. SETTLE, JR., AGENT AND  
ATTORNEY IN FACT FOR MAXINE L. FAIRCLOTH*

OWNER OF TAX MAP 55-1 ((1)) PARCEL 18

MARY F. AYRES

By: Richard D. DiBella  
Richard D. DiBella, Agent and Attorney-in-Fact for  
Mary F. Ayres *Richard D. DiBella agent and  
attorney in fact for Mary F. Ayres*

By: Stanley F. Settle, Jr.  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Mary F. Ayres *STANLEY F. SETTLE, JR., AGENT AND  
ATTORNEY IN FACT FOR MARY F. AYRES*

OWNERS OF TAX MAP 55-3 ((1)) PARCEL 8

MAX D. AMES *MM* MAX D. AMES by  
GERALD WALDMAN his AGENT

By: *and a Horney - in - Fact*  
Gerald Waldman, Agent and Attorney-in-Fact for  
Max D. Ames

PAMELA J. AMES *MM* PAMELA J. AMES  
by GERALD WALDMAN her AGENT

By: *and a Horney - in - Fact*  
Gerald Waldman, Agent and Attorney-in-Fact for  
Pamela J. Ames

OWNER OF TAX MAP 55-3 ((1)) PARCEL 13

GEORGE W. STANLEY

By: *Richard D. DiBella*  
Richard D. DiBella, Agent and Attorney-in-Fact for  
George W. Stanley *Richard D. DiBella agent  
and attorney in fact for George W. Stanley*

By: *Stanley F. Settle, Jr.*  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
George W. Stanley *STANLEY F. SETTLE, JR., AGENT AND  
ATTORNEY IN FACT FOR GEORGE W. STANLEY*

OWNER OF TAX MAP 55-3 ((1)) PARCELS 15A AND  
18A

PAMELA H. SCHMIDT

By: *Richard D. DiBella*  
Richard D. DiBella, Agent and Attorney-in-Fact for  
Pamela H. Schmidt *Richard D. DiBella agent  
and attorney in fact for Pamela H. Schmidt*

By: *Stanley F. Settle, Jr.*  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Pamela H. Schmidt *STANLEY F. SETTLE, JR., AGENT  
AND ATTORNEY IN FACT FOR PAMELA H. SCHMIDT*

OWNERS OF TAX MAP 55-3 ((1)) PARCEL 17

JULIO C. ARAUJO

By:

*Richard D. DiBella*

Richard D. DiBella, Agent and Attorney-in-Fact for Julio C. Araujo *Richard D. DiBella agent and attorney in fact for Julio C. Araujo*

By:

Stanley F. Settle, Jr., Agent and Attorney-in-Fact for Julio C. Araujo *STANLEY F. SETTLE, JR., AGENT AND ATTORNEY IN FACT FOR JULIO C. ARAUJO*

GABRIELA T. ARAUJO

By:

*Richard D. DiBella*

Richard D. DiBella, Agent and Attorney-in-Fact for Gabriela T. Araujo *Richard D. DiBella agent and attorney in fact for Gabriela T. Araujo*

By:

Stanley F. Settle, Jr., Agent and Attorney-in-Fact for Gabriela T. Araujo *STANLEY F. SETTLE, JR., AGENT AND ATTORNEY IN FACT FOR GABRIELA T. ARAUJO*

OWNERS OF TAX MAP 55-3 ((1)) PARCEL 19A

JOHN LOUIS COSTIANIS

By:

*Richard D. DiBella*

Richard D. DiBella, Agent and Attorney-in-Fact for John Louis Costianis *Richard D. DiBella agent and attorney in fact for John Louis Costianis*

By:

Stanley F. Settle, Jr., Agent and Attorney-in-Fact for John Louis Costianis *STANLEY F. SETTLE, JR., AGENT AND ATTORNEY IN FACT FOR JOHN LOUIS COSTIANIS*

NIKI COSTIANIS

By:

*Richard D. DiBella*

Richard D. DiBella, Agent and Attorney-in-Fact for Niki Costianis. *Richard D. DiBella agent and attorney in fact for Niki Costianis*

By:

Stanley F. Settle, Jr., Agent and Attorney-in-Fact for Niki Costianis *STANLEY F. SETTLE, JR., AGENT AND ATTORNEY IN FACT FOR NIKI COSTIANIS*

OWNERS OF TAX MAP 55-3 ((1)) PARCEL 21A

ROGER D. CORNELL, TRUSTEE

By: Richard D. DiBella  
Richard D. DiBella, Agent and Attorney-in-Fact for  
Roger D. Cornell, Trustee *Richard D. DiBella agent  
and attorney in fact for Roger D. Cornell, trustee*

By: Stanley F. Settle, Jr.  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Roger D. Cornell, Trustee *STANLEY F. SETTLE, JR., AGENT AND  
ATTORNEY IN FACT FOR ROGER D. CORNELL, TRUSTEE*

By: Richard D. DiBella  
Richard D. DiBella, Agent and Attorney-in-Fact for  
Frances B. Cornell, Trustee *Richard D. DiBella agent  
and attorney in fact for Frances B. Cornell, trustee*

By: Stanley F. Settle, Jr.  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Frances B. Cornell, Trustee *STANLEY F. SETTLE, JR., AGENT  
AND ATTORNEY IN FACT FOR FRANCES B. CORNELL, TRUSTEE*

OWNERS OF TAX MAP 55-3 ((1)) PARCEL 22A

FRANK BAYLUS WHORTON

By: Richard D. DiBella  
Richard D. DiBella, Agent and Attorney-in-Fact for  
Frank Baylus Whorton *Richard D. DiBella agent  
and attorney in fact for Frank Baylus Whorton*

By: Stanley F. Settle, Jr.  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Frank Baylus Whorton *STANLEY F. SETTLE, JR., AGENT  
AND ATTORNEY IN FACT FOR FRANK BAYLUS WHORTON*

LOIS U. WHORTON

By: Richard D. DiBella  
Richard D. DiBella, Agent and Attorney-in-Fact for  
Lois U. Whorton *Richard D. DiBella agent and  
attorney in fact for Lois U. Whorton*

By: Stanley F. Settle, Jr.  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Lois U. Whorton *STANLEY F. SETTLE, JR., AGENT AND  
ATTORNEY IN FACT FOR LOIS U. WHORTON*

OWNER OF TAX MAP 55-3 ((2)) PARCELS 93A and 93B

EDWARD W. JOHNSON

By: *Richard D. DiBella*  
Richard D. DiBella, Agent and Attorney-in-Fact for  
Edward W. Johnson *Richard D. DiBella, Agent  
and Attorney-in-Fact for Edward W. Johnson*

By: *Stanley F. Settle, Jr.*  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Edward W. Johnson *STANLEY F. SETTLE, JR., AGENT AND  
ATTORNEY IN FACT FOR EDWARD W. JOHNSON*

OWNER OF TAX MAP 55-3 ((2)) PARCELS 91 and 92

LESLIE O. KENNEDY

By: *Richard D. DiBella*  
Richard D. DiBella, Agent and Attorney-in-Fact for  
Leslie O. Kennedy *Richard D. DiBella, agent  
and Attorney-in-Fact for Leslie O. Kennedy*

By: *Stanley F. Settle, Jr.*  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Leslie O. Kennedy *STANLEY F. SETTLE, JR., AGENT AND  
ATTORNEY IN FACT FOR LESLIE O. KENNEDY*

OWNER OF TAX MAP 55-3 ((2)) PARCEL 81

FLOYD G. PHILLIPS, JR., HEIR AT LAW OF MARY  
PHILLIPS *Floyd G. Phillips Jr.*  
*by GERALD WALDMAN his AGENT*

By: *and Attorney-in-Fact*  
Gerald Waldman, Agent and Attorney-in-Fact for  
Floyd G. Phillips, Jr.

ANNA LOEFFLER, HEIR AT LAW OF MARY PHILLIPS  
*ANNA Loeffler* by

By: *GERALD WALDMAN her AGENT and*  
Gerald Waldman, Agent and Attorney-in-Fact for  
Anna Loeffler *Attorney-in-Fact*

OWNER OF TAX MAP 55-3 ((2)) PARCEL 80

ANGELIKA L. DONAHUE *ANGELIKA DONAHUE* by *GERALD WALDMAN*

By: *her AGENT and Attorney-in-Fact*  
Gerald Waldman, Agent and Attorney-in-Fact for  
Angelika L. Donahue

~~OWNER OF TAX MAP 55-3 ((2)) PARCEL 78~~

~~JOYCE DALE LONGERBEAM WITHORN~~

~~By:~~

~~Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Joyce Dale Longerbeam Withorn *STANLEY F. SETTLE, JR., AGENT AND ATTORNEY IN FACT FOR JOYCE DALE LONGERBEAM WITHORN*  
OWNER OF TAX MAP 55-3 ((2)) PARCEL 77~~

MARY C. BOLT

By:

*Richard D. DiBella*  
Richard D. DiBella, Agent and Attorney-in-Fact for  
Mary C. Bolt *RICHARD D. DiBella agent and attorney in fact for Mary C. Bolt*

By:

Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Mary C. Bolt *STANLEY F. SETTLE, JR., AGENT AND ATTORNEY IN FACT FOR MARY C. BOLT*

~~OWNER OF TAX MAP 55-3 ((2)) PARCELS 86 AND 88~~

~~Christa Malek Mohamadi~~

~~OWNERS OF TAX MAP 55-3 ((1)) PARCELS 6 AND 7~~

~~FRED J. AYOUB~~

~~By:~~

*Richard D. DiBella*  
Richard D. DiBella, Agent and Attorney-in-Fact for  
Fred J. Ayoub *RICHARD D. DiBella agent and attorney in fact for Fred J. Ayoub*

~~By:~~

Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Fred J. Ayoub *STANLEY F. SETTLE, JR., AGENT AND ATTORNEY IN FACT FOR FRED J. AYOUB*  
SAID J. AYOUB

~~By:~~

*Richard D. DiBella*  
Richard D. DiBella, Agent and Attorney-in-Fact for  
Said J. Ayoub *RICHARD D. DiBella agent and attorney in fact for Said J. Ayoub*

~~By:~~

Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Said J. Ayoub *STANLEY F. SETTLE, JR., AGENT AND ATTORNEY IN FACT FOR SAID J. AYOUB*

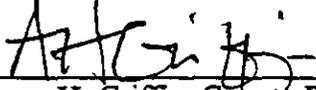
**OWNERS OF TAX MAP 55-3 ((1)) PARCEL 18**

  
\_\_\_\_\_  
John G. Glascock

  
\_\_\_\_\_  
Agnes F. Glascock

**OWNER OF RIGHT-OF-WAY OF PORTION OF LELAND ROAD, BRADLEY ROAD, SHREVE STREET AND CENTREVILLE FARMS ROAD THAT ARE TO BE VACATED**

**BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**

By:   
\_\_\_\_\_  
Anthony H. Griffin, County Executive

SEE PAGE 37

**CONTRACT PURCHASER OF PORTIONS OF THE SUBJECT PROPERTY YET TO BE DETERMINED**

**THE DREES COMPANY, t/a DREES HOMES**

By: \_\_\_\_\_  
Michael J. Rubery, Vice President

SEE PAGE 39

**CONTRACT PURCHASER OF TAX MAP 55-1 ((1)) PARCELS 24 AND 25; TAX MAP 55-1 ((2)) PARCELS 34, 35, 36, 37, 72, 73 AND 74; TAX MAP 55-1 ((3)) PARCELS A, B, C, 9B AND 19B**

**TCR MID ATLANTIC/NE PROPERTIES, INC.**

By: \_\_\_\_\_  
Charles N. Bay, Vice President

OWNER OF TAX MAP 55-3 ((2)) PARCELS 86 AND 88

CHRISTA MALEK MOHAMADI

By: *S.F.*  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Christa Malek Mohamadi *STANLEY F. SETTLE, JR., AGENT  
AND ATTORNEY IN FACT FOR CHRISTA MALEK MOHAMADI*

OWNER OF TAX MAP 55-3 ((2)) PARCEL 78

JOYCE DALE LONGERBEAM WITHORN

By: *Richard D. DiBella*  
Richard D. DiBella, Agent and Attorney-in-Fact for  
Joyce Dale Longerbeam Withorn *Richard D. DiBella  
agent and Attorney in fact for Joyce Dale  
Longerbeam Withorn*

By: *S.F.*  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Joyce Dale Longerbeam Withorn *STANLEY F. SETTLE, JR.,  
AGENT AND ATTORNEY IN FACT FOR JOYCE DALE  
LONGERBEAM WITHORN*

OWNER OF TAX MAP 55-1 ((2)) PARCEL 71; TAX MAP 55-3 ((2)) PARCELS 79, 80A AND 99

BRENDA KLYNE, FORMERLY KNOWN AS BRENDA WALDMAN

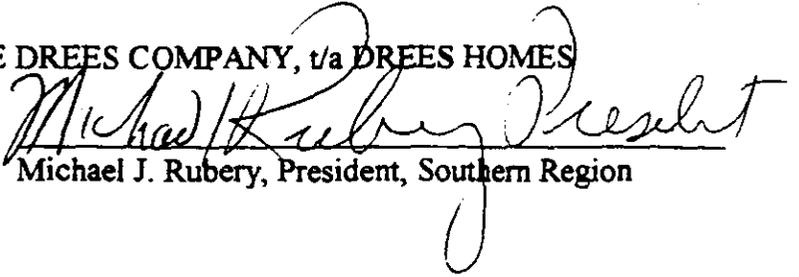
By: *Richard D. DiBella*  
Richard D. DiBella, Agent and Attorney-in-Fact for  
Brenda Klyne *Richard D. DiBella agent and  
attorney in fact for Brenda Klyne*

By: *S.F.*  
Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Brenda Klyne *STANLEY F. SETTLE, JR., AGENT AND  
ATTORNEY IN FACT FOR BRENDA KLYNE*

**CONTRACT PURCHASER OF PORTIONS OF THE  
SUBJECT PROPERTY YET TO BE DETERMINED**

**THE DREES COMPANY, t/a DREES HOMES**

By:

A handwritten signature in cursive script that reads "Michael J. Rubery President". The signature is written over a horizontal line.

**Michael J. Rubery, President, Southern Region**

**OWNERS OF TAX MAP 55-1 ((3)) PARCEL A**

**KENNETH P. WARREN**

By: David S. Warren, Agent and Attorney-in-Fact for  
Kenneth P. Warren  
David S. Warren, Agent and Attorney-in-Fact for  
Kenneth P. Warren

**JOHN W. WARREN**

By: David S. Warren, Agent and Attorney-in-Fact for  
John W. Warren  
David S. Warren, Agent and Attorney-in-Fact for  
John W. Warren

David S. Warren  
David S. Warren

**OWNER OF TAX MAP 55-1 ((3)) PARCEL 9B**

AUBREY B. LEGGETT, 2<sup>ND</sup> W AUBREY B. LEGGETT <sup>2<sup>nd</sup></sup>  
By: by GERALD WALDMAN his  
AGENT and ATTORNEY-IN-FACT  
Gerald Waldman, Agent and Attorney-in-Fact for  
Aubrey B. Leggett, 2<sup>nd</sup>

SEE PAGE 26

**OWNER OF TAX MAP 55-1 ((2)) PARCELS 34, 35 AND 74**

**IRENE C. WALLACE**

By: Stanley F. Settle, Jr., Agent and Attorney-in-Fact for  
Irene C. Wallace

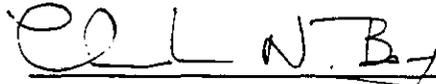
**OWNER OF TAX MAP 55-1 ((1)) PARCELS 15 AND 25;  
TAX MAP 55-1 ((2)) PARCEL 70; TAX MAP 55-3 ((2))  
PARCELS 82, 83A, 85A, 87 AND 98**

W  
Gerald Waldman

**CONTRACT PURCHASER OF TAX MAP 55-1 ((1))  
PARCELS 24 AND 25; TAX MAP 55-1 ((2)) PARCELS 34,  
35, 36, 37, 72, 73 AND 74; TAX MAP 55-1 ((3)) PARCELS  
A, B, C, 9B AND 19B**

**TCR MID ATLANTIC PROPERTIES, INC.**

By:

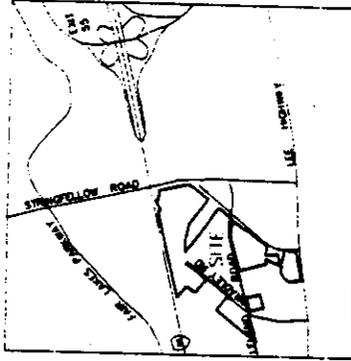


Charles N. Bay, Vice President

# CENTREVILLE FARMS

SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

## CONCEPTUAL/FINAL DEVELOPMENT PLAN



VICINITY MAP  
Scale: 1"=2,000'

### SHEET INDEX:

1. COVER SHEET
2. NOTES AND TABULATIONS
3. COMPOSITE PLAN
- 4-7. CONCEPTUAL/FINAL DEVELOPMENT PLAN
8. EXISTING VEGETATION MAP
9. ARCHITECTURAL ELEVATION SHEET
10. TRAILS AND AMENITIES PLAN
- 11-12. ENTRY FEATURE PLAN/ELEVATIONS
13. SITE AMENITIES
- 14-16. STREETSCAPE ILLUSTRATIVE PLANS

CENTREVILLE FARMS  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL/FINAL DEVELOPMENT PLAN



1000 UNIVERSITY DRIVE  
SUITE 100  
FAIRFAX, VA 22030

**Dowberry & Davis LLC**  
A Dowberry Company  
1000 UNIVERSITY DRIVE  
SUITE 100  
FAIRFAX, VA 22030

1000 UNIVERSITY DRIVE  
SUITE 100  
FAIRFAX, VA 22030

1000 UNIVERSITY DRIVE  
SUITE 100  
FAIRFAX, VA 22030

APPLICANT:  
**PULTE HOME CORPORATION**  
10600 ARROWHEAD DRIVE, SUITE 225  
FAIRFAX, VIRGINIA 22030

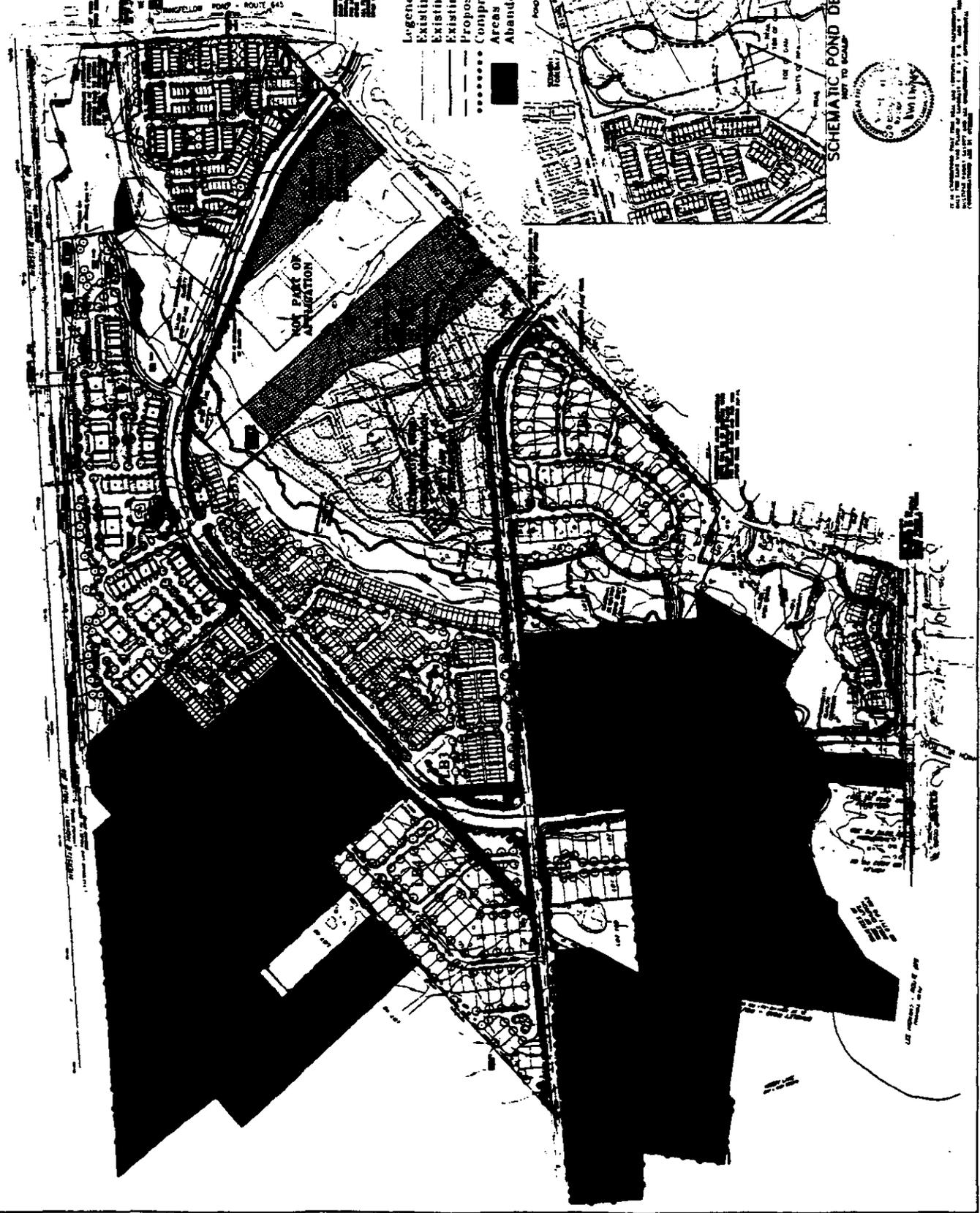
- RZ 2000-SU-029
- JUNE 20, 2000
  - AUGUST 17, 2000
  - OCTOBER 20, 2000
  - DECEMBER 7, 2000
  - DECEMBER 20, 2000
  - JANUARY 12, 2001
  - JANUARY 29, 2001
  - FEBRUARY 21, 2001



THE ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE VIRGINIA BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS.



...  
 ...  
 ...



- Legend**
- Existing EQC
  - Existing Floodplain Limits
  - Existing RFA
  - Proposed Limits of Clearing
  - Comprehensive Plan Trail
  - Areas to be Vacated or Abandon



...  
 ...  
 ...

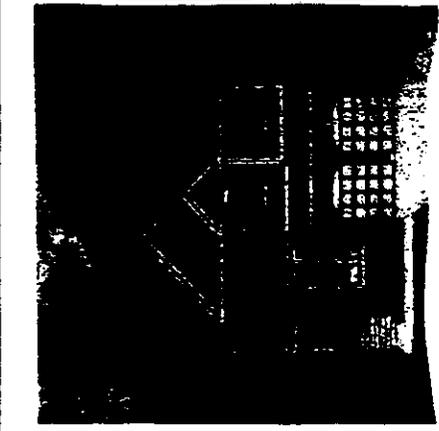




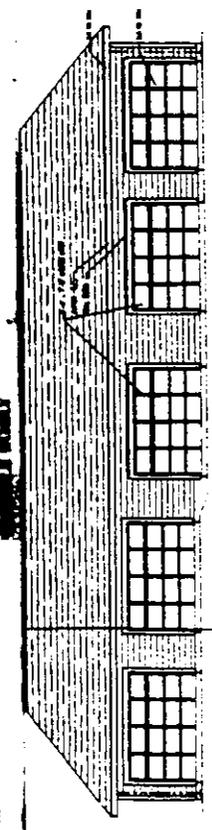
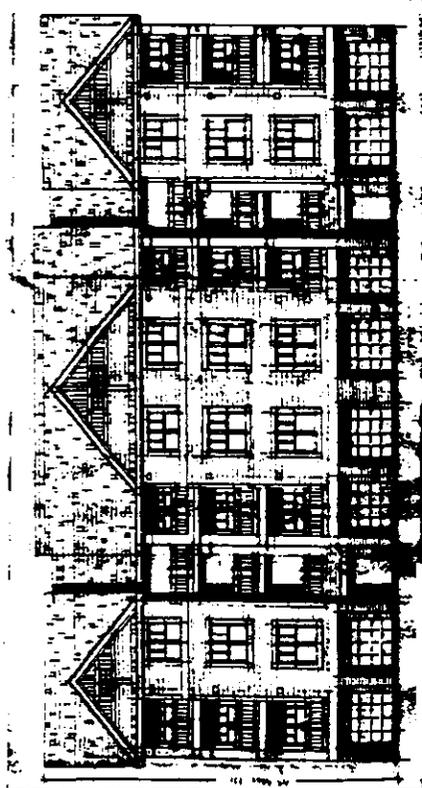
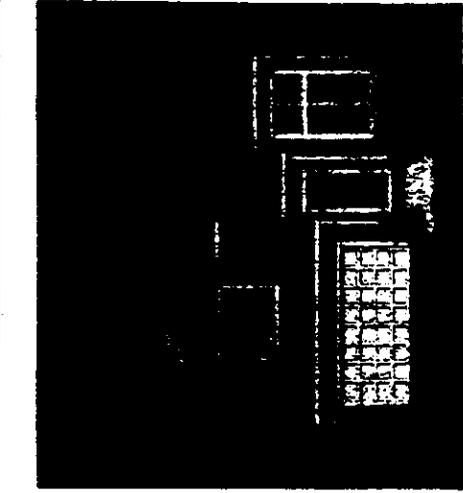




ELEVATION SHEET  
 DRAWING NO. 1000-001-011  
 DATE: 10/17/11  
 PROJECT: WYTHEVILLE FARMS



TYPICAL SINGLE FAMILY DETACHED



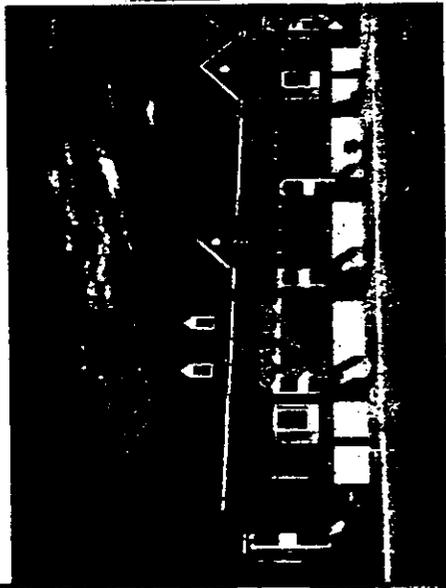
FRONT ELEVATION - MULTIPLE FAMILY STAND-ALONE GARAGE



TYPICAL ALLEY SERVED TOWNHOUSE



TYPICAL TOWNHOUSE 1 CAR GARAGE



TYPICAL TOWNHOUSE 2 CAR GARAGE

THE BUILDING ELEVATIONS REPRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE THEME OF THE PROPOSED DEVELOPMENT PROGRAM. THE FEATURES, MATERIALS, AND ELEVATIONS WILL BE REFINED AND SUBJECT TO MODIFICATIONS WITH FINAL ENGINEERING AND ARCHITECTURAL DRAWINGS.



VOTTY & DAVIS LLC  
 1000 West 10th Street  
 Vancouver, BC V6H 2G6  
 Tel: (604) 681-1111  
 Fax: (604) 681-1112  
 www.vottd.com

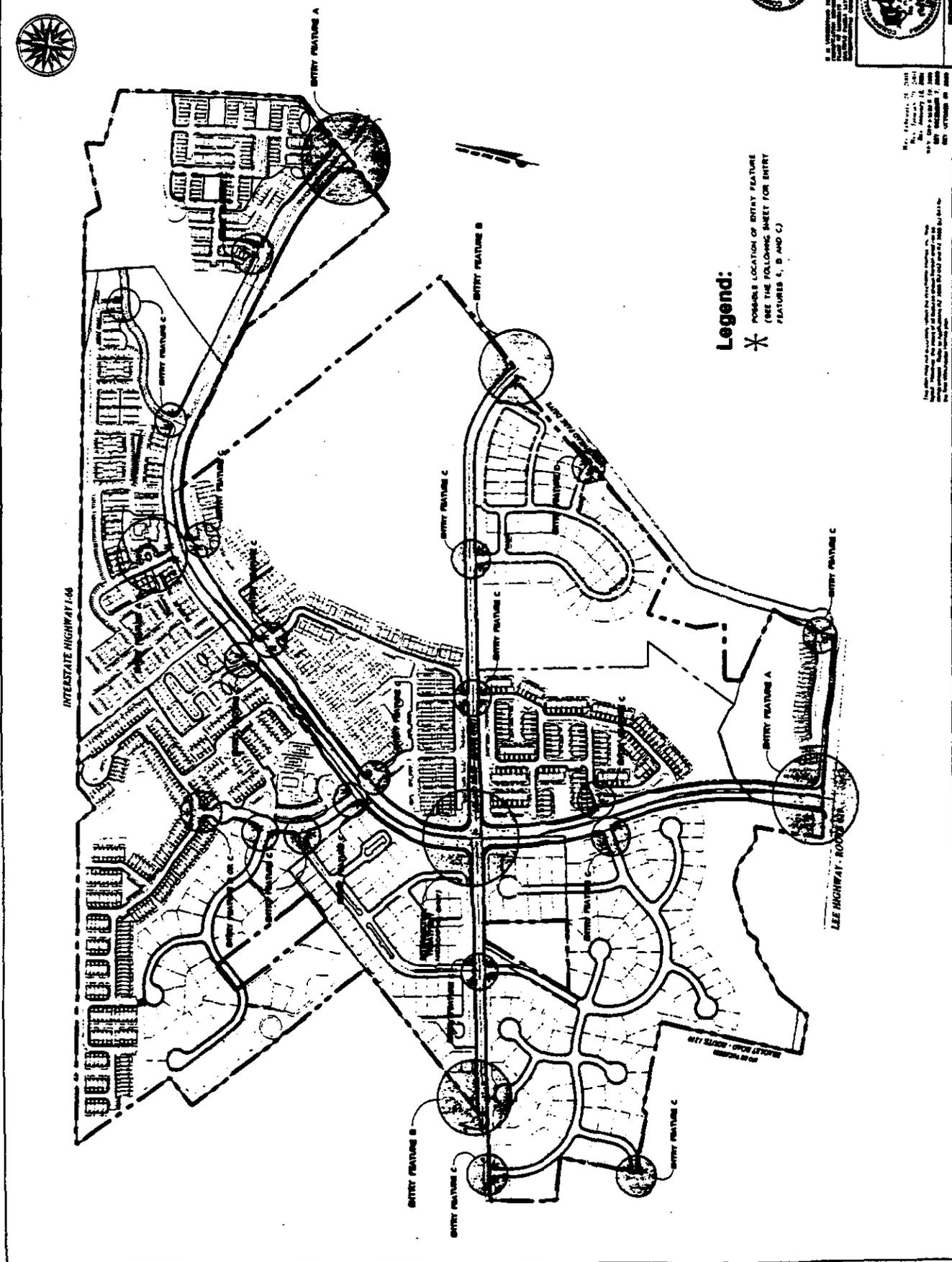
**BC Consultants**  
 1000 West 10th Street  
 Vancouver, BC V6H 2G6  
 Tel: (604) 681-1111  
 Fax: (604) 681-1112  
 www.vottd.com

CONCEPTUAL / FINAL DEVELOPMENT PLAN  
 ANTREVILLE FARMS  
 PARCEL VINCINIA  
 RZ 2000-ST-029  
 SULLY DISTRICT  
 91 10 01  
 10 10 01  
 10 10 01

VOTTY & DAVIS LLC  
 1000 West 10th Street  
 Vancouver, BC V6H 2G6  
 Tel: (604) 681-1111  
 Fax: (604) 681-1112  
 www.vottd.com

**BC Consultants**  
 1000 West 10th Street  
 Vancouver, BC V6H 2G6  
 Tel: (604) 681-1111  
 Fax: (604) 681-1112  
 www.vottd.com

REAL PROPERTY OF THE  
 DISTRICT OF SULLY  
 PARCEL VINCINIA  
 RZ 2000-ST-029  
 SULLY DISTRICT  
 91 10 01  
 10 10 01  
 10 10 01

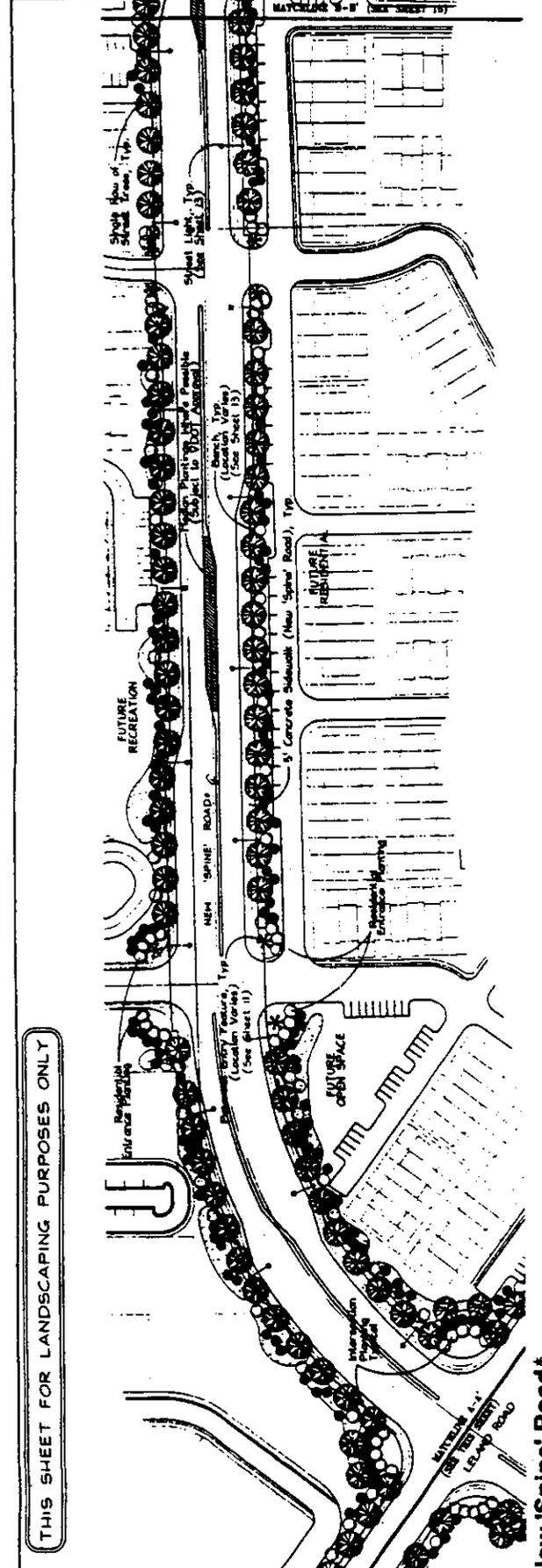


INTERSTATE HIGHWAY 66  
 LEE HIGHWAY - ROOSEVELT



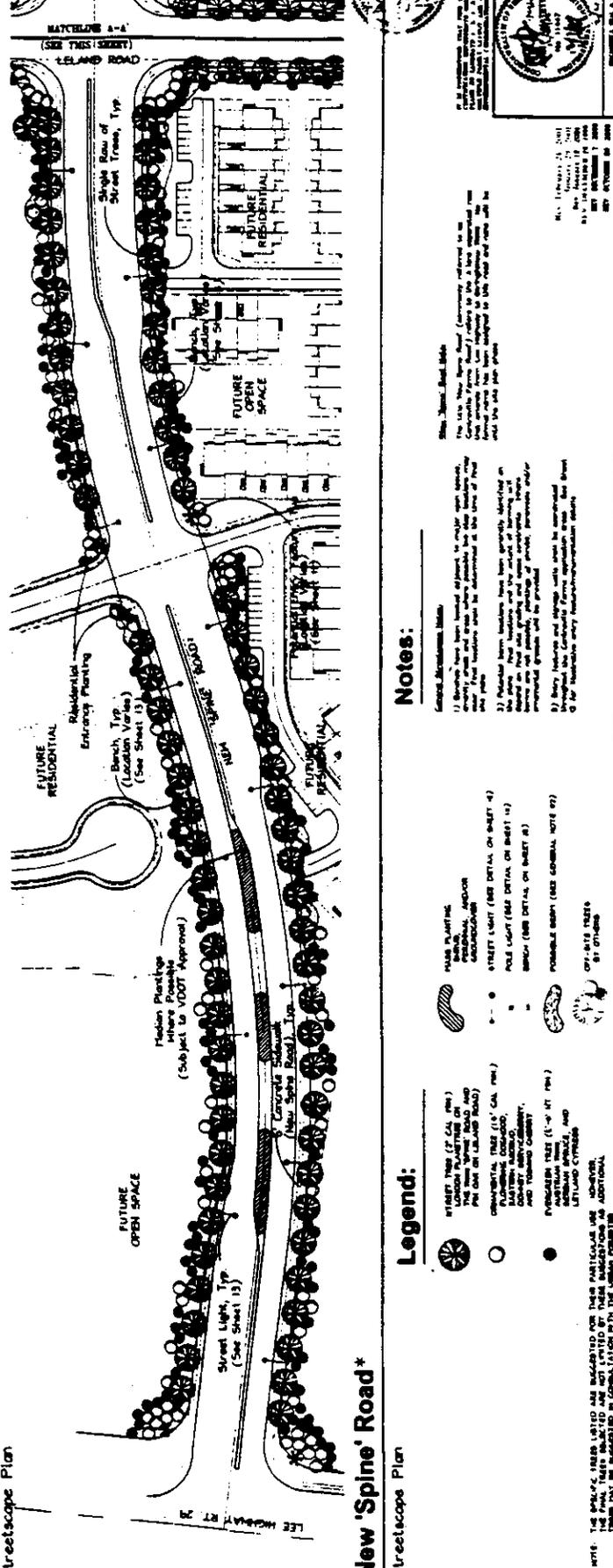


**BC Consultants**  
 10000 Lee Highway, Suite 100, Fairfax, VA 22031  
 Phone: (703) 441-1100  
 Fax: (703) 441-1101  
 www.bcva.com



THIS SHEET FOR LANDSCAPING PURPOSES ONLY

New 'Spine' Road\*  
 Streetscape Plan



New 'Spine' Road\*  
 Streetscape Plan

**Notes:**

- 1) All trees shown are to be planted in the locations indicated on this plan. The contractor shall be responsible for the selection and procurement of trees and shrubs which are suitable for the location and conditions of the site. The contractor shall be responsible for the maintenance of the trees and shrubs until they are established.
- 2) All trees shown are to be planted in the locations indicated on this plan. The contractor shall be responsible for the selection and procurement of trees and shrubs which are suitable for the location and conditions of the site. The contractor shall be responsible for the maintenance of the trees and shrubs until they are established.
- 3) All trees shown are to be planted in the locations indicated on this plan. The contractor shall be responsible for the selection and procurement of trees and shrubs which are suitable for the location and conditions of the site. The contractor shall be responsible for the maintenance of the trees and shrubs until they are established.
- 4) All trees shown are to be planted in the locations indicated on this plan. The contractor shall be responsible for the selection and procurement of trees and shrubs which are suitable for the location and conditions of the site. The contractor shall be responsible for the maintenance of the trees and shrubs until they are established.

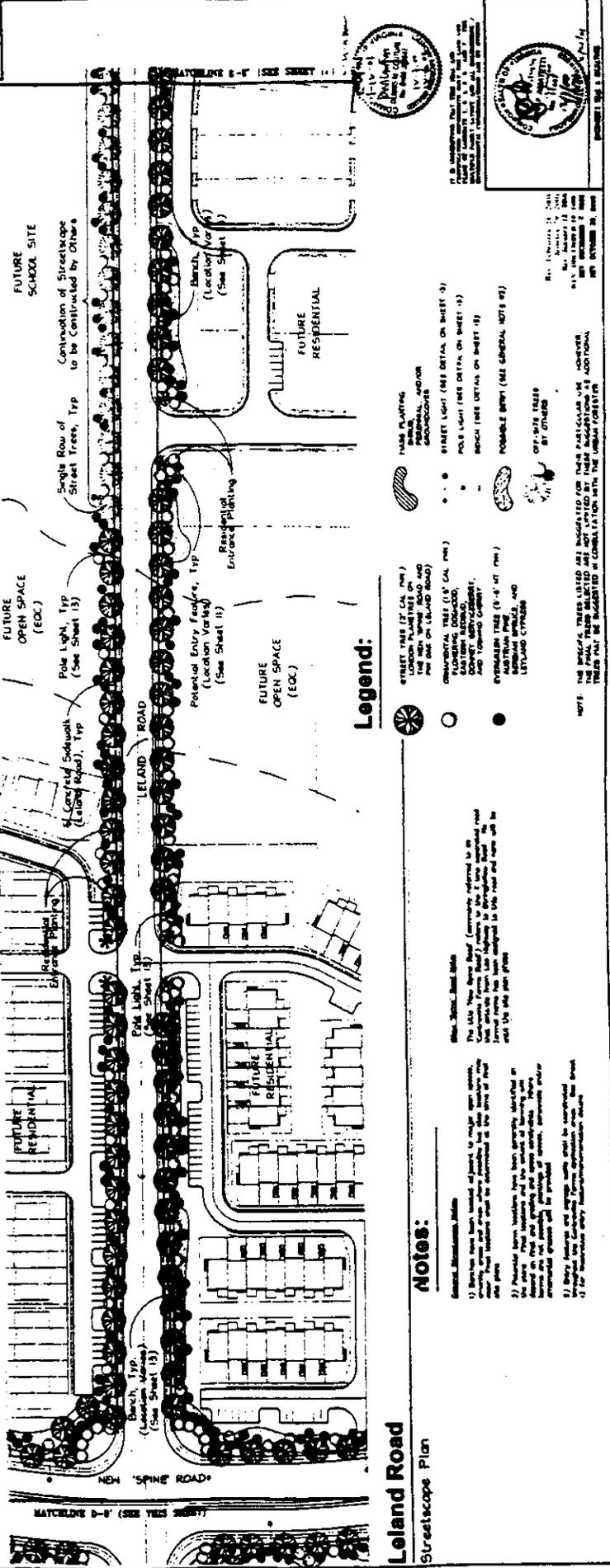
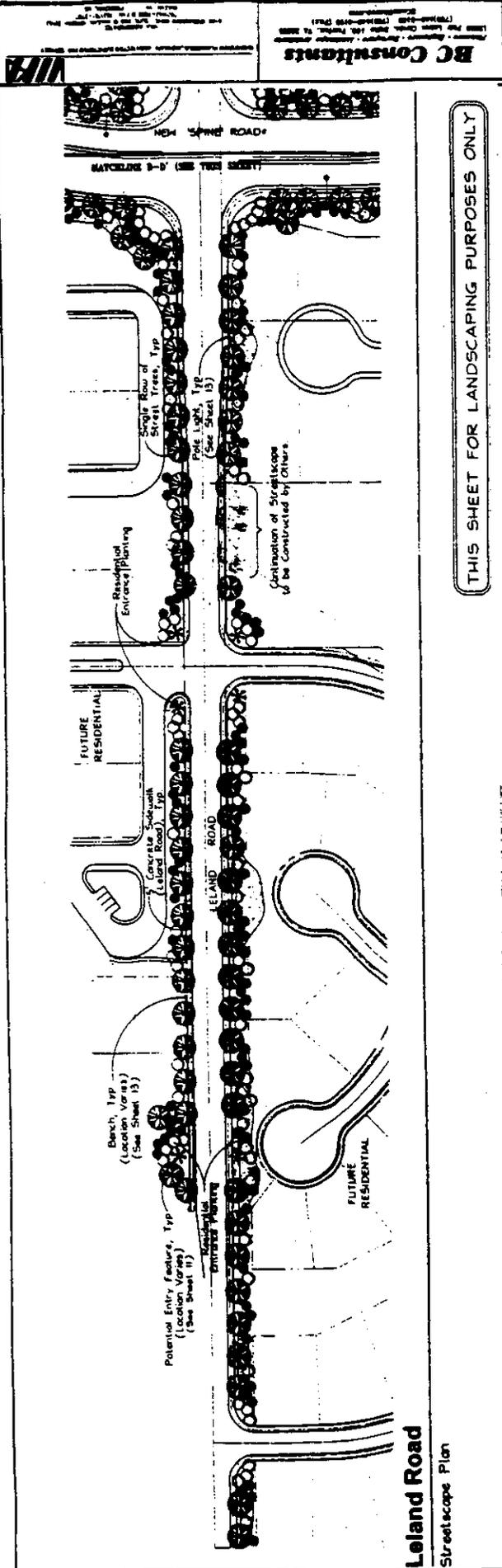
**Legend:**

- STREET TREE (12" CAL. DIA.)
- LANDSCAPE PLANTING ON THE SIDE OF THE ROAD AND PER SIDE OF LANEWAYS
- CONCRETE TREE (12" CAL. DIA.)
- LANDSCAPE PLANTING ON THE SIDE OF THE ROAD AND PER SIDE OF LANEWAYS
- STREET LIGHT (SEE DETAIL ON SHEET 4)
- POLE LIGHT (SEE DETAIL ON SHEET 4)
- BENCH (SEE DETAIL ON SHEET 4)
- POSSIBLE BENCH (SEE GENERAL NOTE 07)
- OFF-PAVE TREES BY 07-000

**Notes:**

The contractor shall be responsible for the selection and procurement of trees and shrubs which are suitable for the location and conditions of the site. The contractor shall be responsible for the maintenance of the trees and shrubs until they are established.





THIS SHEET FOR LANDSCAPING PURPOSES ONLY

**Legend:**

- STREET TREE (12' CAL. DBH) - THE MIN. SPACING BETWEEN ADJACENT PLANTINGS ON THE SIDE OF THE ROAD SHALL BE 10' ON (SIDE OF ROAD).
- ORNAMENTAL TREE (18' CAL. DBH) - THE MIN. SPACING BETWEEN ADJACENT PLANTINGS ON THE SIDE OF THE ROAD SHALL BE 10' ON (SIDE OF ROAD).
- POLE LIGHT (SEE DETAIL ON SHEET 12)
- BRANCH (SEE DETAIL ON SHEET 13)
- POTENTIAL ENTRY FEATURE (SEE DETAIL ON SHEET 11)
- FUTURE RESIDENTIAL
- FUTURE OPEN SPACE (EOD)
- FUTURE SCHOOL SITE

**Notes:**

- 1) Branches have been located adjacent to the main trunk of the tree. The location of the trunk shall be determined by the location of the trunk in the plan. The trunk shall be located in the plan in the same manner as the trunk of the tree. The trunk shall be located in the plan in the same manner as the trunk of the tree.
- 2) Potential Entry Features have been generally identified in the plan. The location of the trunk shall be determined by the location of the trunk in the plan. The trunk shall be located in the plan in the same manner as the trunk of the tree.
- 3) Street Trees and other trees shall be spaced at intervals of 10' on the side of the road.





## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

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

**SUBJECT:** Comprehensive Plan Land Use Analysis: FDP 2000-SU-029-2  
Fairfax County Parks/Schools

**DATE:** 9 February 2001

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced Final Development Plan (CDP/FDP) dated August 16, 2000 as revised through January 8, 2001. The extent to which the proposed use, intensity and development plan are consistent with the guidance of the Plan is noted.

**DESCRIPTION OF THE APPLICATION**

The applicants are the Fairfax County Park Authority and Fairfax County Public Schools. Public school and recreation uses are proposed to be developed on land to be dedicated to the County pursuant to rezoning RZ 2000-SU-029 by Pulte Homes which is currently pending before the Planning Commission and Board of Supervisors. The FDP seeks approval for development of an elementary school on approximately 17 acres and for development of active and passive recreation uses on approximately 23 acres as part of an expansion to Arrowhead Park and to create a stream valley park.

The school development is proposed to consist of a 2-story building containing approximately 100,000 gross square feet with the potential for a future 25,000 square foot, 2-story building addition. Access to the site is proposed from Leland Road and a secondary access is proposed from Arrowhead Park Drive. The site design features 2 parking bays, one of which is proposed to be utilized as a shared parking area with the adjacent park site. Three un-lighted ball fields, multi-use courts and an open 'interpretive' play area are proposed to be developed in conjunction with the school. The overall floor area ratio (FAR) proposed is 0.19 with approximately 40% of the school site retained in open space.

The Park Authority development is proposed to consist of 4 lighted fields, open play areas, multi-purpose and tennis courts, parking, trails and restroom facilities. Tree save areas and protection of the EQC and stream valley along the western portion of the park area are provided.

The existing access and parking area off of Arrowhead Park Drive is proposed to be lighted.

## **LOCATION AND CHARACTER OF THE AREA**

Centreville Farms is generally located between Rt. 66 to the north and Lee Highway to the south and includes properties immediately west of Bradley Road and north and south of Leland Road. This site is bounded by Rt. 66 and Bobann Drive to the north; Rt. 29, Lee Highway to the south; Stringfellow Road and Arrowhead Park Drive to the east; and to the west, by residential properties zoned R-1 that are incorporated into the concurrent rezoning applications within Centreville Farms. The proposed school and park sites are located on contiguous parcels situated west of Arrowhead Drive, north of Leland and bounded by the proposed spine road to the north and EQC/RPA and floodplain to the west.

## **COMPREHENSIVE PLAN CITATIONS**

**Plan Area:** III                      **Planning Sector:** Centreville Farms Area  
Bull Run Planning District

**Plan Text:** The following are the most relevant excerpts of the revised text pertaining to the development of park and school sites in Centreville Farms. A full copy of the text is contained in Attachment 1 of the Land Use report.

### **"Density and Land Consolidation at the Redevelopment Option Level**

...The density associated with the land to be dedicated for the transit facility (Land Unit I), a school (Land Unit H) and parkland (Land Unit C) has been shifted to the other parts of the area which are shown for densities higher than 4 dwelling units per acre on the Redevelopment Concept Plan.

The initial rezoning application and all concurrent, coordinated applications at the Redevelopment Option level should collectively provide for the dedication of land that is necessary to accommodate identified transit, school and active recreation needs for the area.

...Development at the Redevelopment Option Level should also meet the following criteria:  
...

2. Dedication of an elementary school site of approximately 17 acres in Land Unit H;
3. Dedication of approximately 23 acres in addition to the existing 13-acre parkland in Land Unit C to enlarge Arrowhead Park, including a minimum of 11 developable acres for active recreation facilities;

4. The land in Land Units C, H and I should be dedicated to the County at the earliest possible time in order to facilitate the integrated design and the coordinated development of infrastructure.
5. Dedication of land in order to create a contiguous open space network and recreational amenity; and
6. Provision of a comprehensive pedestrian walkway system which links land units to one another and to public facilities and provides interconnections to adjacent residential communities.

***Pedestrian and Trail System*** – A comprehensive network of sidewalks and trails should be provided which links residential neighborhoods to each other and to public facilities, including Arrowhead Park, the elementary school, and future rail transit station. A plan for the network of sidewalks and trails should be provided at the time of initial rezoning application to become the guidance for pending and future rezoning applications in the Centreville Farms Area.

#### **Parks**

Arrowhead Park is an existing 13-acre public park located within Land Unit C. Approximately 23 additional acres should be dedicated to enlarge Arrowhead Park, to include a minimum of 11 developable acres for active recreation facilities. An interconnected open space network should be provided to preserve high quality vegetation and EQC/RPA areas along the stream valley of Little Rocky Run and its tributaries."

#### **PLAN MAP:**

The Comprehensive Plan Map indicates that the site is planned for 1-2 du/ac and that rail and commuter park and ride facilities are planned for the site in the area south and adjacent to Rt. 66 and Bobann Drive, just west of Stringfellow Road.

#### **ANALYSIS:**

The proposal to develop active and passive recreation on an expanded Arrowhead Park and to construct an elementary school and related facilities, as generally depicted on the FDP, is in conformance with the Comprehensive Plan recommendations for Centreville Farms. The proposed park development consists of land area to be dedicated as a stream valley park and 11 acres of developable land that is to be added to the existing Arrowhead Park. The expanded park facilities are proposed to consist of 4 lighted ball fields, passive picnic areas and shelters, open play areas, aquatic gardens, trails and parking. The dedication of land area and proposed

development provides the necessary open space and active facilities, which are in scale and in character with surrounding Centreville Farms planned residential development.

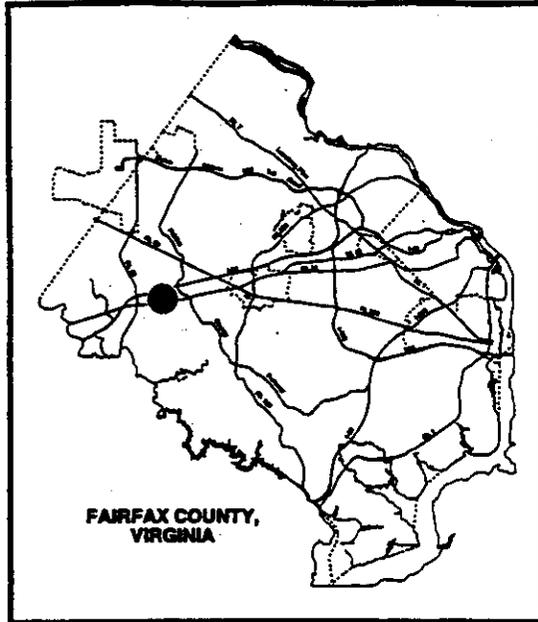
In order to improve site design and mitigate impacts, it would be desirable to incorporate the following recommendations:

- Limitation on hours of operation for the lighted fields should be established so that impacts on adjacent residential development are minimized. A cut-off time of 10:00 pm is suggested for the lighted fields. The FDP should reflect the general location, number and height of light poles. Staff recommends the implementation of a development condition to establish minimum and maximum foot-candle illumination levels in order to achieve an average illumination level of 40 foot-candles. In addition, the proposed lighting for the fields should adhere to the lighting concepts and recommended practices expressed by the Illuminating Engineering Society of North American (IESNA) in the document entitled RP-33-99. This would include fully shielded light fixtures that are appropriately focused and positioned and rear shielding of lights.
- Generally, the FDP depicts a 35 foot wide planted buffer around the northern boundary of the park site and a 50 foot wide buffer along the eastern boundary, adjacent to existing residential development. The FDP should be clarified to indicate that a 50 foot buffer is to be provided along the northern boundary through a combination of existing trees and vegetation and the proposed supplemental 35 foot transitional screening buffer. Supplemental evergreen tree and understory plantings may be necessary to fully screen the proposed lighted tennis courts from the adjacent residential development, as may be determined by the Urban Forester.
- It would be desirable to shift the tennis courts further away from the site frontage and re-orient the courts to provide a deeper buffer in order to minimize both visual and noise impacts on the residential development across Arrowhead Park Drive. A north-south orientation of the tennis courts would also minimize sunlight glare for players.
- Lighting for the existing parking lot should feature full-cut-off fixtures to minimize any off-site glare.
- A pedestrian walkway should be provided around both sides of the existing Arrowhead Park parking lot in order to provide safe and convenient access to the tennis courts and fields north of the parking lot.
- The FDP should reflect the general location and development of trails in the EQC including the fair-weather stream crossing which is depicted and referenced on the FDP for the Pulte

application, RZ/FDP 2000-SU-029. The proposed timing for the development of the trails should be clarified in order to ensure appropriate pedestrian access to the fields and open space, concomitant with the development of the surrounding residential community and development of the park site.

- It would be desirable to provide sidewalks along both sides of the shared park/school access drive.
- The proposed school development includes an area for future additional parking. The FDP should be modified to provide a deeper setback for the additional parking and provide for screening along Arrowhead Park Drive consistent with that provided with the adjacent park site to the north. The FDP should also depict an internal access to the proposed future parking lot expansion area.
- The proffered streetscape along Leland is not shown. The FDP should reflect the unified streetscape treatment which is to be provided along the school site's Leland Road frontage consistent with the overall Centreville Farms development.

DMJ:BGD



AN AMENDMENT TO  
**THE COMPREHENSIVE PLAN  
FOR FAIRFAX COUNTY, VIRGINIA  
1991 EDITION**

**GENERAL LOCATION:** Between Route 29 and I-66, west  
of Stringfellow Road

**PARCEL LOCATION:** 54-2 ((2))(pt.); 54-4 ((2))(pt.); 55-1 ((1)),  
((2)), ((3)), ((19)); 55-3 ((1)), ((2)), ((13)), ((14))

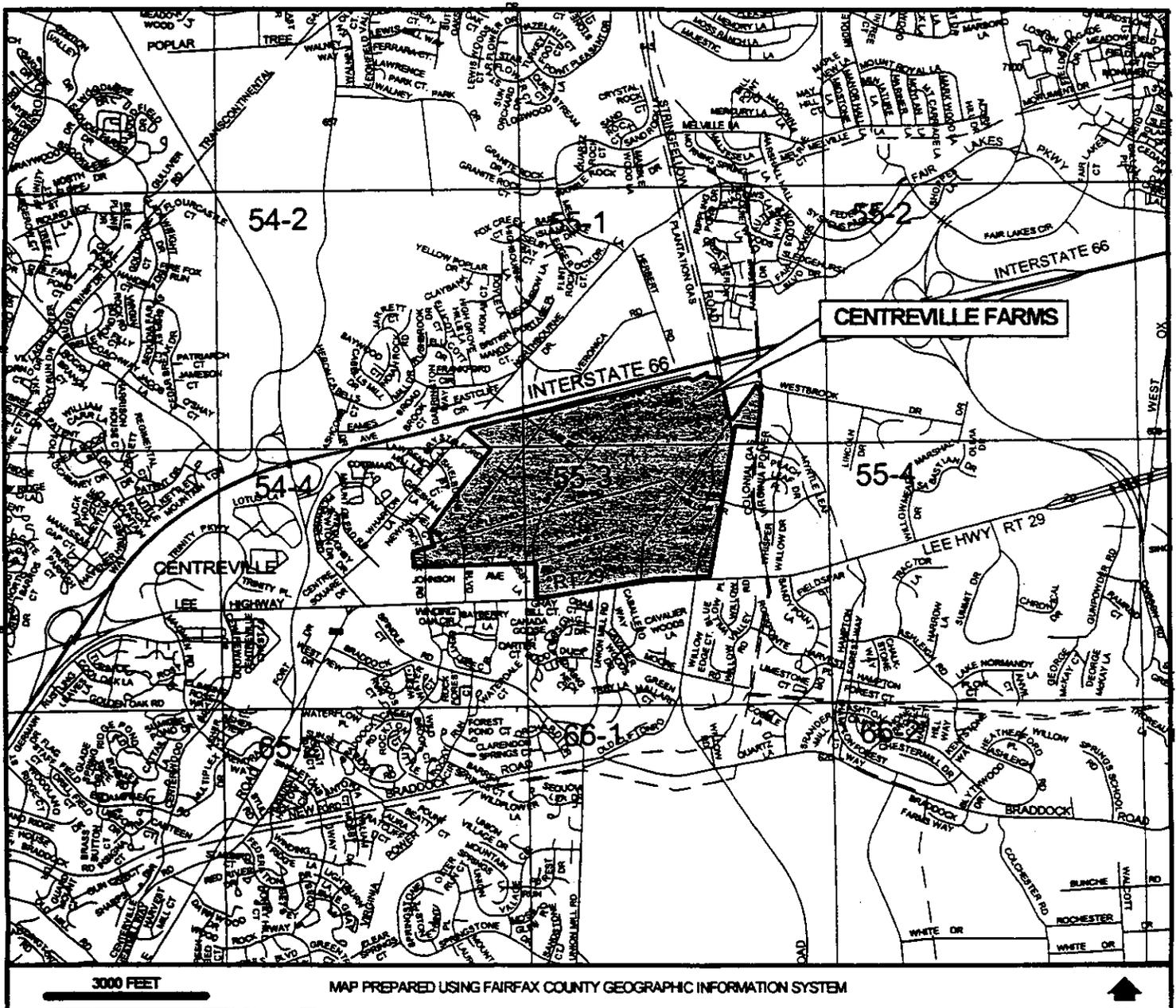
**PLANNING AREA AND DISTRICT:** III, Bull Run

**SUPERVISOR DISTRICT:** Sully

**ADOPTED:** March 27, 2000

**ITEM NO. S99-III-BR2**

FOR ADDITIONAL INFORMATION CALL (703) 324-1210



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**AMENDMENT TO THE COMPREHENSIVE PLAN (1991 EDITION)**

The following revised text pertaining to the Area III volume of the Comprehensive Plan has been adopted by the Board of Supervisors. This text contains recommendations for the Centreville Farms Area in the Bull Run Planning District. The text below replaces the Centreville Farms Area section in the adopted Plan.

**REPLACE:** Pages 45 through 49 of the 1991 Edition of the Area III volume of the Comprehensive Plan as amended through June 26, 1995, with the following text:

**“Centreville Farms Area (410 Acres)**

***Baseline Recommendation***

The approximately 410-acre Centreville Farms Area located generally south of Interstate 66, west of Stringfellow Road, east of Pickwick Drive and north of the Ratcliffe subdivision and Route 29 is planned for residential use at 1-2 dwelling units per acre (du/ac). A comprehensive pedestrian walkway system should be provided which links land units to one another and to public facilities, as well as providing interconnections to adjacent residential communities.

***Redevelopment Option***

The Redevelopment Option allows for development above the Baseline Recommendation if the requirements for land consolidation and other conditions described below are met. Under the Redevelopment Option, the Centreville Farms area may be considered for redevelopment at an overall density of 4 dwelling units per acre, with a maximum of 1640 units, distributed in general accord with the Redevelopment Concept Plan as shown on Figure 13 and as described below. The principal objective of the Redevelopment Option is to encourage substantial land consolidation, recognizing that properties that cannot achieve the consolidation threshold in the Plan will be developed under the baseline recommendation. It is important that impacts associated with development at the Redevelopment Option level be offset. This is particularly true with respect to the provision of land and other public facilities to address identified needs in the area.

**Land Use Under the Redevelopment Option**

The *Redevelopment Concept Plan* (Figure 13) provides for the Centreville Farms Area to be divided into twelve (12) land units, identified as A through K. The Redevelopment Concept assumes an overall density of 4 du/ac on the entire area, distributed as set for on the Generalized Unit Location Map (Figure 14). No more than 1640 dwelling units, exclusive of affordable dwelling units and bonus units, are planned for the Centreville Farms Area. A new Centreville Farms Road will intersect with an improved Leland Road. Townhouses and multifamily units should be well buffered from existing and planned lower density detached development. Any townhouse use along Leland Road should incorporate design techniques such as landscaped buffers and/or front-facing units along Leland Road to reflect the character of existing single-family detached development. Residential uses should be clustered in order to maximize the provision of open space and public amenities. In addition to clustering, appropriate mitigation from noise and visual impacts from Interstate 66, Route 29 and Stringfellow Road should be provided through site design and other means such as landscaping, berms, fences and/or walls. Noise mitigation methods must be employed to buffer impacts from I-66.

The *Generalized Unit Location Map* (Figure 14) depicts the general location and mix of residential unit types that are planned to ensure that Centreville Farms is developed with a variety of housing types. The provision of residential unit types should be generally consistent with this Unit Location Map. However, in some places, the patterns depicting different unit types overlap, indicating that the choice between the two unit types will be made at time of rezoning.

The eastern portion of the Centreville Farms Area is located within the Fairfax Center Area. If development occurs at the Baseline Recommendation level of 1-2 du/ac, such development will be guided by the Plan text for Fairfax Center. However, any development at the Redevelopment Option level will be guided by the provisions set forth in the text for the Centreville Farms Area. Since the Woodlands subdivision, generally located between Arrowhead Park Drive and Stringfellow Road, is planned for the same maximum density at the Baseline Level, at the Redevelopment Option Level, and at the Fairfax Center Overlay Level, it will be subject to the provisions of the Fairfax Center plan under any development scenario.

The lower portion of Land Unit A, between Little Rocky Run and Route 29, is isolated from the rest of the land unit and is bisected by the proposed Centreville Farms Road. The preferred use of this property located west of Centreville Farms Road is open space with its residential density used in the remainder of the Land Unit or elsewhere in Centreville Farms. Residential development that is sufficiently buffered from Route 29 is the next preferred option. The preferred use of this property located east of Centreville Farms Road is residential that is sufficiently buffered from Route 29. Institutional uses such as childcare or housing for the elderly may be considered in the area east of Centreville Farms Road. The area east of Centreville Farms Road may also be considered for a funeral home. Consolidation of properties may be necessary to provide access for parcels fronting on Route 29 to be provided via Centreville Farms Road, not primarily from Route 29.

As the area redevelops, those homeowners residing in Land Unit F (the Summit Street area) should be protected from adverse development impacts. Given the planned density of 1-2 du/ac, and existing lot sizes of almost two acres, it is important that effective transitions occur between Land Unit F and the higher densities planned in Land Units A, B and J. Effective transitions should be achieved through the implementation of techniques such as buffers, barriers, tree preservation, open space dedication and/or construction of similar unit type (single-family detached), and restricted access onto Summit Street. A cul-de-sac with a turn-around circle should be provided on Summit Street to terminate in Land Unit B, as depicted on the Redevelopment Concept Plan. The Generalized Unit Location Map shows single-family detached residential units in Land Unit B abutting Land Unit F to the north and in Land Unit A to the east. To the south, single-family units are shown in Land Unit K, west of Newgate Road, and townhouses are shown in Land Unit J, to the east.

In both the Redevelopment Concept Plan and the Generalized Development Map, the dashed line for the new Centreville Farms Road indicates that the final alignment for the road has not been determined. In Land Unit A, the intent is to have single family detached residential use west of the road and townhouse development to the east, recognizing that the size and configuration of these subdivisions will be determined when the road alignment is established at time of rezoning.

### **Density and Land Consolidation at the Redevelopment Option Level**

A major premise of the Redevelopment Option is to award density based upon land consolidation, the provision of land for needed public facilities and the provision of an adequate road network to serve the area. The density associated with the land to be dedicated for the transit facility (Land Unit I), a school (Land Unit H) and parkland (Land Unit C) has been shifted

to the other parts of the area which are shown for densities higher than 4 dwelling units per acre on the Redevelopment Concept Plan.

Achieving the Redevelopment Option is possible only with substantial land consolidation. It is desirable that at least 65 percent of the acreage within a land unit be consolidated for consideration at the Redevelopment Option level. At a minimum, 50 percent of the acreage in a land unit should be consolidated before a rezoning application can be considered at the Redevelopment Option level. Consolidation of less than 65 percent, in and of itself, will not preclude the applicant(s) from achieving the high end of the density range, as depicted on the Redevelopment Concept Plan, (Figure 13). These consolidation guidelines may be satisfied by one or more rezoning applications that are each independently significant which are coordinated, i.e., fully integrated in terms of design and access, and concurrently pursued with the County.

In addition to meeting land consolidation requirements, development at the Redevelopment Option level should provide for well-designed, efficient and integrated residential projects and for future development of any unconsolidated parcels or areas in a manner that conforms with the Plan at the Baseline Level. Such applications should not preclude other land units from consolidating and achieving densities shown in the Redevelopment Concept Plan. Accordingly, no application should be approved with a density which would prevent land units that are otherwise eligible for consideration at the Redevelopment Option level from having the opportunity to achieve a maximum density (exclusive of ADUs) consistent with the density range for the land unit and the overall maximum density for Centreville Farms.

The initial rezoning application and all concurrent, coordinated applications at the Redevelopment Option level should collectively provide for the dedication of land that is necessary to accommodate identified transit, school and active recreation needs for the area. Evaluation of a development application at the Redevelopment Option Level should be based upon conformance with the development criteria set forth in Appendix 9 of the Land Use section of the adopted Policy Plan. Development at the Redevelopment Option Level should also meet the following criteria:

1. Dedication of Tax Map 55-1 ((1)) 15, 16, and 18 (Land Unit I) in the southwest quadrant of Interstate 66 and Stringfellow Road for a transit facility and part of an interchange;
2. Dedication of an elementary school site of approximately 17 acres in Land Unit H;
3. Dedication of approximately 23 acres in addition to the existing 13-acre parkland in Land Unit C to enlarge Arrowhead Park, including a minimum of 11 developable acres for active recreation facilities;
4. The land in Land Units C, H and I should be dedicated to the County at the earliest possible time in order to facilitate the integrated design and the coordinated development of infrastructure.
5. Dedication of land in order to create a contiguous open space network and recreational amenity; and
6. Provision of a comprehensive pedestrian walkway system which links land units to one another and to public facilities and provides interconnections to adjacent residential communities.
7. Achievement of land consolidation according to the standards discussed above, with a minimum of 50 percent consolidation of the acreage in a land unit required, but 65 percent consolidation of the acreage in a land unit desired.

It is assumed that the initial rezoning at the Redevelopment Option level will involve one or more land units and will meet points 1 through 7; however, after the initial rezoning, subsequent rezoning applications at the Redevelopment Option level should achieve points 5, 6 and 7. Any lands associated with the application property that are referenced in any of these points should be provided at the time of rezoning.

## **Transportation**

At the time of rezoning, applications above the Baseline Level should commit to provide transportation improvements necessary to mitigate development impacts as well as an appropriate contribution to the Centreville Road Fund. All applications should provide for the dedication of right-of-way necessary to accommodate road improvements and provide appropriate frontage and access-related improvements (see Figure 15).

The following transportation improvements should be undertaken with the Redevelopment Option for the Centreville Farms area:

**Transit** - Land should be dedicated in the southwest quadrant of I-66 and Stringfellow Road for transportation-related uses associated with planned improvements in the I-66 corridor, including provision of a rail station and ancillary facilities. This includes tax map 55-1 ((1)), parcels 15, 16, and 18, collectively comprising land unit I. Right-of-way should be provided for public road access to the facility from Stringfellow Road opposite Westbrook Drive, and from the internal road system.

**Centreville Farms Road** - Centreville Farms Road should be constructed as a four-lane divided facility from Route 29 in a northeasterly direction to Stringfellow Road, connecting at Route 29 opposite Union Mill Road. Pedestrian walkways should be provided on both sides of the roadway. If constructed in this manner, the cost of this improvement may be credited against the Centreville Farms Road Fund. The timing of construction should be determined to the satisfaction of the County when the initial application or concurrent applications are considered at the Redevelopment Option level.

**Leland Road** - At the time of development of adjacent land areas, Leland Road should be extended through Centreville Farms as a two-lane improved roadway. West of Arrowhead Park Drive (formerly Stringfellow Road), Leland Road should be realigned to eliminate the sharp curve in the existing road section.

**Summit Street** - The existing Summit Street should terminate in a cul-de-sac with a turn-around circle in Land Unit B.

**Streetscape Plan** - A streetscape design plan for Centreville Farms Road and Leland Road should be provided at the time of the initial rezoning application or concurrent applications and all subsequent applications should comply with that streetscape design. The streetscape design should include a coordinated plan for street trees, street furniture, entrance features, lighting, signage, as well as pedestrian walkways, where provided.

**Pedestrian and Trail System** - A comprehensive network of sidewalks and trails should be provided which links residential neighborhoods to each other and to public facilities, including Arrowhead Park, the elementary school, and future rail transit station. A plan for the network of sidewalks and trails should be provided at the time of initial rezoning application to become the guidance for pending and future rezoning applications in the Centreville Farms Area.

**Timing and Provision of Transportation Improvements** -- To ensure adequate access and roadway capacity to accommodate projected traffic levels, roadway improvements needed to support development should be provided in conjunction with development. Centreville Farms Road from Route 29 to Leland Road should be constructed early in the redevelopment process. Credit toward the Centreville Road Fund contribution may be awarded for Centreville Farms Road if constructed as a four-lane divided facility from Route 29 to Stringfellow Road, with pedestrian walkways on both sides, as well as implementation of the streetscape plan. The cost of this improvement, as credited against the Centreville Road Fund contribution, is viewed to be acceptable because the road will provide access from the greater Centreville community to the planned transit facility in Land Unit I and therefore may be considered an integral link to the transportation system for Centreville.

**Parks**

Arrowhead Park is an existing 13-acre public park located within Land Unit C. Approximately 23 additional acres should be dedicated to enlarge Arrowhead Park, to include a minimum of 11 developable acres for active recreation facilities. An interconnected open space network should be provided to preserve high quality vegetation and EQC/RPA areas along the stream valley of Little Rocky Run and its tributaries. Remnants of Civil War fortifications should be preserved as deemed appropriate by the County.

**Public Water**

Public water exists in only a part of Centreville Farms. Private wells are not adequate. Public water must be provided with development. Its extension elsewhere within Centreville Farms through other mechanisms is encouraged.

**Land Unit Chart**

The Redevelopment Concept Plan depicts the general location and extent of the Land Units within the Centreville Farms Area. The following chart lists the density planned for each sub-unit at the baseline and optional levels:

**LAND UNIT DENSITY CHART**

<b>Land Unit</b>	<b>Baseline (dwelling units per acre)</b>	<b>Redevelopment Option (dwelling units per acre)</b>
A	1-2	4-5
B	1-2	5-8
C	Parkland	Parkland
D	1-2	3-4
E	1-2	1-2
F	1-2	1-2
G1	1-2	16-20
G2	1-2	8-12
H	School site	School site
I	Transit facility	Transit facility
J	1-2	4-5
K	1-2	4-5"

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**PROPOSED FIGURE AND MAP CHANGES/ADDITIONS TO THE 1991 EDITION OF  
THE AREA III PLAN, AS AMENDED THROUGH JUNE 26, 1995:**

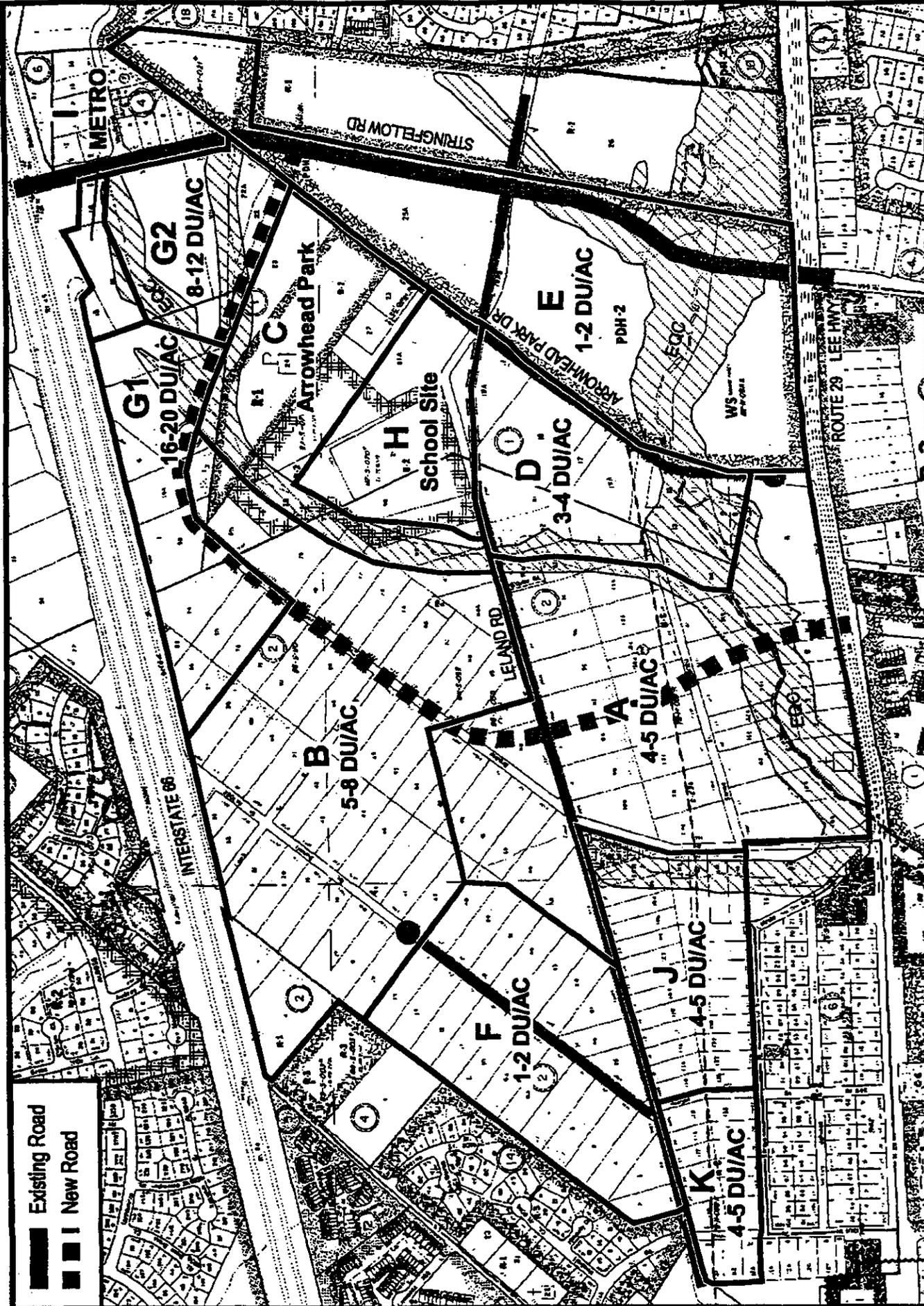
**REPLACE:** Page 47, Figure 13, *Redevelopment Concept Plan*, with a new figure (Attachment 1).

**ADD:** Add a new Figure 14, *Generalized Unit Location Map*, to the Centreville Farms Area Plan (Attachment 2).

**REPLACE:** Page 51, replace Figure 14 with a new figure and renumber as Figure 15, *Transportation Recommendations, Centreville Area* (Attachment 3).

**REPLACE:** Page 240, replace Figure 84, *Transportation Recommendations, Fairfax Center Area (Southwest)*, with a new figure (Attachment 4).

**Staff Note:** The Comprehensive Plan Map will not change. The Countywide Transportation Plan Map will be modified to reflect the changes that result from this amendment.



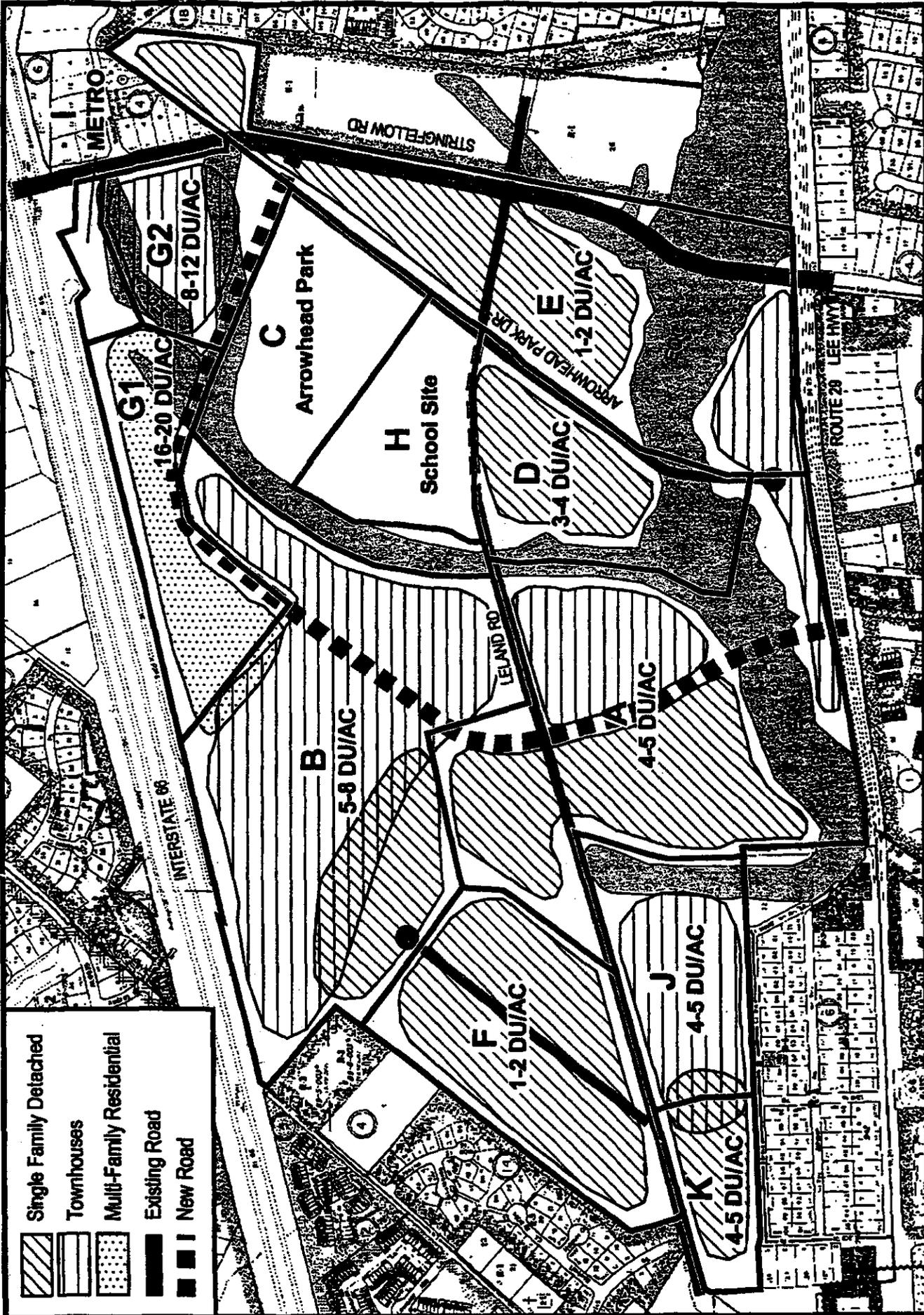
ITEM: S99-III-BR2  
March 2, 2000

NEW FIGURE  
13

REDEVELOPMENT CONCEPT PLAN

700 FEET





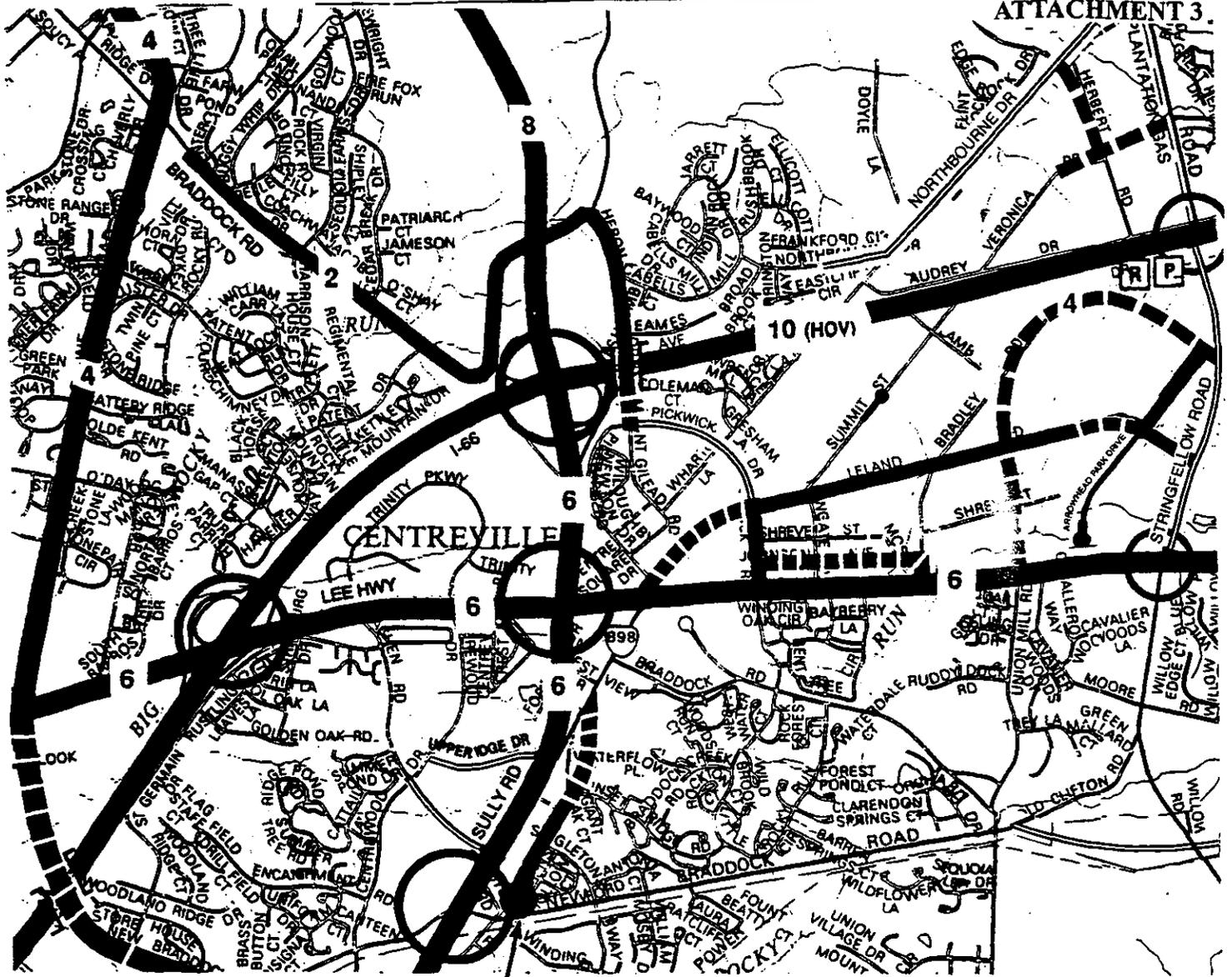
ITEM: S99-III-BR2  
March 2, 2000

NEW FIGURE  
14

GENERALIZED UNIT LOCATION MAP



700 FEET



**PROPOSED CUL-DE-SAC  
AT THE SOUTH TERMINUS  
OF OLD CENTREVILLE ROAD.**

**TRANSPORTATION RECOMMENDATIONS LEGEND**

- ROAD AND HIGHWAY FACILITIES
- ARTERIAL    COLLECTOR LOCAL
- WIDEN OR IMPROVE EXISTING ROADWAY
- CONSTRUCT ROADWAY ON NEW LOCATION
- 2 4 6 8
- CONSTRUCT GRADE-SEPARATED INTERCHANGE OR INTERCHANGE IMPROVEMENTS.
- ↑    PROVIDE PRIMARY SITE/AREA ACCESS IN LOCATIONS SHOWN. SEE SITE ACCESS DISCUSSION IN AREA PLAN OVERVIEW TEXT.

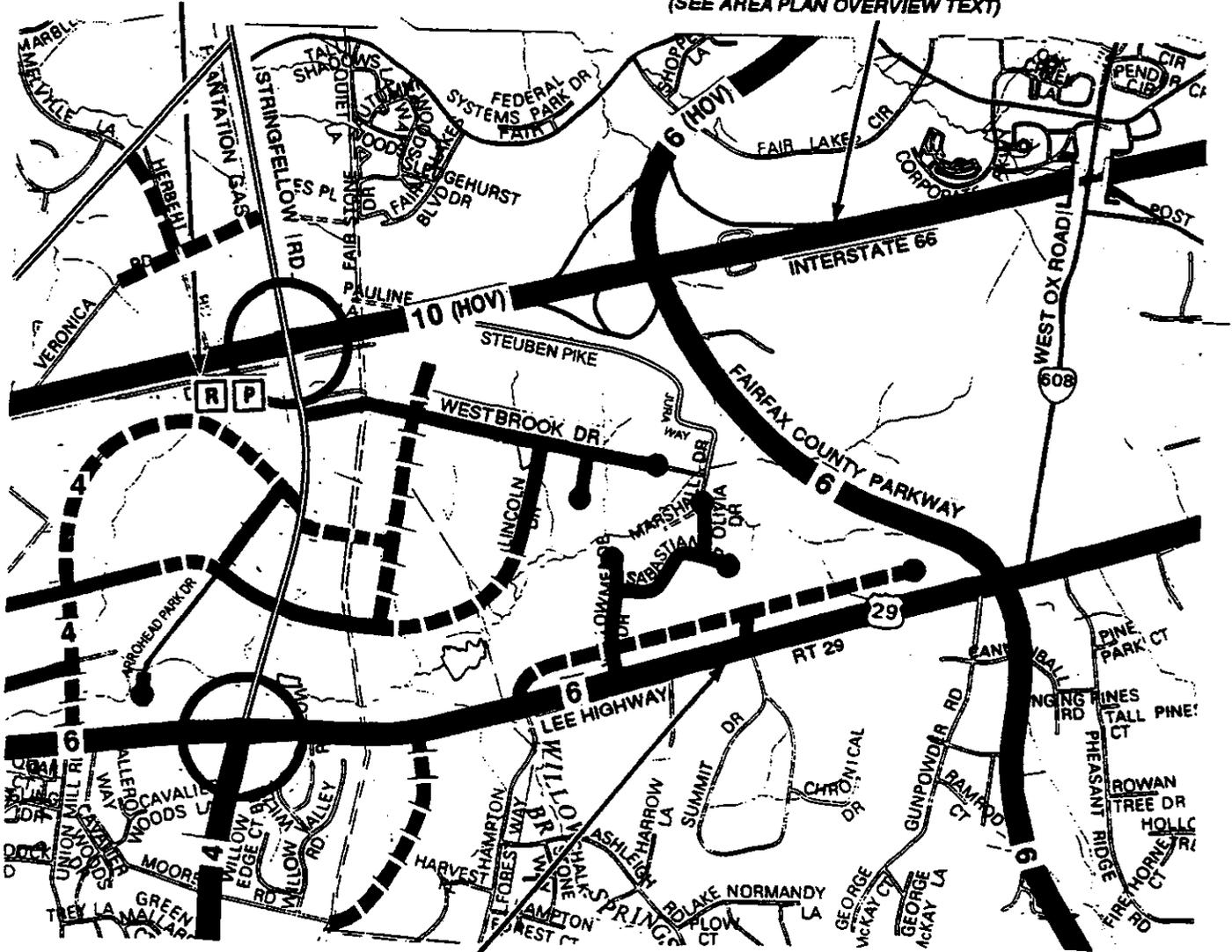
NOTE: IMPROVEMENTS TO ARTERIAL FACILITIES SUBJECT TO COMPLETION OF CORRIDOR STUDIES. SEE DISCUSSION IN AREA PLAN OVERVIEW TEXT. FINAL ALIGNMENTS SUBJECT TO COMPLETION OF APPROPRIATE ENGINEERING STUDIES.

HOV LANES TO BE CONSIDERED IN PROJECT DEVELOPMENT. HOV LANES TO BE PROVIDED IF WARRANTED BASED ON DEMAND FORECASTS AND CORRIDOR STUDY.

FORMERLY FIGURE 14 OF AREA III PLAN TEXT

SEE MAP ENLARGEMENT FOR  
DETAILS IN THIS AREA

ENHANCED PUBLIC TRANSPORTATION CORRIDOR  
(SEE AREA PLAN OVERVIEW TEXT)



PRIMARY HIGHWAY SERVICE DRIVE ORDINANCE  
REQUIREMENT (SEE AREA PLAN OVERVIEW TEXT)

TRANSPORTATION RECOMMENDATIONS LEGEND

- ROAD AND HIGHWAY FACILITIES
- ARTERIAL COLLECTOR LOCAL
- WIDEN OR IMPROVE EXISTING ROADWAY
- CONSTRUCT ROADWAY ON NEW LOCATION
- 2 4 6 8 TOTAL NUMBER OF LANES, INCLUDING HOV LANES (COLLECTOR/LOCAL CROSS SECTIONS TO BE FINALIZED DURING PROCESS OF REVIEWING PLANS FOR PROPOSED DEVELOPMENT.)
- CONSTRUCT GRADE-SEPARATED INTERCHANGE OR INTERCHANGE IMPROVEMENTS.
- ➔ PROVIDE PRIMARY SITE/AREA ACCESS IN LOCATION(S) SHOWN. SEE SITE ACCESS DISCUSSION IN AREA PLAN OVERVIEW TEXT.

NOTE: IMPROVEMENTS TO ARTERIAL FACILITIES SUBJECT TO COMPLETION OF CORRIDOR STUDIES. SEE DISCUSSION IN AREA PLAN OVERVIEW TEXT. FINAL ALIGNMENTS SUBJECT TO COMPLETION OF APPROPRIATE ENGINEERING STUDIES.

HOV LANES TO BE CONSIDERED IN PROJECT DEVELOPMENT. HOV LANES TO BE PROVIDED IF WARRANTED BASED ON DEMAND FORECASTS AND CORRIDOR STUDY.

**FAIRFAX  
COUNTY**

**TRANSPORTATION RECOMMENDATIONS**  
FAIRFAX CENTER AREA (SOUTHWEST)

**FIGURE  
84**

## 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-SU-029)

**SUBJECT:** Transportation Impact

**REFERENCE:** FDP 2000-SU-029-2  
Traffic Zone: 1671  
Land Identification Maps: 55-1 ((1)) parts of 23 and 26  
55-3 ((2)) parts of 88, 89, and 90  
55-3 ((1)) 20, 21A, 22A, and part of 21

**DATE:** March 29, 2001

The following comments reflect the analyses of the Department of Transportation. These comments are based on the final development plan dated August 16, 2000 with revisions to February 2, 2001. Because this review is based in part on the submitted plan, development of the site in accordance with the plan should be made a condition of approval, subject to modifications as noted herein.

Transportation Issues:

The site is proposed to be developed as an elementary school which will serve approximately 600 students, and a county park with various recreational fields. Issues associated with the application relate to the desirability to modifying the school bus loading area so as to reduce the large area of asphalt and improve the channelization and movement of vehicles on site, and the need for frontage improvements along the park frontage of Arrowhead Park Drive.

*Bus Loading Area.* The bus loading area delineates a large paint stripped area of asphalt in the western area of the bus loading area. It is very strongly recommended that this area be revised to provide a raised island in lieu of paint. Replacement of the proposed stripped area with a landscaped and curbed island would still allow full bus access and movements as proposed by the applicant, reduce the amount of non-porous surfaces, and enhance the overall safety and operation of the lot.

*Frontage improvements along Arrowhead Park Drive.* The development plan delineates frontage improvements along the school frontage of Arrowhead Park Drive, but does not include curb and gutter along either the existing or proposed park frontage. Although the weekday trip generation rates associated with the park as enumerated in the table below are minimal, significant volumes can be anticipated when fields are in heavy use during the summer months. Frontage improvements with face of curb set a 15 feet from centerline should be provided along the park frontage as required by Ordinance.

**Trip Generation:**

The following table provides a summary of the estimated traffic generation characteristics for the proposed uses.

Table 1

<u>Use</u>	<u>Vehicles Per Day/Peak Hour</u>
Elementary School for 600 children	575 vpd/175 vph <sup>1a</sup>
23.05 Acre County Park (Total Area of Park)	<u>15 vpd/ 2 vph<sup>1b</sup></u>
Total:	590 vpd/177 vph

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

- a. Rates per student for a public elementary school, (ITE LUC 520).
- b. Rates per acre for a county park, (ITE LUC 412).

AKR/CAA

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





# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway  
Chantilly, VA 20151  
(703) 383-VDOT (8368)

CHARLES D. NOTTINGHAM  
COMMISSIONER

THOMAS F. FARLEY  
DISTRICT ADMINISTRATOR

January 26, 2001

Ms. Barbara A. Byron  
Director of Zoning Evaluation  
Office of Comprehensive Planning  
12055 Government Center Parkway  
Fairfax, Virginia 22035-5503

Re: FDP 2000-SU-029-2  
Centreville Farms  
Northeast Elementary & Arrowhead Park Expansion

Dear Ms. Byron:

With reference to the above applications that propose the construction of an elementary school and reconstruction of an existing park, we have reviewed the Final Development Plan and support the plan as proposed subject to the following recommendations:

1. Improvements to Leland Road (Route 1021) propose construction of a partial-width cross-section and we suggest that full-width cross-section improvements associated with this project should continue beyond the proposed school entrances before tapering to a partial-width cross-section.
2. Improvements to existing Arrowhead Park Drive (Route 645) propose a partial width cross-section, and we suggest that given the deterioration of the existing roadway and the proposed use by school busses, the existing pavement structure on Arrowhead Park Drive and the intersection of Arrowhead Park Drive and Leland Road should be included in the Final Development Plan.

Should you have any questions, please feel free to call me at (703) 383-2058.

Sincerely,

A handwritten signature in black ink, appearing to read "A.R. Kaub".

A.R. Kaub, P.E.  
Transportation Engineer Senior

ARK/rc  
cc: Ms. D.A. Purvis

## COUNTY OF FAIRFAX, VIRGINIA

## MEMORANDUM

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

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

**SUBJECT:** ENVIRONMENTAL ASSESSMENT: FDP-2000-SU-029-2  
Elementary School and Park Sites at Centreville Farms

**DATE:** 9 February 2001

**BACKGROUND:**

This report, prepared by Irish Grandfield, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the Development Plan dated November 27, 2000. The report also identifies possible solutions to remedy environmental impacts. Alternative solutions may be acceptable provided that they achieve the desired degree of mitigation and are compatible with Plan policies.

**COMPREHENSIVE PLAN CITATIONS:**

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

1. **Environmental Quality Corridors** (Objective 9, pp. 91 - 93, The Policy Plan)

"It is desirable to conserve a portion of the County's land in a condition that is as close to a pre-development state as is practical. A conserved network of different habitats can accommodate the needs of many scarce or sensitive plant and animal species. Natural open space also provides scenic variety within the County, and an attractive setting for and buffer between urban land uses. In addition, natural vegetation and stream valleys have some capacity to reduce air, water and noise pollution.

**Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.**

Policy a: For ecological resource conservation, identify, protect and restore an Environmental Quality Corridor system (EQC). .  
. Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest.
- "Connectedness": This segment of open space could become a part of a corridor to facilitate the movement of wildlife.
- Aesthetics: This land could become part of a green belt separating land uses, providing passive recreational opportunities to people.
- Pollution Reduction Capabilities: Preservation of this land would result in significant reductions to non-point source water pollution, and/or, microclimate control, and/or reductions in noise.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements . . . :

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope

used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty-foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit habitat quality, connectedness, aesthetics, or pollution reduction as described above. In addition, some intrusions that serve a public purpose such as unavoidable public infrastructure easements and rights of way are appropriate. Such intrusions should be minimized and occur perpendicular to the corridor's alignment, if practical.

Preservation should be achieved through dedication to the Fairfax County Park Authority, if such dedication is in the public interest. Otherwise, EQC land should remain in private ownership in separate undeveloped lots with appropriate commitments for preservation.”

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

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

Policy j. Regulate land use activities to protect surface and groundwater resources.”

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

**“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 or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices. . .”

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

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

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

**ENVIRONMENTAL ANALYSIS:**

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

1. **Environmental Quality Corridors**

*Issue:* This site drains to Little Rocky Run via an unnamed tributary stream that traverses the site from north to south. There is EQC associated with tributary. On the school site, staff provided a revised EQC boundary on December 18, 2000. On the park site, the Development Plan shows a proposed EQC delineation that does not take in all the floodplain.

*Suggested Solution:* The Development Plan for the park site should show the updated EQC boundary as shown on the attached sheet. The Development Plan for the school site should also reflect the revised EQC boundary.

2. **Water Quality**

*Issue:* This site is in the Occoquan Watershed and Water Supply Protection Overlay District. There is a planned Regional SWM Pond on the Centreville Farms tract just downstream from this site.

The site should be designed to control runoff and protect water quality. Additional volumes of runoff should not be discharged into the creek upstream of the Regional SWM Pond. Otherwise, the stream will suffer excessive bed and bank erosion and be a liability to the County's Parks and Recreation Department who will inherit the stream corridor for use as a park.

The Park site contains wetlands along an unnamed swale/stream that drains through a portion of proposed field 2 and the Aquatic Garden/Picnic area. The wetland areas along this unnamed stream should be preserved and incorporated into a saved natural area of the park.

***Suggested Solution:*** Additional stormwater volumes created as a result of this development should not be conveyed in the existing creek bed upstream of the regional SWM pond due to the potential for excessive erosion. The applicant should design the site to discharge the runoff from the park playing fields and school site into the regional SWM pond via a storm sewer rather than using the natural channel.

The park site should preserve the wetlands on site as a natural amenity.

### 3. **Tree Preservation**

***Issue:*** The Policy Plan calls for protecting and restoring some tree cover during development. The Development Plan shows proposed tree save largely within the EQC. The park site has additional tree save along the northern and eastern perimeter of the site. Staff questions whether the triangular area north of field 5 is intended for tree save also (it is not labeled).

The school site shows two small strips of potential tree save adjacent to the bus parking area and near the Leland Road-Arrowhead Park Drive intersection.

***Suggested Solution:*** Considering the intensity of site development, the proposed tree save areas may be sufficient. On the park site, the triangular area north of field 5 should be labeled as tree save if that is the intent. Staff also recommends that tree save be accomplished around the wetland area discussed in the water quality section of this report.

The Urban Forester should be consulted during site development to make recommendations for preservation of trees during the construction process.

### 4. **Light Pollution**

***Issue:*** It is unclear from review of the development plan the location and types of outdoor lighting that are proposed for this site. Staff does not object to any particular type of lighting as long as the design is appropriate and the lighting does not cause light pollution.

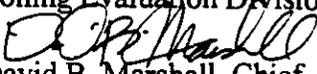
***Suggested Solution:*** All lighting provided on the property should be focused directly on parking/driving areas and sidewalks. No lighting should project beyond the property line. Full cut-off lighting should be provided for any proposed outdoor lighting.

BGD:JPG

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

TO: Barbara A. Byron, Director  
Zoning Evaluation Division

FROM:   
David B. Marshall, Chief  
Facilities Planning Branch, Planning Division

FILE NO.: N:\PD\JILLSON\WP\2232\Staff Memo\Arrowhead Park - FCPA.doc

SUBJECT: Section 15.2-2232 Review (Application 2232-Y01-2)  
Subject Property: Tax Map Parcels 55-1 ((1)) 23 pt., 24, and 26 pt.;  
55-3 ((1)) 21 pt., 21A pt., and 22A

REFERENCE: FDP-2000-SU-029-2

DATE: April 16, 2001

In accordance with the Standard Operating Procedures adopted by the Board of Supervisors on July 25, 1994, which provide guidance to Department of Planning and Zoning staff regarding the review of public facility projects that are subject to Section 15.2-2232 of the *Code of Virginia*, the Facilities Planning Branch of the Planning Division offers the following comments on the proposed park.

## BACKGROUND

Under Rezoning RZ-2000-SU-029, approved by the Board of Supervisors on March 5, 2001, land west of Arrowhead Park Drive was dedicated by Pulte Homes to Fairfax County for public use. Final Development Plan FDP-2000-SU-029-2 by the Fairfax County Park Authority (FCPA) and Fairfax County Public Schools (FCPS) seeks approval to develop recreation uses on public parkland through an expansion of the existing Arrowhead Park, and develop the new Northeast Centreville Elementary School south of the expanded park (the existing Arrowhead Park is not included in the FDP). The scope of subject application 2232-Y01-2, which is concurrent with pending FDP-2000-SU-029-2, includes the expansion of the existing Arrowhead Park, and the development of public recreational facilities at the expanded park.

## PROJECT DESCRIPTION

Attachment A

FCPA proposes to expand the existing Arrowhead Park, currently a neighborhood park, for development and use as a community park. Approximately 11.4 acres of proffered land north

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and south of the existing park will be added to the existing 13-acre park. The subject property, which is the assemblage of approximately 24.4 acres of existing and proffered parkland, is located at 5200 Arrowhead Park Drive, between its intersections with Leland Road to the south and Stringfellow Road to the north. The proposed school lies to the south, Little Rocky Run is to the west, and the proposed Centreville Farms Road is on the north.

The northern (proffered) portion of the subject property (hereafter also referred to as "the park") is moderately dense deciduous and evergreen forest. The central (existing) portion of the park is open and includes two soccer fields, one open play area, paved trails, and a gravel 100-car parking lot. The southern (proffered) portion of the park contains a mixture of forest and open land, along with several existing structures, a spring, a wetland area, and a shallow pond. The western end of the park is crossed by Little Rocky Run, along with its associated Environmental Quality Corridor and 100-year floodplain. None of the existing facilities are lighted.

Within the park, new facilities will be developed and existing facilities will be expanded and reoriented. All facilities will be constructed in accordance with County, FCPA, and FCPS standards. The proposed park expansion will include the following (all dimensions and areas are approximate):

- **Athletic fields:** four lighted rectangular fields – Fields 1 and 2 (300 feet x 190 feet), Field 3 (240 feet x 160 feet), and Field 4 (370 feet x 220 feet; may accommodate two smaller fields crosswise for younger age groups); fields may be "terraced" to minimize environmental impacts on adjacent properties
- **Courts:** one multi-purpose court and two lighted tennis courts; final orientation of tennis courts to be determined during the site design process
- **Aquatic Garden:** existing spring, wetland area, and pond; enhanced with additional wetland plant species, minor selective clearing, and landscaped sitting areas; available for school use as an outdoor classroom
- **Picnic Areas:** picnic area/shelter near tennis courts, and picnic area in aquatic garden
- **Playground:** playground equipment near aquatic garden
- **Restroom:** 900-square foot restroom building
- **Paved Trails:** trail network to connect park facilities and provide access to stream valley trail, school, additional parking on school site, and sidewalks along Arrowhead Park Drive and future Centreville Farms Road
- **Exercise Station:** exercise station near entrance to stream valley trail
- **Parking:** existing 100-car gravel parking lot to be lighted; 50 additional spaces at shared parking lot on school site
- **Site lighting:** lighting fixtures may be up to 80 feet tall; FCPA will comply with County lighting requirements; fixtures will have shields, baffles, and full cut-off features; average 30

foot candles on athletic fields using four-pole design (Field 4 may need six poles for crosswise use); low level illumination in parking lot sufficient for visitor safety

- **Landscaping and Screening:** supplementary screening to increase buffering where existing vegetation provides insufficient screening; landscape plan (prepared with assistance of Urban Forestry Division) will conform with Zoning Ordinance tree preservation and transition yard screening requirements; 50-foot average width of transition yard screening (about 20 % of transition yard screening will be 35 feet in width)
- **Utilities:** electric service and public water service available from Arrowhead Park Drive; public sanitary sewer service available from Leland Road; stormwater management and Best Management Practices (BMP) will conform with County requirements, and will be included with the stormwater management provisions at the school; stormwater runoff will be conveyed through the school site to an outfall upstream from a future regional stormwater management pond in the Centreville Farms area
- **Street Improvements:** sidewalk on Arrowhead Park Drive; about 1.1 acres of the park's northern boundary will be dedicated for the future construction of Centreville Farms Road
- **Hours of Operation:** dawn to dusk everyday, except during nighttime events; typically, athletic fields are scheduled by the Department of Community and Recreation Services until 11:00 p.m. everyday, but FCPA will commit to a 10:30 p.m. cutoff time
- **Number of Personnel:** no staff will be assigned to the park during hours of operation
- **Facility Maintenance:** regular maintenance in accordance with FCPA standards – routine cleaning, periodic inspection, and preventive maintenance of the restroom, routine safety inspections of playground equipment; specialized maintenance, if required, will be performed by FCPA staff or contractor; FCPA anticipates participation of local athletic organizations in "Adopt-a-Field" program to supplement athletic field maintenance.

## PROJECT JUSTIFICATION

Attachment A

The applicant states that County residents have identified a need to expand the existing Arrowhead Park. According to FCPA, increased growth and development in the Centreville area has reduced the amount of non-public land available for active recreation facilities. The applicant believes that expanding Arrowhead Park will help serve the need for high quality, safe, and accessible active recreation facilities in the Centreville Farms area. Arrowhead Park will be developed as a community park to provide diverse recreational opportunities in natural settings and intensely developed areas. FCPA states that the expanded park will provide outdoor facilities for moderately large numbers of people without significantly deteriorating the recreation experience. Community parks, which are located throughout the County, are oriented to individual, family, or group activities lasting up to most of a day, and may attract spectators or participants.

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Under the concurrent FDP, the applicant seeks to consolidate the park expansion in conjunction with the recently approved rezoning of Centreville Farms. Following its purchase in 1974, a determination under then-Section 15.1-456 (now Section 15.2-2232) of the *Code of Virginia* approved the existing Arrowhead Park for public park use. The existing park facilities, which FCPA states have been in place about three years, satisfied community needs until the area's rapid growth and development in the late 1990s. FCPA's current needs analysis for Sully District indicates that existing facilities provide service at a 72 % level. The applicant states that additional athletic fields will increase that service level to 76 %, and that the range of field sizes will help address the current facility deficiencies in this area of the County.

Construction of athletic fields at the park will be developed through a no-cost agreement with Pulte Homes in conjunction with the development of Centreville Farms. Funding to develop additional park facilities was identified in the 1998 Park Bond, but has not yet been appropriated.

#### LOCATION AND CHARACTER OF THE AREA

Arrowhead Park is in the eastern portion of Centreville Farms, about 1½ miles east of the commercial core of Centreville. The park is located in the north quadrant of the intersection of Stringfellow Road and Leland Road/Autumn Willow Drive. Until recently, the area around the park was characterized by low-density residential uses on large wooded lots. Centreville Farms will include a range of residential densities for single-family detached and attached dwellings and multi-family uses. The eastern third of Centreville Farms is crossed by Little Rocky Run and its associated stream valley, a part of which crosses the western portion of Arrowhead Park. Immediately north of the subject property are a stream valley, future areas for residential use with single-family attached dwellings and multi-family units, and the future Centreville Farms Road. Immediately to the east are Arrowhead Park Drive and a neighborhood of single-family detached dwellings. To the south will be an elementary school, while Little Rocky Run is to the west. Further north are Interstate 66 and single-family detached dwellings, while further east are a soccer field park and single-family detached residential uses. Further south will be more single-family detached residential uses, and further west beyond the stream valley will be additional single-family attached dwellings.

#### COMPREHENSIVE PLAN PROVISIONS

The subject property is located within the general boundaries of Land Unit C in the eastern portion of the Centreville Farms Area, which is in the Centreville Community Planning Sector (BR6) of the Bull Run Planning District in Area III. Most of the park also lies in Land Unit L of the Fairfax Center Area of Area III. As shown on the Comprehensive Plan map, the existing

park-portion of the subject property is planned for public park use, while the other portions of the subject property are planned for private open space, residential use at 1 to 2 dwelling units per acre (DU/AC), residential use at the baseline level of 1 DU/AC, residential use at the overlay level of 2 DU/AC, and residential use at the redevelopment option level of 4 DU/AC. An assessment of this proposal for conformity with land use and design recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

On pages 45 through 49 of the 1991 edition of the Area III volume of the Comprehensive Plan as amended through June 26, 1995, and as further amended by Plan Amendment 95-53 adopted by the Board of Supervisors on March 27, 2000, under the heading "RECOMMENDATIONS, Land Use, Centreville Farms Area (410 Acres)," the Comprehensive Plan states:

**"Density and Land Consolidation at the Redevelopment Option Level**

.....

The initial rezoning application and all concurrent, coordinated applications at the Redevelopment Option level should collectively provide for the dedication of land that is necessary to accommodate identified transit, school and active recreation needs for the area. . . . Development at the Redevelopment Option Level should also meet the following criteria:

.....

3. Dedication of approximately 23 acres in addition to the existing 13-acre parkland in Land Unit C to enlarge Arrowhead Park, including a minimum of 11 developable acres for active recreation facilities;

.....

**Transportation**

. . . All applications should provide for the dedication of right-of-way necessary to accommodate road improvements and provide appropriate frontage and access-related improvements . . .

***Pedestrian and Trail System*** - A comprehensive network of sidewalks and trails should be provided which links residential neighborhoods to each other and to public facilities, including Arrowhead Park, the elementary school, and future rail transit station. . . .

**Parks**

Arrowhead Park is an existing 13-acre public park located within Land Unit C.

Approximately 23 additional acres should be dedicated to enlarge Arrowhead Park, to include a minimum of 11 developable acres for active recreation facilities. . . .”

On page 281 of the 1991 edition of the Area III volume of the Comprehensive Plan as amended through June 26, 1995, under the heading “**LAND UNIT L, RECOMMENDATIONS**” for the Fairfax Center Area, the Comprehensive Plan states:

“Land Use

**Sub-unit L1**

Arrowhead Park is located in this sub-unit and is planned for public park use. . . .  
Sub-unit L1 is part of the Centreville Farms Area and may be considered under the redevelopment option for that area. . . .

.....  
Parks and Recreation

.....  
Expand Arrowhead Park through the acquisition of land to the north. A masterplan should be completed and this park developed as a Community Park to serve the needs of adjacent residential areas.”

On pages 167 and 168 of the 1990 Policy Plan, under the heading “**B. COMMUNITY PARKS**” in the “**APPENDIX 1 PARK CLASSIFICATION SYSTEM**” section of the Parks and Recreation element, the Comprehensive Plan states:

“Location

This park should be located in Suburban Neighborhoods within a 15-20 minute walk or bicycle trip or a 10 minute drive by users. Whenever feasible, locate adjacent to elementary or intermediate schools to maximize use of active recreation facilities . . . .  
The park serves several neighborhoods and will typically be between 10-50 acres in size.

Character and Extent

All facilities planned for a Neighborhood Park could also be located in a Community Park. In addition lighted or unlighted athletic fields, tennis courts, parking, trails, picnic shelter with restrooms, gardens, nature center, community center and undeveloped natural areas may also be included . . . .”

On pages 164 and 165 of the 1990 Policy Plan, under the heading “**BOARD OF SUPERVISORS GOALS**” in the Parks and Recreation element, the Comprehensive Plan states:

**“Objective 5: Provide for meeting current and future park and recreational needs through a combination of the development of new and existing sites and the optimal use of all existing facilities (including non-Fairfax County agencies).**

.....

Policy c: Coordinate with Fairfax County Schools on the location, phasing and design of school and park sites to enhance the potential for development of community recreation facilities. . . .”

On pages 103 and 104 of the 1990 Policy Plan, under the “**COUNTYWIDE OBJECTIVES AND POLICIES**” section of the Public Facilities element, the Comprehensive Plan states:

**“Objective 2: Construct and maintain facilities in accord with expected levels of service objectives and fiscal limitations.**

Policy a. Program the establishment of facilities through the County's Capital Improvement Program. Projects programmed for construction in the CIP should either be 1) identified in the plan text or on the Plan map in accordance with adopted service levels; . . .

Policy b. Follow adopted public facility standards to identify facility requirements associated with level of need, appropriate quantity and size, and relationship to population.

.....

**Objective 4: Mitigate the impact of public facilities on adjacent planned and existing land uses.**

.....

Policy c. Design facilities to promote and enhance the community identity of existing character.

Policy d. Ensure that public facilities are properly screened and buffered in order to mitigate visual impact on adjacent planned development of a different use or nature.

.....

**Objective 5: Acquire sites which are appropriate for the facility's specific purpose. Apply acceptable criteria when evaluating public facility sites.**

Policy a. Consider accessibility in siting facilities. In general, public facilities should have access to primary arterial roadways.

Policy c. Avoid areas of environmental sensitivity except where site acquisition is in support of open space.

Policy d. Evaluate engineering considerations, such as slopes and soils and other factors pertinent to knowing the extent of the site's development cost."

On page 91 of the 1990 Policy Plan, as amended through February 10, 1997, under the "ENVIRONMENTAL RESOURCES" section of the Environment element, the Comprehensive Plan states:

" . . . It is desirable to conserve a portion of the County's land in a condition that is as close to a pre-development state as is practical. A conserved network of different habitats can accommodate the needs of many scarce or sensitive plant and animal species. Natural open space also provides scenic variety within the County, and an attractive setting for and buffer between urban land uses. In addition, natural vegetation and stream valleys have some capacity to reduce air, water and noise pollution.

**Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.**

Policy a: For ecological resource conservation, identify, protect and restore an Environmental Quality Corridor system (EQC). . . .

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys.

On page 86 of the 1990 Policy Plan, as amended through October 30, 2000, in the "ENVIRONMENTAL POLLUTION, Water Quality" section of the Environment element, the Comprehensive Plan states:

**“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County . . .**

Policy j. Regulate land use activities to protect surface and groundwater resources.”

On page 93 of the 1990 Policy Plan, as amended through February 10, 1997, in the “ENVIRONMENTAL RESOURCES,” section of the Environment element, the Comprehensive Plan states:

**“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 or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.”

On page 89 of the 1990 Policy Plan, as amended through February 10, 1997, in the “LIGHT POLLUTION,” section of the Environment element, the Comprehensive Plan states:

**“Objective 5: Minimize light emissions to those necessary and consistent with general safety.**

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

## ALTERNATIVES

Attachment A

Arrowhead Park is classified as a community park, to serve a population within a 10- to 15-minute walking or biking distance or 10-minute driving distance from the park. In addition, community parks should be located adjacent to elementary or intermediate schools to maximize active recreation facilities and other similar uses. For these reasons, the applicant believes that the location and classification of Arrowhead Park render other public/private-owned sites in the vicinity not as ideal for the proposed uses as the subject property, and believes that park improvements at the subject property would serve more County residents at the proposed site than at any other site within the Centreville Farms Area.

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## ZONING ANALYSIS

Attachment B

Portions of parcels 21A, 22A, and 23, which previously were zoned R-1, and portions of parcels 21 and 26, which previously were zoned R-2, were rezoned to the PDH-8 District under Rezoning RZ-2000-SU-029. These parcels are subject to the applicable proffered conditions of RZ-2000-SU-029, and the associated Final Development Plan FDP-2000-SU-029. Parcel 24, which is the existing Arrowhead Park, is zoned R-1 and was not included in RZ-2000-SU-029 or the associated FDP-2000-SU-029. Approximately 1.1 acres of Lot 24 will be dedicated for public street purposes.

Zoning Administration Division staff in the Department of Planning and Zoning (DPZ) reviewed the application and noted that the proposed park will be a public use because the subject property will be owned and controlled by FCPA, which is defined in the Zoning Ordinance as a public use. Public uses are permitted in the R-1 District, and as principal uses permitted subject to the approval of a final development plan in the PDH-8 District. Therefore, staff concluded that a public park will be permitted on the subject property subject to the provisions of the R-1 District, the PDH District, and the proffered conditions and final development plan associated with RZ-2000-SU-029.

## LAND USE ANALYSIS

Attachment C

Staff in the Environment and Development Review Branch of the Planning Division in DPZ reviewed the FDP for the proposed park expansion and the proposed school associated with RZ-2000-SU-029-2, being reviewed concurrently with Application 2232-Y01-2. The following comments by staff are relevant to the expansion and development of the park as proposed in Application 2232-Y01-2: 1). Applicant should consider a cut-off time of 10:00 p.m. for the lighted athletic fields, and should provide information related to location, number, and height of light poles, and illumination levels; 2). Clarify width of transitional screening buffer to be provided, and extent of supplemental screen plantings to be provided, and extent of supplemental screen plantings to be provided; 3). Shift location of tennis courts further from site frontage; 4). Use full cut-off lighting fixtures to minimize glare; 5). Provide pedestrian walkway around both sides of existing parking lot; 6). Show general location and development of trails in the EQC; and 7). Consider sidewalks on both sides of entrance driveway with proposed park.

## ENVIRONMENTAL ANALYSIS

Attachment D

Staff in the Environment and Development Review Branch of the Planning Division in DPZ reviewed the application and noted the following: 1). Show the correct boundaries of the EQC

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on the application plan, and avoid disturbances within the EQC except for trails and essential utility crossings; 2). Avoid conveyance of additional stormwater volumes upstream of the regional stormwater management pond, and convey runoff from athletic fields through school site to the Leland Road culvert upstream of regional pond; 3). Consult with the County Urban Forestry Division for recommendations for preservation of trees during park construction; and 4). Lighting should be focused on subject property, should not project beyond property line, and should employ fully shielded fixtures to minimize glare and light trespass.

#### URBAN FORESTRY ANALYSIS

Attachment E

Urban Forestry staff in the Department of Public Works and Environmental Services (DPWES) reviewed the application and noted the following: 1). Tree save areas shown on the application plan will preserve most trees worthy of preservation; 2). Proposed supplemental transition yard screening appears adequate to screen adjacent properties to north and east; 3). Proposed uses for aquatic garden should be designed to minimize impact on the tree root zones in that area; and 4). No disturbance should encroach beyond the EQC boundary.

#### TRANSPORTATION ANALYSIS

Attachment F

Fairfax County Department of Transportation staff reviewed the subject application and noted that the proposed use appears to be consistent with the adopted Comprehensive Plan. The site should be developed with primary access from Arrowhead Park Drive, and no vehicular access from the proposed Centreville Farms Road. Frontage improvements along Arrowhead Park Drive are appropriate in order to improve safety and facilitate good vehicular and pedestrian access to the park.

#### PUBLIC WORKS ANALYSIS

Attachment G

System Engineering and Monitoring Division staff in DPWES reviewed the application and noted that there is an existing 10-inch sanitary sewer line located on parcels 23 and 24 which has adequate capacity to accommodate the anticipated sewage flow from the proposed park facility.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

Attachment H

Section 15.2-2232 of the *Code of Virginia*, as amended, charges the Planning Commission with determining whether the general location or approximate location, character, and extent of the proposed facility are substantially in accord with the adopted Comprehensive Plan.

o Location

The addition of approximately 11.4 acres of proffered land to enlarge the existing 13 acre Arrowhead Park for recreation purposes is supported by Plan policies and general recommendations. The expanded community park will be appropriately located to its intended service area, consistent with Plan guidelines that community parks should be located in suburban neighborhoods. More specifically, FCPA states that the park's expansion will help fill the void for quality, safe, and accessible active recreation facilities in the Centreville Farms area, within which the existing park is located. In addition, the park's location is consistent with Plan guidelines to locate community parks adjacent to elementary schools, such as proposed by the applicant under the FDP. In accordance with the Plan, trail access to the park will be provided from all surrounding areas, and the park will provide access to a greenway system linking the park to other stream valley parcels and parks within the Little Rocky Run stream valley and the Centreville Farms greenway. The park's main entrance on Arrowhead Park Drive will be conveniently accessible from an arterial road (Stringfellow Road) in accordance with Plan recommendations. Wetlands and other environmental features at the park site have been identified by FCPA during its site evaluations, and have been incorporated in the proposed park plan.

o Character

The expanded park will be compatible with the residential character of the area surrounding it, which is consistent with Plan goals. The park's development, in conjunction with that of the adjacent new school, will enhance the community's identity as a suburban residential neighborhood, in accordance with the Plan. The presence of a community park also should enhance the "quality of life" for area residents. Proposed recreational facilities will be those typically found in a community park, as defined by the Plan. According to FCPA, proposed facilities will be properly screened and buffered to mitigate their visual impact on nearby residential areas to the north and east, in accord with Plan guidelines. The landscape plan will comply with the County's screening requirements, as well as maximize tree preservation. Existing trees around the park's perimeter will be preserved when possible, in accordance with the Plan, and supplemental screening will be provided to increase buffering in existing tree-save areas where the

existing vegetation provides insufficient screening. The design for the athletic fields will maximize tree preservation, minimize environmental impacts on adjacent properties, and minimize the effect of noise on nearby properties. The applicant's plan shows that no disturbance or proposed facilities, other than a trail, will intrude into the EQC, which conforms with Plan objectives. FCPA will comply with applicable County lighting requirements, in conformance with the Plan. Landscape screening, along with the use of shielded and full cut-off light fixtures, should mitigate the impact of site lighting on nearby properties. The applicant will commit to a 10:30 p.m. cut-off time for lighting at Arrowhead Park to mitigate visual impact, as recommended by the Plan.

o Extent

The proposed expansion of Arrowhead Park is consistent with Plan guidelines to maximize use of existing public facilities for community recreation purposes. Following expansion, the size of the park will be consistent with other community parks. None of the existing facilities will be deleted, but will be redesigned, reoriented, and supplemented with new active and passive recreational facilities, in keeping with Plan recommendations. The proposed shared use of recreational facilities and parking areas will serve the park and proposed adjoining school, thus minimizing duplication of needed facilities, in accordance with the Plan. FCPA has worked with FCPS so that the park's stormwater management and BMP requirements will be met with the stormwater management provisions at the school. The applicant states that its development standards reflect those of the County, which is consistent with Plan objectives, and that all facilities will be constructed in accordance with County, FCPA, and FCPS standards. The range of sizes proposed for the athletic fields should address current deficiencies in Sully District for athletic fields. The park will receive regular maintenance in accordance with FCPA standards, consistent with Plan objectives. Traffic impacts are not expected to be significant, and the applicant will dedicate land as necessary for road frontage improvements along Arrowhead Park Drive and for the future Centreville Farms Road, in accordance with the Plan.

## CONCLUSIONS AND RECOMMENDATIONS

Staff concludes that the proposal by the Fairfax County Park Authority, to expand and develop Arrowhead Park for use as a community park, satisfies the criteria of location, character, and extent as specified in Section 15.2-2232 of the *Code of Virginia*, and recommends that the Planning Commission find the proposal substantially in accord with provisions of the adopted Comprehensive Plan.


**FAIRFAX COUNTY PARK AUTHORITY**
**MEMORANDUM**
**ATTACHMENT A**

**TO:** David Jillson, 2232 Coordinator, Planning Division  
Department of Planning & Zoning

**FROM:** *MH* Mark Holsteen, Project Manager  
Project Management Branch

**DATE:** February 22, 2001

**SUBJECT:** 2232 Application Revisions – Arrowhead Park Development

Please find attached the revised application to our February 5, 2001, 2232 submittal for Arrowhead Park. The revisions were made based on our February 22, 2001 discussion to include the Pulte proffered parklands (developable areas) in the 2232 application since they will be added to the existing Arrowhead Park. For ease of review, please have this revised application replace the entire first submittal, except for the attached full-size plan. Should you have any questions, please call me at 324-8691.

Attachments: Revised application with attachments. Full-size plan is still applicable.

cc: Michael R. Frey, Supervisor, Sully District  
Harold L. Strickland, FCPA Board, Sully District  
Paul L. Baldino, Director  
Lynn S. Tadlock, Director, Planning & Development Division  
John Pitts, Manager, Project Management Branch  
John Lehman, Supervisor, Project Management Branch  
Kirk Holley, Manager, Planning & Land Management Branch

2232 Revisions Memo

**RECEIVED**
**FEB 28 2001**
**FAIRFAX COUNTY  
PLANNING COMMISSION**
**RECEIVED**
**FEB 26 2001**
**BY: DPZ/PD *WJ***

**APPLICATION FOR 15.2-2232 DETERMINATION ON  
FAIRFAX COUNTY PARK AUTHORITY USE OF  
ARROWHEAD PARK  
SULLY SUPERVISORY DISTRICT**

February 26, 2001

**1. AGENCY SUBMITTING THE APPLICATION**

Fairfax County Park Authority  
12055 Government Center Parkway  
Planning & Development Division  
Fairfax, Virginia 22035-1118

**Contact Persons**

Lynn Tadlock, Division Director (703) 324-8741  
John Pitts, Manager, Project Management Branch (703) 324-8738

**2. LOCATION AND DESCRIPTION OF PROPERTY**

**Location**

Street Address: 5200 Arrowhead Park Drive, Centreville, VA  
Property ID: Tax Map 55-1 ((1))-24 (Existing Park - See Attachment I - ± 1.1 Acres of existing park will be dedicated to Developer for public street)  
Tax Map 55-1 ((1))-23 (Southern 2/3's of parcel - Proffered park)  
Tax Map 55-3 ((1))-21, 21A, 22A, 26 (Portions of each - Proffered Park)  
Supervisory District: Sully  
Planning Area: III  
Planning District: Bull Run - Centreville Farms Area

**Description of Property**

The existing Arrowhead Park is a Neighborhood Park approximately 13 acres in size and its western portion, adjacent to the Little Rocky Run stream valley area, contains an Environmental Quality Corridor (EQC) and associated 100-Year Floodplain. In 1974 a 456 determination was made approving this land for use as a public park; however, no specific facilities were identified at that time (See Attachment II). It should be noted that this application is being made in conjunction with the pending FDP for the Northeast Elementary School and Arrowhead Park Expansion (FDP - 2000-SU-029-2: See Attachment III). This FDP indicates that additional proffered lands will be added to the existing park and that some of the existing facilities will remain while others will be redesigned, reoriented and will overlap onto the new proffered parklands. The resulting park, due to its size and acreage, will now be a Community Park.

The existing parkland is generally bounded by Arrowhead Park Drive (Route 645) on the east, proffered parkland and the site of the proposed Northeast Centreville Elementary

School on the south, Little Rocky Run stream valley area on the west, and proffered parkland and the proposed Centreville Farms Drive on the north. The interior portion of the site is open showing active recreation facilities, while the perimeter is moderately dense second growth forest composed of both deciduous and evergreen trees.

The site is accessible from Arrowhead Park Drive and contains two soccer fields, one open play area, paved field access trails and a dustless surface parking lot ( $\pm 100$  spaces). An existing spring, located along the south property line, flows through identified wetlands of approximately 0.12 acres to an off-site shallow pond approximately 2,000 square feet in size. No facilities are lighted.

### **3. DESCRIPTION OF PROPOSED USE**

Following the addition of the proffered parkland (See Attachment I and III) the use proposed for this expanded site, which is the subject of this 2232 application, is that of an upgraded Community park. Due to the addition of proffered parkland the existing park facilities have been expanded and reoriented both within the existing park as well as utilizing some of the new proffered parkland. Within the existing park only three new facilities, a restroom ( $\pm 900$  S.F.), a multi-purpose court, and 2/3's of a rectangular field, will be developed and all the rectangular fields will be lighted. Other improvements to the existing park include landscape screening and asphalt trails (See attached full size plan).

Other new features have been incorporated into the park design on the proffered tracts of parkland. The specific improvements proposed include an aquatic related feature highlighting the passive recreational values of the existing pond, spring and wetlands, a playground, paved trails to the fields, picnic areas/shelter, a small exercise station, lighted tennis courts, additional parking for 50 cars located in the school parking lot, and an inter-connecting trail between Little Rocky Run stream valley and the proposed residential development north and west of the park site. In addition to the expanded facilities, the existing park will increase in size by approximately 11.4 developable acres, increasing the park acreage to approximately 24.4 acres. Community parks can accommodate moderately large numbers of people without significant deterioration of the recreation experience. The following describes the anticipated use of the facilities described based on the Park Authority's experience at numerous locations throughout the county.

#### **Number of Personnel and Hours of Attendance**

During hours of operation there will be no assigned staff present at the park performing activities related to facility operation.

#### **Hours of Operation**

Regular operating hours of the park will be dawn to dusk, except for those days where the athletic fields are scheduled for night games. Night games would typically be held seven days a week, until 11:00 P.M.

### **Facility Maintenance Requirements**

Facilities will be programmed for regular and typical maintenance to Park Authority standards. Typical maintenance will include routine cleaning, periodic inspection and preventative maintenance of the restroom. Safety inspections of the playground recreation equipment will be performed on a routine basis. Specialized maintenance, if required, will be performed by Park Authority staff or contracted out on an as-needed basis. It is anticipated that local athletic groups will also utilize the Park Authority's "Adopt-a-Field" program to supplement athletic field maintenance.

### **Facility Size, Area, Quantity, Color, and Materials**

#### **A. Buildings**

As shown on Attachment IV, the proposed restroom building is approximately 900 square feet in size. The building will be constructed of durable, cost effective, low maintenance materials typical of other similar functional facilities throughout the park system (e.g. Braddock and Greenbriar Parks).

#### **B. Site**

There is a projected need to develop additional active recreation facilities in this community. The proposed expansion of Arrowhead Park presents an excellent opportunity for the Park Authority to increase and up-grade the facilities at this park site. The proposed plan indicates approximately 50 additional parking spaces located south of the park within the proposed parking lot of Northeast Elementary School (spaces being developed in cooperation with Schools). It is intended that the parking lot for the school would be shared with Arrowhead Park. Parking estimates are based on an expected average peak attendance and intensity of use of the active recreation facilities. The Park Authority's recommended standard for parking of active recreation facilities is 35 spaces per athletic field. Given that there are four fields proposed, the recommended parking would be 140 spaces. With the current Arrowhead Park parking lot, containing approximately 100 spaces, and the proposed additional 50 spaces included within the school's shared parking lot, the recommended parking standards are met. Note that the school's parking lot exceeds their parking requirement by more than 100 parking spaces (not including the 50 additional spaces for Arrowhead Park) and therefore these spaces could function as overflow parking.

All facilities shall be constructed in accordance with the Fairfax County Public Facilities Manual and to Park Authority and Fairfax County Public School standards. The active recreation facilities are proposed as lighted facilities. In addition, the park will include lighted tennis courts, picnic areas/shelter, a play structure, a small exercise station, a multi-purpose court, pedestrian paths and trails. Furthermore, the park will include an aquatic feature, or garden, with landscaped sitting areas in the vicinity of the existing pond.

## C. Use

According to the Comprehensive Plan Amendment No. 95-53, Adopted March 27, 2000, Bull Run Planning District, Page 5 of 6:

*“Arrowhead Park is an existing 13-acre public park located within Land Unit C. Approximately 23 additional acres should be dedicated to enlarge Arrowhead Park, to include a minimum of 11 developable acres for active recreation facilities. An interconnected open space network should be provided to preserve high quality vegetation and EQC/RPA areas along the stream valley of Little Rocky Run and its tributaries. Remnants of Civil War fortifications should be preserved as deemed appropriate by the County.*

With this anticipated use, the proposed Arrowhead Park expansion and other new plan elements will generate a unique diversity of recreational experiences for the Centreville Farms community.

### **Facility’s Utility Requirements, Operating Frequency**

Because of its proximity to the proposed Northeast Centreville Elementary School, all utilities necessary to operate this Community Park are readily available to serve this site. The highest usage of these utilities will occur during peak operating hours and special events. Peak hours for normal operations (not including special events), based on analysis of activity at other Community Parks with lighted active recreation facilities, are 6:00 PM to 11:00 PM Monday - Friday and 8:00 AM - 11:00 PM Saturday and Sunday. Requirements for new utilities and improvements are based on peak use projections.

#### A. Electric

Electric is adjacent to this site within the right-of-way of Arrowhead Park Drive. It is supplied by Dominion Virginia Power Company.

#### B. Water

Public water exists within the right-of-way of Arrowhead Park Drive (12” main line). It is supplied by the Fairfax County Water Authority.

#### C. Sanitary Sewer

Sanitary sewer service exists within the right-of-way of Leland Road and will be extended, potentially from the school site, to service the proposed restroom.

## 4. JUSTIFICATION FOR THE PROPOSAL

### **Why the Additional Facilities are Necessary**

The residents of Fairfax County have identified through the Comprehensive Plan process and through the Park Bond Referendum their need of and desire to expand the existing

Arrowhead Park. As increasing growth and development occurs in this portion of the County, locations for active recreation facilities on non-public lands have significantly diminished. The expansion of Arrowhead Park will begin to fill the void for quality, safe, and accessible active recreation facilities in the Centreville Farms Community. Historical records confirm that strong demand exists for active recreational facilities in the area. Demographic analysis by Fairfax County shows continued growth in this area. As expected, development and population expansions will continue to increase demand for this facility.

### Community Park

Arrowhead Park will be developed in accordance with the Park Authority's standards for a community park as listed in the Comprehensive Plan, which is in the Parks and Recreation Appendix 1, Park Classification System, Item B. **Community Parks**, Section, Character and Extent states:

*"All facilities planned for a Neighborhood Park could also be located in a Community Park. In addition, lighted or unlighted athletic fields, tennis courts, parking, trails, picnic shelter with restrooms, gardens, nature center, community center, and undeveloped natural areas may also be included. Application of acreage and facility standards to development proposals which create populations of fewer than 500 should be proportional to the size of the development."*

Community Parks provide a diversity of recreational opportunities in both natural settings and intensely developed areas. Arrowhead Park will provide outdoor facilities that can accommodate moderately large numbers of people without significant deterioration of the recreation experience. Parks of this type are located throughout the county. This category of park is oriented to activities that may involve individuals, families, or groups for a time period ranging from a portion of the day to most of the day and which may attract spectators or participants.

The Park Authority has prepared a Final Development Plan (FDP) for Arrowhead Park (See Attachment III). The purpose of the FDP is to consolidate the area of proposed park expansion with the existing park in conjunction with the proposed rezoning of Centreville Farms (RZ-2000-SU-29). The site of the existing Arrowhead Park was purchased in 1974 and the present configuration of two athletic fields, open play area and gravel-surfaced parking lot has been in place approximately 3 years. This configuration had been satisfactory for community needs until the rapid growth and development of the late 90's. In anticipation of the potential growth of the area, the Park Authority, in 1990, proposed to expand Arrowhead Park by purchasing the 5.8-acre parcel immediately north of the existing park. However, after deliberate consideration, the proposal was withdrawn. The FDP is a means to expand and improve Arrowhead Park Community Park by the addition and reorientation of active recreation facilities to serve the Centreville Farms area.

### **Elimination of Previously Master Planned Facilities**

None of the existing facilities have been eliminated from the park, instead, they have been redesigned to provide appropriate orientation for play and proposed lighting.

### **Why the Proposed Location and Type of Facility is not Disruptive**

The location and type of facilities proposed at Arrowhead Park are in accordance with the Comprehensive Plan, which states in the Parks and Recreation Appendix 1, Park Classification System, Item B. Community Parks, Section – Location:

*“This park should be located in Suburban Neighborhoods within a 15-20 minute walk or bicycle trip or a 10 minute drive by users. Whenever feasible, locate adjacent to elementary or intermediate schools to maximize use of active recreation facilities; in Centers, proximity to retail/office parking is desirable. Service area is ¼ or 1-½ miles in densely and non-densely settled areas, respectively, with dense areas defined as those planned to a density of 2,500 people per square mile. The park serves several neighborhoods and will typically be between 10-50 acres in size.”*

Arrowhead Community Park is located in the soon to be created suburban neighborhood of Centreville Farms, which when completed, will contain approximately 800 homes within walking and cycling distance of the Park. Arrowhead Park will be located immediately adjacent to the proposed Northeast Centreville Elementary School and will provide opportunities to students and park users for maximizing active recreation facilities, education experiences in outdoor classrooms, and shared parking. The proposed facilities are compatible with surrounding uses. Also, according to the recommendations contained in the amended Comprehensive Plan for the Bull Run Planning District of Fairfax County and, as cited previously in this application, Arrowhead Park will provide the interconnected open space network to preserve high quality vegetation and EQC/RPA areas along the Little Rocky Run stream valley.

## **5. ANTICIPATED IMPACTS ON ADJOINING PROPERTIES AND ON- AND OFF-SITE ENVIRONMENTAL FEATURES**

The proposed use will have minimal offsite impact. The use is compatible with other existing and proposed uses in the area.

### **Traffic Impact**

Traffic impact from the expansion of Arrowhead Park will be non-significant. Park access is from existing Arrowhead Park Drive (a cul-de-sac street) on the east, and from the proposed parking lot of Northeast Centreville Elementary School on the south as shown on Attachment IV. The portion of Arrowhead Park Drive fronting the park may be improved with curb, gutter, and concrete sidewalk, and would connect with similar improvements provided with the development of the school site, if required at time of site plan approval. Based upon discussions with the County Office of Transportation, it is believed that Arrowhead Park Drive will meet VDOT standards with the proposed improvements.

Referencing the Amended Comprehensive Plan/Area III, Page 240, Figure 84 offers the following traffic circulation recommendations: Arrowhead Park Drive should end in a cul-de-sac and remain as a primary site/area access.

### **Noise Impact**

The operation of expanded Arrowhead Park will not create an unsatisfactory offsite noise impact. Supplemental landscape screening/buffering will be provided along the park perimeter adjacent to residential areas, as well as final site grading (fields 1 and 4 may be potentially lower than adjacent residences) will serve to minimize anticipated noise from scheduled athletic usage.

### **Light Pollution**

Offsite light impact may come from the lighted active recreation facilities, parking facility, and lighted tennis court. It is anticipated that because of the east-west orientation of the athletic field closest to Arrowhead Park Drive, and the use of full cut-off features for lighting the facilities, the offsite light impact will be minimized to the greatest possible reasonable extent. The Park Authority has a demonstrated history of minimizing offsite light pollution by using state of the art lighting design and energy efficient fixtures. This design employs full fixture shielding, baffling and related cutoff features to minimize spillover, glare and light trespass. Perimeter landscape screening will also be utilized to mitigate lighting impacts. Furthermore, the Park Authority has informed local interest groups of its proposals, and has offered and completed a demonstration of the state of the art fixtures, and prepared a lighting impact study for their review and assessment. In addition, the Park Authority has solicited from the local interest groups (Western Fairfax County Citizen's Association) their input, observations, suggestions and recommendations for the Park Authority to consider in the planning of such facilities to further mitigate offsite impact. The park design has been revised to address their concerns.

### **Air Quality**

No impact relating to air quality is anticipated.

### **Visual Impacts**

Development of Arrowhead Community Park will result in minor visual changes to the site. These changes are considered to be consistent with the zoned use of the property and with other immediate uses. Clearing and grading will be necessary to develop the proposed active recreation facilities. However, no disturbance will take place at the western end of the site in the existing EQC and in the central portion of the site adjacent to the identified wetlands area. The location and orientation of the athletic fields have been designed with consideration for the maximum areas of tree preservation. The core area of the Park will contain the aquatic feature and picnic facilities within an existing wooded area. Site lighting fixtures may be up to 80' in height. The perimeter buffer of existing trees will be retained wherever possible and supplemented with required vegetative screening to successfully impede direct offsite views of most of these changes and improvements. Proposed landscaping and site signage and maintenance will enhance some views within the site. For these reasons, the visual impact will not be strong or detrimental to the offsite properties.

### Water Quality

Water use and consumption for this proposed development will be obtained from the public water supply. Stormwater control during and after construction will follow Best Management Practices in accordance with the Public Facilities Manual and the Park Authority mission to protect the environment. Management of storm water runoff and satisfaction of BMP requirements for the park will be included with the storm water management provisions for the Northeast Centreville Elementary School as well as installation of on site rain gardens. Ultimate discharge of park storm water runoff will be deposited into the regional storm water detention pond that will be constructed with the Centreville Farms community.

## **6. RELATIONSHIP OF THE PROPOSAL TO THE COMPREHENSIVE PLAN**

It is our opinion that the proposed use is entirely compliant with the Comprehensive Plan and amendment 95-53 as adopted March 27, 2000. The Plan contains numerous references to demand and desirability of this Park within the Sully District and the Bull Run Planning District. Some are cited below for review.

### Land Use

#### **A. Comprehensive Plan**

The Comprehensive Plan for Fairfax County (the Plan), Virginia, Area III, Section "Bull Run Planning District" Page 3 of 6 provides the following planning direction for the development of the Park elements.

*...Dedication of approximately 23 acres in addition to the existing 13 acre parkland in Land Unit C to enlarge Arrowhead Park, including a minimum of 11 developable acres for active recreation facilities.*

Page 5 of 6 provides the following:

*...Arrowhead Park is an existing 13-acre public park located within Land Unit C. Approximately 23 additional acres should be dedicated to enlarge Arrowhead Park, to include a minimum of 11 developable acres for active recreation facilities. An interconnected open space network should be provided to preserve high quality vegetation and EQC/RPA acres along the stream valley of Little Rocky Run and its tributaries. Remnants of Civil War fortifications should be preserved as deemed appropriate by the County.*

### Zoning District

Land within the existing park boundaries is presently zoned R-1 for Residential District Use. The proposed Park expansion and related outdoor active recreational facilities contemplated for this site are currently being rezoned to PDH-8 (per Centreville Farms rezoning RZ-2000-SU-029). In the R-1 zone, parks are a permitted use under Article 3-102 "Public Uses". In the PDH-8 zone, parks are a permitted principal use subject to approval of a Final Development Plan under Article 6-102 6 "Public Uses".

The maximum building height permitted in the R-1 and PDH-8 zones for structures other than Single Family Dwellings is 60 feet. The proposed restroom contemplated within Arrowhead Park will not exceed this height. The bulk plane, FAR and Open Space requirements will easily be satisfied.

**Conformance with the Comprehensive Plan**

The proposed use is in conformance with the Comprehensive Plan. The proposed park expansion and other recreational facilities will comply with the objectives of the Plan.

**A. Proposed Use in Conformance with the Plan**

The appropriate reference regarding use is cited above in this section under "Land Use". Please reference the Plan, Area III, Sully District, Bull Run Planning District, Page 5, Section Parks.

**7. ALTERNATIVE SITES CONSIDERED FOR THE PROPOSAL**

Arrowhead Park is classified as a Community Park with a location within 10-15 minutes walking and/or bicycling distance, or 10 minutes driving time for its users. In addition it is recommended that Community Parks be located adjacent to elementary or intermediate schools so as to maximize active recreation facilities and other similar uses. For this reason, the location and classification of this Park render other public/private-owned sites in the vicinity not as ideal as the Arrowhead Park site. The above referenced park expansion as well as the other proposed recreational facilities would service more county residents at this site than any other site within the Centreville Farms vicinity.

**8. PROPERTY IDENTIFICATION MAP**

The site of existing and proposed Arrowhead Community Park is graphically represented in Attachment I.

**9. CONCEPTUAL PLAN**

The plan for the proposed development of the site is shown on Attachment IV. The plan indicates relevant active recreation facilities and natural features (Note: Six 24" x 36" plans also attached).

End of Application Report.



COMMONWEALTH OF VIRGINIA  
**COUNTY OF FAIRFAX**  
 FAIRFAX, VIRGINIA 22030



February 20, 1974

This is to advise you that the Fairfax County Planning Commission at its regular meeting on Thursday, February 14, 1974, approved (under the provisions of Section 15.1-456 of the Code of Virginia, as amended) the request of the Fairfax County Park Authority for acquisition of approximately 13 acres for the Stringfellow Road neighborhood park.

The property is located on the west side of Stringfellow Road, approximately 3600 feet north of Lee Highway (Route 29/211), and approximately 3000 feet south of Interstate Route 66; Centreville; Tax Map 55-1 ((1)) parcel 24; Centreville Magisterial District.

For your information, any owner(s) of a parcel under consideration who is dissatisfied with the Commission's vote of approval has the right to appeal the decision to the Board of Supervisors. This right does not extend to adjacent property owners. The appeal, to be made within 10 days following the Planning Commission's decision, must be by written petition (letter) to the Board of Supervisors (4100 Chain Bridge Road, Fairfax, Virginia 22030), setting forth the reasons for the appeal. If an appeal is entered, the owner(s) of the property under consideration will be notified of the date, time and place of the hearing, at which time the appeal may be presented. A majority vote of the Board of Supervisors will overrule the decision of the Planning Commission.

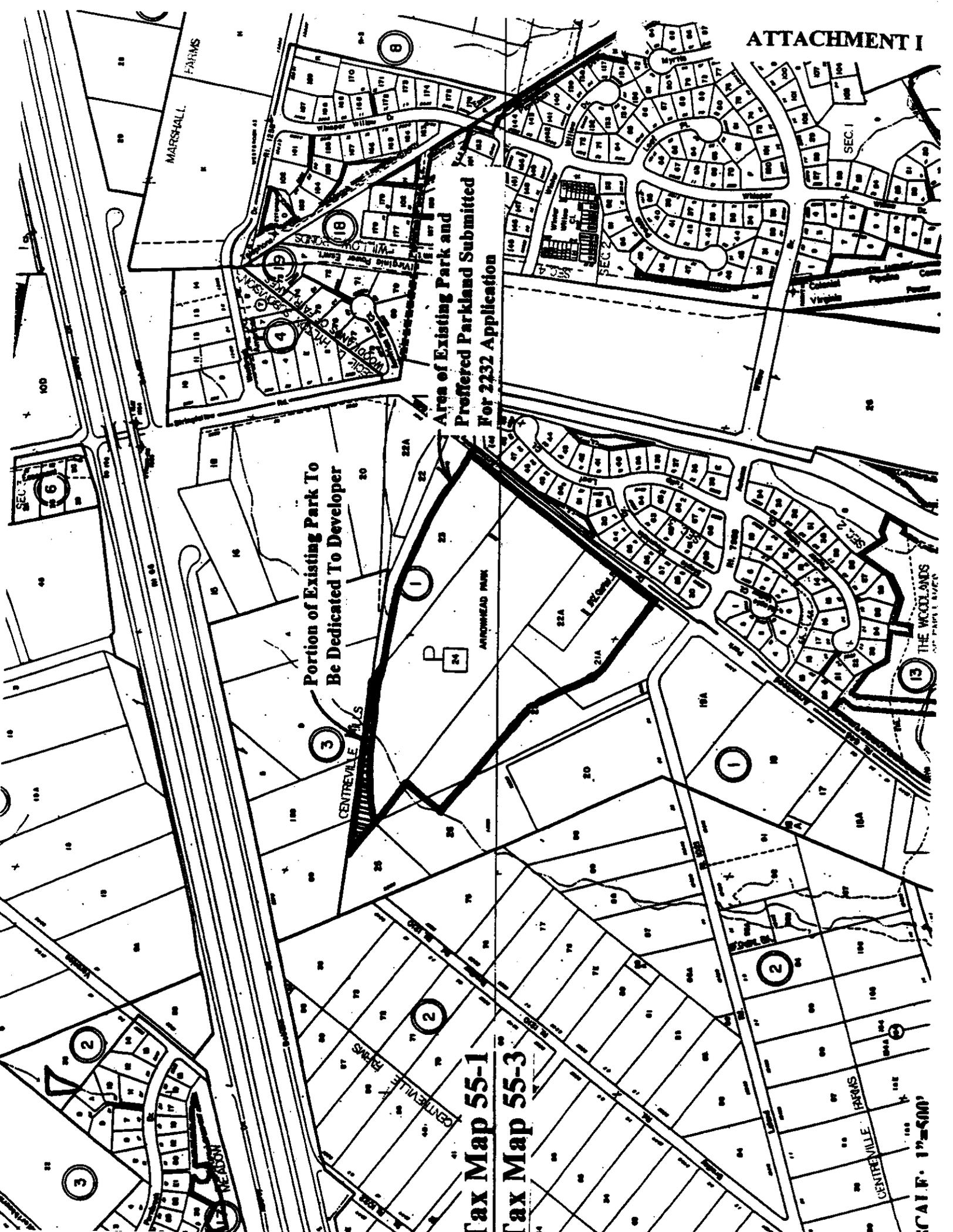
If you should desire further information, it is suggested that you contact ~~K. T. Lukasewski~~ of the Office of Comprehensive Planning. (691-3351)

Sincerely,

Jim Reid, Director  
 Office of Comprehensive Planning

KTL:mgm

cc: Jean R. Packard, Chairman of the Board of Supervisors  
 Martha V. Pennino, Centreville District Supervisor  
 William M. Lackwood, Chairman, Planning Commission  
 Halley A. Merrell, Centreville District Commissioner  
 James C. Wyckoff, Jr., Executive Director, Planning Commission  
 Richard W. Janes, Fairfax County Park Authority



Portion of Existing Park To Be Dedicated To Developer

Area of Existing Park and Preferred Parkland Submitted For 2232 Application

Tax Map 55-1  
Tax Map 55-3

CALIF. 17-500'







FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM

**TO:** David Jillson, 2232 Coordinator, Planning Division  
Department of Planning & Zoning

**FROM:** *MH* Mark Holsteen, Project Manager  
Project Management Branch

**DATE:** March 28, 2001

**SUBJECT:** 2232 Application Revisions – Arrowhead Park Development

Staff has reviewed the asterisked items on the documents provided to us concerning the above referenced application. The following responses are provided.

Environment and Development Review - FDP

*In order to improve site design and mitigate impacts, it would be desirable to incorporate the following recommendations:*

- ***Comment: Limitation on hours of operation for the lighted fields should be established so that impacts on adjacent residential development are minimized. A cut-off time of 10:00 p.m. is suggested for the lighted fields. The FDP should reflect the general location, number and height of light poles. Staff recommends the implementation of a development condition to establish minimum and maximum foot-candle illumination levels in order to achieve an average illumination level of 40 foot-candles. In addition, the proposed lighting for the fields should adhere to the lighting concepts and recommended practices expressed by the Illuminating Engineering Society of North America (IESNA) in the document entitled RP-33-99. This would include fully shielded light fixtures that are appropriately focused and positioned and rear shielding of lights.***

**Response:** The Park Authority (PA) will comply with applicable county requirements for limiting spillover lighting. Based on preliminary discussions with our lighting consultant the PA will employ Musco Level-8 Lighting technology with supplemental shielding as necessary to comply with applicable county requirements and to minimize spillover impacts. Standard lighting levels for soccer fields require an average 30-foot candle level be provided. Please see the attached diagram for the standard pole location and illumination levels for Musco Level-8 lighting systems typical of current PA lighting installations. Four pole designs are typical, but Field #4 may require a six-pole design to accommodate the proposed use of this field as two smaller fields. Park Authority ballfields typically remain lighted to

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11:00 p.m., however; the Park Authority would be willing to commit to a 10:30 cut off time. A final lighting design will be completed to refine and or improve upon standard lighting designs when the lighted project is initiated.

- ***Comment: Generally, the FDP depicts a 35-foot wide planted buffer around the northern boundary of the park site and a 50-foot wide buffer along the eastern boundary, adjacent to existing residential development. The FDP should be clarified to indicate that a 50-foot buffer is to be provided along the northern boundary through a combination of existing trees and vegetation and the proposed supplemental 35-foot transitional screening buffer. Supplemental evergreen tree and understory plantings may be necessary to fully screen the proposed lighted tennis courts from the adjacent residential development, as may be determined by the Urban Forester.***

**Response:** The Park Authority will coordinate with the Urban Forester during the site plan development and submittal for screening requirements. Initial discussions with DPZ staff indicated that an average 50-foot transition/buffer would be sufficient screening for all property lines. Over 1,500 feet of screening is provided and only  $\pm$ 320 feet are 35 feet in width. Additional supplemental screening was also added to increase buffering in areas where insufficient understory may exist. The existing note #3 on plan will be clarified.

- ***Comment: It would be desirable to shift the tennis courts further away from the site frontage and reorient the courts to provide a deeper buffer in order to minimize both visual and noise impacts on the residential development across Arrowhead Park Drive. A north-south orientation of the tennis courts would also minimize sunlight glare for players.***
- **Response:** The current plan already reflects an initial DPZ staff request to shift the courts further into the site to reduce impacts to offsite residences. Additional supplemental landscaping was also requested and provided in this area. Since the court footprint is essentially square the PA will consider rotating the courts at time of final design.
- ***Comment: Lighting for the existing parking lot should feature full-cut-off fixtures to minimize any off-site glare.***

**Response:** Current Park Authority parking lot lighting projects utilize full cut-off features to minimize light spill. Low-level parking lot lighting is typically provided only to assist patron safety while entering and exiting a scheduled evening event. These lights would typically be turned off shortly after the event is over.

- ***Comment: A pedestrian walkway should be provided around both sides of the existing Arrowhead Park parking lot in order to provide safe and convenient access to the tennis courts and fields north of the parking lot.***

**Response:** A trail will be added from the trail intersection west of the parking at the multi-use court, northward along the west side of the parking lot and over to the tennis court trail.

- ***Comment: It would be desirable to provide sidewalks along both sides of the shared park/school access drive.***

**Response:** One of the primary pedestrian traffic routes to the park and school will be from the subdivision north of the park, as such a pedestrian walkway has been provided along Arrowhead Park Drive to the park and school entry. The school sidewalk is located on the north side of the drive to safely handle this traffic. It is anticipated that minimal pedestrian traffic for the school would come up Arrowhead Park Drive to the proposed entrance since the shorter route to the school would be via walkways provided along Leland Drive.

- ***Comment: The proposed school development includes an area for future additional parking. The FDP should be modified to provide a deeper setback for the additional parking and provide for screening along Arrowhead Park Drive consistent with that provided with the adjacent park site to the north. The FDP should also depict an internal access to the proposed future parking lot expansion area.***

**Response:** The setback provided for the future parking lot is within five feet of the setback provided for the existing lot on the park property. The PA is willing to work with Schools, at the time the future lot is designed, to accommodate appropriate pedestrian circulation, but this lot is designated for school use.

#### Environmental & Development Review - 2232

- ***Comment: Environmental Quality Corridors – Plan should show the correct EQC boundary. All disturbances within the EQC should be avoided except for trails and essential utility crossings.***

**Response:** The correct EQC line is shown on the attached drawing. It was inadvertently deleted from the previous drawing.

- ***Comment: Water Quality - Additional storm water volumes created as a result of the park development should not be conveyed in the existing creek bed upstream of the regional SWM pond due to the potential for excessive erosion. The applicant should design the site***

***to convey runoff from the park playing fields through the school site to the Leland Road culvert just upstream of the regional SWM pond via a storm sewer.***

**Response:** The Park Authority has worked with Schools to ensure their storm sewer system accommodates approximately 60% of the developed park acreage (13.7 acres). This flow is conveyed into a proposed storm sewer inlet located on the north side of the school soccer field that then conveys this runoff through the schools storm system to an outfall just upstream of the proposed regional pond.

- ***Comment: Tree Preservation – Considering the intensity of development, the proposed tree save areas may be sufficient. The Urban Forester should be consulted during site development to make recommendations for preservation of trees during the construction process.***

**Response:** The Park Authority will coordinate with the Urban Forester during the site plan development and submittal.

- ***Comment: Light Pollution – All lighting provided on the property should be focused directly on parking/driving areas and sidewalks. No lighting should project beyond the property line. The FCPA should commit to control lighting in accordance with the lighting concepts and recommended practices expressed by the Illuminating Society of North America in the document entitled RP-33-99. More specifically, the utilization of fully shielded lighting fixtures is desirable in order to minimize the occurrence of glare, light trespass, and urban sky glow.***

**Response:** See previous responses to ballfield and parking lot lighting issues.

#### Urban Forestry Division – 2232

- ***Comment: The aquatic garden is not well defined as to use. It appears that no additional clearing will be required to provide access or development. There are several significant trees in the vicinity of the existing pond, consisting of sycamore and maple. Any uses proposed for this area should be minimize the impact to the tree root zones in this area.***

**Response:** The “aquatic garden” or rain garden, is anticipated to be an upgrade/expansion of the existing “small pond” by incorporating additional wetland species with minimal site disturbance. Minor selective clearing may be necessary, in coordination with the Urban Forestry staff to complete these improvements without damaging existing root zones, both around the pond and adjacent to the pond outflow. It is envisioned that the Schools could utilize this area, along with the stream valley environment, as an outdoor classroom and picnic area.

- ***Comment: The EQC is not well defined on the western end of the park. The EQC boundaries should be clearly marked, and no disturbance should encroach beyond the EQC line.***

**Response:** The correct EQC line is shown on the attached drawing. It was inadvertently deleted from the previous drawing. No encroachments are proposed, except for the trail connection to the stream valley trail and fair-weather crossing proffered by the developer.

### Policy Plan

- ***Comment: Board of Supervisor's Goals, Objective 2, Policy b – "Use the park system in conjunction with the Environmental Quality Corridor system to establish an integrated network of greenways linking major resource areas and providing migration routes essential to biological diversity".***

**Response:** The western end of the existing Arrowhead Park comprises a small area of stream valley and EQC lands and this part of the park will be contiguous to an additional proffered dedication of 12.8 acres of stream valley/EQC. Upon completion of this proffered dedication, and the Phase II Board of Supervisor's Land Transfer, this park will serve as a terminus for a greenway system that will connect to other stream valley parcels and parks within the Little Rocky Run Stream Valley and Centreville Farms Greenway Plan (see attached map).

- ***Comment: Board of Supervisor's Goals, Objective 4, Policy d – "Seek dedication to FCPA of lands that meet the criteria for water resources preservation areas and stream valley parks as defined respectively by the Chesapeake Bay Preservation Area Designation and Management Regulations and the Fairfax County Park Authority Stream Valley Policy".***

**Response:** The Park Authority has worked to secure acquisition of the stream valley and EQC lands now proffered to the Park Authority in this area of Centreville Farms. This dedication will serve to expand and provide environmental linkages to similar segregated stream valley properties. Additionally, this acquisition provides a contiguous Little Rocky Run greenway system that addresses the criteria for water resource and stream valley preservation. Furthermore, it promotes water quality, environmental habitat, and quality of life throughout this Centreville area. The Park Authority Board, on December 13, 2000, requested dedication of the EQC and stream valleys related to the Centreville Farm development. Although not specifically identified in our park stream valley policy, it was recognized that this headwaters stream valley would be a valuable addition to the existing stream valley holdings just downstream from this site.

- ***Comment: Countywide Objectives and Policies – Objective 1, Policy b. – “Reduce service area overlap between facilities, unless overlap is necessary to correct service deficiencies***

**Response:** The proposed fields and other facilities at this park will increase the service level within Sully District.

- ***Comment: Countywide Objective and Policies - Objective 2, Policy a – “Program the establishment of facilities through the County’s Capital Improvement Program.....***

**Response:** The construction of the athletic fields shown at Arrowhead Park will be developed through a no-cost agreement with Pulte Homes in conjunction with the development of Centreville Farms. Additional parking will also be developed in conjunction with the school development. Funding, for the development of additional park facilities, was identified in the 1998 bond, but to date, has not been appropriated.

- ***Comment: Countywide Objective and Policies - Objective 2, Policy b – “Follow adopted public facility standards to identify facility requirements associated with level of need, appropriate quantity and size, and relationship to population”.***

**Comment: Countywide Objective and Policies - Objective 3, Policy a – “Construct new facilities in size and quantity which is consistent with projected population needs”.**

**Response:** The Park Authority’s current need analysis indicates that existing facilities are providing a  $\pm 72\%$  service level in the Sully District. Adding the proposed rectangular athletic fields will increase this service level to 76%. The Park Authority development standards mirror those found in the Public Facilities Manual, and Field #4 is a maximum size regulation field that may also be played in two directions to accommodate smaller size fields requirements of younger age groups. Field #3 is also smaller than a regulation size field, while fields #1 and #2 are regulation size fields. These fields help address the current deficiencies in this area of the county.

- ***Comment: Countywide Objective and Policies - Objective 5, Policy d – “Evaluate engineering considerations, such as slopes and soils and other factors pertinent to knowing the extent of the site’s development cost”.***

**Response:** The Park Authority’s consultant and the developer’s consultants completed preliminary grading concepts to best fit the proposed facilities to the existing site conditions. The proposed scheme enables the fields to step-down the slope towards the stream valley thereby minimizing the environmental impacts on the adjacent properties, and project cost. Studies were completed to identify wetlands and other environmental features (springhouse feeds the wetlands and small pond) which were then incorporated into the plans.

David Jillson  
March 28, 2001  
Page 7

- ***Comment:*** Clarify the referenced tax maps under “*Location and Description of Property*”.

**Response:** The tax maps are referenced as 55-1 ((1)) 24 (Existing Park); Tax Map 55-1 ((1)) 23 (part) and 26 (part); 55-3 ((1)) 21 (part), 21A (part) and 22A.

Should you wish to discuss any of these responses, please contact John Pitts at 324-8752 or me at 324-8691.

Attachments: As noted

cc: Lynn S. Tadlock, Director, Planning & Development Division  
John Pitts, Manager, Project Management Branch  
John Lehman, Supervisor, Project Management Branch  
Kirk Holley, Manager, Planning & Land Management Branch

2232 Comments - PA Responses

Fixture Type: LV-8 MZ  
 Lamp Type: 1500W MZ  
 Lumens: 155000  
 File # / Date: SO151-1 / 23-Nov-1989  
 Project Engineer: N/A



**MAINTAINED ILLUMINATION  
 SOCCER  
 HORIZONTAL FOOTCANDLES  
 ON PLANE AT Z= 3**

Target Points: 96  
 Average: 30.37  
 Maximum: 38.84  
 Minimum: 22.27  
 Avg/Min: 1.364  
 Max/Min: 1.788

Number of Luminaires: 40  
 • KW Consumption: 64.00  
 Average Tilt Factor: 0.967  
 \*\* Maintenance Factor: x 0.800  
 \*\*\* Light Loss Factor: 0.773

\*Refer to ampereage draw for electrical sizing.

\*\*Maintenance factor = ambient temp. factor X voltage factor X ballast factor X lamp lumen depreciation X luminaire dirt depreciation (per IES Manual RP-6-88, p.92)

\*\*\*Light Loss Factor(LLF)=average tilt factor X maintenance factor.

NOTE: Light level averages and uniformities are guaranteed by MUSCO. However, individual location measurements may vary from computer predictions.

**INSTALLATION REQUIREMENTS:**

Results assume +/-3% nominal voltage at load side of ballast box and poles located within 3 feet of design locations.

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 ⊕ = Pole Location

SCALE IN FEET



0 60 120

SOCCKER 360x225

Project name, city, state

Pole Count	Pole Location	Mounting Height	Pole Size	Fix. Arr.	Min. Arr.
1	S1-S4	80'	36"	⊕	10'



24.3	35.6	33.3	34.9	31.2	24.9	23.9	29.8	34.0	34.1	34.4	24.2
34.0	39.8	34.9	39.5	37.2	29.3	28.7	35.8	39.3	36.3	38.8	32.4
27.4	31.5	30.0	33.2	33.0	27.3	27.0	31.8	35.1	31.5	33.0	26.6
22.6	25.7	24.2	24.7	27.5	23.7	22.8	26.1	25.7	25.4	27.0	24.9
22.3	25.0	24.7	25.4	26.3	24.0	23.2	25.9	25.2	25.3	27.0	25.3
26.4	31.8	31.0	34.3	32.6	27.1	26.6	31.9	33.8	31.2	33.1	26.8
33.0	38.5	35.8	39.3	36.3	28.9	29.1	36.2	38.8	35.7	38.2	32.0
24.1	35.2	33.7	34.2	30.4	24.7	25.8	31.7	34.4	33.4	34.2	24.6



Enter notes here

Pole location dimensions are relative to 0,0 reference point ⊕.

**SOCCKER 360x225**  
 Project name, city, state

Fixture Type: 1500W MZ  
 Lamp Type: 155000  
 Lumens: SO151-1/23-Nov-1988  
 File # / Date: N/A  
 Project Engineer:



**INITIAL SPILL LIGHT  
 HORIZONTAL FOOTCANDLES**

Target Points:	80
Average:	0.12
Maximum:	0.25
Minimum:	0.04
Avg/Min:	3.038
Max/Min:	6.237
Number of Luminaires:	40
KW Consumption:	64.00
Average THF Factor:	0.967
Maintenance Factor:	1.000
Light Loss Factor:	0.967

\* Refer to ampereage draw for electrical sizing.

\*\* Maintenance factor = ambient temp. factor X voltage factor X ballast factor X lamp lumen depreciation X luminaire dirt depreciation (per IES Manual RP-6-86, p.92)

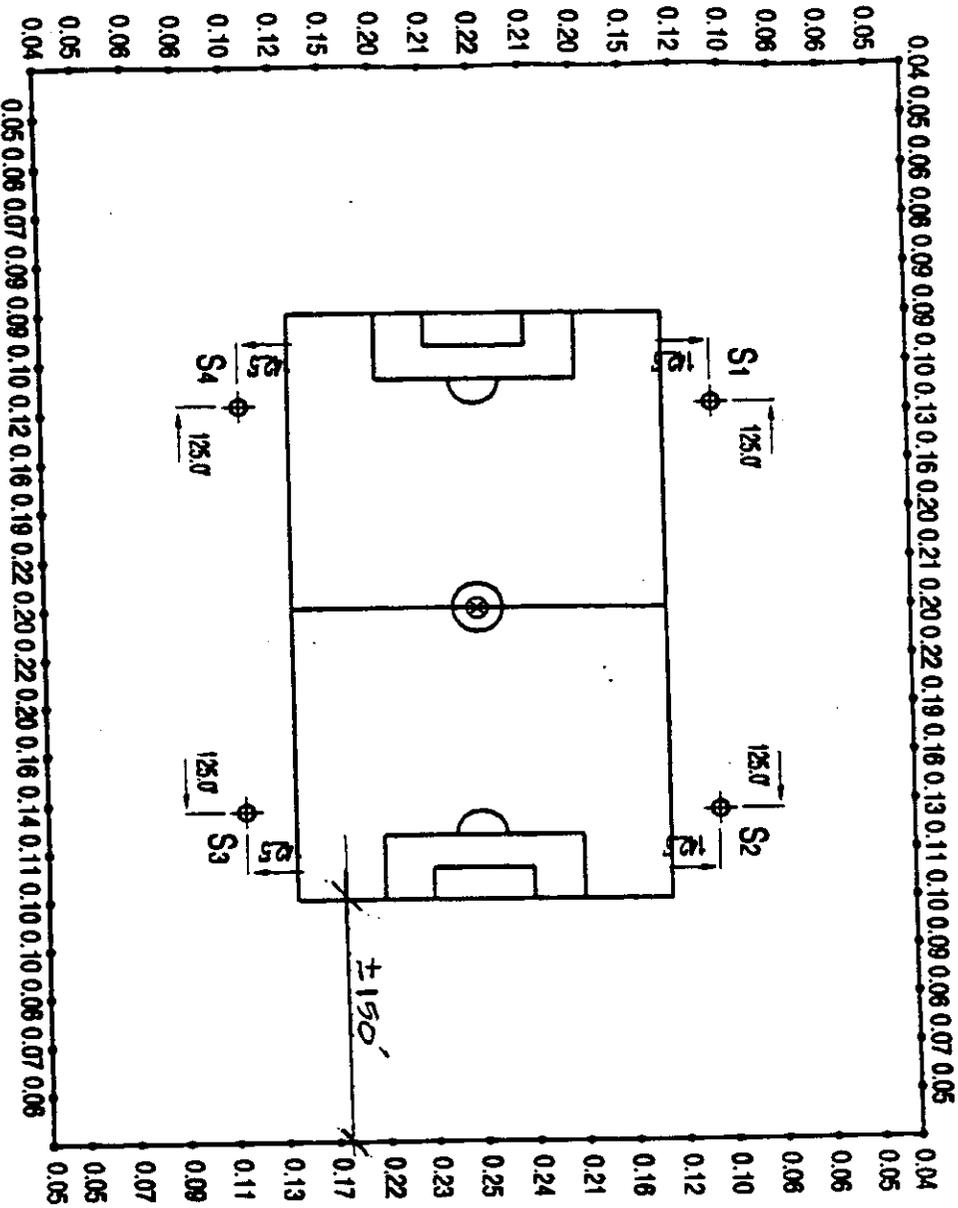
\*\*\* Light Loss Factor (LLF) = average tilt factor X maintenance factor.

NOTE: Light level averages and uniformities are guaranteed by MUSCO. However, individual location measurements may vary from computer predictions.

INSTALLATION REQUIREMENTS:  
 Results assume +-3% nominal voltage at load side of ballast box and poles located within 3 feet of design locations.

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⊕ = Pole Location



Enter notes here

Pole location dimensions are relative to 0,0 reference point ⊕.





**PROPOSED FEATURES**

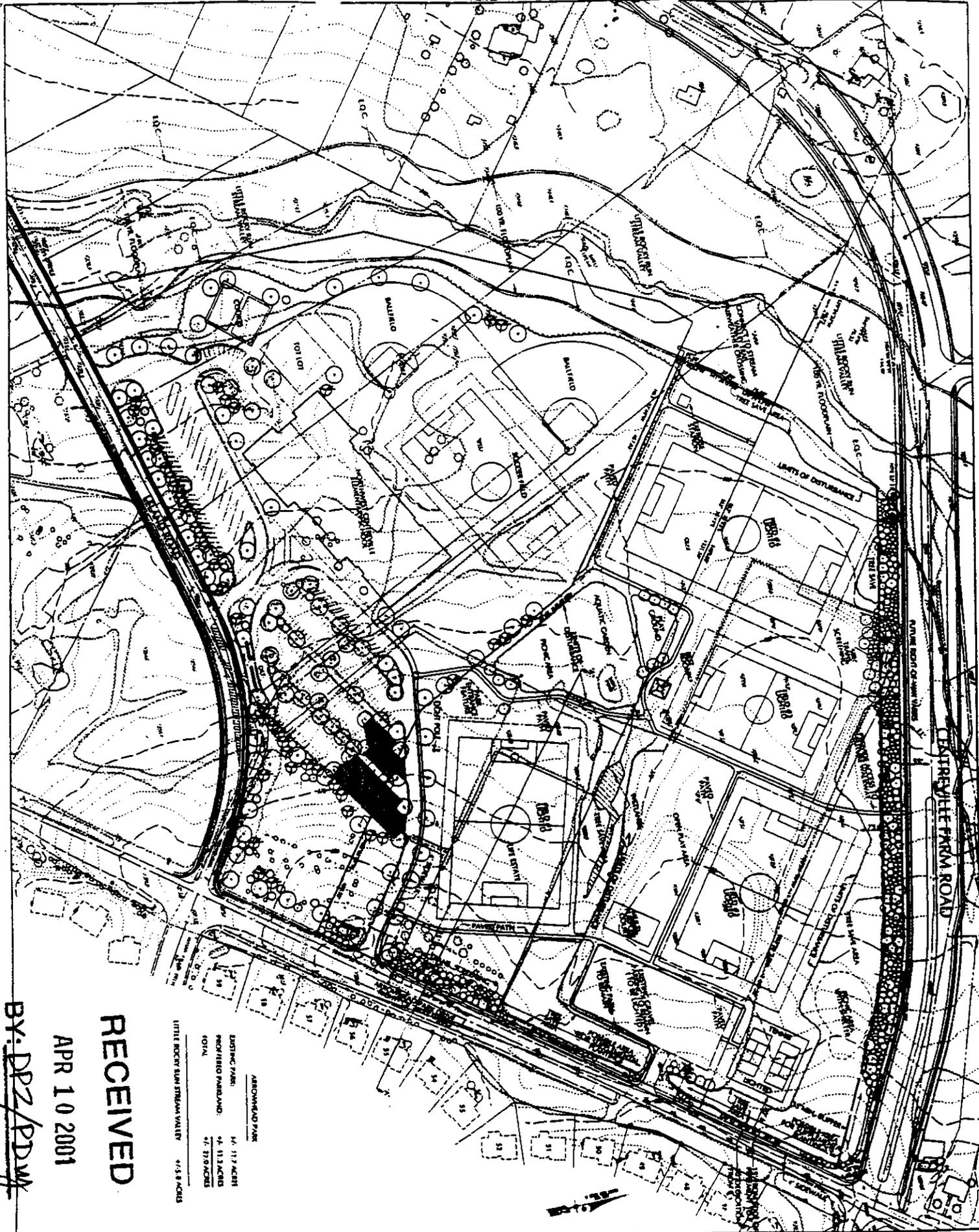
- INTEGRATED TRAIL SYSTEM
- WETLAND INTERPRETATION
- OUTDOOR CLASSROOM
- INFORMATION KIOSK
- NATURAL RESOURCE MAP

**LEGEND**

- Active Recreation 29,0040 Ac's
- Wetland Interpretation 164,0107 Ac's
- FCRA

**CENTREVILLE FARMS GREENWAY PLAN**





RECEIVED  
 APR 10 2001  
 BY: DPZ/PDW

ARROWHEAD PARK  
 EXISTING PARK: 14.117 ACRES  
 PROPOSED PARKLAND: 46.113 ACRES  
 TOTAL: 60.230 ACRES  
 LITTLE ROCKER RUN STREAM VALLEY 41/8 ACRES

NO.	DATE	BY	DESCRIPTION



Greenhome & O'Mara, Inc.  
 11211 WAPLES MILL ROAD  
 FAIRFAX, VIRGINIA 22030  
 (703) 585-9800



2000 Greenhome & O'Mara, Inc.  
 11211 Waples Mill Road  
 Fairfax, Virginia 22030

ARROWHEAD PARK  
 FDP MASTER PLAN  
 ARROWHEAD PARK EXPANSION

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

ATTACHMENT B

DATE: March 13, 2001

TO: David Jillson  
Planning Division

FROM: Maggie Stehman *MS*  
Zoning Administration Division

SUBJECT: Fairfax County Park Authority - Arrowhead Park  
5200 Arrowhead Park Drive  
Tax Map Ref: 55-1 ((1)) 24, pt. 23  
55-3 ((1)) pt. 21, pt. 21A, pt. 22A and pt. 26  
Zoning Districts: R-1, PDH-8 and WS

RE: Application No.: 2232-Y01-2

This is in response to your memorandum dated February 28, 2001 for comments regarding the Fairfax County Park Authority's proposal to upgrade and expand Arrowhead Park from a Neighborhood Park to a Community Park. Specifically, the Park Authority proposes to add approximately 11.4 acres to the existing approximately 13.0 acre park increasing the park area to approximately 24.4 acres. In addition, new and upgraded facilities including 4 lighted soccer fields, lighted tennis courts, lighted parking, a multi-use court, a restroom, an aquatic related feature, a playground, paved trails, picnic areas/shelter, an exercise station and landscaping will be provided in the existing and expanded park area.

It is my understanding that portions of Lots 23, 21A, 22A, which were zoned R-1, and portions of Lots 21 and 26, which were zoned R-2, were rezoned to the PDH-8 District as part of RZ 2000-SU-029, which was approved by the Board of Supervisors on March 5, 2001. As such, these lots are subject to the applicable proffered conditions of RZ 2000-SU-029 and associated Final Development Plan FDP 2000-SU-029. Lot 24 is the existing area of Arrowhead Park, is zoned R-1 and was not included in Rezoning Application RZ 2000-SU-029 or the associated Final Development Plan FDP 2000-SU-029. Approximately 1.1 acres of Lot 24 is to be dedicated to the developer for public street purposes.

Article 20 of the Zoning Ordinance defines a public use, in relevant part, as "[a]ny land, building or structure held, used or controlled exclusively for public purposes by any department or branch of the Federal Government, Commonwealth of Virginia, or the Fairfax County government under the direct authority of the Board of Supervisors, the Fairfax County School Board or the Fairfax County Park Authority, without reference to the ownership of the building or structures or the realty upon which it is situated". Since the proposed park will be owned and controlled by the Fairfax County Park Authority, the proposed park would be a public use as

David Jillson  
March 13, 2001  
Page 2

defined by the Zoning Ordinance. Public uses are permitted by right in the R-1 District and as principal uses permitted subject to the approval of a final development plan in the PDH-8 District. Therefore, a public park would be permitted on the referenced property subject to the provisions of the R-1 District, the PDH District and proffered conditions and final development plan associated with RZ 2000-SU-029.

I trust this satisfactorily responds to your request. If I can be of further assistance, please do not hesitate to call me at x41312.

MS

cc: Jane W. Gwinn, Zoning Administrator  
Eileen McLane, Deputy Zoning Administrator  
for Ordinance Administration Branch  
Michael R. Congleton, Deputy Zoning Administrator  
for Zoning Permit Review Branch

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: Bruce G. Douglas, Chief (B.G.D.)  
 Environment & Development Review Branch, DPZ

SUBJECT: Comprehensive Plan Land Use Analysis: FDP 2000-SU-029-2  
 Fairfax County Parks/Schools

DATE: 9 February 2001

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced Final Development Plan (CDP/FDP) dated August 16, 2000 as revised through January 8, 2001. The extent to which the proposed use, intensity and development plan are consistent with the guidance of the Plan is noted.

DESCRIPTION OF THE APPLICATION

The applicants are the Fairfax County Park Authority and Fairfax County Public Schools. Public school and recreation uses are proposed to be developed on land to be dedicated to the County pursuant to rezoning RZ 2000-SU-029 by Pulte Homes which is currently pending before the Planning Commission and Board of Supervisors. The FDP seeks approval for development of an elementary school on approximately 17 acres and for development of active and passive recreation uses on approximately 23 acres as part of an expansion to Arrowhead Park and to create a stream valley park.

The school development is proposed to consist of a 2-story building containing approximately 100,000 gross square feet with the potential for a future 25,000 square foot, 2-story building addition. Access to the site is proposed from Leland Road and a secondary access is proposed from Arrowhead Park Drive. The site design features 2 parking bays, one of which is proposed to be utilized as a shared parking area with the adjacent park site. Three un-lighted ball fields, multi-use courts and an open 'interpretive' play area are proposed to be developed in conjunction with the school. The overall floor area ratio (FAR) proposed is 0.19 with approximately 40% of the school site retained in open space.

The Park Authority development is proposed to consist of 4 lighted fields, open play areas, multi-purpose and tennis courts, parking, trails and restroom facilities. Tree save areas and protection of the EQC and stream valley along the western portion of the park area are provided.

The existing access and parking area off of Arrowhead Park Drive is proposed to be lighted.

## **LOCATION AND CHARACTER OF THE AREA**

Centreville Farms is generally located between Rt. 66 to the north and Lee Highway to the south and includes properties immediately west of Bradley Road and north and south of Leland Road. This site is bounded by Rt. 66 and Bobann Drive to the north; Rt. 29, Lee Highway to the south; Stringfellow Road and Arrowhead Park Drive to the east; and to the west, by residential properties zoned R-1 that are incorporated into the concurrent rezoning applications within Centreville Farms. The proposed school and park sites are located on contiguous parcels situated west of Arrowhead Drive, north of Leland and bounded by the proposed spine road to the north and EQC/RPA and floodplain to the west.

## **COMPREHENSIVE PLAN CITATIONS**

**Plan Area:** III                      **Planning Sector:** Centreville Farms Area  
Bull Run Planning District

**Plan Text:** The following are the most relevant excerpts of the revised text pertaining to the development of park and school sites in Centreville Farms. A full copy of the text is contained in Attachment 1 of the Land Use report.

### **"Density and Land Consolidation at the Redevelopment Option Level**

... The density associated with the land to be dedicated for the transit facility (Land Unit I), a school (Land Unit H) and parkland (Land Unit C) has been shifted to the other parts of the area which are shown for densities higher than 4 dwelling units per acre on the Redevelopment Concept Plan.

The initial rezoning application and all concurrent, coordinated applications at the Redevelopment Option level should collectively provide for the dedication of land that is necessary to accommodate identified transit, school and active recreation needs for the area.

...Development at the Redevelopment Option Level should also meet the following criteria:  
...

2. Dedication of an elementary school site of approximately 17 acres in Land Unit H;
3. Dedication of approximately 23 acres in addition to the existing 13-acre parkland in Land Unit C to enlarge Arrowhead Park, including a minimum of 11 developable acres for active recreation facilities;

4. The land in Land Units C, H and I should be dedicated to the County at the earliest possible time in order to facilitate the integrated design and the coordinated development of infrastructure.
5. Dedication of land in order to create a contiguous open space network and recreational amenity; and
6. Provision of a comprehensive pedestrian walkway system which links land units to one another and to public facilities and provides interconnections to adjacent residential communities.

***Pedestrian and Trail System*** -- A comprehensive network of sidewalks and trails should be provided which links residential neighborhoods to each other and to public facilities, including Arrowhead Park, the elementary school, and future rail transit station. A plan for the network of sidewalks and trails should be provided at the time of initial rezoning application to become the guidance for pending and future rezoning applications in the Centreville Farms Area.

#### **Parks**

Arrowhead Park is an existing 13-acre public park located within Land Unit C. Approximately 23 additional acres should be dedicated to enlarge Arrowhead Park, to include a minimum of 11 developable acres for active recreation facilities. An interconnected open space network should be provided to preserve high quality vegetation and EQC/RPA areas along the stream valley of Little Rocky Run and its tributaries."

#### **PLAN MAP:**

The Comprehensive Plan Map indicates that the site is planned for 1-2 du/ac and that rail and commuter park and ride facilities are planned for the site in the area south and adjacent to Rt. 66 and Bobann Drive, just west of Stringfellow Road.

#### **ANALYSIS:**

The proposal to develop active and passive recreation on an expanded Arrowhead Park and to construct an elementary school and related facilities, as generally depicted on the FDP, is in conformance with the Comprehensive Plan recommendations for Centreville Farms. The proposed park development consists of land area to be dedicated as a stream valley park and 11 acres of developable land that is to be added to the existing Arrowhead Park. The expanded park facilities are proposed to consist of 4 lighted ball fields, passive picnic areas and shelters, open play areas, aquatic gardens, trails and parking. The dedication of land area and proposed

development provides the necessary open space and active facilities, which are in scale and in character with surrounding Centreville Farms planned residential development.

In order to improve site design and mitigate impacts, it would be desirable to incorporate the following recommendations:

- Limitation on hours of operation for the lighted fields should be established so that impacts on adjacent residential development are minimized. A cut-off time of 10:00 pm is suggested for the lighted fields. The FDP should reflect the general location, number and height of light poles. Staff recommends the implementation of a development condition to establish minimum and maximum foot-candle illumination levels in order to achieve an average illumination level of 40 foot-candles. In addition, the proposed lighting for the fields should adhere to the lighting concepts and recommended practices expressed by the Illuminating Engineering Society of North American (IESNA) in the document entitled RP-33-99. This would include fully shielded light fixtures that are appropriately focused and positioned and rear shielding of lights.
- Generally, the FDP depicts a 35 foot wide planted buffer around the northern boundary of the park site and a 50 foot wide buffer along the eastern boundary, adjacent to existing residential development. The FDP should be clarified to indicate that a 50 foot buffer is to be provided along the northern boundary through a combination of existing trees and vegetation and the proposed supplemental 35 foot transitional screening buffer. Supplemental evergreen tree and understory plantings may be necessary to fully screen the proposed lighted tennis courts from the adjacent residential development, as may be determined by the Urban Forester.
- It would be desirable to shift the tennis courts further away from the site frontage and re-orient the courts to provide a deeper buffer in order to minimize both visual and noise impacts on the residential development across Arrowhead Park Drive. A north-south orientation of the tennis courts would also minimize sunlight glare for players.
- Lighting for the existing parking lot should feature full-cut-off fixtures to minimize any off-site glare.
- A pedestrian walkway should be provided around both sides of the existing Arrowhead Park parking lot in order to provide safe and convenient access to the tennis courts and fields north of the parking lot.
- The FDP should reflect the general location and development of trails in the EQC including the fair-weather stream crossing which is depicted and referenced on the FDP for the Pulte

application, RZ/FDP 2000-SU-029. The proposed timing for the development of the trails should be clarified in order to ensure appropriate pedestrian access to the fields and open space, concomitant with the development of the surrounding residential community and development of the park site.

- It would be desirable to provide sidewalks along both sides of the shared park/school access drive.
- The proposed school development includes an area for future additional parking. The FDP should be modified to provide a deeper setback for the additional parking and provide for screening along Arrowhead Park Drive consistent with that provided with the adjacent park site to the north. The FDP should also depict an internal access to the proposed future parking lot expansion area.
- The proffered streetscape along Leland is not shown. The FDP should reflect the unified streetscape treatment which is to be provided along the school site's Leland Road frontage consistent with the overall Centreville Farms development.

DMJ:BGD

COUNTY OF FAIRFAX, VIRGINIA

ATTACHMENT D

MEMORANDUM

**TO:** David Marshall, Chief  
Facilities Planning Branch, DPZ

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

**SUBJECT:** ENVIRONMENTAL ASSESSMENT: 2232-Y01-2  
Arrowhead Park

**DATE:** 16 March 2001

**BACKGROUND:**

This report, prepared by Irish Grandfield, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the Conceptual Plan dated January 8, 2001. The report also identifies possible solutions to remedy environmental impacts. Alternative solutions may be acceptable provided that they achieve the desired degree of mitigation and are compatible with Plan policies.

**COMPREHENSIVE PLAN CITATIONS:**

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

1. **Environmental Quality Corridors** (Objective 9, pp. 91 - 93, The Policy Plan)

"It is desirable to conserve a portion of the County's land in a condition that is as close to a pre-development state as is practical. A conserved network of different habitats can accommodate the needs of many scarce or sensitive plant and animal species. Natural open space also provides scenic variety within the County, and an attractive setting for and buffer between urban land uses. In addition, natural vegetation and stream valleys have some capacity to reduce air, water and noise pollution.