

TO THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY  
PROFFERED DEVELOPMENT CONDITIONS  
MCLEAN SAVINGS & LOAN HEADQUARTERS

RZ 84-D-029

Pursuant to Section 15.1491.6 of the 1950 Code of Virginia, as amended, the undersigned hereby proffers that if the referenced rezoning is approved as requested, the property located at Tax Map #30-2-006-8, 9, 10, 11 and part of 2A (the "Property") will be developed in accordance with the Generalized Development Plan (submitted as part of this Rezoning Application) revision dated August 17, 1984 as prepared by Burton Associates (the "GDP") unless an amendment thereto is mutually agreed upon by the Board of Supervisors and the undersigned and, further, shall be in accordance with the following conditions:

1. The building height will be limited to 45 feet.
2. Applicant will provide parking places approximately as shown on the plan, including structured parking. In addition, parking on the deck level will be screened with a minimum 32"-36" wall. Parking on the lower level will be reasonably screened with a combination of a minimum 32"-36" wall plus landscaped screening. Landscaping will be in general accordance with the landscaping plan submitted as part of the GDP.
3. Parking on the lower level, during normal business hours, will have controlled access with with a cardkey or similar system. We agree not to issue more access cards than there are spaces for any given shift of workers. Further, it is stipulated that this proffer shall in no way restrict the right of the owner to use or permit the use of parking by third parties outside of normal business hours.
4. There will be a minimum of 30% landscaped open space, as generally shown on the GDP.
5. The Floor Area Ratio will be a maximum of 0.7.

- ✓ 6. Applicant will maintain a minimum 17' landscaped transition yard on the Dolley Madison side of the Property.
7. All sidewalks, curbs and gutters, street dedications and street paving on both Ingleside Avenue and Moyer Place will be completed approximately as shown on the GDP except as modifications may be required by VDH&T. This shall include a 30 foot dedication from the centerline on Ingleside Avenue and a 25 foot dedication from the centerline on Moyer Place.
8. The exterior veneer shall be generally brick and glass with other materials used for accent as determined by the Applicant.
9. The Applicant will pay the costs associated with the preliminary design and engineering of the proposed Pedestrian Bridge (across Route 123), as generally shown on the GDP and in accordance with the following terms and conditions:

The tasks to be performed and paid for under this proffer shall consist only of the following:

- a. The Architectural Design and Structural Engineering Design of the Pedestrian Bridge, with associated stairs, ramps and signage.
- b. Construction documents, including plans and specifications, will be prepared to adequately describe the Pedestrian Bridge and to comply with all applicable laws, regulations, and ordinances.
- c. The normal services for the design and preparation of construction documents shall be included. However, services related to bidding and services during the construction phase of the work are not included. The preparation and coordination by the Architect and Engineer of shop drawings and/or fabrication drawings of the Pedestrian Bridge are also not a part of this proffer.
- d. Fairfax County and Applicant approval of the preliminary design as presented will be required before construction documents are prepared.
- e. The construction documents will be issued to the Applicant for approval before issuance

for construction bids. The basis of this approval will be limited to a review for substantial compliance with originally approved design.

- f. Future scope changes in categories of landscaping design, site furniture, park amenities, metro facilities, etc. will be considered as work beyond the limits of this proffer.
  - g. Community input shall be solicited as part of the initial design process of the proposed Pedestrian Bridge.
  - h. This proffer shall be considered complete upon approval by the owner as provided in (e) above and the issuance of the construction documents satisfactory for bidding purposes. However, the completion of this proffer shall not be a condition of any permits or approvals issued by Fairfax County.
10. In addition to the Design and Engineering Services described above, the owner shall as a further contribution toward the actual construction of the Pedestrian Bridge pay the sum of \$25,000.00 within sixty (60) days after written notification by the Board of Supervisors that the above designed Pedestrian Bridge which is in substantial conformity with the construction documents as provided above, has been approved by the Board of Supervisors and is funded for construction by Fairfax County.

The Applicant hereby proffers that the development of the Property shall be in accordance with the conditions set forth herein, unless an amendment hereto is mutually agreed upon by the Board of Supervisors and the undersigned.

Respectfully submitted,

Applicant/Developer

DOLLEY MADISON PARTNERSHIP

BY: 