



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



February 6, 1986

STAFF REPORT

APPLICATION NUMBER RZ 85-P-050

PROVIDENCE DISTRICT

Applicant: The Calibre Company of Virginia, Inc.

Present Zoning: R-2 & R-3 Requested Zoning: PDH-20

Proposed Use: Residential Acreage: 5.29

Subject Parcels: 47-4 ((1)) 28, 29, 29A

Application Filed: May 17, 1985

Planning Commission Public Hearing: February 12, 1986

Board of Supervisors Public Hearing: February 24, 1986

Staff Recommendation: The staff recommends that the zoning Ordinance, as it applies to the application property, be amended to the PDH-20 District and that the Conceptual Development Plan be approved subject to the execution of proffers consistent with those submitted in draft as contained in Appendix 1 of this report.

The staff recommends that the Planning Commission approve the Final Development Plan subject to the Board of Supervisors approval of the Conceptual Development Plan.

The staff further recommends that the Board of Supervisors recommend that the Director of the Department of Environmental Management approve a waiver of the transitional screening requirements as they apply to the application property's border with parcel 32 and I-66.

The staff further recommends that the Board of Supervisors waive the 200-foot setback requirement.

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

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

REZONING APPLICATION

PZ 85-P-050

FILED 05/17/85

THE CALIRPE CO. OF VA, INC.

TO REZONE: 5.29 ACRES OF LAND; DISTRICT - PROVIDENCE

PROPOSED: MULTIFAMILY RESIDENTIAL

LOCATED: S. TERMINUS DAN BORNE DR. A PRIVATE ST.

CONTINUING

SOUTH FROM S. TERMINUS

OF BORGE ST.

ZONING: R-2 R-3

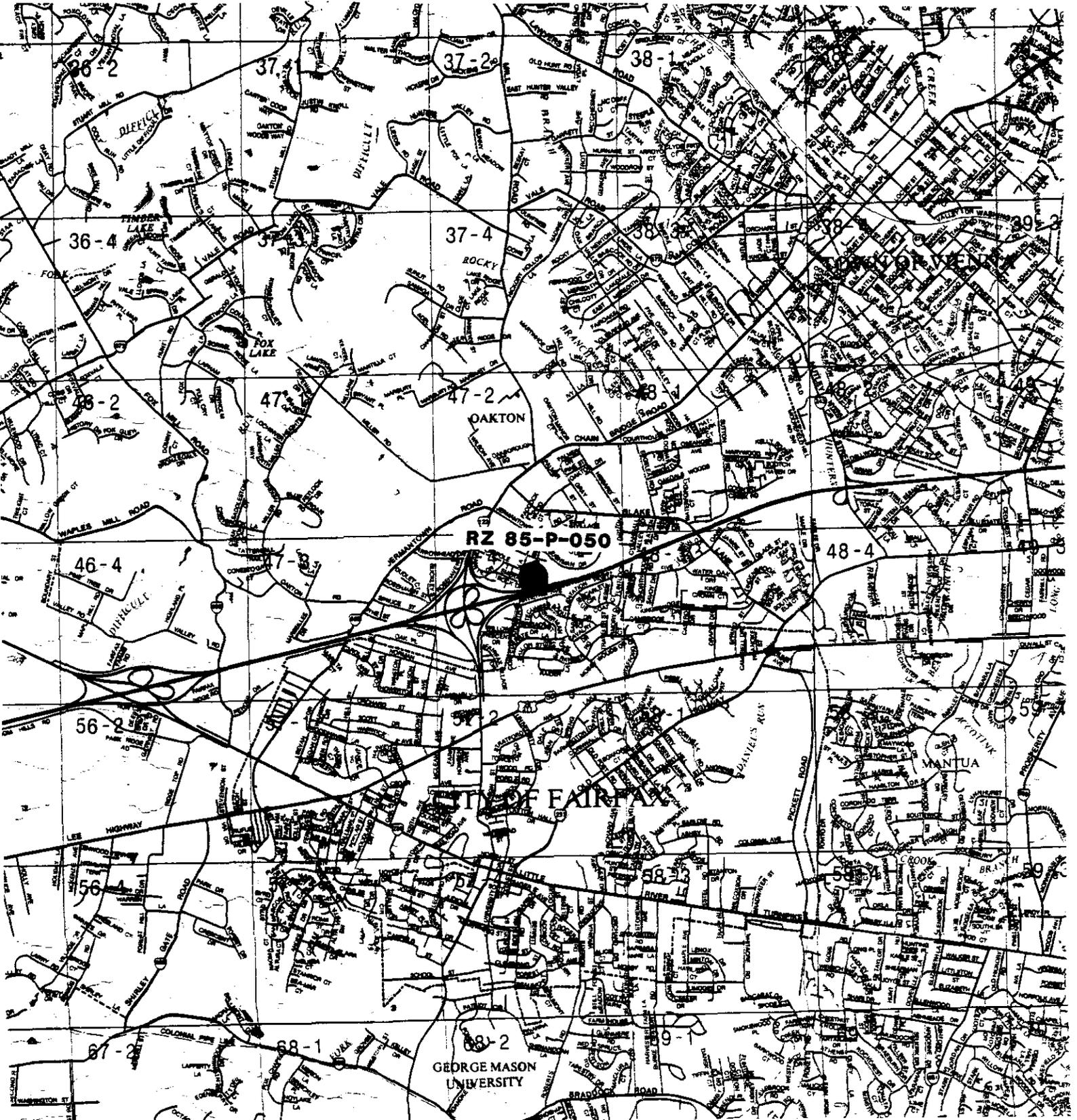
TO: PDH-20

MAP REF

047-4- /01/ /0028-

,0029-

,0029-A



RE_ZONING APPLICATION

PZ 85-P-050

FILED 05/17/95

THE CALIRPE CO. OF VA, INC.

TO REZONE: 5.29 ACRES OF LAND; DISTRICT - PROVIDENCE

PROPOSED: MULTIFAMILY RESIDENTIAL

LOCATED: S. TERMINUS DAN BORNE DR. A PRIVATE ST.

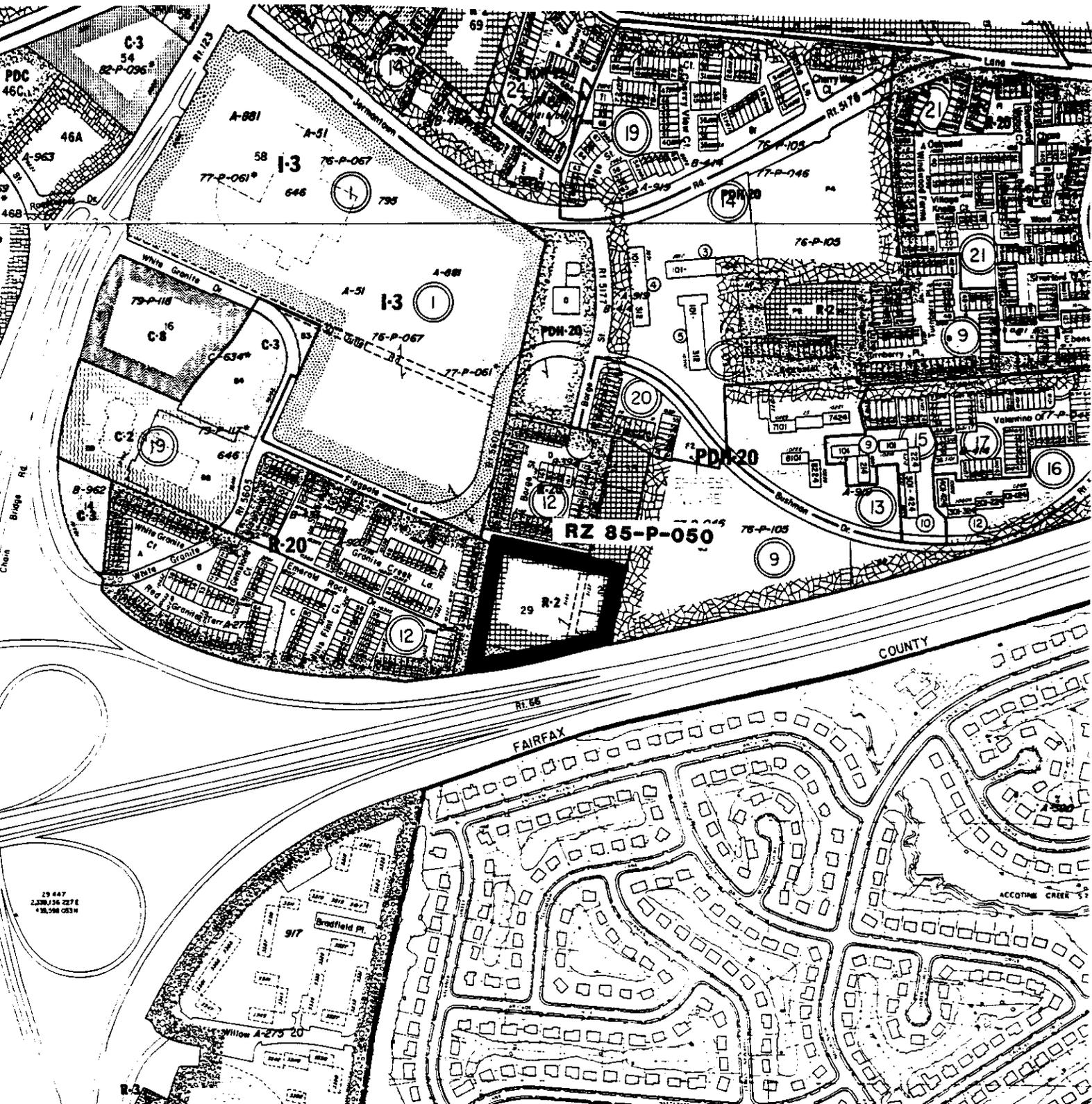
CONTINUING SOUTH FROM S. TERMINUS OF PORGE ST.

ZONING: R-2 R-3

TO: PDH-20

MAP REF

047-4- /01/ /0028- ,0029- ,0029-A



29 447
2,320,134 2278
* 30,588 0334

EVERGREEN SQUARE

PARCEL 28 ZONED R-2
PARCEL 29 ZONED R-2
PARCEL 30 ZONED R-2

CONTRACT # 2014-01-11
THE CALDWELL COMPANY OF VIRGINIA
3065 PLAZA DRIVE
FAIRFAX, VIRGINIA 22030
565-4444

FLAGPOLE LANE

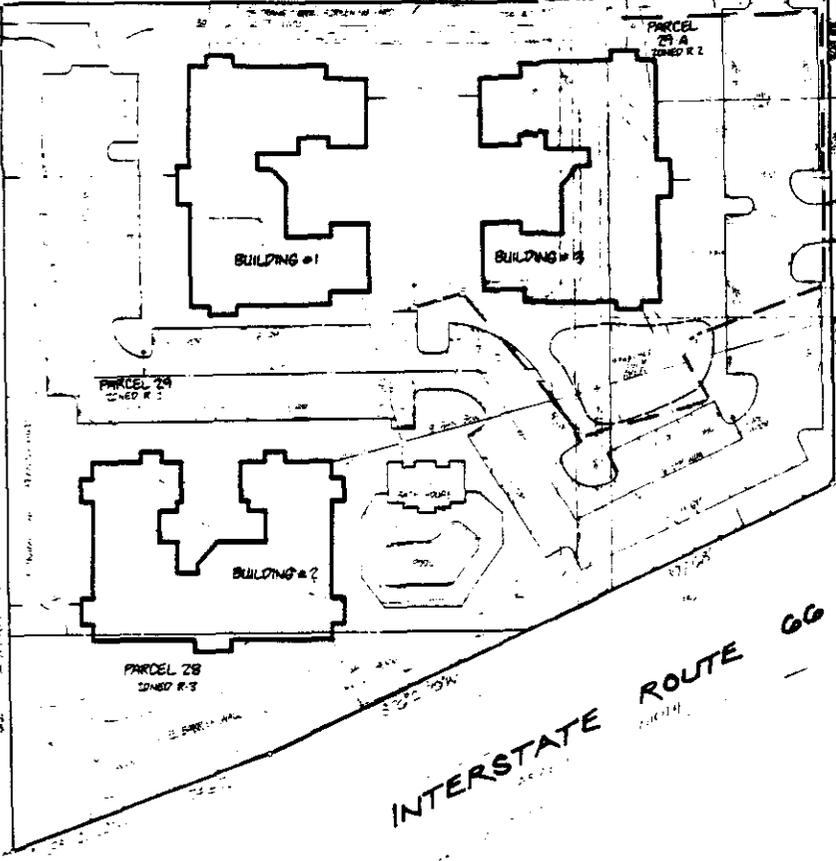
BONGE STR

PARCEL 33
ZONED R-2
USE RESIDENTIAL
PLANNED 16 20 DU/AC
ANDREW N. A.
DIANE C. BLACKDEN

PARCEL 32
ZONED R-2
USE RESIDENTIAL
PLANNED 16 20 DU/AC
MURRAY C. A.
LAWRENCE L. FLECK

ARROWOOD SECTION 4
ZONED R-2 USE TRANSCURES

SUMMIT SQUARE APARTMENTS
DANTON VILLAGE PARCEL B-1
OWNER CALIBRE SUMMIT SQUARE LIMITED PARTNERSHIP
ZONED R-2
USE 5 STORY APARTMENTS (252 UNITS)

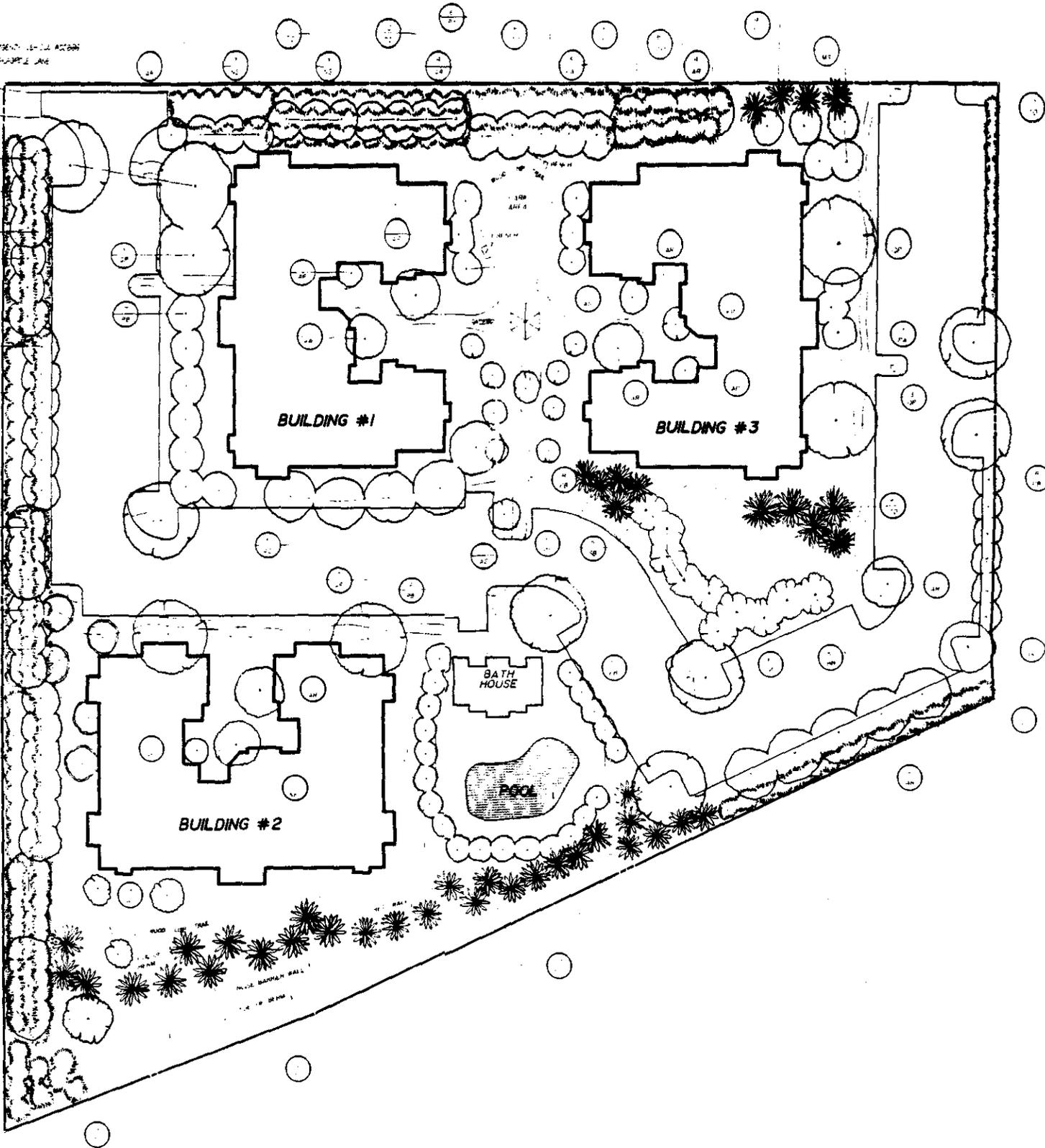


INTERSTATE ROUTE 66

THE CALDWELL COMPANY OF VIRGINIA
3065 PLAZA DRIVE
FAIRFAX, VIRGINIA 22030
565-4444

SCALE: AS SHOWN
DATE: 11/15/14

APPROXIMATE LOCATION
OF CHAIRS AND TABLES



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

DESCRIPTION OF THE APPLICATION

The applicant is requesting that 5.29 acres be rezoned from the R-2 (Residential, two (2) dwelling units per acre) and the R-3 District (Residential, three (3) dwelling units per acre) to the PDH-20 District (Planned Development Housing, twenty (20) dwelling units per acre) for the purpose of developing 114 multifamily dwelling units, resulting in a density of 21.5 dwelling units per acre. The applicant is requesting nine (9) bonus density units on the basis of the provision of open space in excess of the zoning Ordinance requirements, as provided for in Section 6-109, paragraph 2 of the Zoning Ordinance.

The applicant is requesting a waiver of the minimum setback of 200 feet required by Section 2-414 of the zoning Ordinance between residential buildings and the right-of-way line for interstate highways, in this case I-66. The applicant is also requesting a waiver of the transitional screening requirement as it applies along the application property's border with parcel 32 to the north, which is recommended in the Comprehensive Plan for similar uses, in accordance with Section 13-111, paragraph 5, of the zoning Ordinance. Additionally, the applicant is requesting a waiver of the transitional screening and barrier requirements along the I-66 border of the property in accordance with Section 13-111, paragraph 11 of the zoning Ordinance.

The applicant's affidavit and supporting materials are attached as Appendices 2 and 3, respectively.

LOCATION AND CHARACTER OF THE AREA

The property is located at the south terminus of Danborne Drive, a private street, continuing south from the south terminus of Borge Street. The property is bordered to the west and east by an R-20 District which is developed with residential townhouses at a density of approximately 10 dwelling units per acre. Also to the north is an R-2 District which contains two single family detached residences. To the east is a PDH-20 District which contains five-story multifamily buildings at a density of approximately 26 dwelling units per acre which are currently under construction. To the south is I-66.

COMPREHENSIVE PLAN RECOMMENDATIONS

The property is located in Community Planning Sector F3 of the Fairfax Planning District in Area II. On page 201, under Land Use Recommendations, the Plan states the following:

"A. To capitalize on the multitude of transportation options available and planned, the mix of single-family detached infill and medium- and high-density residential development should be continued."

The Area II Plan map indicates that the subject property is planned for residential use at 16-20 du/ac.

PUBLIC FACILITIES ANALYSIS

Information regarding sanitary sewer, water service, fire and rescue service, schools and Park Authority comments are attached as Appendices 4 through 8, respectively. The schools analysis indicates that the elementary school membership is projected to exceed capacity in future years. Other public facilities are available at the site.

TRANSPORTATION ANALYSIS

The complete transportation analysis is attached as Appendix 9. This analysis discusses the following issues:

- o the need for a right turn lane at the Flagpole Lane entrance to the site if this access point is to be utilized;
- o the need for maintenance of vegetative clearing to assure the adequacy of sight distance along Flagpole Lane if this access point is to be utilized;
- o the need to vacate the public street dedication along the northern property line; and
- o VDH&T concerns regarding construction of curb and gutter along Flagpole Lane and improvement of the pavement strength on this road to accommodate the increased traffic if this access point is to be utilized.

The applicant has addressed these concerns subject to the draft proffer statement attached as Appendix 1 with the exception of the VDH&T concerns regarding construction of curb and gutter along Flagpole Lane and the improvement of Flagpole Lane.

The draft proffer statement, attached as Appendix 1, includes a commitment that two access points will be provided to the property. The primary access point is proposed to be through the Summit Square apartment complex to the east, while the secondary access point would be either through parcels 32 and 33 to the north connecting to Borge Street or through a connection to Flagpole Lane as indicated on the CDP/FDP. The preferred secondary access point is through parcels 32 and 33 to Borge Street but if this access point cannot be provided, the Flagpole Lane access point is acceptable and should be provided.

ENVIRONMENTAL ANALYSIS

The environmental site analysis checklist is attached as Appendix 10. Environmental concerns associated with the plan of development for this site include soils with development limitations and noise impact from I-66.

Soils on this site have severe erosion characteristics. Stringent erosion siltation control measures must be applied during construction and stabilization after construction.

Noise impact is the most significant environmental issue related to the development of this site. The noise impact ranges from 65 to 70+ dBA Ldn with all of one building and a part of another being impacted at 70-75 dBA Ldn. Exposure to these noise levels for prolonged periods is unhealthy. The noise exposure results in part from the requested waiver of the 200-foot setback from an interstate highway. The applicant has submitted a noise evaluation which indicates that noise levels can be satisfactorily attenuated by the measures committed to in the draft proffer statement.

DEVELOPMENT PLAN ANALYSIS

The applicant has submitted a combined Conceptual and Final Development Plan (CDP/FDP) which shows 114 multifamily dwelling units in three three-story buildings, resulting in a density of 21.5 dwelling units per acre. As noted previously, the applicant

is requesting nine (9) bonus units on the basis of the provision of 56 percent open space, which is in excess of the minimum Zoning Ordinance requirement of 35 percent in a PDH-20 District.

The CDP/FDP includes landscaping and shows the required 25-foot transitional screen along the application property borders with existing residential townhouses. The applicant has also indicated that a barrier will be provided along these borders as required in Section 13-110 of the Zoning Ordinance. The applicant is requesting a waiver of the transitional screening and barrier requirements as they apply along the property borders with parcel 32 to the north and I-66, as noted previously. These waivers of transitional screening and barrier requirements are appropriate.

To provide recreational facilities in accordance with Section 6-110 of the Zoning Ordinance, the applicant has proposed a swimming pool, as shown on the CDP/FDP. The CDP/FDP indicates that stormwater management will be either provided on the application property as shown, or provided in conjunction with the stormwater management facility on the adjacent Summit Square property.

The primary access to the application property is through the Summit Square apartment complex to the east of the property. Two options for a secondary access point are shown on the CDP/FDP. One option shows an access to Flagpole Lane to the northwest while the other option shows an interparcel connection to parcel 32 to the north which would connect to Borge Street. The draft proffer statement, attached as Appendix 1, contains a commitment to one of these two options. Additionally, the draft proffer statement contains commitments to some improvements to Flagpole Lane if that option for a secondary entrance is selected.

As noted previously, the applicant is requesting a waiver of the minimum setback requirement of 200 feet between residential buildings and the right-of-way line of an interstate highway, in this case I-66. The CDP/FDP depicts one building located 45 feet from the right-of-way line and a second building 150 feet from the right-of-way line. The applicant has submitted a Noise evaluation which details the noise attenuation measures which the applicant is committing to in the draft proffer statement. The noise evaluation indicates that the noise impacts of I-66 can be satisfactorily mitigated with these noise attenuation measures. Therefore, the requested waiver of the setback requirement is appropriate.

Since the applicant is requesting a density at the high end of the density range recommended by the Comprehensive Plan, twenty (20) dwelling units per acre, an evaluation of the satisfaction of the development criteria, attached as Appendix 11, is appropriate. The applicant has submitted such an evaluation which is attached as Appendix 12. This analysis indicates that eight of the 13 development criteria are applicable (#1, 3, 4, 5, 6, 8, 9, and 12) and that all eight of the applicable criteria have been satisfactorily addressed.

While staff agrees with the applicant's analysis regarding criteria #1, 3, 5, 8, 9 and 12, staff would award only one-half credit for criteria #4 and 6. Since the applicant has not committed to all of the recommended improvements of Flagpole Lane, indicated as necessary by VDH&T, one-half credit would be awarded to criterion #4. Staff would award one-half credit for criterion #6 since the architecture and type of residential unit proposed would be compatible with the Summit Square apartment complex under construction to the east but is not compatible with the existing residential townhouses to the north and west.

The staff evaluation of the satisfaction of the development criteria finds that of the eight applicable criteria, seven have been satisfied by the applicant. Therefore, the high end of the density range recommended by the Comprehensive Plan is appropriate for this application.

STAFF CONCLUSIONS AND RECOMMENDATIONS

Conclusions

Staff analysis of the satisfaction of the development criteria in order to justify a density at the high end of the range recommended by the Comprehensive Plan, in this case 20 dwelling units per acre, indicates that this application satisfies enough criteria to warrant approval of a density at the upper end of the Plan range. Additionally, the applicant has demonstrated the ability to provide noise attenuation measures necessary to mitigate the impacts of the requested waiver of the 200 foot setback from an interstate highway.

Recommendation

The staff recommends that the Zoning Ordinance, as it applies to the application property, be amended to the PDH-20 District and that the Conceptual Development Plan be approved subject to the execution of proffers consistent with those submitted in draft as contained in Appendix 1 of this report.

The staff recommends that the Planning Commission approve the Final Development Plan subject to the Board of Supervisors approval of the Conceptual Development Plan.

The staff further recommends that the Board of Supervisors recommend that the Director of the Department of Environmental Management approve a waiver of the transitional screening requirements as they apply to the application property's border with parcel 32 and I-66.

The staff further recommends that the Board of Supervisors waive the 200-foot setback requirement.

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

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

APPENDICES

1. Draft Proffer Statement
2. Affidavit
3. Supporting Materials
4. Sanitary Sewer Analysis
5. Water Service Analysis
6. Fire and Rescue Service Analysis
7. Schools Analysis
8. Park Authority Comments
9. Transportation Analysis
10. Environmental Site Analysis Checklist
11. Development Criteria
12. Applicant's Analysis of the Satisfaction of Development Criteria
13. Glossary

Proposed Development Conditions

RZ 85-P-050

Calibre Companies of Virginia, Inc., Applicant

Pursuant to Section 15.1-491(a), Code of Virginia, 1950 edition as amended, the applicant agrees contingent upon rezoning the subject property to PDH-20 and approval of the Development Plan showing 114 units, to develop the subject property in accordance with the following conditions:

1. Said development shall be in substantial accordance with the Conceptual Development Plan/Final Development Plan, landscape plan and architectural elevations dated November 1985.

2. Applicant agrees to initiate a request for vacation/abandonment for the dedicated 30 foot right of way along the subject property's northern boundary, contingent upon Fairfax County granting to the Applicant perpetual easements for the construction and maintenance of the proposed Flagpole Lane entrance and for all necessary utilities and storm drainage.

3. The primary access to the subject property shall be through the adjacent Summit Square Apartments. Applicant reserves the right to eliminate the secondary entrance to Flagpole Lane at time of site plan submission.

4. The applicant commits to construct all units using materials and techniques which are known to have physical properties or characteristics achieving Sound Transmission Classifications (STC) of:

a. Approximately 45 for exterior walls located above the ground level and

b. approximately 39 for exterior walls located at the ground level.

Windows will be either double glazed or fitted with storm windows, and exterior doors will be fitted with storm doors or will be of double glazing where said doors include glass construction in order to achieve Sound Transmission Classifications (STC) of the following:

a. Approximately 37 for windows above ground level and

b. approximately 28 for windows at the ground level.

5. The applicant reserves the right to provide evidence at the time of Site Plan submission that the above requirements are unnecessary for some portion of the buildings based upon an acoustical analysis of the shielding affect of the building configuration and noise barrier along I-66. All necessary information will be provided to the Office of Comprehensive Planning for their review.

6. Applicant commits to construct all units using the energy conserving features as listed in number eight of the development criteria (i.e. vapor barrier, sill caulking, perimeter slab insulation, exterior framing, double pane windows, insulated entrance doors, fiberglass insulation, R-30 attics, energy conserving fireplaces, and heat pumps).

7. Applicant commits to provide 2 accesses to the subject property. The primary access shall be through the contiguous Summit Square Apartments to the east. The secondary access shall be provided at time of issuance of the first residential use permit to either Flagpole Lane or through Parcel 32 to the north contingent upon and subject to the following:

a. In the event the necessary easements are available at no cost to Applicant, the secondary access will be provided through Parcel 32 as shown on the Final Development Plan.

b. If the necessary easements are not available to provide access to Borge Street, Applicant will provide access to Flagpole Lane.

c. In the event the entrance to Flagpole Lane is constructed, Applicant shall provide the following:

1. Applicant shall request a site distance easement from the appropriate property owner to control the growth of vegetation at the proposed entrance to the subject property on Flagpole Lane. In the event Applicant is unable to obtain the necessary easement, Applicant will request that Fairfax County condemn at Applicant's sole expense.

2. Applicant will construct a right turn deceleration lane on Flagpole Lane in accordance with VDH&T standards.

REZONING AFFIDAVIT

I, Martin D. Walsh, Agent/Attorney, do hereby make oath or affirmation that I am an applicant in Rezoning Application Number RZ 85-P-050 and that to the best of my knowledge and belief, the following information is true:

- 1. (a) That the following constitutes a listing of names and last known 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 having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors, and all agents who have acted on behalf of any of the foregoing with respect to the application:

Table with 3 columns: Name, Address, Relationship. Rows include The Calibre Co. of Va., Inc., Emmeline H. Pendleton, Mr. & Mrs. R.S. Carter, Urban Engineering & Assoc., Inc., Reg Narmour/The Architectural Group, P.A., and Walsh, Colucci, Malinchak, Enrich & Lubeley, P.C.

- (b) That the following constitutes a listing of the shareholders of all corporations of the foregoing who own ten (10) per cent or more of any class of stock issued by said corporation, and where such corporation has ten (10) or less shareholders, a listing of all the shareholders:

Table with 3 columns: Name, Address, Relationship. Row includes Ed Brinson, Chip Kelley, Jack W. Morse, Douglas C. Mullins, James R. Treadwell, Cecil Altman - shareholders of The Calibre Companies of Va., Inc., Forest Reginald Narmour - sole shareholder of Reg Narmour/The Architectural Group, P.C., and Martin D. Walsh, Thomas J. Colucci, Nicholas Malinchak, Jerry K. Enrich, Michael D. Lubeley - (shareholders of Walsh, Colucci, Malinchak, Enrich & Lubeley, P.C.)

- (c) That the following constitutes a listing of all partners, both general and limited, in any partnership of the foregoing:

Table with 3 columns: Name, Address, Relationship. Row includes Edward Sears and Berry Smith - partners of Urban Engineering & Assoc., Inc.

- 2. That no member of the Fairfax County Board of Supervisors or Planning Commission owns or has any interest in the land to be rezoned or has any interest in the outcome of the decision. EXCEPT AS FOLLOWS: (If none, so state)

None

- 3. That within the five (5) years prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his immediate household and family, either directly or by way of partnership in which any of them is an officer, director, 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 outstanding bonds or shares of stock with a value in excess of fifty dollars (\$50), 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 fifty dollars (\$50) or more with any of those listed in Par. 1 above. EXCEPT AS FOLLOWS: (If none, so state)

None

WITNESS the following signature:

Signature line for Agent for Applicant

The above affidavit was subscribed and confirmed by oath or affirmation before me this 20th day of December 19 85 in the State of Virginia My commission expires: 2/24/89 Mary Ann Torregrossa Notary Public

STATEMENT OF JUSTIFICATION
CALIBRE COMPANY OF VIRGINIA, INC., APPLICANT
TAX MAP #47-4 001 PARCELS 28, 29, 29A, 32 AND 33
FOR R-20 RESIDENTIAL DISTRICT

The subject properties are located adjacent to an apartment community, "Summit Square", currently under construction by the Calibre Company of Virginia, Inc. Calibre requests rezoning of the subject properties to the R-20 Residential District, in accordance with the adopted Comprehensive Plan. Calibre will construct additional multifamily apartments on the subject properties, which will be added to the existing 252 apartments approved for Summit Square.

The subject properties are designated on the adopted Comprehensive Plan map for Area II for residential use at a density range of 16 - 20 units per acre. The Plan text, under sector F-3 "Mosby Woods Community Planning Sector", paragraph F makes the following recommendation: "The land area abutting the south side of Flagpole Lane is recommended for use at 16 - 20 units per acre." This rezoning application for the R-20 District is in accordance with the recommendations of the adopted Plan text and map. The proposed use of the subject property would further the general Comprehensive Plan objective of providing rental housing to meet the needs of the citizens of Fairfax County. Since few multifamily sites are currently available in Fairfax County, the rezoning of these properties to expand an existing rental complex would be a desirable and necessary action by the County.

Utilities and street access are in place to serve the subject properties. Public facilities and services are readily available in Oakton and Fairfax City to serve this property. Calibre will design the building complex to be compatible with adjacent properties, and will provide necessary highway noise attenuation measures.

Applicant
and Contract Owner: The Calibre Company of Virginia, Inc.

By: William F. Ostrander, Jr.
William F. Ostrander, Jr.
Vice President

Date: May 8, 1985

WALSH, COLUCCI, MALINCHAK, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

950 NORTH GLEBE ROAD, SUITE 300

ARLINGTON, VIRGINIA 22203

(703) 528-4700

MARTIN D. WALSH
THOMAS J. COLUCCI
NICHOLAS MALINCHAK
JERRY K. EMRICH
MICHAEL D. LUBELEY

December 2, 1985

PRINCE WILLIAM OFFICE

12504C LAKE RIDGE DRIVE
LAKE RIDGE EXECUTIVE PARK
WOODBIDGE, VIRGINIA 22192

KEITH C. MARTIN
BRIAN R. MARRON
NAN E. TERPAK

(703) 494-4846
METRO 890-4647

Ms. Marti Brown
Zoning Evaluation Branch
4100 Chain Bridge Road
Massey Building, 5th Floor
Fairfax, Virginia 22030

RE: RZ 85-P-050

Dear Marti:

Pursuant to Section 6-109, paragraph 2, of the Fairfax County Zoning Ordinance, it is hereby requested that the above referenced zoning application be considered for bonus density of nine additional units or an 8.44% increase in density.

This request is based on the fact that the above referenced application and Conceptual Development Plan achieves the following bonus density criteria of Section 6-109, paragraph 2:

a) More open space than the minimum required by Section 110--not more than 0.4% for each additional 1% of the gross area provided in an open space (56.1% open space allows for 8.44%).

According to the above criterion, the submitted development plan could achieve a maximum of 114 units. It is hereby requested that the above referenced application be considered 8.94 bonus units or a total of 114 units.

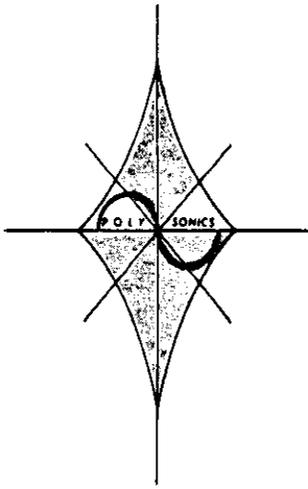
Thank you for your consideration of this matter.

Very truly yours,

WALSH, COLUCCI, MALINCHAK, EMRICH & LUBELEY, P.C.

Keith C. Martin

KCM/lag



POLYSONICS

5421 Sherier Place, N.W. Washington, D.C. 20016
(202) 244-7171

◆ PLANNING
◆ APPLIED RESEARCH
◆ DEVELOPMENT

ACOUSTICAL CONSULTANTS

18 December 1985

Ms. Marti Brown
Fairfax County Zoning Evaluation
Massey Building, 5th Floor
4100 Chain Bridge Road
Fairfax, Virginia 22030

SUMMIT WALK
Noise Attenuation Measures

Dear Ms. Brown:

The following summarizes the concepts which will be used to attenuate I-66 traffic noise at Summit Walk.

Summit Walk is similar to The Oakton project in proximity to I-66 and in building design. At The Oakton project a berm/fence noise barrier was erected between the buildings impacted by noise above 75dBA L_{dn} and I-66. This noise barrier also shielded the outdoor pool area. In addition, some noise attenuation measures were incorporated in the exterior building construction. We understand that this design has worked out quite well both acoustically and aesthetically.

These same concepts of noise attenuation are proposed for the Summit Walk project. A combination berm/fence noise barrier is being designed along the Summit Walk property line which borders I-66. This noise barrier will provide noise shielding to the top of the windows of the top floor of the building impacted by noise above 75dBA L_{dn} . This noise barrier will also provide noise shielding to the outdoor pool area. In addition, some increase in the acoustical performance of the exterior building construction will likely be required. This will likely be achieved by modifying the exterior wall construction and/or adding storm windows.

A detailed report will be submitted providing an I-66 traffic noise analysis and the specific noise attenuation measures which will be used. With these noise attenuation measures properly constructed, Summit Walk will meet Fairfax County noise standards.

Sincerely,

Gerald Henning
Acoustical Engineer

cc: Bill Ostrander

WALSH, COLUCCI, MALINCHAK, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

950 NORTH GLEBE ROAD, SUITE 300

ARLINGTON, VIRGINIA 22203

(703) 528-4700

MARTIN D. WALSH
THOMAS J. COLUCCI
NICHOLAS MALINCHAK
JERRY K. EMRICH
MICHAEL D. LUBELEY

KEITH C. MARTIN
BRIAN R. MARRON
NAN E. TERPAK
WILLIAM A. FOGARTY

PRINCE WILLIAM OFFICE

12510C LAKE RIDGE DRIVE
LAKE RIDGE EXECUTIVE PARK
WOODBIDGE, VIRGINIA 22192

(703) 494-4646
METRO 690-4647

MEMO

TO: Marti Brown
FROM: Keith Martin
DATE: December 23, 1985
RE: RZ 85-P-050

The density in the adjacent Calibre project is 26.2 dwelling units per acre. It is submitted that a long narrow portion of that property was used in the gross calculations, but is not usable. Therefore, the effective density is over 30 units per acre.

KCM/cz
M. BROWN 12/23/85:LTRM01

RECEIVED
OFFICE OF THE COMMISSIONER OF PLANNING

DEC 26 1985

ZONING ENACTED BY THE BOARD OF SUPERVISORS

47-4-001-28, 29, 29A
 5.29 Acres
 PDH 20
 114 Apts.

Date 1/13/86

TO: Staff Coordinator (Tel: 691-3387)
 Plan Implementation Branch, OCP
 5th Floor, Massey Building

FROM: Jerry D. Jackson (Tel: 691-2191)
 Systems Analysis Section, Office of Waste Management,
 Department of Public Works

SUBJECT: Sanitary Sewer Analysis, Rezoning Application 85-P-050

The following information is submitted in response to your request for a sanitary sewer analysis for subject rezoning application:

1. The application property is located in the Accotink Creek (M1) Watershed. It would be sewered into the Lower Potomac Treatment Plant.
2. Based upon current flow and committed flow, there is excess capacity in the Lower Potomac Treatment Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been previously paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for the development of this site.
3. An 8-inch line located in _____ easement and approx. 425 feet north of _____ the property is ~~XXXXXX~~ adequate for the proposed use.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other pertinent information or comments: _____

Date 6/26/85

TO: Staff Coordinator (Tel: 691-3387)
Zoning Evaluation Branch
5th Floor, Massey Building

FROM: RICHARD L. FRENHAUF (Tel: 385-7920)
Director, Water and Sewer Services
City of Fairfax

SUBJECT: Water Service Analysis, Rezoning Application RZ 85-P-050

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

1. The application property is located within the franchise area of the ~~Fairfax County~~ Water Authority.

CITY OF FAIRFAX

2. Adequate water service is available at the site.

Yes No

3. Offsite water main extension is required to provide

Domestic Service Fire Protection Service Not Applicab

4. The nearest adequate water main available to provide

Domestic Service Fire Protection Service

is a 12 inch main located 30'± feet from the property. See enclosed property map.

5. Other pertinent information or comments: _____

TO: Marti Brown Date 11/19/85
Staff Coordinator (Tel: 691-3387)
Zoning Evaluation Branch (OCP)
5th Floor, Massey Building
 FROM: B. Ralph Bell (Tel: 691-2293) From: R2 To: R20
Facilities Services Dept., FCPS
 SUBJECT: Schools Analysis, Rezoning Application RZ-85-P-050

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

- Using the 1983 School Administrative Area II student ratios, a comparison of estimated student generation between the proposed development plan and that possible under existing zoning are as follows:

School Level	Unit Type	Proposed Zoning			Unit Type	Existing Zoning			Increase Decrease
		Units	Ratio	Students		Units	Ratio	Students	
Elem. (K-6)	CH	106 x	.014	1	SF	10 x	.177	2	- 1
		x				x			
Inter. (7-8)	CH	106 x	.004	0	SF	10 x	.077	1	- 1
		x				x			
High (9-12)	CH	106 x	.009	1	SF	10 x	.202	2	- 1
		x				x			

- Schools which serve this property, their current total membership and net capacity, and their projections for the next five years are as follows:

School Name & Number	Grade Level	1985-86 Capacity	9/30/85 Membership	Projected Membership				
				86-87	87-88	88-89	89-90	90-91
Oakton 2052	K-6	620	605	622	645	684	735	786
Jackson 2081	7-8	1000	745	720	742	716	704	711
Oakton 2050	9-12	2300	2428	2229	2038	2041	2072	2111

Source: School Membership and Net Capacity, Capital Improvement Program, FY 1985-FY 1989 Facilities Planning Services Office.

- Comments:
 - Five year projections are those currently available and are subject to periodic review. School attendance areas are subject to yearly review. The effect of the rezoning application does not consider the existence or status of other applications.



Fairfax County Park Authority

MEMORANDUM

To Richard Faubion, for Staff Coordinators Date November 27, 1985
Director, Zoning Evaluation Division - OCP

From Dorothea L. Stefen, Assistant Superintendent
Division of Land Acquisition & Planning - FCPA

Subject RZ-85-P-050
Loc: 47-4((1))28,29,29A

The above referenced Rezoning Application does not appear to conflict with the plans, policies and/or holdings of the Fairfax County Park Authority.

DLS/rmk

MEMORANDUM
FAIRFAX COUNTY

Appendix 9

TO: Richard D. Faubion, Director
Zoning Evaluation Division, OCP

DATE: December 16, 1985

FROM: John C. Herrington, Chief
Site Analysis Branch, OT *JCH*

FILE: 3-4

SUBJ: Transportation Impact

REF: RZ 85-P-050; The Calibre Co. of Va., Inc.
Traffic Zone 1129
Land Identification Map 47-4 ((1))28, 29, 29A

Transmitted herewith are the comments of the Office of Transportation with respect to the subject application. These comments are based on plans/proffers made available to this Office dated June, 1985.

This report consists of two section(s). Section I presents basic information regarding the transportation system which may be affected by development of the subject site, and the potential traffic generation of the site under various development options. This material is presented for information purposes only. Section II presents the analysis of the Office of Transportation of the impact of this application on the nearby street network, and the recommendations of this Office for addressing this impact.

The results of this Section II analysis are summarized below. This Office recommends that this application be approved only if the issues in each area have been satisfactorily addressed.

	<u>Satisfactory</u>	<u>Unsatisfactory</u>
IIa Traffic Generation		X
IIb Provision for Future Road Improvements	X	
IIc Improvements Required to Adequately Relieve Major Congestion Resulting from Approval of Application	Not applicable	
IIId Site Access		X
IIe Internal Circulation		X

Section II of this report addresses only those issues which have been identified as unsatisfactory. Those areas which are omitted from Section II are satisfactory as shown on plans/proffers available to date.

SUMMARY OF ISSUES

The major transportation issues of this application are associated with site access and parking. These concerns are:

- o The need for a right turn lane at the Flagpole Lane entrance.
- o The need for maintenance of vegetative clearing to assure the adequacy of sight distance.
- o Vacation of the public street dedication if it is not to be used.
- o VDH&T concerns for construction of curb and gutter along Flagpole Lane, and improvement of the pavement strength on this road to accommodate the increase in traffic.

Ia. Existing Roadway System - Description

The roads most likely to be affected by traffic from the proposed site, their functional classification, and their traffic count, are shown below:

<u>Street</u>	<u>Route</u>	<u>Funct. Class¹</u>	<u>From</u>	<u>To</u>	<u>24-Hour Volume (1983)</u>
Flagpole Lane	5600	L	White Granite Dr.	Borge St.	3,982
White Granite Dr.	5605	L	Service drive	Flagpole Lane	729
			Flagpole Lane	Rt. 123	N/A
Borge St.	5177	L	Flagpole Lane	Jermantown Road	5,288

¹Functional Classification

- PA Principal Arterial. Primary purpose to accommodate travel. Access to adjacent property undesirable
- MA Minor Arterial. Serves both through and local trips. Access to adjacent property undesirable.
- C Collector. Links local streets and properties with arterial network.
- L Local. Provides access to adjacent properties.

Ib. Existing Roadway System — Operation

The operation of the street system in the nearby area and/or likely to be affected by traffic from the proposed site is shown below. The operation of the street system may be measured by the level of service of nearby signalized intersections and/or by an examination of the geometric conditions of the roadway segment(s).

<u>Street</u>	<u>Route</u>	<u>From</u>	<u>To</u>	<u>LOS¹</u> <u>Int.</u>	<u>Geo.²</u> <u>Ade.</u>
Flagpole Lane	5600	White Granite Dr.	Borge St.		S
White Granite Dr.	5605	Service drive	Flagpole Lane		S
		Flagpole Lane	Rt. 123		S
Borge St.	5177	Flagpole Lane	Jermantown Rd.		S
Route 123/White Granite Drive intersection				N/A	
Route 123/Jermantown Road intersection				N/A	

¹Level of Service of Nearby Signalized Intersection

- A Free flow. No loaded cycles
- B Stable operation. Occasional loaded cycles
- C Stable operation. More frequent cycles, but acceptable delays
- D Approaching instability. Occasional delays of substantial duration
- E Capacity. Long queues and many delays
- F Jammed conditions
- N/A Current data is not available for this intersection

²Geometric Adequacy of Street Segment

- S Satisfactory street geometry (width, alignment)
- U Unsatisfactory segment due to:
 - 1 narrow width
 - 2 inadequate shoulders
 - 3 poor horizontal alignment
 - 4 poor vertical alignment
 - 5 all of the above
 - 6 existing traffic volumes exceed design capacity
 - 7 other

Ic. Traffic Generation

The table below shows a comparison of the traffic generation of the site if developed in accordance with:

	<u>Trips Per¹</u> <u>(Day/Peak Hour)</u>
Existing Zoning: R-2 and R-3	110 vpd ^{1a}
Comprehensive Plan: 16 to 20 du/ac	510 to 640 vpd ^{1b}
Application: PDH-20	645 vpd ^{1b}

¹All trip generation estimates are based on Trip Generation, Institute of Transportation Engineers, 1983, unless otherwise noted.

- a. Single family detached
- b. Apartments

Id Traffic Impact

The impact of the traffic to be generated by the subject application is anticipated to be:

- insignificant due to
 - low volume of traffic generation
 - location of site
 - within shopping center
 - on collector or local street
 - other (see below)
 - other (see below)

significant due to

traffic generation of the application exceeds the traffic generation from development in accordance with:

the high end of the Plan range (Section IIa)

the low end of the Plan range, and sufficient mitigating measures have not been provided (Section IIa)

other uses of the property which are allowed by the existing zoning, and sufficient mitigating measures have not been provided (Section IIa)

potential interference/inconsistency with needed future road improvement(s) (Section IIb)

need for roadway improvements to accommodate site-generated traffic (Section IIc)

poor site access design which will adversely affect traffic flow and/or create potential safety hazards (Section IIId)

poor internal circulation which may result in adverse off-site traffic impacts (Section IIe)

other

significant, but adequately addressed in plans, proffers submitted to date

IIa Traffic Generation

The estimated traffic generation resulting from the approval of the application is shown in Section Ic. Also shown in Section Ic is a comparison of this traffic generation with the traffic generation of other potential uses of this site.

The traffic generation of the application is unsatisfactory due to:

the magnitude of traffic generation exceeds that which was anticipated in conjunction with the preparation of the adopted Plan. The approval of more intense uses than those allowed in the Plan could set a precedent for other applications and contribute to the premature obsolescence of the Plan.

the magnitude of traffic generation exceeds that which could occur as a result of other allowable uses of the site, and sufficient measures to mitigate the impact of this greater traffic have not been provided with this application.

the Zoning Ordinance requires that uses regulated under Special Exception/Permit be allowed only if their traffic impacts will not be hazardous or conflict with existing and anticipated traffic in the neighborhood. Because of the failure to mitigate these traffic impacts this application does not meet this standard. This intensity should not be approved unless the issues identified in subsequent sections are adequately addressed.

this use is regulated in the Highway Corridor District and must meet the access requirements of that District (see Section IIId).

the application requests rezoning approval to an intensity which is above the low end of the range prescribed in the Plan. This intensity should not be approved unless the issues identified in subsequent sections are adequately addressed.

IIId Site Access

The direct site access proposed for the subject application is unsatisfactory for the following reasons:

- entrance(s) would interfere with smooth traffic flow on an arterial road and create potential safety hazards due to:
 - speed changes and conflicting travel paths resulting from vehicular turning movements directly to and from the arterial
 - U-turns and weaving maneuvers resulting from absence of direct left turn access at a median break
- entrance(s) too close to another driveway or street and would result in vehicular turning movement conflicts
- entrance(s) improperly located with respect to opposite streets/entrances and either existing or future median breaks
- entrance(s) violate principles of functional classification
- improvements needed on adjacent street to minimize impact of development
 - right-turn/deceleration lane¹
 - left-turn/deceleration lane
 - other off-site improvements (see below)
- potential sight distance problems²
- access is not provided as prescribed by the Highway Corridor District; i.e. via a functional service drive, a street not intended to carry through traffic, or internally within a shopping center
- absence of public streets, travel lanes, or service drive connections to adjacent properties would add unnecessary traffic and turning movements to the arterial street network
- other (see below)^{3,4}

¹A right turn lane should be provided at the Flagpole Lane entrance.

²Sight distance appears to be adequate, but sight distance easements may be necessary to ensure maintenance of vegetation clearing.

³Public rights-of-way that are not to be utilized should be vacated.

⁴VDH&T has noted the following issues:

IIe Internal Circulation

The internal circulation proposed for the subject application is unsatisfactory for the following reasons:

- additional channelization needed to reduce on-site vehicular conflicts
- parking appears to be insufficient¹
- stacking lane inadequate
- excessive length of cul-de-sac(s)
- excessive number of units served with single access
- street layout may encourage through traffic on a local street
- other (see below)

¹Handicap spaces should be designated and handicap ramps should be provided. These spaces should be near building entrances.

JCH/vna

ENVIRONMENTAL CHECKLIST

Project Number: RZ 85-P-050 Location: 47-4 ((1)) 28, 29 & 29A

Existing Zoning: R-2 Proposed Zoning and/or Use: R-20 Acreage: 5.29

Relevant Comprehensive Plan Language: _____

Site Features	Presence		Comments
	Yes	No	
A. Geology: Coastal Plain, Piedmont, Triassic			A. Geology: Piedmont Province
1. shallow bedrock		X	2. Schist aquifer of low yield (50-150 gal./min.). Water good quality.
2. groundwater resource	X		
3. geologic hazards		X	C. Hydrology:
			2. The site is located in the sensitive upper reaches of the Accotink watershed.
B. Topography: (steep slopes 15%+)		X	
			D. Soils:
C. Hydrology:			3. Glenelg soils cover the entire site. These soils are highly erodible when disturbed, therefore stringent erosion siltation control measures must be applied during construction and appropriate stabilization measures after construction is completed.
1. water features		X	
2. critical location in watershed	X		
3. water supply watershed		X	
			E. Vegetation:
D. Soils:			1. Scattered hardwoods located on this site should be preserved to the extent possible.
1. marine clays		X	
2. shrink-swell clays		X	
3. highly erodible soils	X		
4. high water table soils		X	
5. soils with low bearing strength		X	
6. poor infiltration soils		X	
E. Vegetation, Wildlife and Open Space			
1. quality vegetation		X	
2. wildlife habitat		X	
3. EQC		X	

Concerns

Environmental Quality	Yes	No	Comments
F. Noise			F. <u>Noise:</u>
1. airport noise	_____	x_____	2. Highway noise from Route I-66 impacts the property at a level of 70-75 dBA Ldn to a depth of 350 feet from the centerline of I-66 and at level of 65-70 dBA Ldn to a depth of 750 feet from the centerline of I-66. An interpretation of this data indicates that approximately 40% of the site is impacted at 70-75 dBA Ldn with the remainder of the site impacted at 65-70 dBA Ldn. Noise mitigation measures will be required to produce interior noise levels not to exceed 45 dBA Ldn and exterior levels not to exceed 65 dBA Ldn. Noise mitigation criteria are attached.
2. highway noise	x_____	_____	
3. railroad noise	_____	x_____	
4. other types of noise	_____	x_____	
G. Water			
1. point source pollution	_____	x_____	
2. nonpoint source pollution	_____	x_____	
H. Air: (mobile or stationary source)	_____	x_____	
I. Toxic or Hazardous Substances	_____	x_____	
J. Aesthetics: (internal views, views from site, views of site from adjacent development, landscaping)	_____	_____	J. <u>Aesthetics:</u> No landscape treatment is indicated. Transitional screening yards are designate along the north and west property lines. Landscape treatment and details of the noise barrier should be provided.
K. Nonmotorized Circulation			K. <u>Non-motorized Circulation:</u>
1. access and internal circulation	x_____	_____	1. A sidewalk connection should be made to Flagpole Lane.
2. pedestrian/vehicular conflicts	_____	x_____	
3. trails plan requirement	_____	x_____	
L. Energy Conservation	_____	x_____	N. <u>Site Design Quality:</u> The proposed development is deficient of active recreation space. As a minimum, 21,000 sq/ ft of active space (pool, courts, etc.) should be provided.
M. Pipeline and Utility Line Hazards	_____	x_____	Design of site not innovative or imaginative. A cluster with internal court and perimeter parking might be more interesting. In summary, sufficient problems so as not to justify high end of density range. Plan should not be approved with setback waivers unless it can be shown that noise impact has been effectively reduced to levels indicated above.
N. Site Design Quality (layout, site facilities)	x_____	_____	
O. Nuisances (glare, odor)	_____	x_____	
P. Agricultural and Forest Land Preservation	_____	x_____	
Q. Other	_____	_____	

REZONING SOIL EVALUATION

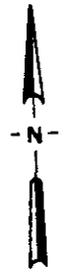
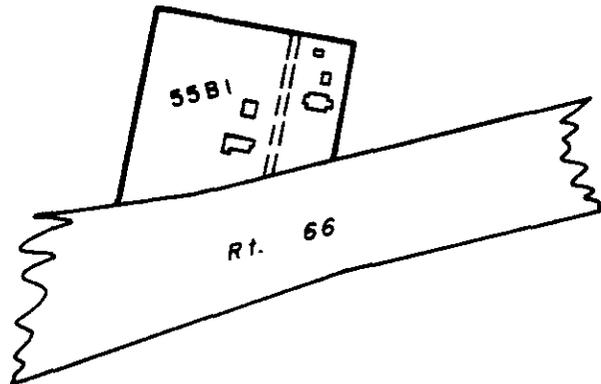
1. APPLICATION

Application No.: RZ 85-P-050 Acreage: 5.29
 Applicant: The Calibre Company of Virginia, Inc.
 Proposed Use: Multifamily Residential
 Present Zoning: R-2 Proposed Zoning R-3
 Location: S. terminus Dan Borne Dr. A private street
continuing south from S. terminus of Borge St.
 Map Reference No(s): 47-4-001-28, 29, 29A

Soil Investigation By: James E. Belshan, Soil Scientist
 Fairfax County Soil Science Office
 Date: August 27, 1985

2. SOIL MAP

Physiographic Province: Piedmont Uplands



Soil Boundary: - - - - -

<u>Soil Map Symbol</u>	<u>Soil Series Name</u>	<u>Slope Range Percent</u>	<u>Acreage</u>	<u>Percent of site</u>
55B1	Glenclg	2-7	5.29	100
Totals				100

<u>3. POTENTIAL SOIL PROBLEM</u>	<u>Yes/No</u>	<u>Soil No(s)</u>
A. Slope Instability	<u>No</u>	_____
B. Marginal to Low Bearing Capacity	<u>No</u>	_____
C. High Seasonal Ground Water	<u>No</u>	_____
D. High Shrink-Swell Clays	<u>No</u>	_____
E. Poor Infiltration Characteristics	<u>No</u>	_____
F. Shallow Depth to Bedrock	<u>No</u>	_____
G. High Erodibility	<u>No</u>	_____
H. Flood Plain (Alluvial)	<u>No</u>	_____

4. DESCRIPTION OF SOIL CHARACTERISTICS

<u>Soil Series</u>	<u>Description and Comments</u>
Glenelg (55)	A well drained, deep soil forming in the weathered products of sericite schist rock. Few limitations for most urban uses. The substrata of this soil must not be considered stable in deep (>5') excavations.

5. GEOTECHNICAL REQUIREMENTS

A geotechnical engineering study is not required by Fairfax County for development of this proposed project.

FOOTNOTES

This report and accompanying soil map is based on a site investigation of the property.

DEVELOPMENT CRITERIA

Development Criteria for Residential Density Ranges

Residential density ranges recommended in the plan and shown on the planning area maps are defined in terms of units per acre. Where the plan map and text differ, the text governs.

Only the lower end of the density range is planned as a presumptive appropriate density contingent upon satisfactory conformance with applicable ordinances, policies, regulations and standards and assurance of the protection of the health, safety, and general welfare of the public.

Except where review of the development proposal and the comprehensive plan with regard to the preceding land use determinants clearly justifies approval above the low end of the planned density range, approval of such densities shall be based on the satisfactory resolution of development issues identified through analysis of the development proposal.

The responsibility for demonstrating that a proposed development merits approval at a density above the low end of the comprehensive plan density range rests with the applicant. Justification can be demonstrated by proffer of: (1) a development plan which graphically portrays in sufficient detail a quality of development which exceeds minimum development standards through fulfillment of the development criteria below, or (2) finite development conditions which fulfill those criteria, or (3) a combination of (1) and (2).

In all cases, evaluation of the fulfillment of development criteria will weigh the number of criteria credited through proffered conditions against the number of criteria which are feasible for the specific rezoning application being considered. As a general guide, at least two-thirds of applicable criteria should be satisfied for approval of density at the high end of a one-unit density range. As a general guide for multi-unit density ranges, approximately one-half of the criteria should be satisfied for approval of mid-range densities and three-fourths satisfied for approval of high end of the density range.

Criteria need not be equally weighted. In exceptional instances, a single criterion may be overriding in evaluating the merits of a development proposal.

For a more detailed discussion, see the Comprehensive Plan text, page 448.

Development criteria include, but need not be limited to, the following:

1. Proffer of a development plan incorporating design layout and features determined through staff analysis to merit recognition for good design and amenities for the property in the application.
2. Provision of supporting public facilities beyond minimal ordinance, regulations and standards to alleviate the impact of the proposed development on the community.
3. Accessibility to existing public facilities, and/or phasing of development completion to coincide with the programmed provision of public facilities shown in the current Capital Improvement Program (CIP) to reduce interim adverse impacts of the proposed development on the community.
4. Provision of public road improvements and/or commitment to a reduction in traffic volume in order to reduce development traffic impact.
5. Provision of developed recreational areas which meet adopted standards, other amenities, or common or publicly owned open space for passive recreation to create a more attractive environment within the new residential area. At least ten percent of such recreation and/or open space area should be provided outside of any floodplain area as defined in the Zoning Ordinance.
6. Compatibility in architecture and site design with existing and other planned development within the community to reduce the impact of new development.
7. Design sensitivity and exceptional conservation measures to

8. Innovative design to incorporate energy-conserving features or design features of particular value to future residents of the development.
9. Incorporation of noise attenuation measures which will significantly reduce aircraft, railroad, or highway noise impact that otherwise would be determined an obtrusive nuisance to persons living or working on the application property.
10. Provision of moderately-priced housing to make housing available over a broad cost range in order to serve better the needs of the entire population. Guideline: all housing developments except single-family detached in excess of 150 units should be approved for the upper end of the density range only if a proportion of the units, usually 15 percent, is provided for low and moderate-income families or the applicant proves to the satisfaction of the Board that provision of low and moderate-income housing is technically or economically infeasible.
11. On tracts containing soils locally described as marine clay, approval above the low end of the density range should be considered only when: (1) proposed construction avoids the marine clay; (2) the development proposal requests apartment development on the marine clay and the Comprehensive Plan permits such development either explicitly or by recommending a density of at least 8-12 dwelling units per acre; or (3) a planned development district application, which is compatible with the comprehensive plan, proposes apartment development on marine clay portions of the site.
12. Where appropriate, land assembly and/or development plan integration which facilitate achievement of plan objectives.
13. Where appropriate, preservation and/or restoration of buildings, structures or other features of architectural, historic or environmental significance to preserve our heritage.

ZONING DISTRICTS GENERALLY ASSOCIATED WITH COMPREHENSIVE PLAN RESIDENTIAL DENSITIES

Plan Density	Base Density	Possible with Meeting of Development Criteria
.1-.2	R-P	R-A or R-C
.2-.5	R-A or R-C	R-E
.5-1	R-E	R-1
1-2	R-1	R-2
2-3	R-2	R-3
3-4	R-3	R-4
4-5	R-4	R-5
5-8	R-5	R-8
8-12	R-8	R-12
12-16	R-12	R-16
16-20	R-16	R-20

Development Criteria for Commercial and Industrial Evaluations

While the comprehensive plan has no equivalent to the residential density range in areas planned for commercial or industrial uses, each such rezoning application will be evaluated using pertinent development criteria as a basis for such evaluation. The pertinent development criteria will be those set forth in the list of residential development criteria numbered as 1, 2, 3, 4, 6, 7, 8, 9, 11, 12 and 13.

DEVELOPMENT CRITERIA
REZONING APPLICATION #RZ 85-P-050
FOR PDH-20
CALIBRE COMPANY OF VIRGINIA, INC.

1. PROFFER OF A DEVELOPMENT PLAN INCORPORATING DESIGN LAYOUT AND FEATURES DETERMINED THROUGH STAFF ANALYSIS TO MERIT RECOGNITION FOR GOOD DESIGN AND AMENITIES FOR THE PROPERTY IN THE APPLICATION.

The Conceptual and Final Development Plans for this application will be approved as a condition of the rezoning, thus committing the design of development.

2. PROVISION OF SUPPORTING PUBLIC FACILITIES BEYOND MINIMAL ORDINANCE, REGULATIONS AND STANDARDS TO ALLEVIATE THE IMPACT OF THE PROPOSED DEVELOPMENT ON THE COMMUNITY.

Not applicable; all supporting public facilities are in place and available to the Property.

3. ACCESSIBILITY TO EXISTING PUBLIC FACILITIES, AND/OR PHASING OF DEVELOPMENT COMPLETION TO COINCIDE WITH THE PROGRAMMED PROVISION OF PUBLIC FACILITIES SHOWN IN THE CURRENT CAPITAL IMPROVEMENT PROGRAM (CIP) TO REDUCE INTERIM ADVERSE IMPACTS OF THE PROPOSED DEVELOPMENT ON THE COMMUNITY.

All supporting public facilities are in place and available to the Property.

4. PROVISION OF PUBLIC ROAD IMPROVEMENTS AND/OR COMMITMENT TO A REDUCTION IN TRAFFIC VOLUME IN ORDER TO REDUCE DEVELOPMENT TRAFFIC IMPACT.

The existing road network serving the Property was designed to accommodate substantially higher residential densities than have been developed in the area. For instance, the adjacent Calibre property known as "Summit Square" was originally zoned for 460 units, but has been developed with 252 units. Similarly, surrounding properties originally zoned for 20 units per acre have been actually developed at an average density of about 10 units per acre. Thus, public road improvements are not required and this criteria is not applicable to this application.

5. PROVISIONS OF DEVELOPED RECREATIONAL AREAS MEET ADOPTED STANDARDS, OTHER AMENITIES OR COMMON OR PUBLICLY OWNED OPEN SPACE FOR PASSIVE RECREATION TO CREATE A MORE ATTRACTIVE ENVIRONMENT WITHIN THE NEW RESIDENTIAL AREA. AT LEAST TEN PERCENT OF SUCH RECREATION AND/OR OPEN SPACE AREA SHOULD BE PROVIDED OUTSIDE OF ANY FLOODPLAIN AREA SUCH AS DEFINED IN THE ZONING ORDINANCE.

A swimming pool and spa will be provided for this development, which will probably cost in excess of \$1000 per unit. This well exceeds the requirements of the PDH ordinance. In addition the compact nature of the buildings allows for substantial open space, in excess of ordinance requirements.

6. COMPATIBILITY IN ARCHITECTURE AND SITE DESIGN WITH EXISTING AND OTHER PLANNED DEVELOPMENT WITHIN THE COMMUNITY TO REDUCE THE IMPACT OF NEW DEVELOPMENT.

The building architecture and design is similar to the adjacent Summit Square apartment complex, the major difference is that the buildings are three stories in height rather than five. The architecture, height and site design of the Property will be compatible with adjacent properties. In addition site coverage has been reduced to 44 % and additional landscaped open space provided.

7. DESIGN SENSITIVITY AND EXCEPTIONAL CONSERVATION MEASURES TO PRESERVE AND/OR PROTECT ENVIRONMENTAL RESOURCES ASSOCIATED WITH THE APPLICATION SITE.

Not applicable; no significant environmental resources are present.

8. INNOVATIVE DESIGN TO INCORPORATE ENERGY-CONSERVING FEATURES OR DESIGN FEATURES OF PARTICULAR VALUE TO FUTURE RESIDENTS OF THE DEVELOPMENT.

Energy-conserving features include:

- * Vapor barrier. Plastic sheet under slab to prevent moisture infiltration between the concrete slab and wall.
- * Sill Caulking. Insulation under the bottom plate to prevent air infiltration between the concrete slab and wall.
- * Perimeter Slab Insulation.

* 2"x6" exterior framing with 6" insulation (R-19 vs. typical R-11 Rating). This provides a 72% increase in thermal efficiency.

* Wire channels along bottom and top of walls prevents interference with insulation in walls.

* Double pane windows and sliding doors with 3/8" air space for insulation.

* Foam core/steel clad insulated entrance doors with intergral weather stripping (similiar to refrigerator door) and adjustable threshold gives R-value greater than 3 1/2 times that of a solid wood door.

* 1 1/2" fiberglass insulation around heating/air conditioning ducts to prevent conditioned air leakage into attic areas.

* Additional thickness in attic areas to increase "R" factor from R-19 to R-30. A 57% increase in thermal efficiency.

* Energy conserving outside air combustion fireplaces.

Heat Pumps.

9. INCORPORATION OF NOISE ATTENUATION MEASURES WHICH WILL SIGNIFICANTLY REDUCE AIRCRAFT, RAILROAD, OR HIGHWAY NOISE IMPACT THAT OTHERWISE WOULD BE DETERMINED AN OBTRUSIVE NUISANCE TO PERSONS LIVING OR WORKING ON THE APPLICATION PROPERTY.

Noise attenuation measures will include a noise barrier along I-66 and noise-reducing construction of walls and window/door assemblies.

10. PROVISION OF MODERATELY-PRICED HOUSING TO MAKE HOUSING AVAILABLE OVER A BROAD COST RANGE IN ORDER TO SERVE BETTER THE NEEDS OF THE ENTIRE POPULATION. GUIDELINES: ALL HOUSING DEVELOPMENTS, EXCEPT SINGLE-FAMILY DETACHED, IN EXCESS OF 150 UNITS SHOULD BE APPROVED FOR THE UPPER END OF THE DENSITY RANGE ONLY IF A PROPORTION OF THE UNITS, USUALLY 15%, IS PROVIDED FOR LOW-AND MODERATE-INCOME FAMILIES OR THE APPLICANT PROVES TO THE SATISFACTION OF THE BOARD THAT PROVISIONS OF LOW-AND MODERATE-INCOME HOUSING IS TECHNICALLY OR ECONOMICALLY INFEASIBLE

Not applicable; Property will have less than 150 units and conventional financing will be used.

11. ON TRACTS CONTAINING SOILS LOCALLY DESCRIBED AS MARINE CLAY, APPROVAL ABOVE THE LOW END OF THE DENSITY RANGE SHOULD BE CONSIDERED ONLY WHEN: (1) PROPOSED CONSTRUCTION AVOIDS THE MARINE CLAY; (2) THE DEVELOPMENT PROPOSAL REQUESTS APARTMENT DEVELOPMENT ON THE MARINE CLAY AND THE COMPREHENSIVE PLAN PERMITS SUCH DEVELOPMENT EITHER EXPLICITLY OR BY RECOMMENDING A DENSITY OF AT LEAST 8-12 DWELLING UNITS PER ACRE; OR (3) A PLANNED DEVELOPMENT DISTRICT APPLICATION, WHICH IS COMPATIBLE WITH THE COMPREHENSIVE PLAN, PROPOSES APARTMENT DEVELOPMENT ON MARINE CLAY PORTIONS OF THE SITE.

Not Applicable.

12. WHERE APPROPRIATE, PRESERVATION AND/OR DEVELOPMENT PLAN INTEGRATION WHICH FACILITATES ACHIEVEMENT OF PLAN OBJECTIVES.

Three of five remaining vacant parcels have been assembled. The Applicant attempted to assemble all five properties, but two property owners held out for a higher price.

13. WHERE APPROPRIATE, PRESERVATION AND/OR RESTORATION OF BUILDINGS, STRUCTURES OR OTHER FEATURES OF ARCHITECTURAL, HISTORIC OR ENVIRONMENTAL SIGNIFICANCE TO PRESERVE OUR HERITAGE.

Not Applicable.

Of the 13 criteria, 7 are considered applicable to the subject application. The Applicant considers all of the applicable criteria as being met.

WALSH, COLUCCI, MALINCHAK, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

950 NORTH GLEBE ROAD, SUITE 300

ARLINGTON, VIRGINIA 22203

(703) 528-4700

MARTIN D. WALSH
THOMAS J. COLUCCI
NICHOLAS MALINCHAK
JERRY K. EMRICH
MICHAEL D. LUBELEY

December 23, 1985

PRINCE WILLIAM OFFICE

12510C LAKE RIDGE DRIVE
LAKE RIDGE EXECUTIVE PARK
WOODBIDGE, VIRGINIA 22192

KEITH C. MARTIN
BRIAN R. MARRON
NAN E. TERPAK
WILLIAM A. FOGARTY

(703) 494-4646
METRO 690-4647

Ms. Marti Brown
Zoning Evaluation Branch
Massey Building
Fairfax, Virginia 22030

RE: RZ 85-P-050

Dear Marti:

The following is submitted as a supplemental statement addressing development criteria for the upper end of the density range. The numbers correspond to the numbers as they appear in the Comprehensive Plan.

1. The proposed design layout incorporates over 50 percent open space, a swimming pool recreation area and individual court yard areas for each building which merit recognition for good design and amenities for the property.

7. Applicant will preserve, as much as possible, existing trees along the western property line as an exceptional conservation measure to preserve and/or protect environmental resources associated with the application site.

11. Applicant submits that any highly erodible soil conditions will not affect development of the subject property in that the site is extremely flat and applicant will use standard erosion control measures during construction.

Very truly yours,

WALSH, COLUCCI, MALINCHAK, EMRICH & LUBELEY, P.C.

Keith C. Martin

KCM/cz
cc: Bill Ostrander

GLOSSARY

This Glossary is presented to assist citizens in a better understanding of Staff Reports; it should not be construed as representing legal definitions.

- BUFFER** - A strip of land established as a transition between distinct land uses. May contain natural or planted shrubs, walls or fencing, singly or in combination.
- CLUSTER** - The "alternate density" provisions of the Zoning Ordinance, which permits smaller lots and pipestem lots, if specified open space is provided. Primary purpose is to preserve environmental features such as stream valleys, steep slopes, prime woodlands, etc.
- COVENANT** - A private legal restriction on the use of land, recorded in the land records of the County.
- DEVELOPMENT PLAN** - Conceptual, Final, Generalized. A Development Plan consists of graphic, textual or pictorial information, usually in combination, which shows the nature of development proposed for a parcel of land. The Zoning Ordinance contains specific instructions on the content of development plans, based upon the purpose which they are to serve. In general, development plans contain such information as: topography, location of streets and trails, means by which utilities and storm drainage are to be provided, general location and types of structures, open space, recreation facilities, etc. A Conceptual Development Plan is required to be submitted with an application for the PDM or PDC District; a Final Development Plan is a more detailed plan which is required to be submitted to the Planning Commission after approval of a PDM or PDC District and the related Conceptual Development Plan; a Generalized Development Plan is required to be submitted with all residential, commercial and industrial applications other than PDM or PDC.
- DEDICATE** - Transfer of property from private to public ownership.
- DENSITY** - Number of dwelling units divided by the gross acreage being developed (DU/AC). Density Bonus is an increase in the density otherwise allowed, and granted under specific provisions of the Zoning Ordinance when developer provides excess open space, recreation facilities, moderately priced housing, etc.
- DESIGN REVIEW** - The Division of the Department of Environmental Management which reviews all subdivision plats and site plans for conformance with County policies and requirements contained in the Zoning Ordinance, the Subdivision Control Ordinance, the Public Facilities Manual, the Building Code, etc, and for conformance with any proffered plans and/or conditions.
- EASEMENT** - A right given by the owner of land to another party for specific limited use of that land. For example, an owner may give or sell easements to allow passage of public utilities, access to another property, etc.
- OPEN SPACE** - The total area of land and/or water not improved with a building, structure, street, road or parking area, or containing only such improvements as are complementary, necessary or appropriate to use and enjoyment of the open area.
- Common** - All open space designed and set aside for use by all or designated portions of residents of a development, and not dedicated as public lands (dedicated to a homeowners association which then owns and maintains the property).
- Dedicated** - Open space which is conveyed to a public body for public use.
- Developed Recreation** - That portion of open space, whether common or dedicated, which is improved for recreation purposes.
- PROFFER** - A Development plan and/or written condition, which, when offered by an owner and accepted by the Board of Supervisors, becomes a legally binding part of the regulations of the zoning district pertaining to the property in question. Proffered, or proffered conditions, must be considered by the Planning Commission and submitted by an owner in writing prior to the Board of Supervisors public hearing on a rezoning application, and thereafter may be modified only by an application and hearing process similar to that required of a rezoning application.
- PUBLIC FACILITIES MANUAL** - The manual, adopted by the Board of Supervisors, which defines guidelines which govern the design of those facilities which must be constructed to serve new development. The guidelines include streets, drainage, sanitary sewers, erosion and sediment control and tree preservation and planting.
- SERVICE LEVEL** - An estimate of the effectiveness with which a roadway carries traffic, usually determined under peak anticipated load conditions.
- SETBACK, REQUIRED** - The distance from a lot line or other reference point, within which no structure may be located.
- SITE PLAN** - A detailed plan, to scale, depicting development of a parcel of land and containing all information required by the Zoning Ordinance. Site plans are required, in general, for all townhouse and multi-family residential development and for all commercial and industrial development.
- SUBDIVISION ORDINANCE** - An ordinance regulating the division of land into smaller parcels and which, together with the Zoning Ordinance, defines required conditions laid down by the Board of Supervisors for the design, dedication and improvement of land.
- SUBDIVISION PLAT** - A detailed drawing, to scale, depicting division of a parcel of land into two or more lots and containing engineering considerations and other information required by the Subdivision Ordinance.
- USE** - The specific purpose for which a parcel of land or a building, is designed, arranged, intended, occupied or maintained.

USE - Continued.

Special Permit - A use specified in the Zoning Ordinance which may be authorized by the Board of Zoning Appeals or the Board of Supervisors in specified zoning districts, upon a finding that the use will not be detrimental to the character and development of the adjacent land and will be in harmony with the policies contained in the latest adopted comprehensive plan for the area in which the proposed use is to be located. A Special Permit is called a Special Exception when granted by the Board of Supervisors.

Transitional - A use which provides a moderation of intensity of use between uses of higher and lower intensity.

VARIANCE - A permit which grants a property owner relief from certain provisions of the Zoning Ordinance when, because of the particular physical surroundings, shape or topographical condition of the property, compliance would result in a particular hardship or practical difficulty which would deprive the owner of the reasonable use of the land or building involved. Variances may be granted by the Board of Zoning Appeals after notification, advertising, posting and conduct of a public hearing on the matter in question.

VPD - Vehicle trips per day (for example, the round trip to and from work equals two VPD). Also **ADT** - Average Daily Traffic.

ENVIRONMENTAL TERMS

ACOUSTICAL BERM - Usually a triangular-shaped earthen structure paralleling a highway noise source and extending up from the elevation of the roadway a distance sufficient to break the line of sight with vehicles on the roadway.

AQUIFER - A permeable underground geologic formation through which groundwater flows.

AQUIFER RECHARGE AREA - A place where surface runoff enters an aquifer.

CHANNEL ENLARGEMENT - A development-related phenomenon whereby the stream's bank full capacity is exceeded with a greater frequency than under natural undeveloped conditions, resulting in bank and stream bottom erosion. Hydrology literature suggests that flows produced by a storm event which occurs once in 1.3 years are the channel defining flows for that stream.

COASTAL PLAIN GEOGRAPHIC PROVINCE - In Fairfax County, it is the relatively flat southeastern 1/3 of the County distinguished by low relief and a preponderance of sedimentary rocks and materials (sands, gravels, silts) and a tendency towards poorly drained soils.

dB(A) - Abbreviation for a decibel or measure of the noise level perceived by the ear in the A scale or range of best human response to a noise source.

DRAINAGE DIVIDE - The highest ground between two different watersheds or subheds.

ENVIRONMENTAL LAND SUITABILITY - A reference to a land use intensity or density which should occur on a site or area because of its environmental characteristics.

ERODIBLE SOILS - Soils susceptible to diminishing by exposure to elements such as wind or water.

FLOODPLAIN - Land area, adjacent to a stream or other surface waters, which may be submerged by flooding; usually the comparatively flat plain within which a stream or riverbed meanders.

IMPERVIOUS SURFACE - A natural or man-made surface (road, parking lot, roof top, patio) which forces rainfall to runoff rather than infiltrate.

MONTMORILLONITIC CLAY - A fine grained earth material whose properties cause the clay to swell when wet and shrink when dry. In addition, in Fairfax County these clays tend to slip or slump when they are excavated from slope situations.

NEF - Noise Exposure Forecast - A noise description for airport noise sources.

PERCENT SLOPE - The inclination of a landform surface from absolute horizontal; formula is vertical rise (feet) over horizontal distance (feet) or V/H .

PIEDMONT GEOGRAPHIC PROVINCE - The central portion of the County, characterized by gently rolling topography, substantial stream dissection, V-shaped stream valleys, an underlying metamorphic rock matrix (schist, gneiss, greenstone) and generally good bearing soils.

PIES/ENVIRONMENT - Project Impact Evaluation - A systematic, comprehensive environmental review process used to identify and evaluate likely environmental impacts associated with individual project or area plan proposals.

SHRINK-SWELL RATE - The susceptibility for a soil's volume to change due to loss or gain in moisture content. High shrink-swell soils can buckle roads and crack foundations.

SOIL BEARING CAPACITY - The ability of the soil to support a vertical load (mass) from foundations, roads, etc.

STREAM VALLEY - Any stream and the land extending from either side of it to a line established by the high point of the concave/convex topography, as delineated on a map adopted by the Stream Valley Board. For purposes of stream valley acquisition, the five-criteria definition of stream valleys contained in "A Re-study of the Potomac Watershed" (1969) will apply. The two primary criteria include all the land within the 100-year floodplain and the area along the floodplain in slopes of 15 percent or more.

STORM WATER MANAGEMENT - An emerging art/science that attempts to treat storm water runoff at the source and as a resource. Storm water management programs seek to mitigate or abate quantity and quality impacts typically associated with development by the specific design of onsite systems such as Retention Devices which slow down runoff and in some cases improve quality, and Retention Systems, which hold back runoff.