



APPLICATION ACCEPTED: April 12, 2012
PLANNING COMMISSION: October 17, 2012
BOARD OF SUPERVISORS: October 30, 2012 at 3:30 PM

County of Fairfax, Virginia

October 2, 2012

STAFF REPORT

APPLICATIONS PCA/FDPA 2006-SU-007

SULLY DISTRICT

APPLICANT: Timber Ridge at EDS, LLC

PRESENT ZONING: PRM, AN, WS

REQUESTED ZONING: PRM, AN, WS

ACREAGE: 37.4 acres

PARCEL(S): 24-4 ((1)) 6C3 and 6C4

FAR: 0.79 (subject property)
0.69 overall (Original Rezoning area)

OPEN SPACE: 35% (PCA/FDPA area)

PLAN MAP: Mixed Use

RZ PROPOSALS: The PCA application seeks to modify proffers associated with RZ 2006-SU-007 to allow the proposed FDPA site modifications and to modify the previously approved proffers associated with residential use on the 37.4 acre portion of the overall 66.8 acre Lincoln mixed use property. No change to the overall FAR of 0.69 is proposed.

The FDPA application seeks to amend the approved Conceptual/Final Development Plan (CDP/FDP) associated with RZ 2006-SU-007, previously approved for mixed use

William O'Donnell

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



development consisting of residential, office, and retail uses with an overall floor area ratio (FAR) of 0.69 (including bonus density associated with affordable dwelling units and workforce housing and a new 17 acre recreational facility) to modify the residential development in Blocks 3, 4, 5, 6, and 7 and include single family attached dwelling units with an FAR of 0.79. No changes to Blocks 1, 2, 8, 9 and 10, or the 17 acre recreational facility are proposed. The overall FAR of 0.69 remains unchanged.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 2006-SU-007 and the associated Conceptual Development Plan Amendment subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of FDPA 2006-SU-007 subject to the development conditions in Appendix 2.

Staff recommends reaffirmation of the previously approved waivers, modifications and directives related to the PCA/ FDPA area:

- modification of the loading space requirement to allow fewer spaces, as shown on the tabulations on the CDPA/FDPA;
- modification of the transitional screening along Centreville Road, in favor of the landscape buffer treatment shown on the CDPA/FDPA;
- waiver of the barrier requirements along the eastern property boundary, between the proposed multifamily residential uses and nonresidential uses and the off-site single-family detached houses, in favor of that shown on the CDPA/FDPA;
- modification to permit private streets in excess of 600 linear feet;
- waiver of the interparcel access requirement to the EDS Campus to the west, at Tax Map 24-4 ((1)) 6B; and to the office uses on the Cox property to the north, on Tax Map parcels 24-4 ((1)) 6E and 6F.

Staff recommends approval of a modification of the 200 square foot minimum privacy yard requirement for single family attached dwellings in favor of the open space shown on the CDPA/FDPA.

Staff recommends approval of a modification of the Trail Requirements for Centreville Road in favor of the existing and proposed trail network shown on the CDPA/FDPA.

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.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further 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 or TTY 711 (Virginia Relay Center).

O:\wodonn\ZED\PCA\Timber Ridge EDS PCA 2006-SU-007\report\PCA 2006-SU-007 Timber Ridge Staff Report Cover.doc



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice.
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Proffered Condition Amendment

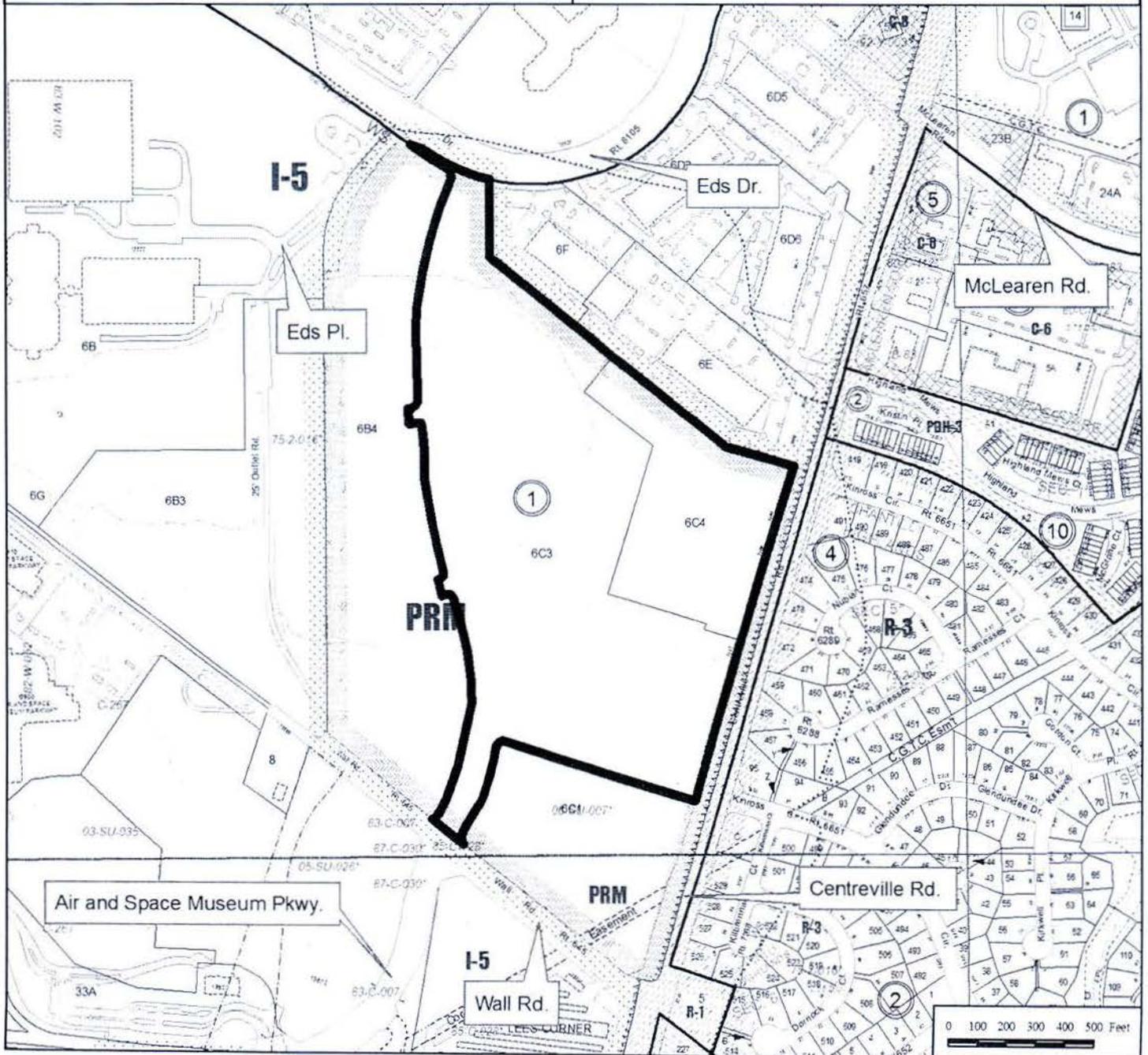
PCA 2006-SU-007

Applicant: TIMBER RIDGE AT EDS, LLC
 Accepted: 04/12/2012
 Proposed: RESIDENTIAL
 Area: 37.4 AC OF LAND; DISTRICT - SULLY
 ZIP - 20171
 Located: NORTHWEST QUADRANT OF THE INTERSECTION
 OF CENTREVILLE ROAD AND WALL ROAD
 Zoning: PRM
 Overlay Dist: AN, WS
 Map Ref Num: 024-4 /01/ /0006C3 /01/ /0006C4

Final Development Plan Amendment

FDPA 2006-SU-007

Applicant: TIMBER RIDGE AT EDS, LLC
 Accepted: 04/12/2012
 Proposed: RESIDENTIAL
 Area: 37.4 AC OF LAND; DISTRICT - SULLY
 ZIP - 20171
 Located: NORTHWEST QUADRANT OF THE INTERSECTION
 OF CENTREVILLE ROAD AND WALL ROAD
 Zoning: PRM
 Overlay Dist: AN, WS
 Map Ref Num: 024-4 /01/ /0006C3 /01/ /0006C4



PROFFERED CONDITIONS AMENDMENT /
 CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
TIMBER RIDGE AT EDS

PCA 2006-SU-007 / CDPA 2006-SU-007-1 / FDPA 2006-SU-007-1

SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

JANUARY 25, 2012
 MARCH 20, 2012
 JULY 6, 2012
 AUGUST 22, 2012
 SEPTEMBER 12, 2012



SOILSMAP
 SCALE - 1" = 500'



TAX MAP/VICINITY MAP
 SCALE - 1" = 1000'

SHEET INDEX:

CIVIL

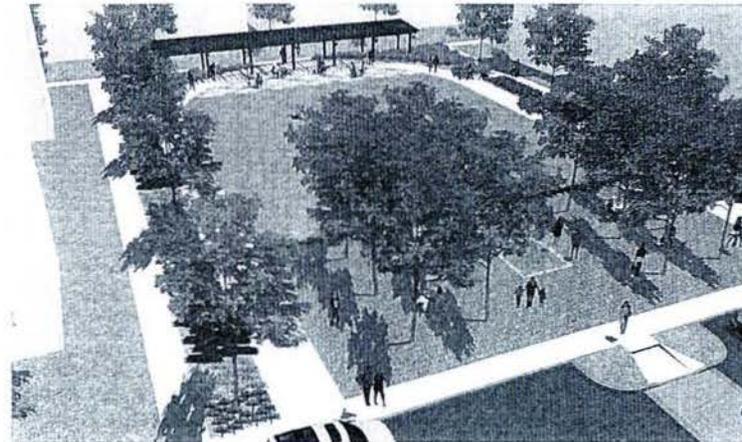
- C-1 COVER SHEET
- C-2 SITE CONTEXT AND OVERALL MASTER PLAN
- C-3 EXISTING CONDITIONS
- C-4 PARTIAL PCA PLAT
- C-5 PARTIAL CDPA/FDPA - OVERALL
- C-5A PARTIAL CDPA/FDPA - DETAIL
- C-5B PARTIAL CDPA/FDPA - DETAIL
- C-6 SCHEMATIC BLOCK PLAN
- C-7 NOTES AND TABULATIONS
- C-7A DEVELOPMENT TABULATIONS
- C-8 SWM NARRATIVES AND ADEQUATE OUTFALL
- C-9 TRAFFIC CIRCULATION PLAN
- C-10 TRAFFIC CIRCULATION PLAN
- C-11 SWM POND PLAN (FOR INFORMATION ONLY)
- C-12 SWM POND PLAN (FOR INFORMATION ONLY)
- C-13 SWM POND PLAN (FOR INFORMATION ONLY)
- C-14 SWM POND PLAN (FOR INFORMATION ONLY)
- C-15 PCA/CDPA/FDPA AREA EXISTING VEGETATION MAP
- C-16 OVERALL EXISTING VEGETATION MAP

ARCHITECTURE

- A-1 CONCEPTUAL ELEVATION/IMAGES
- A-2 CONCEPTUAL ELEVATION/IMAGES

LANDSCAPE ARCHITECTURE

- L-00 OVERALL SITE PLAN
- L-01 LANDSCAPE PLAN
- L-02 LANDSCAPE PLAN
- L-03 SITE AMENITIES AND PEDESTRIAN CIRCULATION
- L-04 SITE AMENITIES AND PEDESTRIAN CIRCULATION
- L-05 STREETSCAPE STANDARDS
- L-06 SITE DETAILS
- L-07 COMMUNITY SITE AMENITIES
- L-08 COMMUNITY SITE AMENITIES
- L-09 CENTREVILLE ROAD BUFFER PLAN
- L-10 CENTREVILLE ROAD BUFFER PLAN
- L-11 COLLECTOR ROAD PEDESTRIAN ENHANCEMENTS AND STREETSCAPE
- L-12 COLLECTOR ROAD PEDESTRIAN ENHANCEMENTS AND STREETSCAPE
- L-13 COMMUNITY CIRCULATION PLAN
- L-14 PERSPECTIVES



CONCEPTUAL / FINAL DEVELOPMENT PLAN PERSPECTIVE

TAX MAP NOS.
 24-4 (00) 6C3 & 6C4

APPLICANT
 TIMBER RIDGE AT EDS LLC
 4295 RYAN ROAD
 SUITE 112-614
 ASHBURN, VIRGINIA 20148

APPLICANTS' REPRESENTATIVE
 WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, PC
 2200 CLARENDON BOULEVARD, 13TH FLOOR
 ARLINGTON, VIRGINIA 22201
 MARTIN D. WALSH, ESQ & SARA MARISKA
 (703) 528-4700

ARCHITECT

KTGY
 8605 WESTWOOD CENTER DRIVE
 SUITE 300
 VIENNA, VIRGINIA 22182
 MARK DRAKE
 (703) 992-6116

ENGINEER

VIKA, INC
 VIKA VIRGINIA, LLC
 880 GREENSBORO DRIVE, SUITE 200
 MCLEAN, VIRGINIA 22102
 ROBERT R. COCHRAN
 (703) 442-7800

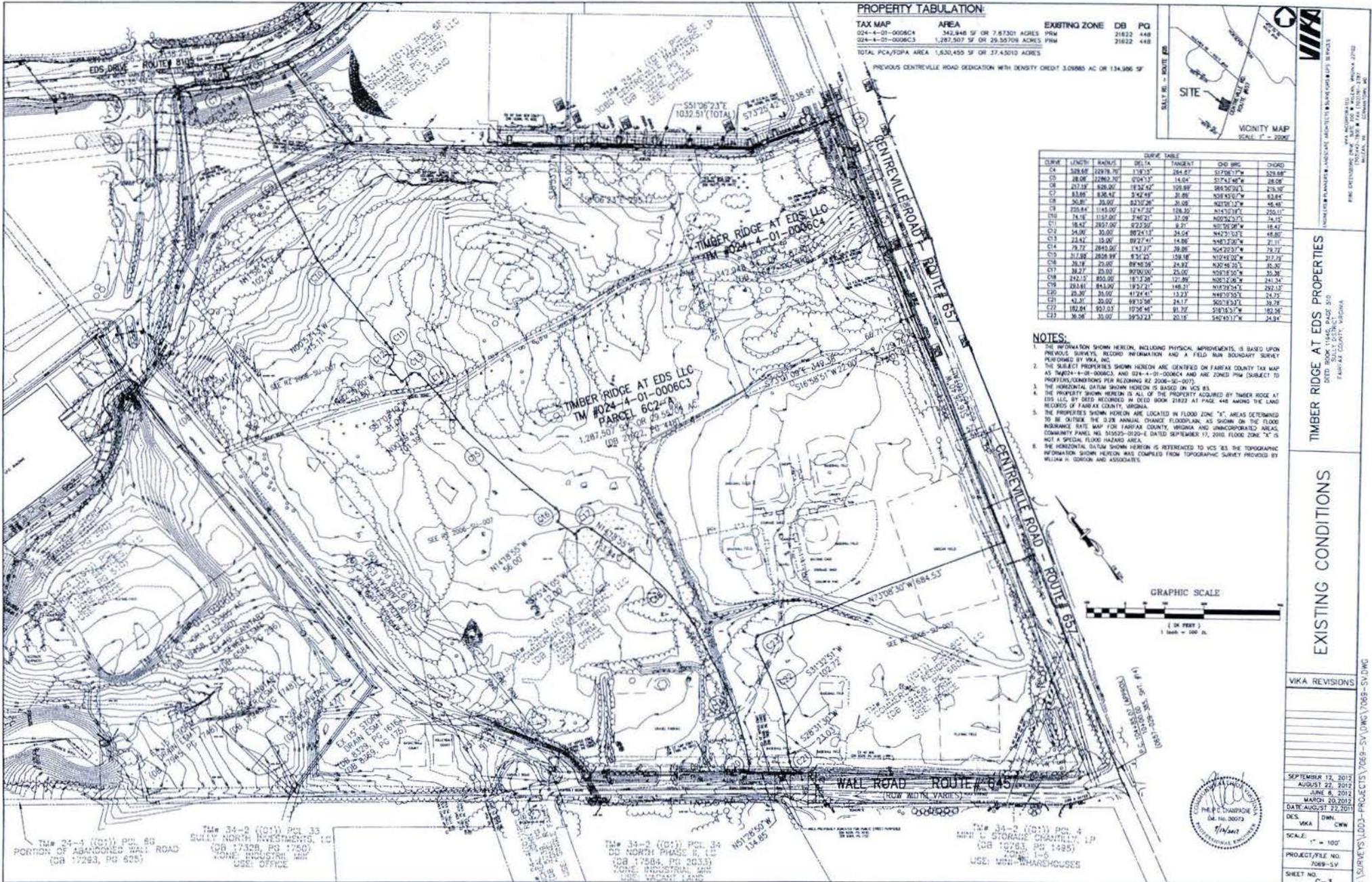
LANDSCAPE ARCHITECT / PLANNER

LAND DESIGN / WASHINGTON DC
 200 SOUTH PEYTON STREET
 ALEXANDRIA, VIRGINIA 22314
 MARCI BONNER, RLA
 (703) 549-7784

TRANSPORTATION

WELLS AND ASSOCIATES, INC
 1420 SPRING HILL ROAD
 SUITE 600
 MCLEAN, VIRGINIA 22102
 ROBIN ANTONUCCI, PE
 (703) 917-6620

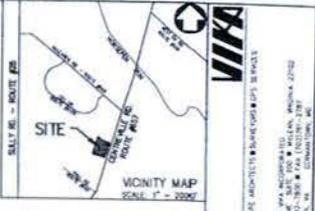




PROPERTY TABULATION:

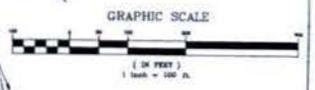
TAX MAP	AREA	EXISTING ZONE	DB	PG
024-4-01-0006C4	342,948 SF OR 7.87301 ACRES	PHW	21622	448
024-4-01-0006C3	1,287,507 SF OR 29.50709 ACRES	PHW	21622	448
TOTAL PCA/POPA AREA 1,630,455 SF OR 37.43010 ACRES				

PREVIOUS CENTREVILLE ROAD DEDICATION WITH DENSITY CREDIT 3.08885 AC OR 134,906 SF



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHORD
C4	308.65	22978.75	1.1913°	284.47	15706.17°W	529.68
C5	38.06	12882.30	0.0013°	15.07	17474.48°W	28.96
C6	437.18	838.00	18.3247°	109.89	1865629°E	233.96
C7	83.69	838.42	3.2424°	31.86	538430°W	53.64
C8	56.97	35.07	83.758°	18.40	16210.12°W	46.48
C9	225.84	1145.00	12.4732°	118.40	16123.10°E	255.15
C10	74.18	1137.00	2.4621°	37.09	160252°E	74.15
C11	18.52	2037.00	0.2320°	8.31	161500°W	18.42
C12	34.06	35.00	84.2413°	14.64	16123.10°E	46.82
C13	23.42	15.00	89.2741°	14.86	1587230°W	21.11
C14	79.72	2843.00	1.4217°	39.86	1647023°W	79.72
C15	37.18	2826.89	0.2424°	18.86	1625430°W	37.20
C16	39.18	25.00	88.4536°	24.82	16204635°E	35.87
C17	39.27	25.00	80.0000°	25.00	1591830°W	35.36
C18	282.3	850.00	18.1258°	127.89	1681240°W	241.34
C19	284.81	843.00	19.2721°	148.51	1637824°E	292.12
C20	26.30	35.00	11.2441°	13.23	14813352°E	24.72
C21	54.31	25.00	89.1258°	24.17	1607833°E	39.28
C22	182.84	203.00	12.2646°	81.29	1281837°W	182.56
C23	36.38	35.00	39.3223°	20.18	1464517°W	34.94

- NOTES:**
- THE INFORMATION SHOWN HEREON, INCLUDING PHYSICAL IMPROVEMENTS, IS BASED UPON PREVIOUS SURVEYS, RECORD INFORMATION AND A FIELD SURVEY BOUNDARY SURVEY PERFORMED BY V&A, INC.
 - THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS 024-4-01-0006C4 AND 024-4-01-0006C3 AND ARE ZONED PHW (SUBJECT TO PROVISIONS/CONDITIONS PER RESOLUTION RZ 2008-50-007).
 - THE HORIZONTAL DATUM SHOWN HEREON IS BASED ON VCS 85.
 - THE PROPERTY SHOWN HEREON IS ALL OF THE PROPERTY ACQUIRED BY TIMBER RIDGE AT EDS LLO, BY DEED RECORDED IN DEED BOOK 21822 AT PAGE 448 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
 - THE PROPERTIES SHOWN HEREON ARE LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 32X ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, AND UNINCORPORATED AREAL COUNTY PANEL NO. 515293-0120-E DATED SEPTEMBER 17, 2010. FLOOD ZONE "X" IS NOT A SPECIAL FLOOD HAZARD AREA.
 - THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VCS 85. THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED FROM TOPOGRAPHIC SURVEY PROVIDED BY MILLER & GIBSON AND ASSOCIATES.



TIMBER RIDGE AT EDS PROPERTIES
DEED: SULLY COUNTY, PG. 310
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS

V&A REVISIONS

DATE	BY	DESCRIPTION
SEPTEMBER 12, 2012		
AUGUST 22, 2012		
JUNE 8, 2012		
MARCH 20, 2012		
DATE AUGUST 22, 2011		

DES: V&A DWN: CWN

SCALE: 1" = 100'

PROJECT/FILE NO: 7089-SV

SHEET NO: C-3

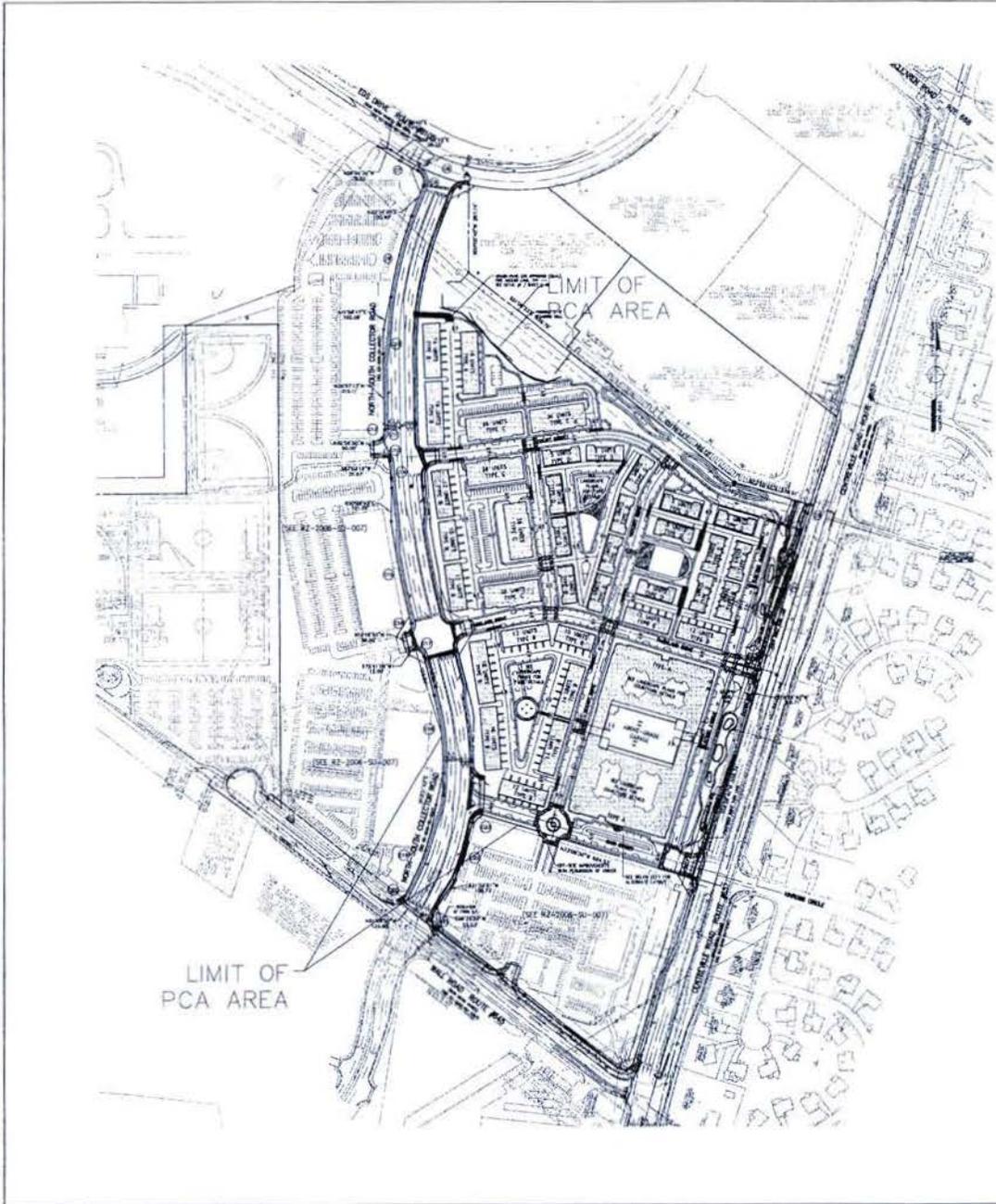


TM# 24-1 (011) PCL 5G
PORTION OF ABANDONED WALL ROAD
(CB 17283, PG 625)

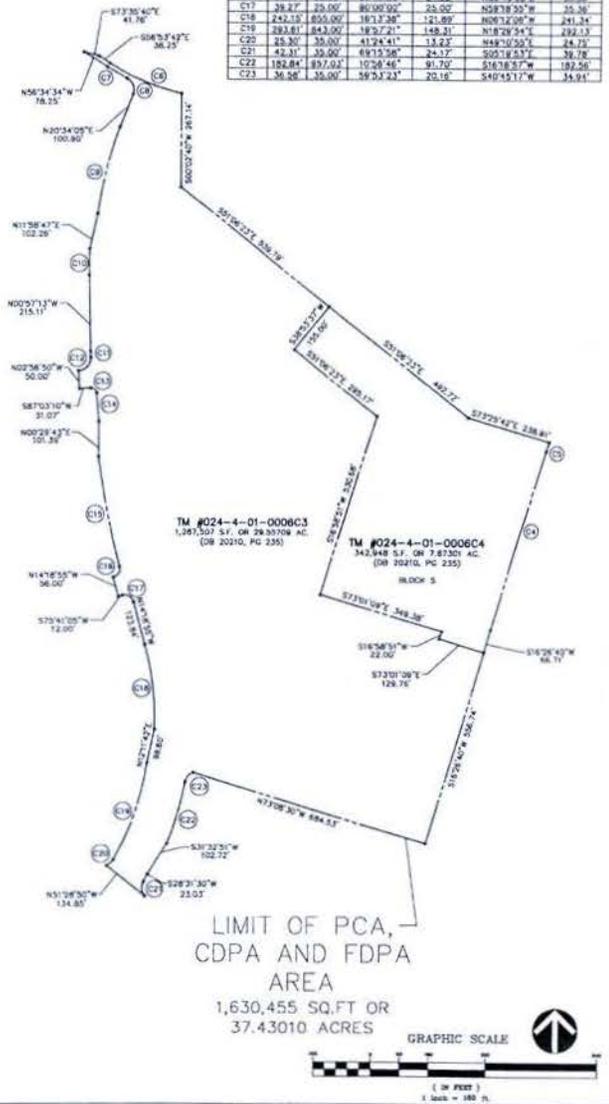
TM# 34-2 (011) PCL 33
SULLY NORTH INVESTMENTS, LLC
(CB 17328, PG 1750)
NONE INDUSTRIAL USE
USE: OFFICE

TM# 34-2 (011) PCL 34
DD NORTH PHASE II, LLC
(CB 17584, PG 2033)
NONE INDUSTRIAL USE
USE: INDUSTRIAL

TM# 34-2 (011) PCL 4
MINI-S STORAGE CENTRALLY, LP
(CB 10783, PG 1995)
ZONE: I-6
USE: MINI-WAREHOUSE



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHOD
C4	502.88	2275.70	174.15°	264.87	S17°06'17"W	579.88
C5	28.98	2289.70	034.13°	14.04	S17°41'48"W	28.08
C6	217.19	648.00	193°42'	109.69	S88°20'02"E	216.10
C7	83.86	638.42	93°42'	41.88	N59°43'01"E	83.64
C8	50.81	33.00	83°10'36"	31.99	N42°10'13"E	46.44
C9	255.84	1145.00	124°22'	128.35	N14°10'14"E	255.11
C10	74.18	1193.00	340°21'	37.39	N00°22'31"E	74.15
C11	18.42	2837.00	022°30'	9.21	N01°19'08"W	18.42
C12	54.06	33.00	88°24'33"	34.54	N42°10'14"E	48.80
C13	23.42	15.00	89°27'41"	14.88	N48°13'00"W	21.11
C14	28.72	2845.00	153°27'	39.88	N04°20'37"W	28.72
C15	31.98	2856.82	022°22'	159.38	N01°49'02"W	317.79
C16	38.18	23.00	89°48'58"	24.82	N30°49'33"E	35.30
C17	38.27	23.00	86°00'00"	25.00	N38°18'50"W	35.36
C18	242.13	855.00	181°13'	121.89	N09°12'08"W	241.34
C19	284.61	843.00	192°21'	149.31	N18°29'54"E	282.13
C20	25.30	35.00	41°24'41"	13.23	N48°10'50"E	24.73
C21	42.31	35.00	89°12'58"	24.17	S05°18'37"E	39.78
C22	182.84	837.00	170°46'	91.02	S18°18'57"W	181.50
C23	36.58	35.00	38°32'23"	20.10	S49°45'17"W	34.81



PREPARED BY: LANDMARK SURVEYING & CONSULTING, INC.
 1401 W. 10TH STREET, SUITE 200, FARMINGTON, VT 05475
 PHONE: 802-249-7800 FAX: 802-249-7801
 WWW.LANDMARKSURVEYING.COM

TIMBER RIDGE
 AT ED'S
 TAX MAP NUMBERS
 24-4 (01) 6C3 AND 6C4
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

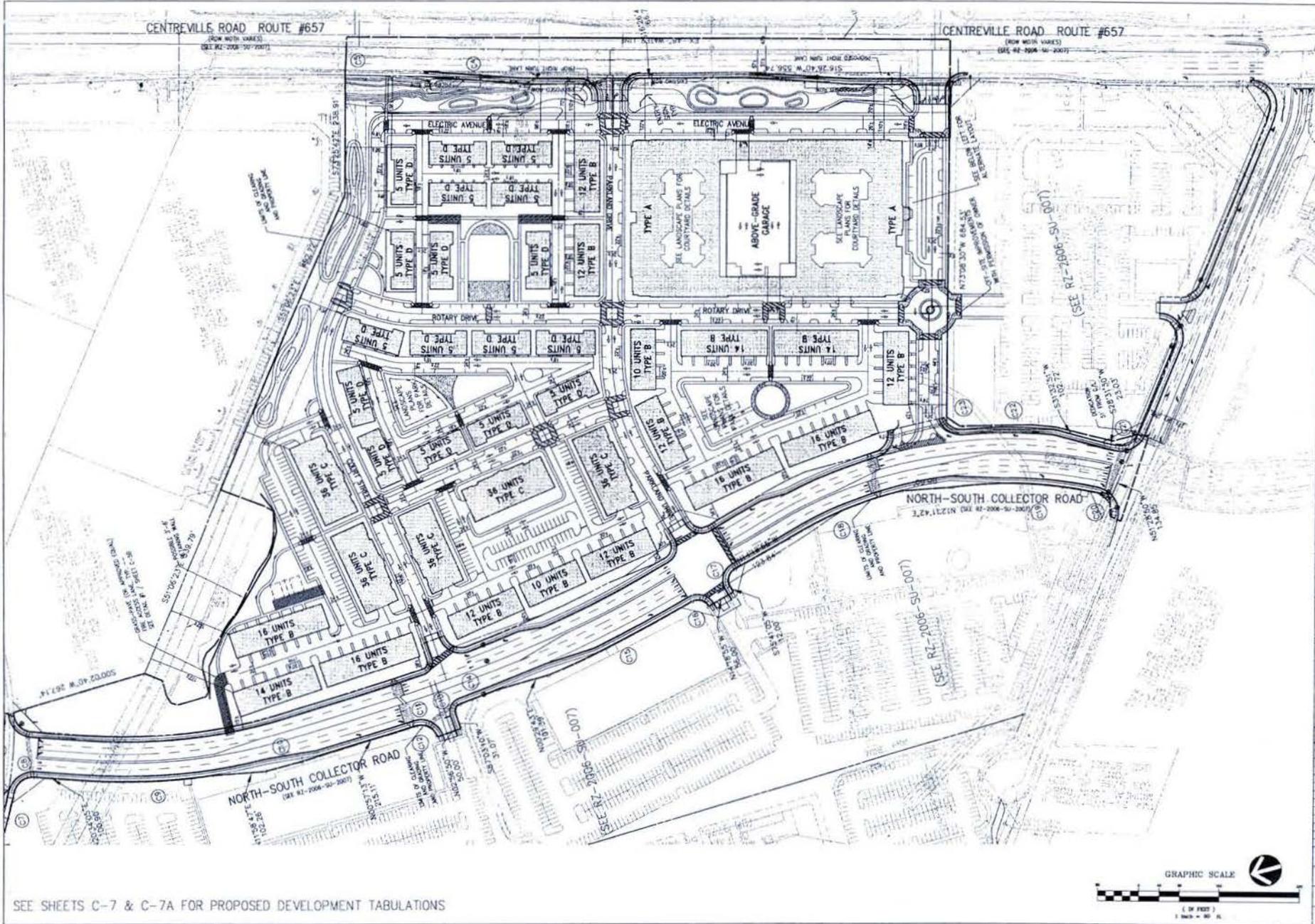
PARTIAL
 PCA PLAT



VKA REVISIONS

DATE	BY	CHK	APP
SEPTEMBER 12, 2012			
AUGUST 22, 2012			
JULY 3, 2012			
MARCH 20, 2012			
JAN 25, 2012			

SCALE: 1" = 100'
 PROJECT/FILE NO: V7069
 SHEET NO: C-4



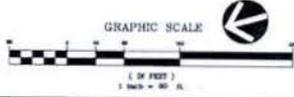
CENTVILLE ROAD ROUTE #657
(SHOW WITH VARIES)
(SEE RC-2006-50-000)

CENTVILLE ROAD ROUTE #657
(SHOW WITH VARIES)
(SEE RC-2006-50-000)

NORTH-SOUTH COLLECTOR ROAD
(SEE RC-2006-50-000)

NORTH-SOUTH COLLECTOR ROAD
(SEE RC-2006-50-000)

SEE SHEETS C-7 & C-7A FOR PROPOSED DEVELOPMENT TABULATIONS



REGISTERED ENGINEERS & LANDSCAPE ARCHITECTS • BAYBERRY • SUSTAINABLE DESIGN
WKA INCORPORATED • WKA, VIRGINIA, LLC
RICH HENDERSON, P.E. • LANDSCAPE ARCHITECT • WKA, VIRGINIA, LLC
20251 CENTURY BOULEVARD, SUITE 400 • GLENVIEW, VIRGINIA 22034
(703) 444-1000 • FAX (703) 444-1001
WWW.WKA.COM • WWW.WKA.COM

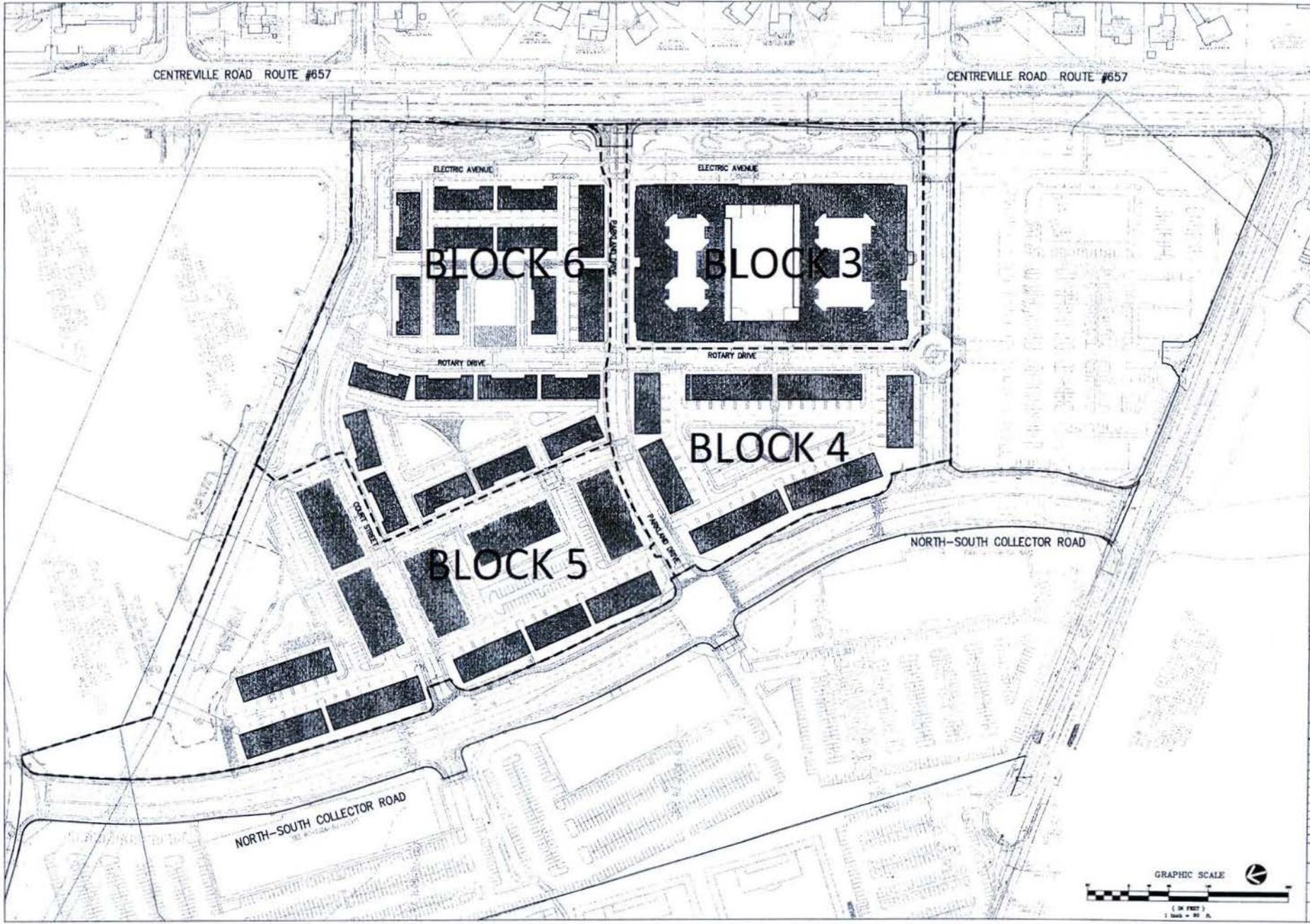
TIMBER RIDGE
AT ED'S
TAX MAP NUMBERS
24-4 (01) 8C3 AND 8C4
FAYATX COUNTY, VIRGINIA

PARTIAL CDPA/FDPA
OVERALL



WKA REVISIONS

DATE	BY	CHK'D	APP'D
SEPTEMBER 12, 2012			
AUGUST 22, 2012			
JULY 8, 2012			
MARCH 29, 2012			
DATE: JAN 25, 2012			
DES: SIF	OWN: SIF		
SCALE: 1" = 30'			
PROJECT/FILE NO: V7089			
SHEET NO: C-5			



CENTREVILLE ROAD ROUTE #657

CENTREVILLE ROAD ROUTE #657

ELECTRIC AVENUE

ELECTRIC AVENUE

BLOCK 6

BLOCK 3

ROTARY DRIVE

ROTARY DRIVE

BLOCK 4

BLOCK 5

NORTH-SOUTH COLLECTOR ROAD

NORTH-SOUTH COLLECTOR ROAD

FOUNDER & PLANNERS & LANDSCAPE ARCHITECTS & SURVEYORS & SUSTAINABLE DESIGN
 VIKI INCORPORATED - VIKI DESIGN LLC
 ERIC GREENBERG (P.E.), SUZIE DICKS (P.E.), TROYE LORING (P.E.), WENDY A. STILES
 2020 CENTREVILLE ROAD, SUITE 400, FAIRFAX COUNTY, VIRGINIA 22031
 (703) 891-4000 • FAX (703) 891-2902
 WWW.VIKI.COM

TIMBER RIDGE
 AT EDS
 TAX MAP NUMBERS
 24-4 (11) 6C3 AND 6C4
 DISTRICT
 FAIRFAX COUNTY, VIRGINIA

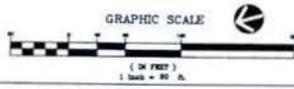
SCHEMATIC
 BLOCK PLAN



VIKA REVISIONS

NO.	DATE	BY	CHKD.	APP.
1	SEPTEMBER 12, 2012			
2	AUGUST 22, 2012			
3	JULY 8, 2012			
4	MARCH 30, 2012			
5	DATE: JAN 25, 2012			
DES.	STY	DWN.	STY	

SCALE: 1"=80'
 PROJECT/FILE NO. V9509
 SHEET NO. C-6



GENERAL NOTES

- LOCATION/EXISTING ZONING AND USE:** THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION IS APPROXIMATELY 37.4 ACRES AS DELINEATED ON THIS PLAN AND IDENTIFIED AS FAIRFAX COUNTY TAX MAP NO. 24-4 (1) 6C3 AND 8C4 AND OWNED BY TIMBER RIDGE AT EDS, LLC. THE SITE IS ZONED TO THE PRM DISTRICT, WS (WATERBESH PROTECTION OVERLAY DISTRICT) AND AN AIRPORT NOISE OVERLAY DISTRICT. THE PROPERTY IS A PORTION OF THE PROPERTY THAT WAS REZONED FROM THE R-3 DISTRICT TO THE PRM DISTRICT PURSUANT TO RZ 2006-SU-007.
- REQUEST:** THE APPLICANT REQUESTS A PARTIAL PCACDP/PA AREA ON BLOCKS 3, 4, 5, 6 AND 7 OF RZ 2006-SU-007 TO REDUCE APPROXIMATELY 30,720 SQUARE FEET FROM PREVIOUSLY ZONED RECREATION BUILDING AND SINGLE FAMILY ATTACHED DWELLING UNITS AND MODIFY THE LAYOUT OF THE MULTI-FAMILY RESIDENTIAL USE.
- COMPREHENSIVE PLAN:**
 - PLAN TEXT PLAN AMENDMENT:** THE PROPERTY IS LOCATED WITHIN LAND UNIT D-3 OF THE DULLES SUBURBAN CENTER IN AREA II. THE COMPREHENSIVE PLAN AMENDMENT TO THIS PROPERTY BE DEVELOPED WITH HIGH QUALITY, CAMPUS STYLE SPACES IN THE RANGE OF 0.50 TO 1.25 AF. IT IS ALSO RECOMMENDED THAT A PORTION OF THE PROPERTY NEAR THE INTERSECTION OF MALENNIN ROAD AND RT. 28 BE CONSIDERED AS A FUTURE TRANSIT STOP. AS AN OPTION, THE PLAN ALLOWS A MIX OF USES INCLUDING THE COMBINATION OF OFFICE, RETAIL, RECREATION, AND RESIDENTIAL USES ON THIS SPECIFIC SITE OF APPROXIMATELY 67 ACRES. THE COUNTY'S AIRPORT NOISE IMPACT OVERLAYS DISTRICT BOUNDARY LIES ON THE FAR WESTERN EDGE OF THE PROPERTY.
 - CENTREVILLE ROAD (RT. 602):** ALONG THE SUBJECT PROPERTY, THE COMPREHENSIVE PLAN CALLS FOR CENTREVILLE ROAD (RT. 602) TO BE IMPROVED TO A 6-LANE COLLECTOR ROAD. THIS CDPP/OP DEFECTS A VDOT ROAD CONSTRUCTION PLAN FOR THE FUTURE FOUR (4) LANE WIDENING OF CENTREVILLE ROAD ALBEIT WITH PROPOSED NOW. TO SUPPORT THE ULTIMATE SIX (6) LANE IMPROVEMENT WITHIN THE PLANNED CENTER MEDIAN, THE APPLICANT IS PROPOSING TO DEDICATE R.O.W. AS SHOWN, TO THEREBY ALLOW FUTURE IMPLEMENTATION OF THE VDOT PLAN.
- PROPOSED USES:** MULTI-FAMILY RESIDENTIAL AND SINGLE FAMILY ATTACHED DWELLING UNITS
- MINOR MODIFICATIONS:** THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE BUILDINGS FOR FOOTPRINT SIZE, PARKING LOT LAYOUT, AND CROSSING OF THIS FINAL DEVELOPMENT PLAN AMENDMENT (FPDA) BASED ON FINAL ENGINEERING AND ARCHITECTURAL DESIGN PROVIDED THE OVERALL FLOOR AREA RATIO (FAR) IS NOT EXCEEDED. OPEN SPACE PROVIDED IS NOT REDUCED, AND THE MINIMUM BUILDING SETBACKS AND BULK PLANE ANGLES TO THE PERIPHERAL LOT LINES ARE NOT REDUCED AND THAT THE CHANGES ARE DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE CDPP/PA. THE DIMENSIONS SHOWN FOR BUILDING SETBACK ARE MEASURED TO THE OUTER VERTICAL FACADES AND DO NOT INCLUDE ANY ARCHITECTURAL ELEMENTS SUCH AS COVERED BALCONIES, PORCHES, CHIMNEYS, EAVES, ETC.
- SPECIAL AMENITIES & ARCHITECTURAL SKETCHES:** THIS SUBMISSION INCLUDES DESIGN FEATURES AND AMENITIES UNIQUE TO MIXED USE, RETAIL, AND A LIVABLE CONCEPT INCLUDING AREAS FOR ACTIVE AND PASSIVE RECREATION, STREETSCAPE FEATURES, AND A LANDSCAPED WALKWAY TO PROVIDE PEDESTRIAN ACCESS THROUGH THE SITE (SEE ARCHITECTURAL DESIGN GUIDELINES SHEET).
- BOUNDARY & TOPOGRAPHY INFORMATION:** BOUNDARY INFORMATION FOR THE SUBJECT SITE IS TAKEN FROM AN ALTA SURVEY PREPARED BY WILLIAM W. GORDON ASSOCIATES, INC. (W.G.A.) IN SPRING OF 2004 AND DOES REFLECT TITLE INFORMATION. TOPOGRAPHIC INFORMATION PRESENTED IS AT A TWO FOOT CONTOUR INTERVAL AND IS BASED ON AERIAL MAPPING AND DOES NOT REFLECT ALL EXISTING CONDITIONS (E.G., THE C.Y.A. BALL FIELDS).
- PUBLIC STREETS:** THE PROPOSED NORTH-SOUTH COLLECTOR ROAD IS PLANNED AS A PUBLIC STREET TO CONSIST OF FOUR (4) LANES WITH A CENTER MEDIAN FOR LEFT TURN LANES. THE ROAD IS SUBJECT TO VDOT APPROVAL, AND AS SUCH MAY CHANGE BASED ON DETERMINATION OF ALLOWABLE DESIGN SPEED. IF NEEDED, THE APPLICANT WILL DEDICATE TO VDOT FOR PUBLIC STREET PURPOSES TO ALLOW FOR THE WIDENING OF CENTREVILLE ROAD AS SHOWN HEREIN (PRESENTLY UNDER CONSTRUCTION). (SEE TABULATION REGARDING ESTIMATED AREA TO BE DEDICATED.)
- ON-SITE & OFF-SITE INTERSECTIONS:** SEE PROFFERS ASSOCIATED WITH RZ 2006-SU-007.
- UTILITY EASEMENTS:** TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE IS ONE UTILITY EASEMENT ON THE PARTIAL PCA AREA HAVING A WIDTH OF 25 FEET OR MORE, A PROPOSED 40-FOOT WIDE COLUMBIA GAS EASEMENT, WILL GENERALLY FOLLOW THE SITES NORTHERN LOT LINE WHOLLY WITHIN THE SITE.
- WATER / SEWERAL PUBLIC WATER AND SANITARY SEWER IS AVAILABLE TO SERVICE THE DEVELOPMENT.**
- STORM WATER MANAGEMENT BEST MANAGEMENT PRACTICES (BMP/PMMP):** SEE PRELIMINARY SWM PLAN AND OUTFALL ANALYSIS.
- CLEARING AND GRADING:** IT IS NOTED THAT THE LIMITS OF CLEARING AND GRADING ARE TO THE PROPERTY LINES EXCEPT WHERE INDICATED TO PROVIDE OFF-SITE PUBLIC IMPROVEMENTS.
- LANDSCAPING (BUFFERING):** STREET TREES WILL BE PROVIDED AS SHOWN ON THE TYPICAL STREET SECTIONS AND ARCHITECTURAL DESIGN GUIDELINES. LANDSCAPING IS ALSO PROVIDED ALONG THE PERIMETER OF THE PROPERTY TO PROVIDE A BUFFER ALONG CENTREVILLE ROAD. IN KEEPING WITH THE COMPREHENSIVE PLAN RECOMMENDATION, THE SUBMISSION WILL MEET OR EXCEED THE PROVISIONS OF ARTICLE 13 OF THE ZONING ORDINANCE FOR TREE COVERAGE.
- GRAVES:** TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES OR PLACES OF BURIAL ON THE PROPERTY.
- LIGHTING/SOUND:** IT IS THE INTENT OF THE APPLICANT TO ABIDE BY ANY AND ALL APPLICABLE PROVISIONS OF ARTICLE 14 (PERFORMANCE STANDARDS), WHERE REQUIRED AND IF NECESSARY, THE APPLICANT INTENDS TO PROVIDE PEDESTRIAN SCALE STREET LIGHTS IN LIEU OF STANDING STREET LIGHTS ALONG ALL PRIVATE STREETS. FURTHER, NO LOUDSPEAKER SYSTEM WILL BE UTILIZED ON THE SUBJECT SITE.
- SIGNAGE:** PROPOSED SIGN LOCATIONS ARE DELINEATED ON THE PLAN AND THE SIGN WILL EITHER COMPLY WITH ARTICLE 12 OF THE ZONING ORDINANCE OR THE APPLICANT RESERVES THE RIGHT TO REQUEST APPROVAL OF A COMPREHENSIVE SIGN PLAN.
- HAZMAT:** TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES (AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS (CFR) PARTS 115.4, 302.4, AND 305, COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT REGULATIONS YR 612-10-1, VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CFR PART 260) OR STORAGE TANKS OR CONTAINERS ON SITE. SUCH SUBSTANCES WILL NOT BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE. IN THE EVENT THAT SUCH SUBSTANCES ARE FOUND TO BE ON-SITE, THEY WILL BE DISPOSED OF IN AN APPROPRIATE MANNER.
- PARKING SPACES:** SURFACE, STRUCTURED DECK, AND ON-STREET PARKING SPACES FOR VISITOR AND PROPOSED USES ARE PROVIDED IN ACCORDANCE WITH ART. 11. THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL PARKING AND TO ADJUST (REDUCE OR INCREASE) THE PARKING PROVIDED BASED ON CORRESPONDING REDUCTIONS OR INCREASES IN USES PROVIDED.
- DEVELOPMENT PHASING:** SEE PROFFERS - AN EXACT DEVELOPMENT TIMETABLE OR SCHEDULE IS UNKNOWN SINCE IT WILL BE BASED ON FUTURE RESIDENTIAL OCCUPANT AND TENANT NEEDS, FUNDING, AND PRODUCT ABSORPTION BY THE MARKET.
- SITE FEATURES:** ADDITIONAL SITE FEATURES SUCH AS TRASH DUMPSTERS, INFO KIOSKS, BICYCLE RACKS, FOUNTAINS, GAZEBOS, ANCHORS, PLANTERS, AND WALLS AND SIGNAGE REPRESENTED HEREON MAY BE PROVIDED. ARCHITECTURAL FEATURES SUCH AS BALCONIES AND STAIRWELLS MAY ALSO BE PROVIDED.
- EV/M:** AN EXISTING VEGETATION MAP (EVM) HAS BEEN PROVIDED WITH RZ 2006-SU-007.
- SCENIC ASSESSMENT/RESTRICTIONS:** A WETLANDS SWALE 15 LOCATED ALONG THE NORTHERN EDGE OF THE PROPERTY. THE SITE CONTAINS NO OTHER NATURAL FEATURES OR SCENIC ASSETS DESERVING OF PROTECTION AND PRESERVATION (SEE FPDA). THERE ARE NO EXISTING BUILDINGS ON SITE.
- ADU:** THE APPLICANT WILL PROVIDE AFFORDABLE DWELLING UNITS (ADU) AND WORKFORCE DWELLING UNITS (WOU) IN ACCORDANCE WITH THE APPROVED PROFFERS FOR THIS APPLICATION. THE QUANTITIES PROVIDED WILL BE DEPENDENT UPON APPROVED PROFFERS AND FINAL SITE DESIGN.
- REMOVAL OF TREES:** THE ENTIRE SITE LIES WITHIN A RESOURCE MANAGEMENT AREA (RMA). NO PORTION OF THE SITE LIES WITHIN A RESOURCE PROTECTION AREA (RPA). THERE ARE NO ECHO ON THE PROPERTY.
- SOILS:** THE FAIRFAX COUNTY SOILS MAP IS SHOWN ON THE COVER SHEET (SHEET C-1).
- BLOCK BUILDING ADJUSTMENTS:** THE DEVELOPMENT TABULATION BY BLOCK DEFECTS THE PROPOSED USES FOR EACH BUILDING AND PROVIDES A SUBTOTAL ESTIMATE OF THE BUILDING GROSS SQUARE FOOTAGE (GSF) WITHIN EACH OF THE COMMUNITY BLOCKS IDENTIFIED HEREIN. THE BLOCK GSF SUBTOTALS WERE USED FOR ESTIMATING PARKING AND LOADING COUNTS.
- SUBDIVISION:** THE APPLICANT MAY SUBDIVIDE THE PROPERTY. SUCH SUBDIVISION LINES WILL BE DETERMINED BUT SHALL GENERALLY FOLLOW THE PROPOSED TRAVEL LANES THAT DEFINE EACH BLOCK.

OVERALL TABULATIONS (See also Sheet 7A)

EXISTING ZONING PER RZ 2006-SU-007: PRM

SITE AREA OF ORIGINAL RZ 2006-SU-007: 66.88± AC. OR 2,913,448± SF (EXCLUDING AREA FOR BALLFIELDS)

CENTREVILLE ROAD ROW DEDICATION: 3.09685 AC. OR 134,966 SF

MALL ROAD ROW DEDICATION: 0.08830 AC. OR 3,846 SF

COLLECTOR ROAD ROW DEDICATION: 5.74129 AC. OR 250,090 SF

NET SITE AREA: 57,95516 AC. OR 2,524,527 SF

SITE AREA OF PCACDP/PA: 1,630,455 SF OR 37.4310 ACRES (Prior to North/South Collector Road & Wall Rd Dedication and Not including Centreville Rd.)

TOTAL FLOOR AREA RATIO (ALLOWED): 7 PER COMP PLAN-2,913,449 SF

TOTAL FLOOR AREA RATIO OVERALL (PROPOSED, WADU± + BONUS DENSITY): 59 (for 1,724,002± GSF Primary Plan-See Breakdown)

68 (for 2,011,802± GSF Alternate Plan-See Breakdown)

TOTAL F.A.R. IN THE PCACDP/PA AREA (PROPOSED, WADU± + BONUS DENSITY): 79 (for 1,294,602± GSF Primary Plan-See Breakdown)

79 (for 1,294,602± GSF Alternate Plan-See Breakdown)

GFA BREAKDOWN - OVERALL PRIMARY PLAN TAB. GSF

MIXED USE COMMERCIAL / RETAIL (INCL. GROCERY, RESTAURANT, ETC.): 67,800± GSF

OFFICE: 40,600± GSF

FREE STANDING OFFICE: 321,200± GSF

RESIDENTIAL = 80± DU± (1-720 MULTI-FAMILY UNITS & +/-65 SINGLE FAMILY ATTACHED UNITS) 1,294,802 GSF

TOTAL PRIMARY PLAN: 1,724,002± GSF (SEE NOTE #4)

TOTAL INCLUDES 3% ADU± & 3% WORKFORCE HOUSING UNITS**

GFA BREAKDOWN - OVERALL ALTERNATE PLAN TAB. GSF

MIXED USE COMMERCIAL / RETAIL (INCL. GROCERY, RESTAURANT, ETC.): 76,800± GSF

OFFICE: 40,600± GSF

FREE STANDING OFFICE: 600,000± GSF

RESIDENTIAL = 80± DU± (1-720 MULTI-FAMILY UNITS & +/-65 SINGLE FAM ATTACHED UNITS) 1,294,802 GSF

TOTAL PRIMARY PLAN: 2,011,802± GSF (SEE NOTE #4)

TOTAL INCLUDES 3% ADU± & 3% WORKFORCE HOUSING UNITS**

NO. OF MULTI-FAMILY RESIDENTIAL UNITS PROPOSED: 80±

RESIDENTIAL DENSITY: OVERALL SITE AREA (66.88 AC): 12.04 DU / ACRE PCACDP/PA AREA (37.43 AC): 21.51 DU / ACRE

GROSS SITE AREA: 66.88 ACRES

STREET DEDICATION: 8.92842 ACRES**

NET SITE AREA: 2,524,527 SF OR 57,95516 ACRES

PRM OPEN SPACE REQD. PER Z.O. 2-309: 20% (2 x 57,95516 AC = 11.59 AC)

PRM OPEN SPACE PROVIDED PER Z.O. 2-309 AND PROFFER #5 AT PROJECT COMPLETION: 37% (37 x 57,95516 AC = 21.44 AC)

PRM OPEN SPACE PROVIDED IN THE PCACDP/PA AREA (37.43 AC): 35% (35 x 37.43 AC = 13.1 AC)

PRM DEVELOPED RECREATIONAL OPEN SPACE: SITE AREA (66.88 AC): 4.1% (2411 X 66.88 AC = 2.75 AC) PCACDP/PA (37.43 AC): 7.34% (10734 X 37.43 AC = 2.75 AC)

FOOTNOTES:

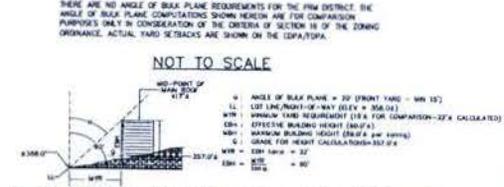
- A PORTION OF THE BALL-FIELD LAND TO BE RELOCATED LIES OUTSIDE THE RZ 2006-SU-007 ZONING LIMITS.
- DENSITY & ADU CALCULATIONS TO BE BASED UPON EXISTING PROFFERS.
- ACTUAL NUMBER OF UNITS WILL BE DETERMINED BASED ON DWELLING SIZE AND MIX OF 1, 2, AND 3 BEDROOM UNITS AT FINAL SITE PLAN.
- SEE PROFFER #5

* PROPOSED GSF IS STATED AS A + NUMBER TO ALLOW ARCHITECTURAL DESIGN FLEXIBILITY BASED ON MARKET DEMANDS.

**80± UNITS INCLUDES 21 ADU± AND 85 WDU±, BASED ON A MAXIMUM OF 720 MULTI-FAMILY DWELLING UNITS (OF WHICH 180 ARE EXEMPT FROM THE ADU ORDINANCE), AND 85 SINGLE FAMILY ATTACHED HOUSING UNITS. THE INTERLUDED AFFORDABLE UNITS ARE THE EQUIVALENT OF 6.475% OF THE SINGLE FAMILY ATTACHED, AND 2.885% OF THE NON-EXEMPT MULTI-FAMILY UNITS. FINAL NUMBER OF ADU AND WDU TO BE DETERMINED BASED ON FINAL UNIT MIX AND DESIGN, AND WILL BE PRESENTED TO DPWAS AT TIME OF FINAL SITE PLAN.

***STREET DEDICATION AREA IS COMPRISED OF THE DEDICATION FOR CENTREVILLE ROAD AND THE DEDICATION FOR NORTH-SOUTH COLLECTOR AND WALL ROAD.

ANGLE OF BULK PLANE (Based on R-30 Zoning)



R-30 FRONT YARD BULK PLANE - UNIT TYPE - A, MEASURED FROM CENTREVILLE ROAD.

R-30 FRONT YARD BULK PLANE - UNIT TYPE - B, MEASURED FROM NORTH-SOUTH COLLECTOR ROAD.

R-30 SIDE YARD BULK PLANE - UNIT TYPE - C, MEASURED FROM NORTHERN PROPERTY LINE.

ZONING ORDINANCE WAIVERS & MODIFICATIONS REQUESTED

- THE APPLICANT REQUESTS TO REAFFIRM THE PREVIOUS TRANSITIONAL SCREENING MODIFICATION AND WAIVER OF THE BARRIER REQUIREMENTS ON THE EASTERN PERIPHERY OF THE PROPERTY PURSUANT TO SECTION 13-306, PARAGRAPHS 3 AND 12 OF THE ZONING ORDINANCE. IN LIEU OF A PHYSICAL BARRIER AND AS SHOWN HEREIN, THE APPLICANT IS PROVIDING A NATURAL BARRIER BETWEEN THE APPLICATION PROPERTY AND THE PROPERTIES TO THE EAST IN THE FORM OF A LANDSCAPED BERM, APPROXIMATELY 60 FEET LONG AND RANGING IN HEIGHT FROM 3 FEET TO 18 FEET.
- WAIVER AND/OR MODIFICATION OF ALL TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE TRAIL SYSTEM SHOWN WITH THE FPDA APPLICATION.
- PURSUANT TO SECTION 11-201, PARAGRAPH (4) AND SECTION 11-203 OF THE ZONING ORDINANCE, A MODIFICATION OF THE LOADING SPACE REQUIREMENTS FOR MULTI-FAMILY DWELLING UNITS IN FAVOR OF WHAT IS SHOWN WITH THE FPDA APPLICATION.
- WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN PARAGRAPH (2) OF SECTION 11-302 OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FT. IN LENGTH.
- CENTREVILLE ROAD CONSTRUCTION. A WAIVER OF THE COMPREHENSIVE TRANSPORTATION PLANS RECOMMENDATION FOR SIX (6) LANE WIDENING OF CENTREVILLE ROAD AS REQUIRED UNDER SECTION 17-201 PARAGRAPH 4.
- INTER-PARCEL ACCESS. A WAIVER OF THE INTER-PARCEL ACCESS REQUIREMENT TO THE ADJOINING EDS CAMPUS AND EXISTING OFFICE USES.
- 200 SF PRIVACY YARD. PURSUANT TO ARTICLE 6 OF THE FAIRFAX COUNTY Z.O. (PART 4, SECTION 6-407.2) A MODIFICATION OF THE REQUIREMENT OF THE REQUIREMENT TO PROVIDE A 200 SQ FT PRIVACY YARD ON EACH SINGLE FAMILY ATTACHED DWELLING UNIT LOT, IN FAVOR OF THAT WHICH IS SHOWN ON THE PLANS.

****NOTE: SEE SHEET 7A FOR TABULATIONS**

VKA REVISIONS

SEPTEMBER 12, 2012
AUGUST 23, 2012
AUGUST 23, 2012
MARCH 20, 2012
DATE: JAN 25, 2012
DES: STJ
DWG: STJ
SCALE: N/A
PROJECT/FILE NO. V7069
SHEET NO. C-7

TIMBER RIDGE AT EDS TAX MAP NUMBERS 24-4 (1) 6C3 AND 8C4

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATIONS



VKA REVISIONS

SEPTEMBER 12, 2012
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AUGUST 23, 2012
MARCH 20, 2012
DATE: JAN 25, 2012
DES: STJ
DWG: STJ
SCALE: N/A
PROJECT/FILE NO. V7069
SHEET NO. C-7

PCA / CDPA / FDPA DEVELOPMENT TABULATIONS

DEVELOPMENT TABULATION: BASE PLAN														
Block (See note 6)	Bldg.	Use	Commercial (Retail) GSF	MFRes GSF (2) (3)	Commercial (Office) GSF	No. Residential Units (2) (3)	Height	No. Stories	Parking Req'd * (1) & * (4)	Parking In Garage(s)	Parking In Driveways	Parking On-Street	Total Parking	Loading Provided
Base Plan Block 1	---	Commercial - Office / Retail	41,000	---	25,000	---	25' & 50'	1 & 2	229				232	2 Spaces
Base Plan Block 2	---	Commercial - Office / Retail	26,600	---	15,600	---	25' & 50'	1 & 2	148			123	123	2 Spaces
Total Base Plan - Blocks 1 - 2			67,600	---	40,600	---							355	
Base and Alt. Plans - Block 3	A	Multi-Family Residential	---	408,225	---	342	60'	4	547	547		46	593	1 Space
Base and Alt. Plans - Block 4	B	Multi-Family Residential	---	197,400	---	94	60'	4	151	94	94	49	237	0
Base and Alt. Plans - Block 5	B	Multi-Family Residential	---	168,000	---	80	60'	4	128	80	80	30	190	0
	C	Multi-Family Residential	---	243,085	---	180	70'	5	288	160		123	283	0
Base and Alt. Plans - Block 6	B	Multi-Family Residential	---	42,000	---	24	60'	4	39	24	24	19	67	0
	D	Single Family Attached	---	235,892	---	85	50'	3	230	170		60	230	N/A
Total Base Plan Residential - Blocks 3 - 6 [7]			---	1,294,602	---	805							1600	1 Space *(5)
Base Plan Block 8	---	Commercial - Office / Retail	---	---	110,000	---	30'	2	286			406	406	3 Spaces
Base Plan Block 9	---	Commercial - Office / Retail	---	---	94,000	---	30'	2	245			360	360	2 Spaces
Base Plan Block 10	---	Commercial - Office / Retail	---	---	117,200	---	45'	3	305			504	504	2 Spaces
Total Base Plan - Blocks 8, 9 & 10			---	---	321,200	---							1,270	
Total GSF Base Plan - Commercial Office / Retail			---	---	429,400	---							1,625	11 Spaces
Grand Total GSF in Base Plan - All Uses - Blocks 1 - 10 (6)			---	---	1,724,002	---							3,225	12 Spaces *(5)
GSF Percentage by Land Use			4%	75%	21%									

DEVELOPMENT TABULATION: ALTERNATE PLAN														
Block (See note 6)	Bldg.	Use	Commercial (Retail) GSF	MFRes GSF (2) (3)	Commercial (Office) GSF	No. Residential Units (2) (3)	Height	No. Stories	Parking Req'd * (1) & * (4)	Parking In Garage(s)	Parking In Driveways	Parking On-Street	Total Parking	Loading Provided
Alternate Plan Block 1	---	Commercial - Office / Retail	50,000	---	25,000	---	25' & 50'	1 & 2	257				210	2 Spaces
Alternate Plan Block 2	---	Commercial - Office / Retail	26,600	---	15,600	---	25' & 50'	1 & 2	172			123	123	2 Spaces
Total Alternate Plan - Blocks 1 - 2			76,600	---	40,600	---							333	
Base and Alt. Plans - Block 3	A	Multi-Family Residential	---	408,225	---	342	60'	4	547	547		46	593	1 Space
Base and Alt. Plans - Block 4	B	Multi-Family Residential	---	197,400	---	94	60'	4	151	94	94	49	237	0
Base and Alt. Plans - Block 5	B	Multi-Family Residential	---	168,000	---	80	60'	4	128	80	80	30	190	0
	C	Multi-Family Residential	---	243,085	---	180	70'	5	288	160		123	283	0
Base and Alt. Plans - Block 6	B	Multi-Family Residential	---	42,000	---	24	60'	4	39	24	24	19	67	0
	D	Single Family Attached	---	235,892	---	85	50'	3	230	170		60	230	N/A
Total Alternate Plan Residential - Blocks 3 - 6 [7]			---	1,294,602	---	805							1600	1 Space *(5)
Alternate Plan Block 8	---	Commercial - Office / Retail	---	---	220,000	---	55'	4	572	735		145	880	3 Spaces
Alternate Plan Block 9	---	Commercial - Office / Retail	---	---	180,000	---	55'	4	468	555		135	690	2 Spaces
Alternate Plan Block 10	---	Commercial - Office / Retail	---	---	200,000	---	55'	4	520	555		275	830	2 Spaces
Total Alternate Plan - Blocks 8, 9 & 10			---	---	600,000	---			1,560	1,845		555	2,400	
Total GSF in Alternate Plan - Commercial Office / Retail			---	---	717,200	---							2,733	11 Spaces
Grand Total GSF in Alternate Plan - All Uses - Blocks 1 - 10 (6)			---	---	2,011,802	---							4,833	12 Spaces *(5)
GSF Percentage by Land Use			4%	64%	32%									

- [1] Multi-Family parking rate = 1.6/unit.
Single family attached parking rate = 2.7/unit
- [2] GSF and unit counts include ADU and Work Force Housing Units.
- [3] The applicant reserves the right to modify individual building GSF and units at final site plan, so long as the totals for Blocks 3 through 6 are not exceeded.
- [4] See General Note #19
- [5] See Requested Zoning Ordinance Waiver #5
- [6] Blocks have been re-numbered, and block seven (7) was eliminated.
- [7] Residential GSF is inclusive of 160,702 sf of bonus density for the provision of ADU's

Required Parking Ratios:
 Retail: 4 Spaces / 1,000 sf
 Office: 3 Spaces / 1,000 sf (50,000 sf to 125,000 sf)
 Office: 2.6 Spaces / 1,000 sf (greater than 125,000 sf)
 Multi-Family: 1.6 Spaces / DU
 Single Family Attached: 2.7 Spaces / DU

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DESIGNER: PLANNING, LANDSCAPE ARCHITECTURE & SUSTAINABLE DESIGN
 404 HUNTERS LANE, SUITE 200, FARMINGTON, CONNECTICUT 06030
 PHONE: 860-646-1111 FAX: 860-646-1112
 WWW: WWW.PLANETERRA.COM
 2013 DESIGN PROFESSIONAL SEAL NO. 19174-0001
 2013 DESIGN PROFESSIONAL SEAL NO. 19174-0002
 2013 DESIGN PROFESSIONAL SEAL NO. 19174-0003
 2013 DESIGN PROFESSIONAL SEAL NO. 19174-0004
 2013 DESIGN PROFESSIONAL SEAL NO. 19174-0005
 2013 DESIGN PROFESSIONAL SEAL NO. 19174-0006
 2013 DESIGN PROFESSIONAL SEAL NO. 19174-0007
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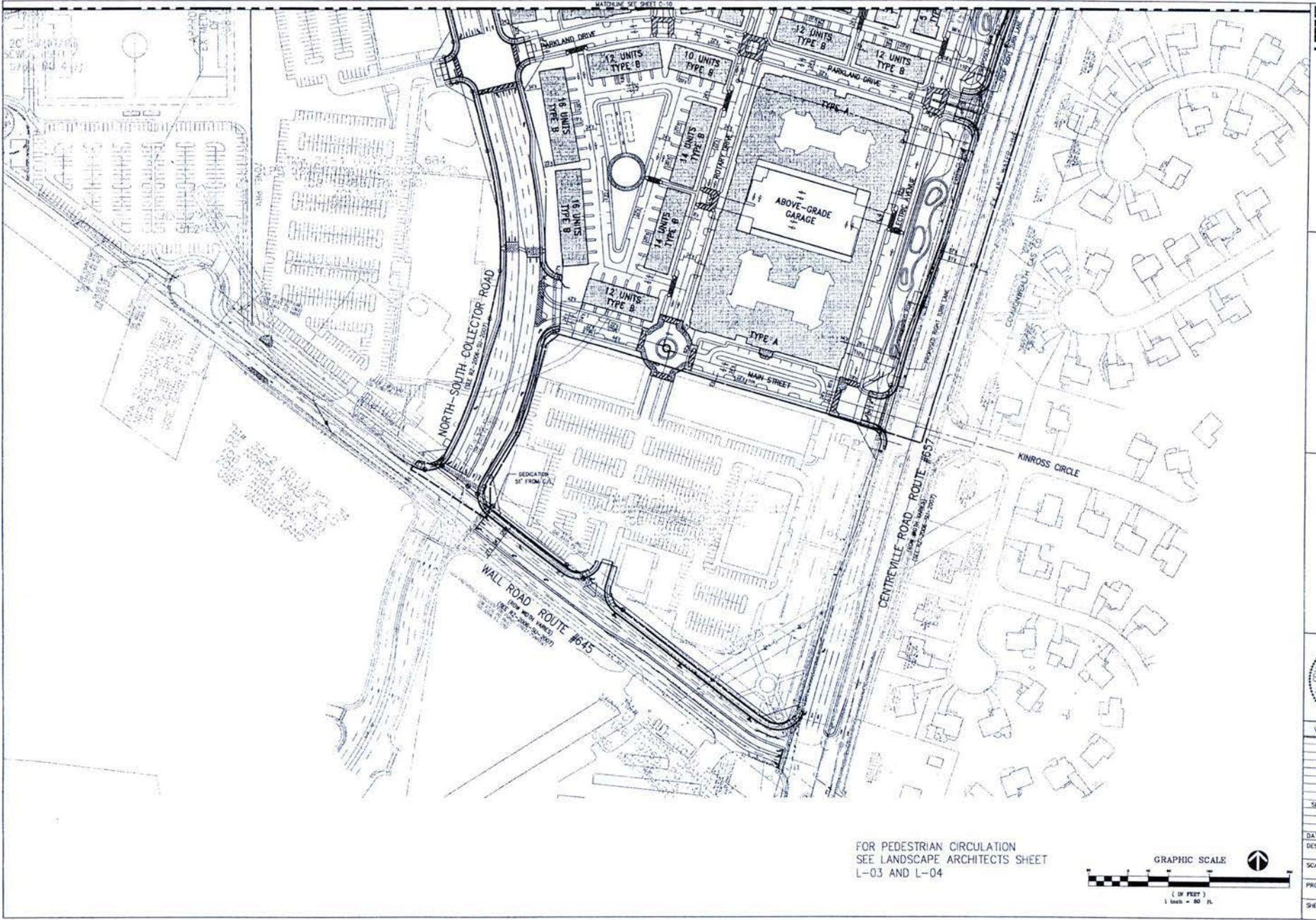
TIMBER RIDGE
 AT EDS
 TAX MAP NUMBERS
 24-4 (1) 6C3 AND 6C4
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DEVELOPMENT
 TABULATIONS

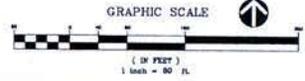


VIKA REVISIONS

DATE	BY	CHK	APP
SEPTEMBER 12, 2017			
AUGUST 22, 2017			
JULY 6, 2017			
MARCH 20, 2017			
DATE	BY	CHK	APP
DEC. 23, 2012	STV	DW	STV
SCALE	N/A		
PROJECT/FILE NO.	V7069		
SHEET NO.	C-7A		



FOR PEDESTRIAN CIRCULATION
SEE LANDSCAPE ARCHITECTS SHEET
L-03 AND L-04



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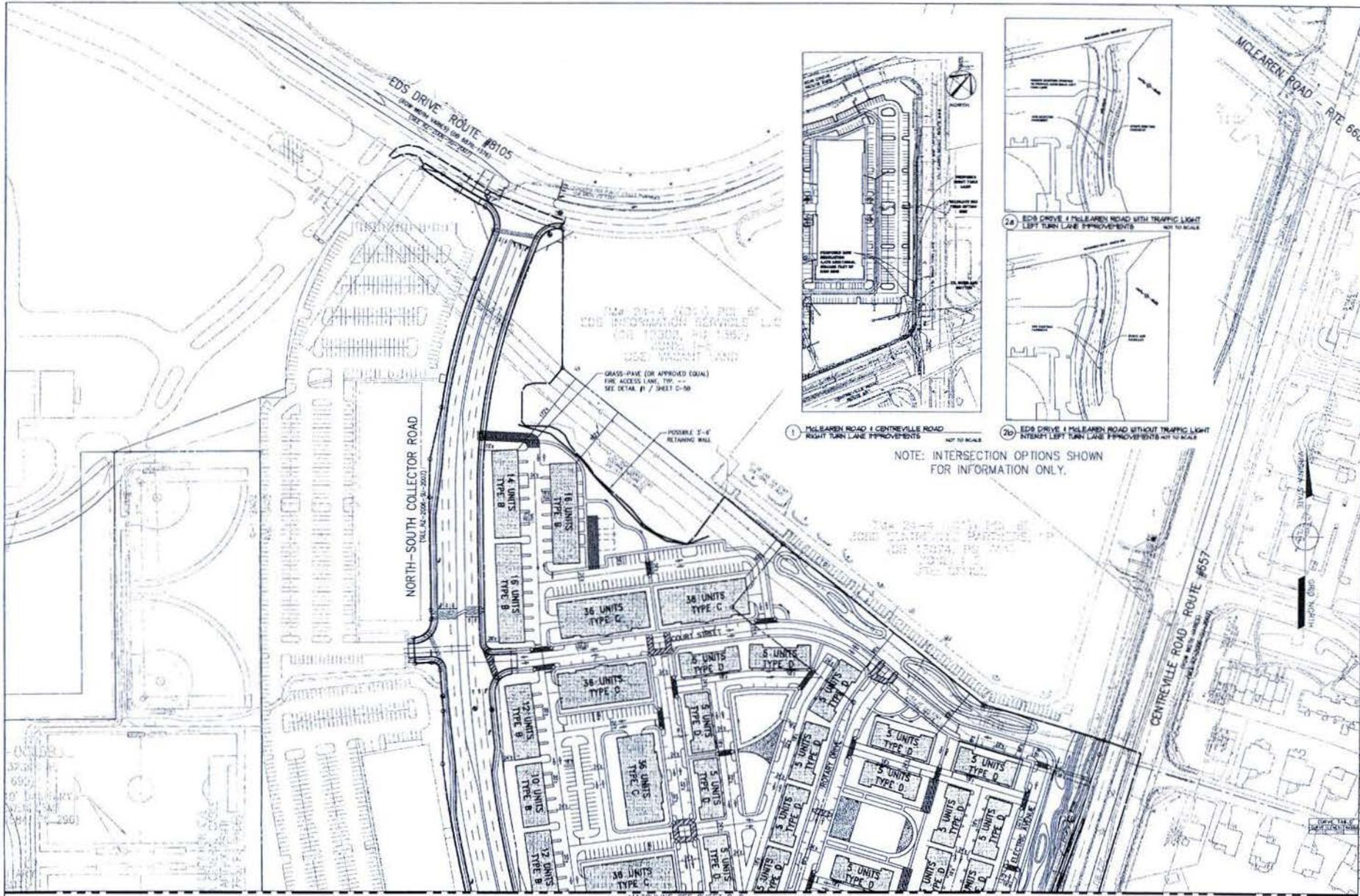
TRAFFIC
CIRCULATION
PLAN



VKA REVISIONS

DATE	BY	DESCRIPTION
SEPTEMBER 12, 2012		
AUGUST 22, 2012		
JULY 6, 2012		
MARCH 20, 2012		
DATE: JAN 25, 2012		
DES.	DWN.	STF.
STF		
SCALE:	1" = 80'	
PROJECT/FILE NO.	V7069	
SHEET NO.	C-9	

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 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

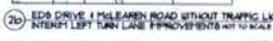
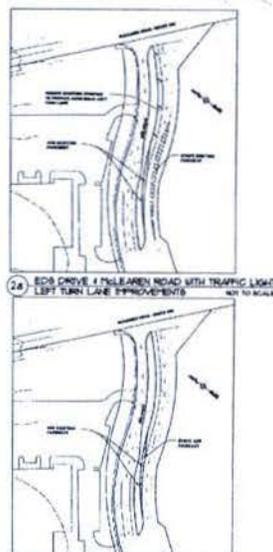
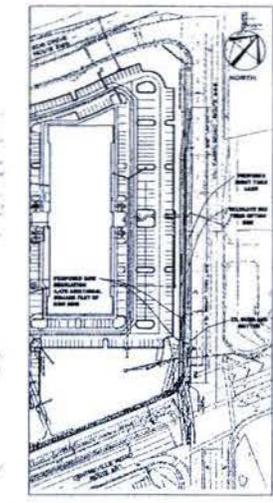
TRAFFIC CIRCULATION PLAN



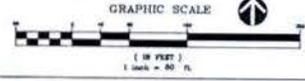
VIKA REVISIONS

NO.	DATE	DESCRIPTION
1	SEPTEMBER 13, 2012	ISSUED FOR PERMITS
2	AUGUST 27, 2012	REVISED FOR COMMENTS
3	JULY 6, 2012	REVISED FOR COMMENTS
4	MARCH 20, 2012	REVISED FOR COMMENTS
5	JAN 25, 2012	REVISED FOR COMMENTS

SCALE: 1" = 80'
 PROJECT/FILE NO. V7099
 SHEET NO. C-10

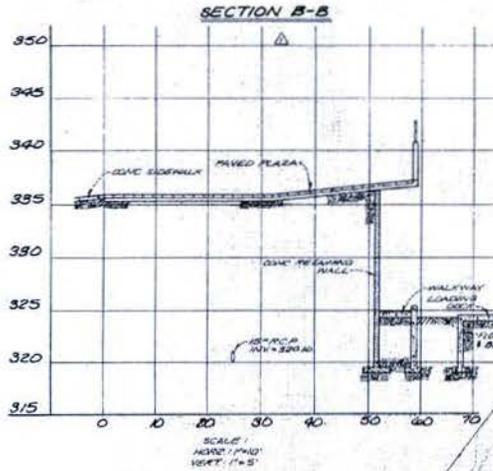
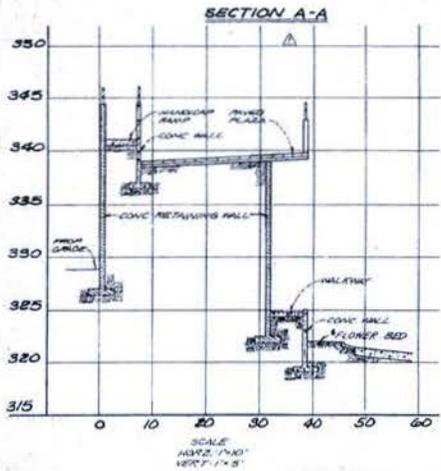


NOTE: INTERSECTION OPTIONS SHOWN FOR INFORMATION ONLY.



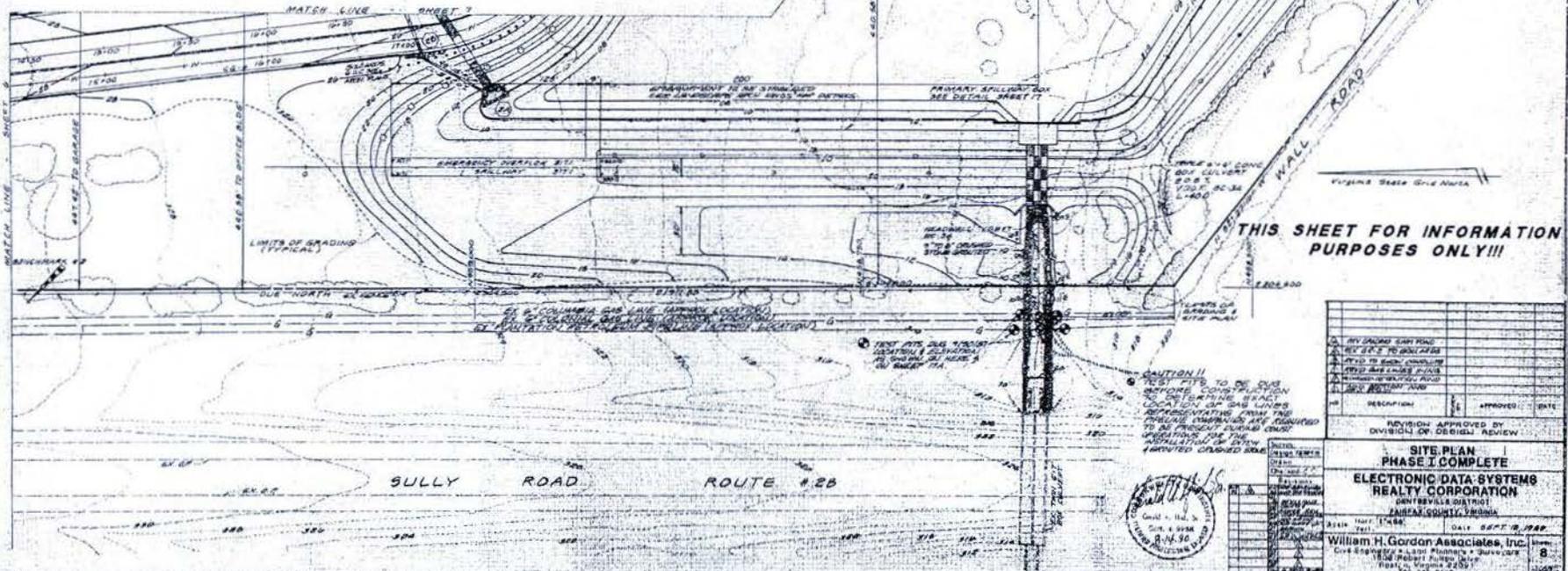
FOR PEDESTRIAN CIRCULATION
 SEE LANDSCAPE ARCHITECTS SHEET
 L-03 AND L-04

MATCHLINE SEE SHEET C-9



NOTES:
 1) MIN. POND DEPTH 4.5 FEET.
 2) ELEVATION IN THE POND FOR EXCESS STORAGE TO BE USED TO SUPPLEMENT THE INFORMATION SPECIFIED IN BETWEEN SLAB NO. 4. BUREAU HAS NOT AS YET DETERMINED IF ROCK IS BOUNDED OFF AS DIRECTED BY THE OWNER.

ACTUAL GRADE BORDERS AND/OR PLANT TYPES TO BE DETERMINED BY OWNER AND LANDSCAPE CONTRACTOR.



THIS SHEET FOR INFORMATION PURPOSES ONLY!!!

CAUTION!!
 DO NOT FITS TO BE DONE BEFORE CONSTRUCTION TO DETERMINE EXACT LOCATION OF GAS LINES. UTILITY COMPANIES ARE REQUESTED TO BE PRESENT THROUGHOUT THE INSTALLATION OF ALL NEW INSTALLED CAPPED LINES.



NO.	DESCRIPTION	APPROVED	DATE
1	REV 3/12/12 TO ADD LINES		
2	REV 3/12/12 TO ADD LINES		
3	REV 3/12/12 TO ADD LINES		
4	REV 3/12/12 TO ADD LINES		
5	REV 3/12/12 TO ADD LINES		

REVISION APPROVED BY
 DIVISION OF DESIGN REVIEW

**SITE PLAN
 PHASE I COMPLETE**
**ELECTRONIC DATA SYSTEMS
 REALTY CORPORATION**
 DANVILLE DISTRICT
 FAUPEL COUNTY, VIRGINIA

DATE: JAN 25, 2012
 DESIGNED BY: William H. Gordon
 CHECKED BY: Robert H. Gordon
 DATE: SEPT 8, 1999

William H. Gordon Associates, Inc.
 Civil Engineers & Surveyors
 1850 Robert Fulton Drive
 Fairfax, Virginia 22031
 (703) 261-8800 • FAX (703) 261-2928

VKA REVISIONS

1. 11/15/11
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**TIMBER RIDGE
 AT ED'S**
 TAX MAP NUMBERS
 24-4 (07) 6C3 AND 6C4
 FAIRFAX COUNTY, VIRGINIA

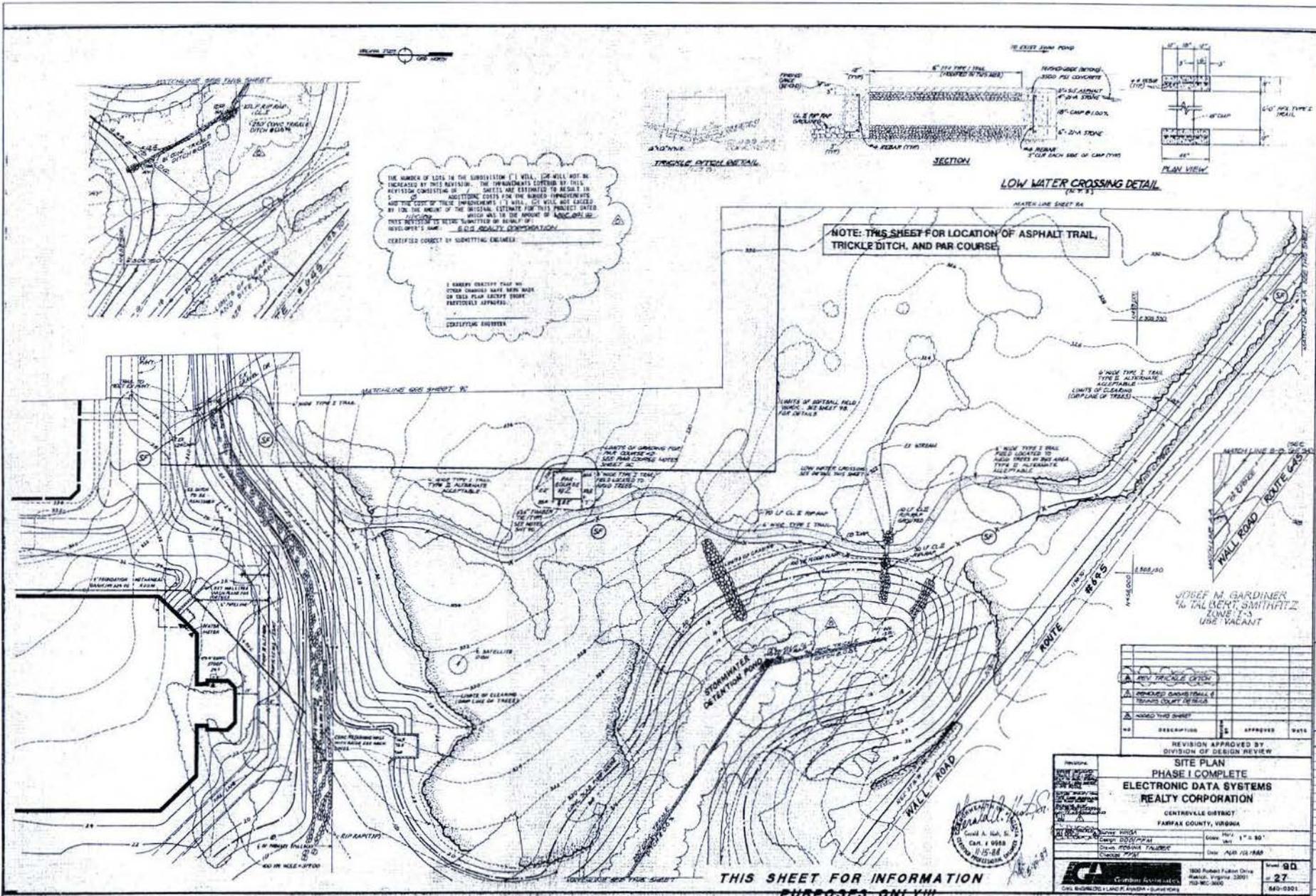
**SITE PLAN
 PHASE I COMPLETE**



SEPTEMBER 13, 2012
 AUGUST 22, 2012
 JULY 6, 2012
 MARCH 26, 2012
 DATE: JAN 25, 2012
 DESIGNED BY: William H. Gordon
 CHECKED BY: Robert H. Gordon
 DATE: SEPT 8, 1999

William H. Gordon Associates, Inc.
 Civil Engineers & Surveyors
 1850 Robert Fulton Drive
 Fairfax, Virginia 22031
 (703) 261-8800 • FAX (703) 261-2928

SCALE: NTS
 PROJECT/FILE NO.: VT0690
 SHEET NO.: C-11



THE NUMBER OF LOTS IN THE SUBDIVISION (1) WILL (2) WILL NOT BE INCREASED BY THIS REVISION. THE IMPROVEMENTS COVERED BY THIS REVISION CONSIST OF (3) SHEETS ARE ESTIMATED TO BE LESS IN (4) ADDITIONAL COSTS FOR THE IMPROVEMENTS COVERED BY THIS REVISION ARE ESTIMATED TO BE LESS IN (5) THE AMOUNT OF THE ORIGINAL ESTIMATE FOR THIS PROJECT DATED (6) WHICH WAS IN THE AMOUNT OF (7) THIS REVISION IS BEING SUBMITTED IN FULLY DEVELOPER'S NAME: (8) S.D.S. REALTY CORPORATION. CERTIFIED CORRECT BY SUBMITTING ENGINEER.

I HEREBY CERTIFY THAT NO OTHER CHANGES HAVE BEEN MADE OR THIS PLAN EXCEPT THOSE INDICATED HEREON.

DATE: 11/15/08

NOTE: THIS SHEET FOR LOCATION OF ASPHALT TRAIL, TRICKLE DITCH, AND PAR COURSE.

LOW WATER CROSSING DETAIL

NO.	DESCRIPTION	APPROVED	DATE
1	AS PER TRICKLE DITCH		
2	AS PER PAR COURSE		
3	AS PER ASPHALT TRAIL		
4	AS PER THIS SHEET		

REVISION APPROVED BY
DIVISION OF DESIGN REVIEW

**SITE PLAN
PHASE I COMPLETE**
**ELECTRONIC DATA SYSTEMS
REALTY CORPORATION**
FARMAX COUNTY DISTRICT
FARMAX COUNTY, VIRGINIA

Scale: 1" = 50'
Date: APR 15, 2012

1800 Robert Fulton Drive
Richmond, Virginia 23091
703-963-3600

Sheet 27 of 27
640-0301

SP 0420



THIS SHEET FOR INFORMATION PURPOSES ONLY!!!

VKA

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • SURVEYING SYSTEMS
1044 W. BRIMLEY AVE. • SUITE 100 • FARMAX, VA 22431
PHONE: (703) 963-3600 • FAX: (703) 963-3700 • EMAIL: INFO@VKA.COM
1001 CENTURY BALTHAZAR SUITE 400 • BELLEVILLE, MISSOURI 63112
1801 N. 17TH ST. • SUITE 100 • FARMAX, VA 22431

**TIMBER RIDGE
AT EDS
TAX MAP NUMBERS
24-4 (07), 6C3 AND 6C4
FARMAX COUNTY, VIRGINIA**

**SITE PLAN
PHASE I COMPLETE**

JOSEPH M. GARDINER
& TALBERT SMITHITZ
ZONE 1-3
USE VACANT

REVISIONS

APPROVED BY: [Signature]
DATE: 11/15/08

DATE: 11/15/08

SCALE: NTS

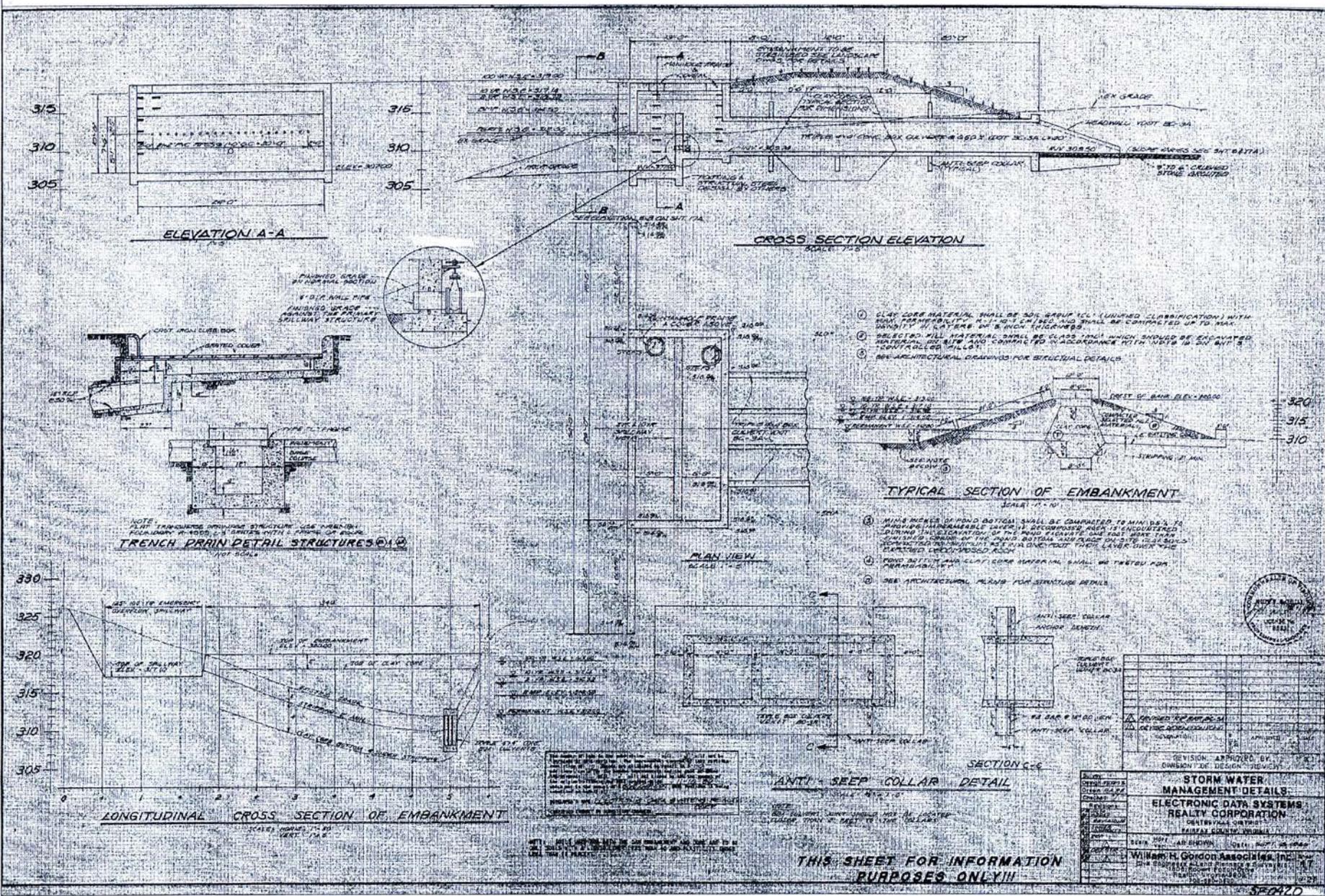
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SHEET NO. C-12



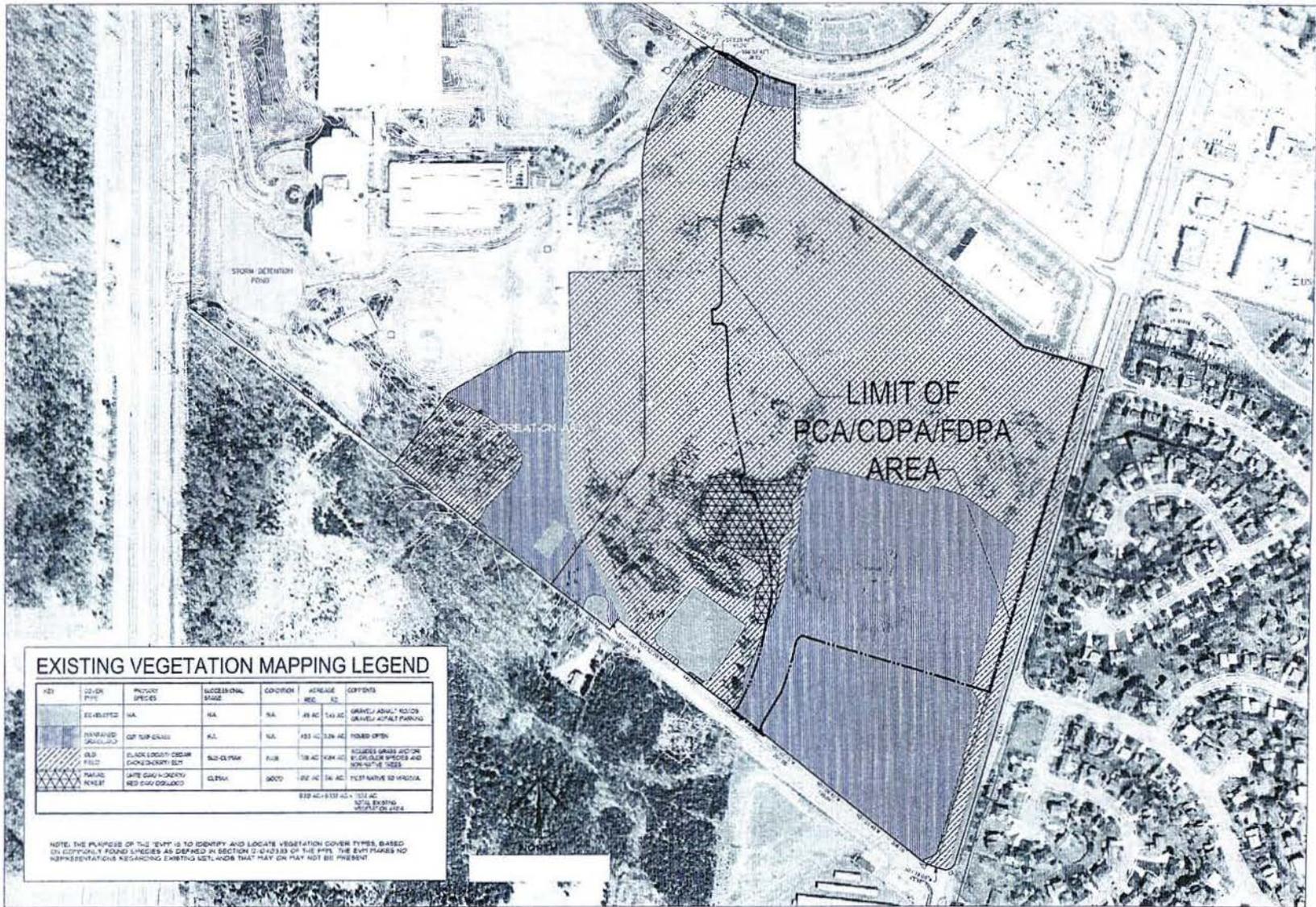
VIKA REVISIONS

NO.	DATE	BY	CHKD.	REVISION
1	SEPTEMBER 12, 2012			
2	AUGUST 22, 2012			
3	JULY 6, 2012			
4	MARCH 20, 2012			
5	JAN 25, 2012			



NO.	DATE	BY	CHKD.	REVISION
1	SEPTEMBER 12, 2012			
2	AUGUST 22, 2012			
3	JULY 6, 2012			
4	MARCH 20, 2012			
5	JAN 25, 2012			

DIVISION APPROVED BY: _____
 DIMENSION THE DESIGN THROUGH: _____
STORM WATER MANAGEMENT DETAILS
ELECTRONIC DATA SYSTEMS REALTY CORPORATION
 1101 GENTLEVALE DRIVE
 FAIRFAX COUNTY, VIRGINIA
 DESIGN: JAR BROWN CHECK: JAR BROWN
 DATE: 08/22/12
 SCALE: NTS
 PROJECT/TITLE NO. V70690
 SHEET NO. C-13



EXISTING VEGETATION MAPPING LEGEND

KEY	SOIL TYPE	PLANT SPECIES	SUCCESSIONAL STAGE	EDP CODE	AVERAGE HEC	HEIGHT	COMMENTS
[Pattern]	EA-101	NA	NA	NA	48 AC	140 FT	GRASSLAND/WOODLAND/SHRUBLAND
[Pattern]	GP-101	NA	NA	NA	48 AC	140 FT	WOOD OPEN
[Pattern]	EA-101	NA	NA	NA	48 AC	140 FT	SCATTERED GRASS WOODLAND/SHRUBLAND
[Pattern]	EA-101	NA	NA	NA	48 AC	140 FT	THICK NATIVE WOODLAND

NOTE: THE PURPOSE OF THE 'EXIST' IS TO IDENTIFY AND LOCATE VEGETATION COVER TYPES, BASED ON CURRENTLY KNOWN LINES AS SHOWN IN SECTION 2.1. THE SURVEYOR HAS NO REPRESENTATIONS REGARDING EXISTING VEGETATION THAT MAY OR MAY NOT BE PRESENT.

William H. Gordon Associates, Inc.
 2001 E. 9th Street
 Suite 100
 Fairfax, VA 22031
 Phone: 703-261-1800
 Fax: 703-261-1801
 Website: www.wfga.com

SCALE

EXISTING VEGETATION MAP
EDS / LINCOLN PROPERTY
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 150'

DATE: OCTOBER 5, 2005

DRAWN: JDM/BN

CHECKED: MI/SBG

JOB #: 0640-1518

DATE: 06/10/2005

PROJECT: 1 OF 1

TIMBER RIDGE AT EDS AT EDS
 TAX MAP NUMBERS 24-4 (1) 6C3 AND 6C4
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

VIA REVISIONS

DATE	BY	REVISION
SEPTEMBER 13, 2012		
AUGUST 22, 2012		
JULY 6, 2012		
MARCH 20, 2012		

SCALE: 1" = 150'

PROJECT/FILE NO. V7089

SHEET NO. C-16

NOTE: THE INFORMATION SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY.



EDS
 LINCOLN
 PROPERTY
 COMPANY

TYPE "A"

CONCEPTUAL ELEVATION | IMAGES

FAIRFAX, VA

11/14/11 01.10.2011

FOR ILLUSTRATIVE PURPOSES ONLY

Architecture+Planning
 8605 Westwood Center Dr.
 Suite 300
 Vienna, VA 22182
 703.992.6116
 kgj.com



VIA
 VISIONARY ARCHITECTURE
 1100 BRIDGEWAY, SUITE 200, FALLS CHURCH, VA 22044
 TEL: 703.261.1100 FAX: 703.261.1101
 WWW.VIAVA.COM

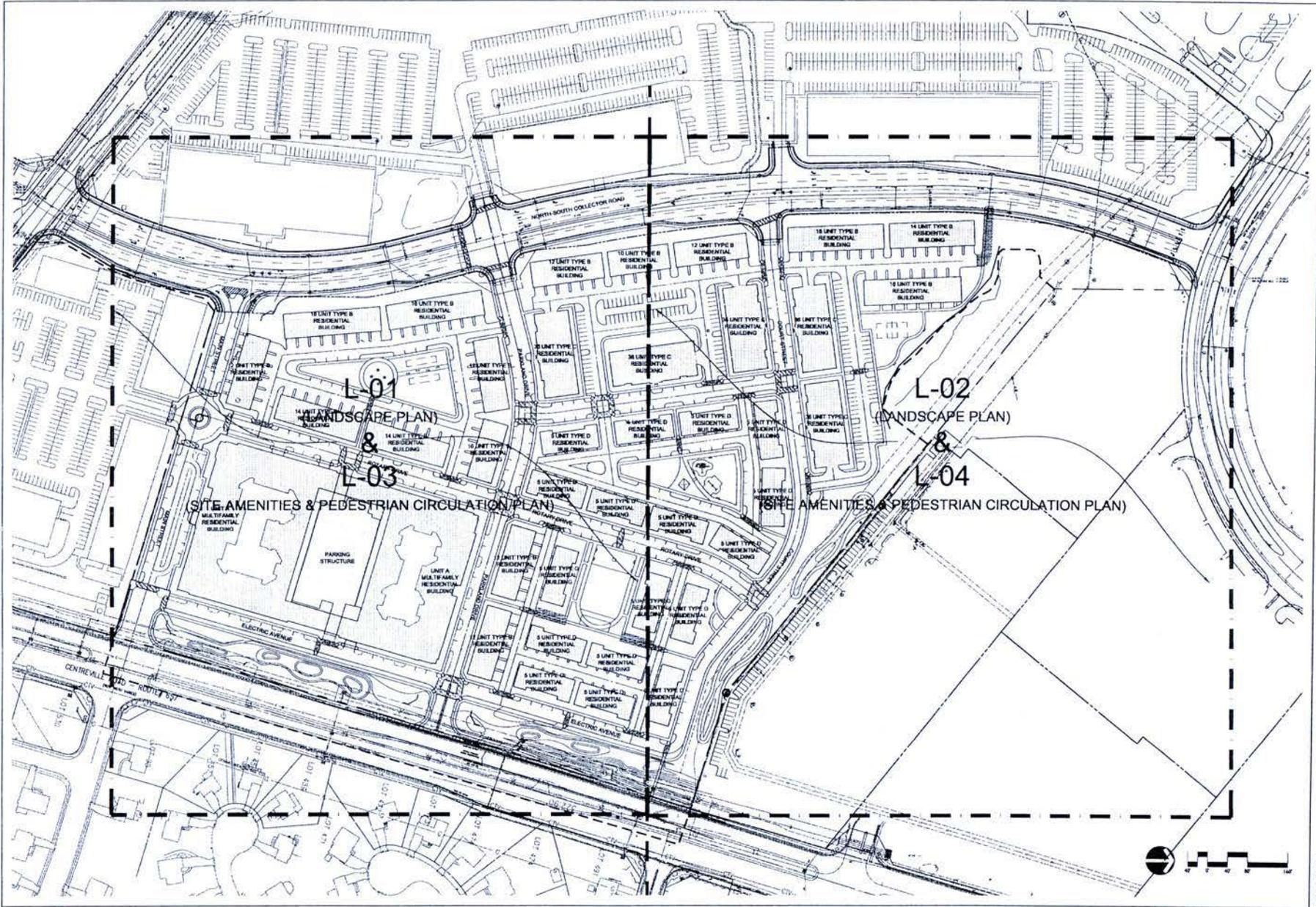
TIMBER RIDGE
 AT EDS
 TAX MAP NUMBERS
 24-4 (1) 6C3 AND 6C4
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

CONCEPT
 ELEVATIONS/IMAGES



VIA REVISIONS

DATE	BY	CHKD
SEPTEMBER 12, 2012		
AUGUST 22, 2012		
JULY 6, 2012		
MARCH 20, 2012		
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SCALE	NOT TO SCALE	
PROJECT/FILE NO.	V7069	
SHEET NO.	A-1	

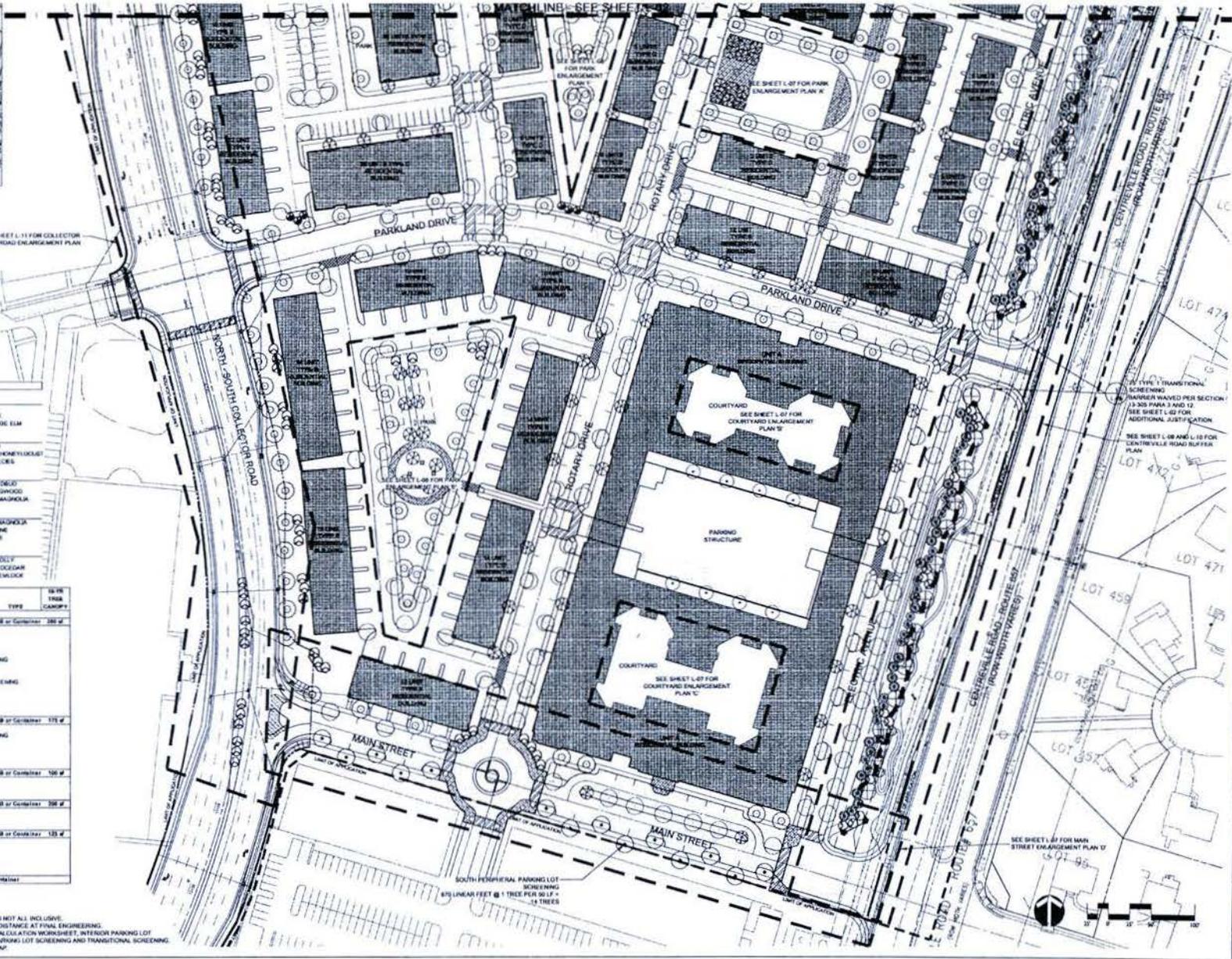


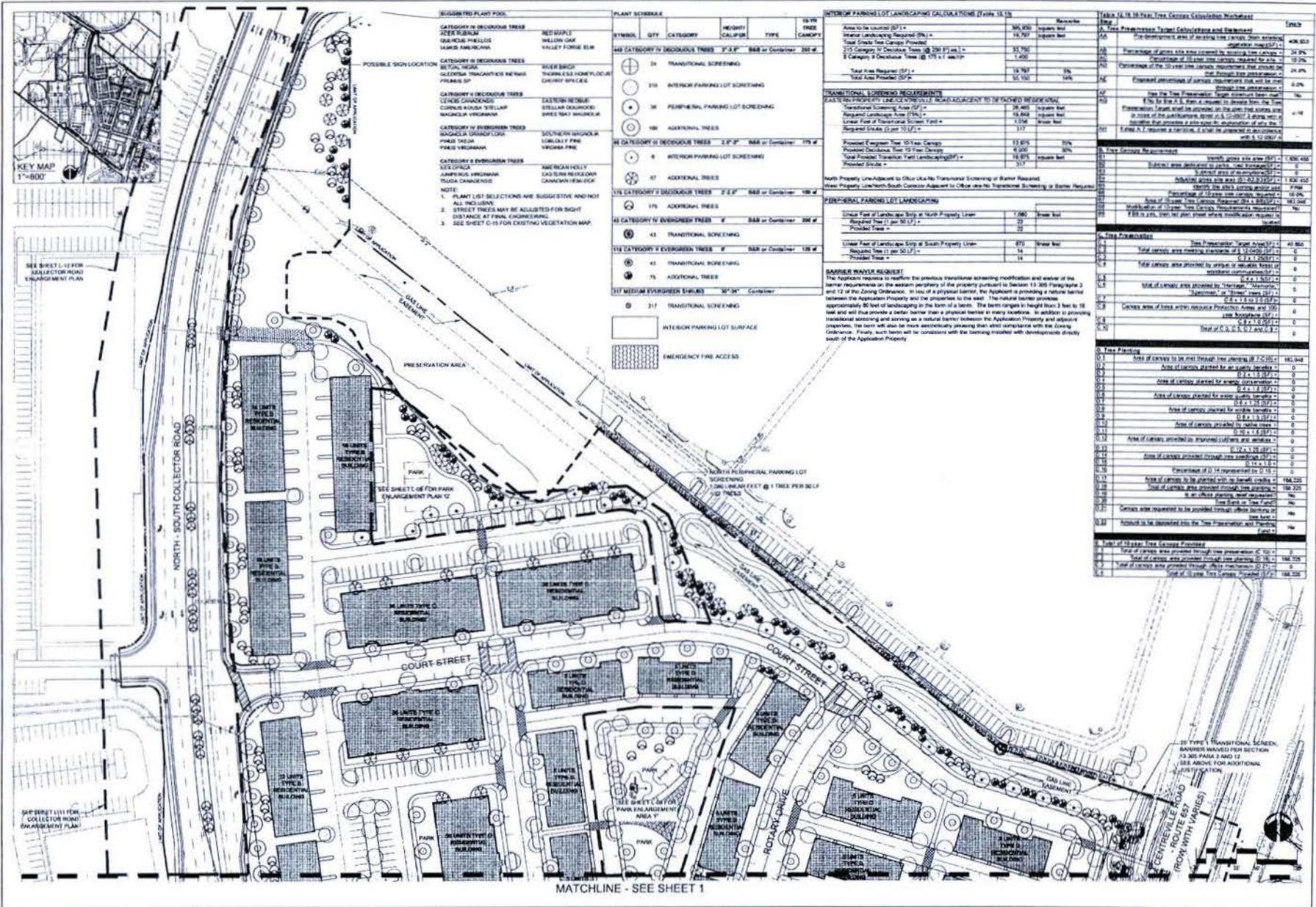


- SUGGESTED PLANT POOL**
- CATEGORY IV DECIDUOUS TREES**
- RED MAPLE
 - WALNUT
 - WILLOW
 - DOGWOOD
 - FRAXINUS
- CATEGORY III DECIDUOUS TREES**
- DOGWOOD
 - FRAXINUS
 - WALNUT
 - WILLOW
 - DOGWOOD
 - FRAXINUS
- CATEGORY II DECIDUOUS TREES**
- DOGWOOD
 - FRAXINUS
 - WALNUT
 - WILLOW
 - DOGWOOD
 - FRAXINUS
- CATEGORY I DECIDUOUS TREES**
- DOGWOOD
 - FRAXINUS
 - WALNUT
 - WILLOW
 - DOGWOOD
 - FRAXINUS
- CATEGORY IV EVERGREEN TREES**
- AMERICAN HOLLY
 - SABOTIN PALM
 - YUCCA
 - AGAVE

SYMBOL	QTY	CATEGORY	HEIGHT / CALIPER	TYPE	SPACING
(Symbol)	24	TRANSITIONAL SCREENING	7'-3" @ 1" DBH	Category I	300' W
(Symbol)	213	INTERIOR PARKING LOT SCREENING	6'-0" @ 1" DBH	Category II	175' W
(Symbol)	36	PERIPHERAL PARKING LOT SCREENING	6'-0" @ 1" DBH	Category II	175' W
(Symbol)	168	ADDITIONAL TREES	6'-0" @ 1" DBH	Category II	175' W
(Symbol)	8	INTERIOR PARKING LOT SCREENING	6'-0" @ 1" DBH	Category II	175' W
(Symbol)	87	ADDITIONAL TREES	6'-0" @ 1" DBH	Category II	175' W
(Symbol)	175	ADDITIONAL TREES	6'-0" @ 1" DBH	Category II	175' W
(Symbol)	43	TRANSITIONAL SCREENING	7'-3" @ 1" DBH	Category I	300' W
(Symbol)	43	TRANSITIONAL SCREENING	7'-3" @ 1" DBH	Category I	300' W
(Symbol)	75	ADDITIONAL TREES	6'-0" @ 1" DBH	Category II	175' W
(Symbol)	317	TRANSITIONAL SCREENING	7'-3" @ 1" DBH	Category I	300' W

NOTE:
 1. PLANT LIST SELECTIONS ARE SUGGESTIVE AND NOT ALL INCLUSIVE.
 2. STREET TREES MAY BE ADJUSTED FOR HEIGHT OR RANGE AT FINAL ENGINEERING.
 3. SEE SHEET L-01 FOR SOFT TISSUE TREE CANOPY CALCULATION WORKSHEET, INTERIOR PARKING LOT LANDSCAPING CALCULATIONS, PERIPHERAL PARKING LOT SCREENING AND TRANSITIONAL SCREENING.
 4. SEE SHEET C-15 FOR EXISTING VEGETATION MAP.





SUGGESTED PLANT PALETTE

CATEGORY I DECIDUOUS TREES
 JEFFERSONIAN
 QUINCE PRINCE
 MAHOGANY

CATEGORY II DECIDUOUS TREES
 BEYONCE
 CORKY HORN
 LINDSEY VIRGINIA
 PEARL VIRGINIA

CATEGORY III EVERGREEN TREES
 PACIFIC VIRGINIA
 TUDOR VIRGINIA

CATEGORY IV EVERGREEN TREES
 JUMPING VIRGINIA
 LINDSEY VIRGINIA
 CANNON VIRGINIA

NOTE:
 1. PLANT LIST SELECTIONS ARE SUGGESTIVE AND NOT ALL INCLUSIVE.
 2. STREET TREES MAY BE ADJUSTED FOR RIGHT DISTANCE AT FINAL ENGINEERING.
 3. SEE SHEET C-10 FOR EXISTING VEGETATION MAP.

PLANT SCHEDULE

SYMBOL	QTY	CATEGORY	HEIGHT CALIPER	TYPE	18"V TREE CANOPY
⊕	24	TRANSITIONAL SCREENING	7'-2" 8"	BAR or Container	200 sq'
⊙	210	INTERIOR PARKING LOT SCREENING			
⊗	36	PERIPHERAL PARKING LOT SCREENING			
⊘	186	ADDITIONAL TREES			
⊕	8	ADDITIONAL TREES	2'-2" 2"	BAR or Container	175 sq'
⊙	8	ADDITIONAL TREES			
⊗	47	ADDITIONAL TREES			
⊘	178	ADDITIONAL TREES	2'-2" 2"	BAR or Container	186 sq'
⊕	43	ADDITIONAL TREES			
⊗	43	ADDITIONAL TREES			
⊘	116	ADDITIONAL TREES			
⊕	43	ADDITIONAL TREES			
⊗	73	ADDITIONAL TREES			
⊘	317	ADDITIONAL TREES	30"-36" Container		
⊕	317	ADDITIONAL TREES			

INTERIOR PARKING LOT SURFACE
 EMERGENCY FIRE ACCESS

INTERIOR PARKING LOT LANDSCAPE CALCULATIONS (Table 16.16)

Area to be landscaped (SF)	30% Required	Remarks
Area to be landscaped (SF)	36,400	square feet
Required Landscaping (30%)	10,920	square feet
Total Area Available	15,700	square feet
30% Category I Deciduous Trees (200 SF each)	1,200	
30% Category II Deciduous Trees (175 SF each)	1,800	
Total Area Required (30%)	3,000	3%
Total Area Available (30%)	15,700	14%

TRANSITIONAL SCREENING REQUIREMENTS

Requirement	Area (SF)	Remarks
Transitional Screening Area (30%)	26,400	square feet
Required Landscaping Area (75%)	19,800	square feet
Linear Feet of Transitional Screening (40' x 10')	1,100	linear feet
Required Landscaping (30%)	1,100	linear feet
Provided (Category I Deciduous Trees)	11,815	30%
Provided (Category II Deciduous Trees)	8,000	30%
Total Provided (Transitional Screening)	19,815	square feet
Provided (30%)	317	

Table 16.16 18 Year Tree Growth Contribution Worksheet

Category	Tree Preservation Target (Category and Size)	18 Year
0.1	Tree Preservation Target (Category and Size)	18 Year
0.2	Tree Preservation Target (Category and Size)	18 Year
0.3	Tree Preservation Target (Category and Size)	18 Year
0.4	Tree Preservation Target (Category and Size)	18 Year
0.5	Tree Preservation Target (Category and Size)	18 Year
0.6	Tree Preservation Target (Category and Size)	18 Year
0.7	Tree Preservation Target (Category and Size)	18 Year
0.8	Tree Preservation Target (Category and Size)	18 Year
0.9	Tree Preservation Target (Category and Size)	18 Year
1.0	Tree Preservation Target (Category and Size)	18 Year
1.1	Tree Preservation Target (Category and Size)	18 Year
1.2	Tree Preservation Target (Category and Size)	18 Year
1.3	Tree Preservation Target (Category and Size)	18 Year
1.4	Tree Preservation Target (Category and Size)	18 Year
1.5	Tree Preservation Target (Category and Size)	18 Year
1.6	Tree Preservation Target (Category and Size)	18 Year
1.7	Tree Preservation Target (Category and Size)	18 Year
1.8	Tree Preservation Target (Category and Size)	18 Year
1.9	Tree Preservation Target (Category and Size)	18 Year
2.0	Tree Preservation Target (Category and Size)	18 Year

PERIPHERAL PARKING LOT LANDSCAPING

Category	Area (SF)	Remarks
Linear Feet of Landscaping Strip at North Property Line	1,700	linear feet
Required Tree (1 per 50 LF)	34	
Provided Tree	34	
Linear Feet of Landscaping Strip at South Property Line	870	linear feet
Required Tree (1 per 50 LF)	17	
Provided Tree	17	

BARBER MANOR REQUEST
 The Applicant requests to maintain the previous transitional screening modification and water of the barrier requirements on the eastern perimeter of the property pursuant to Section 13.305 Paragraph 3 and 12 of the Zoning Ordinance. In lieu of a physical barrier, the Applicant is proposing a natural barrier approximately 80 feet of landscaping in the form of a screen. The barrier ranges in height from 3 feet to 18 feet and will provide a better barrier than a physical barrier in many situations. In addition to providing transitional screening and serving as a natural barrier between the Applicant Property and adjacent properties, the barrier will also be more aesthetically pleasing than what complies with the Zoning Ordinance. Finally, such barrier will be consistent with the screening treatment with developments directly south of the Applicant Property.

LandDesign
 11711 Timber Ridge, Suite 400, Alexandria, VA 22314
 www.LandDesign.com

09/12/2012
 PETER S. JENNY
 LANDSCAPE ARCHITECT

TIMBER RIDGE AT EDS
 FDPA
 Landscape Plan

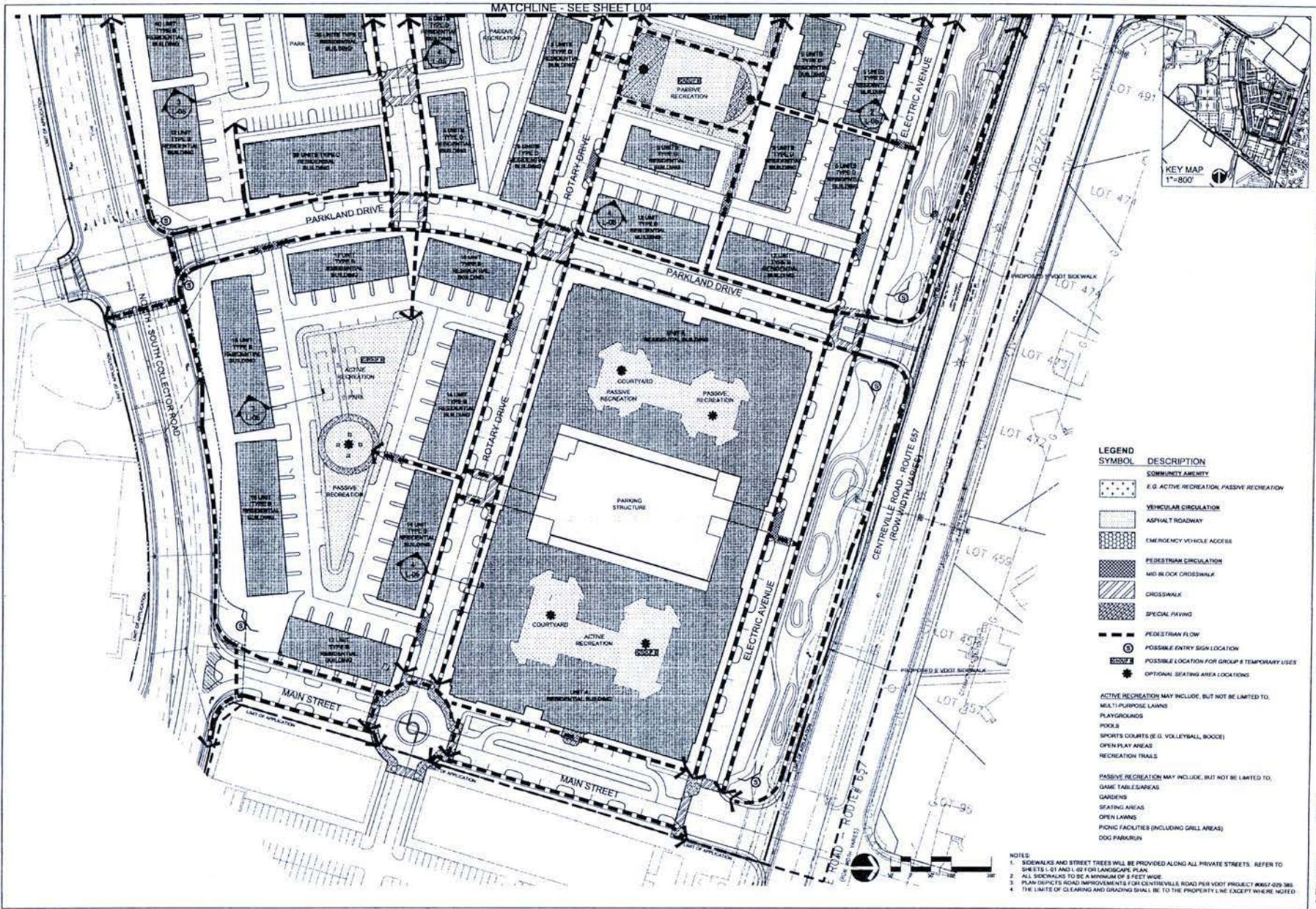
DATE: 08/20/12
 DRAWING NO.: L-02
 CHECKED BY: P.S.
 SCALE: 1"=40'
 PROJECT NO.: 12-001-1-001

REVISIONS:
 20 TYPE I TRANSITIONAL SCREENING BARRIER MAINTAINED FROM SECTION 13.305 PARAGRAPH 3 AND 12 (SEE ABOVE FOR ADDITIONAL CLARIFICATION)

DATE: 08/20/12
 DRAWING NO.: L-02
 CHECKED BY: P.S.
 SCALE: 1"=40'
 PROJECT NO.: 12-001-1-001

REVISIONS:
 20 TYPE I TRANSITIONAL SCREENING BARRIER MAINTAINED FROM SECTION 13.305 PARAGRAPH 3 AND 12 (SEE ABOVE FOR ADDITIONAL CLARIFICATION)

DATE: 08/20/12
 DRAWING NO.: L-02
 CHECKED BY: P.S.
 SCALE: 1"=40'
 PROJECT NO.: 12-001-1-001



LEGEND SYMBOL	DESCRIPTION
[Symbol]	COMMUNITY AMENITY E.G. ACTIVE RECREATION, PASSIVE RECREATION
[Symbol]	VEHICULAR CIRCULATION ASPHALT ROADWAY
[Symbol]	EMERGENCY VEHICLE ACCESS
[Symbol]	PEDESTRIAN CIRCULATION METEORIC CROSSWALK
[Symbol]	CROSSWALK
[Symbol]	SPECIAL PAVING
[Symbol]	PEDESTRIAN FLOW
[Symbol]	POSSIBLE ENTRY SIGN LOCATION
[Symbol]	POSSIBLE LOCATION FOR GROUP OR TEMPORARY USES
[Symbol]	OPTIONAL SEATING AREA LOCATIONS
ACTIVE RECREATION MAY INCLUDE, BUT NOT BE LIMITED TO, MULTI-PURPOSE LAWNS PLAYGROUNDS POOLS SPORTS COURTS (E.G. VOLLEYBALL, BOCCE) OPEN PLAY AREAS RECREATION TRAILS	
PASSIVE RECREATION MAY INCLUDE, BUT NOT BE LIMITED TO, GAME TABLE AREAS GARDENS SEATING AREAS OPEN LAWNS PICNIC FACILITIES (INCLUDING GRILL AREAS) DOG PARK/URIN	

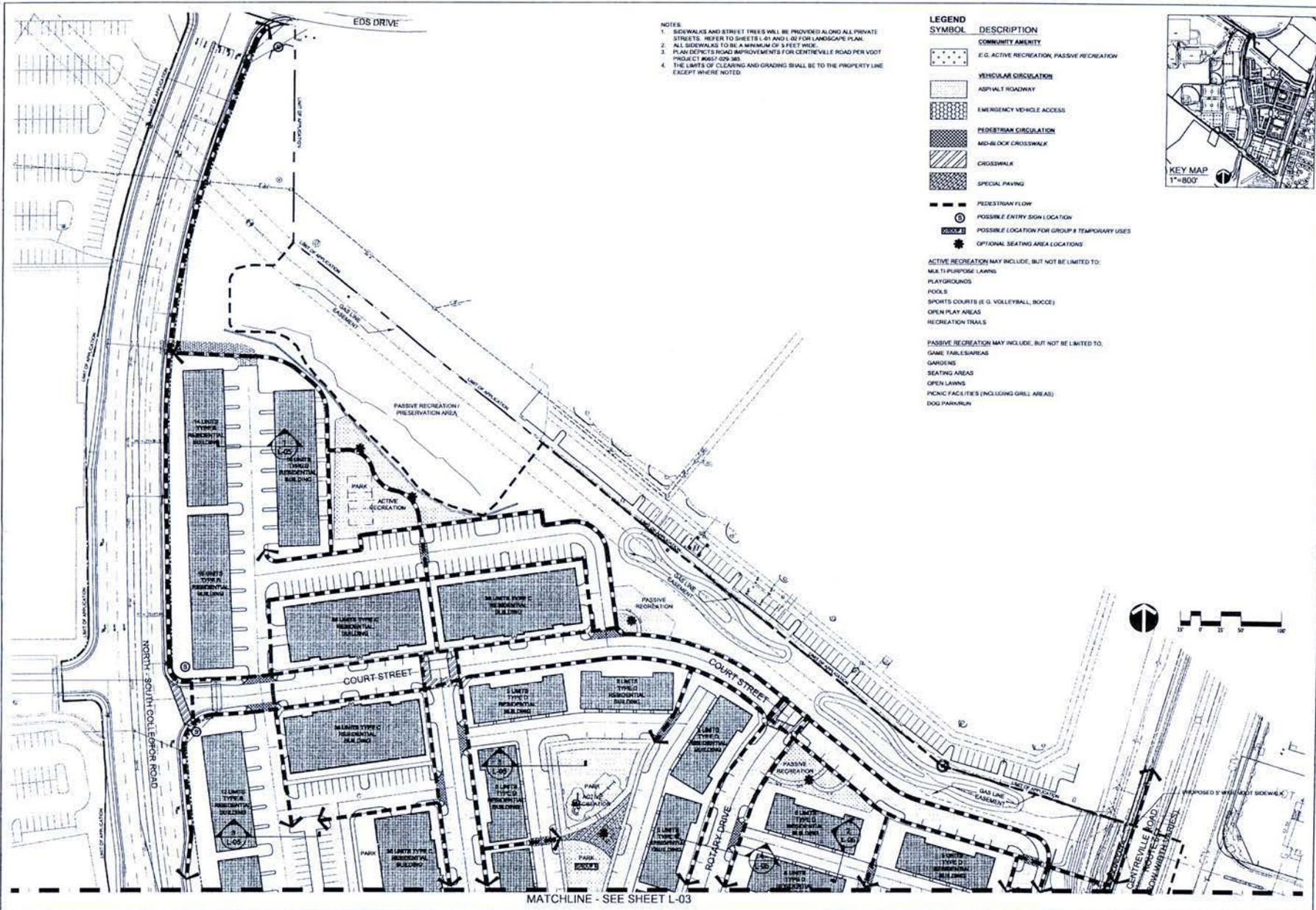
- NOTES:
1. SIDEWALKS AND STREET TREES WILL BE PROVIDED ALONG ALL PRIVATE STREETS. REFER TO SHEETS L01 AND L02 FOR LANDSCAPE PLAN.
 2. ALL SIDEWALKS TO BE A MINIMUM OF 8 FEET WIDE.
 3. PLAN SHOWS ROAD IMPROVEMENTS FOR CENTREVILLE ROAD PER VDOT PROJECT #0667-029-386.
 4. THE LIMITS OF CLEARING AND GRADING SHALL BE TO THE PROPERTY LINE EXCEPT WHERE NOTED.

LandDesign
 1411 Park Drive, Suite 400, Ashburn, VA 22114
 www.LandDesign.com

09/12/2012
 PREPARED BY
 PROJECT # 201104

TIMBER RIDGE AT EDS
 FDPA
 Site Amenities / Pedestrian Circulation Plan

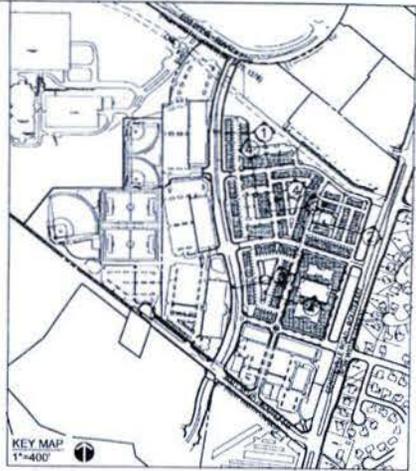
SHEET NUMBER:
L-03



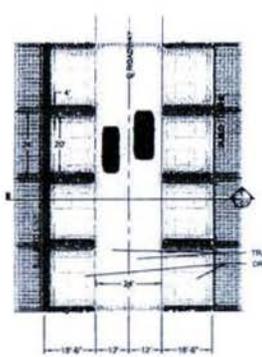
REVISED
 10/20/12 - Building Comments
 10/20/12 - Survey CLIP
 09/12/12 - 1st Set Comments

DATE & SCALE
 DRAWING BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1"=800'
 PROJECT #: 2011045

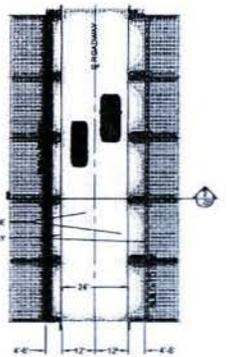
- NOTES:
1. ALL STREETS PRESENTED ON THIS SHEET ARE PRIVATE STREETS TO BE MAINTAINED BY AN OWNERS ASSOCIATION. THE SECTIONS FEATURE ON-STREET PARKING, WALKWAYS AND STREET TREES AND WILL BE DESIGNED CONSISTENTLY WITH SECTION 7 (PRIVATE STREETS) OF THE PUBLIC FACILITIES MANUAL.
 2. SEE SHEET L-03 AND L-04 FOR INTENDED LOCATION OF PROPOSED ROADWAY SECTIONS AND WALKWAYS.



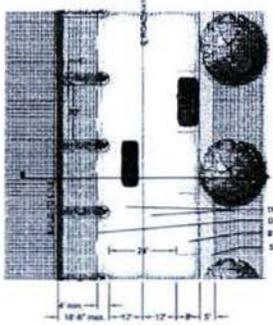
LandDesign
1141 Arden Drive, Suite 400 • Alexandria, VA 22304
703.544.1700 • www.landdesign.com



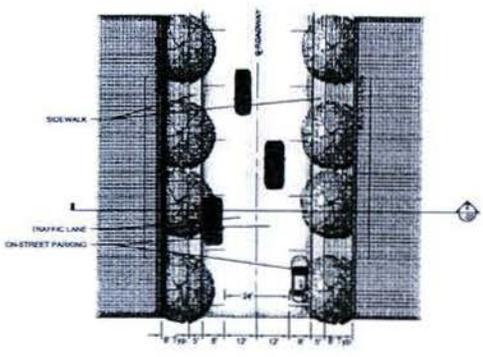
1 TWO-STORY CONDOMINIUM BUILDING ALLEY
1"=30'



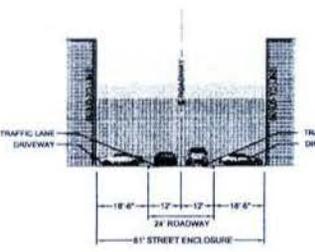
2 TOWNHOUSE ALLEY
1"=30'



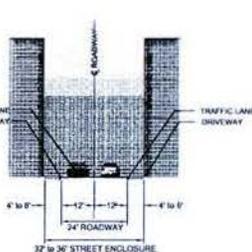
3 PARK ALLEY
1"=30'



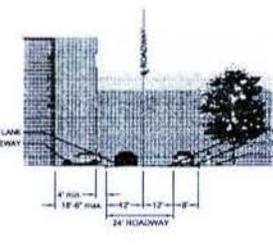
4 TWO LANE / TWO WAY / PARALLEL PARKING BOTH SIDES
1"=30'



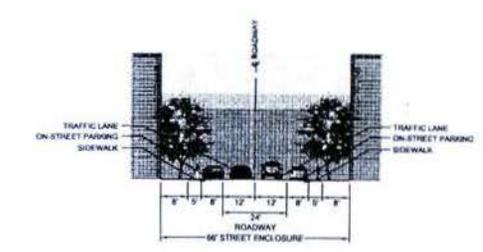
1 TWO-STORY CONDOMINIUM BUILDING ALLEY
1"=30'



2 TOWNHOUSE ALLEY
1"=30'



3 PARK ALLEY
1"=30'

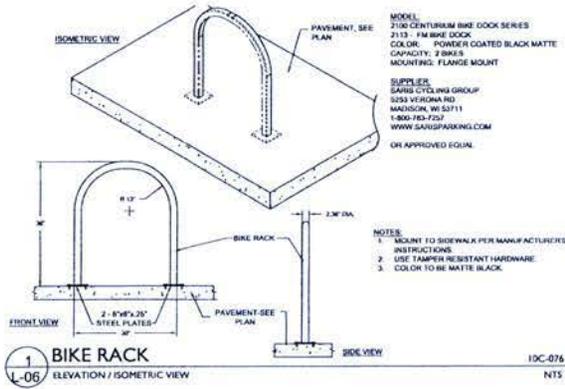


4 TWO LANE / TWO WAY / PARALLEL PARKING BOTH SIDES
1"=30'

TIMBER RIDGE AT ED'S
FDPA
Streetscape Standards

REVISIONS:
ISSUED BY: Peter J. Givoley
CHECKED BY: Peter J. Givoley
DATE: 08/12/2012
PROJECT # 2011-045

DATE: 08/12/2012
DESIGNED BY: Peter J. Givoley
CHECKED BY: Peter J. Givoley
SCALE: AS SHOWN
PROJECT # 2011-045
SHEET NUMBER:
L-05



MANUFACTURER
VICTOR STANLEY, INC.
2103 BRICKHOUSE RD.
DUMFRIES, MD 20746
PH: 1-800-368-2573
WWW.VICTORSTANLEY.COM

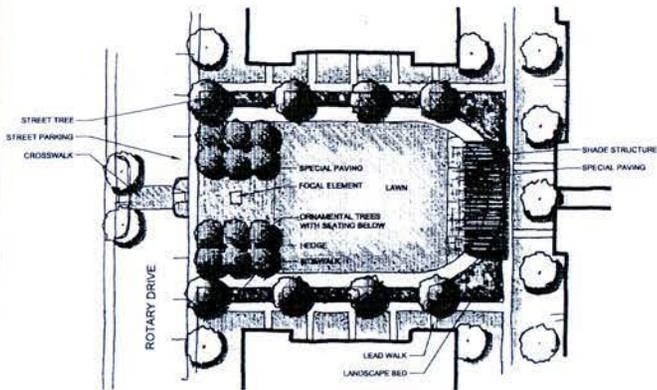
STYLE: CLASSIC SERIES C-136
LENGTH: 6'-0" BENCH
SLATS: WOOD SLATS OR 2ND SITE SYSTEM 96 REIN. GRD CD
RECYCLED PLASTIC
FINISH: FRAME TO BE POWDER COATED BLACK
MOUNTING: SURFACE MOUNT. BENCHES ARE TO BE MOUNTED
LEVEL USING STRIPS PROVIDED BY
MANUFACTURER.

OR APPROVED EQUAL

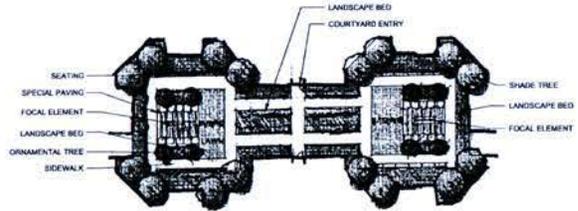
NOTES
1. INSTALL PER MANUFACTURER'S INSTRUCTIONS

2
L-06 BENCH
PICTORIAL
05A-292
NTS

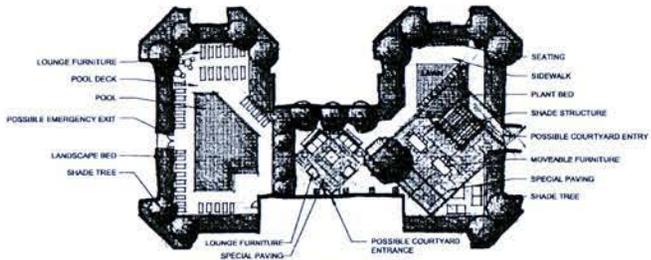




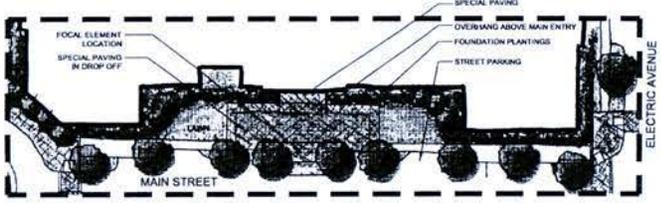
1 PASSIVE RECREATION AREA 'A' 1"=30'



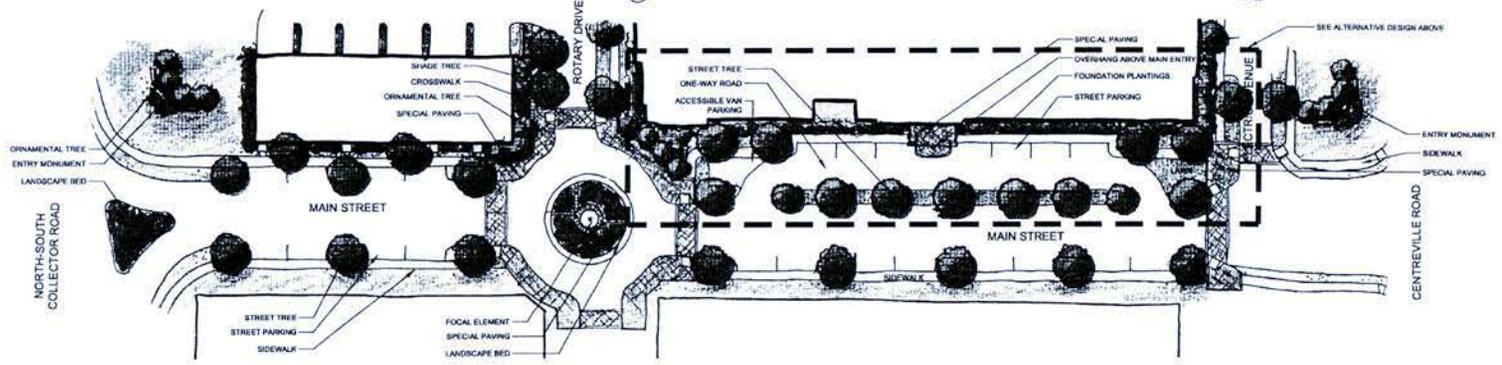
2 PASSIVE RECREATION AREA 'B' 1"=30'



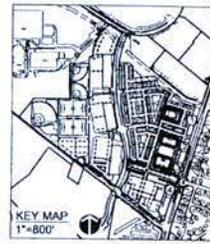
3 ACTIVE RECREATION AREA 'C' 1"=30'



4A MAIN STREET (AREA 'D') ALTERNATE BUILDING FRONTAGE 1"=30'



4 MAIN STREET (AREA 'D') 1"=30'



NOTES:
 * GRAPHICS SHOWN ARE FOR ILLUSTRATIVE PURPOSES TO REPRESENT IDEAS AND USES FOR THE AMENITY AREAS. THE APPLICANT RESERVES THE OPTION TO MODIFY THE PLANS BASED ON FINAL ENGINEERING DESIGN AND DETERMINATION OF REQUIRED EASEMENTS AND UTILITIES.

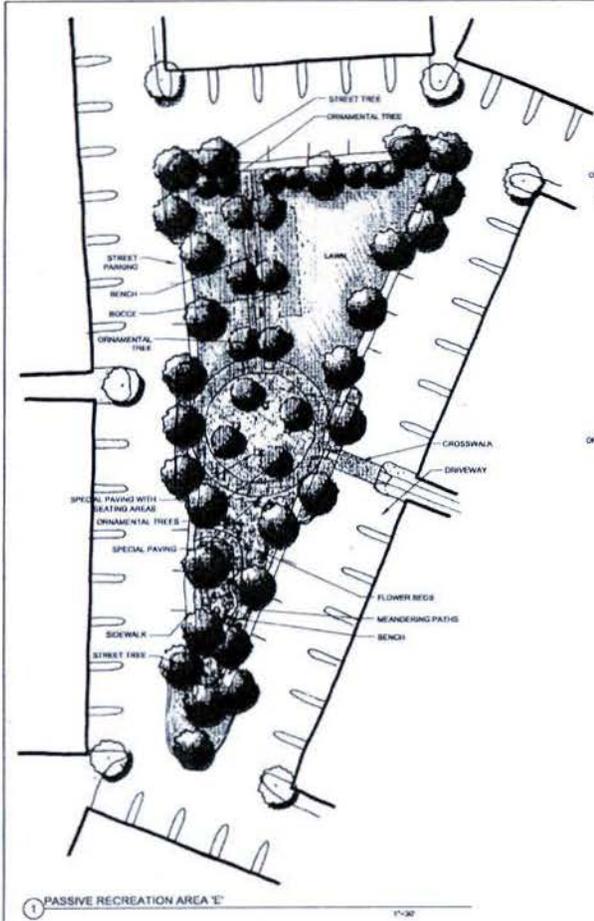
FOCAL ELEMENTS MAY INCLUDE, BUT NOT BE LIMITED TO:
 WATER FEATURES
 FIRE PLACES/PITS
 SCULPTURES
 SIGNATURE TREE
 TENSILE STRUCTURES

ACTIVE RECREATION MAY INCLUDE, BUT NOT BE LIMITED TO:
 MULTI-PURPOSE LAWNS
 PLAYGROUNDS
 POOLS
 SPORTS COURTS (E.G. VOLLEYBALL, BOCCE)
 OPEN PLAY AREAS
 RECREATION TRAILS

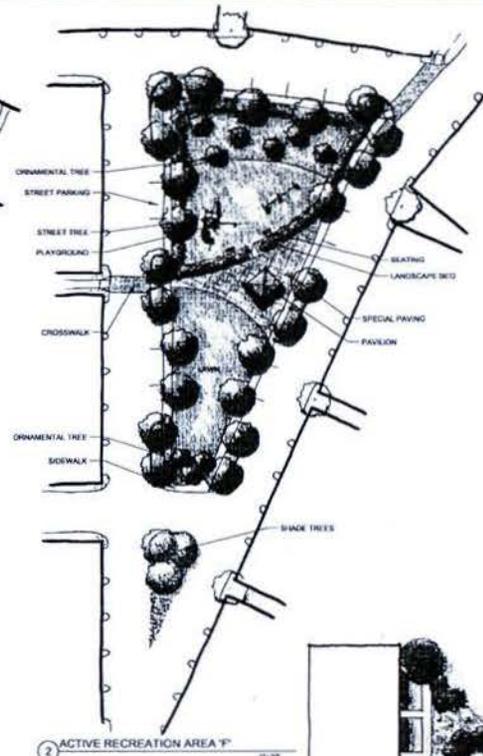
PASSIVE RECREATION MAY INCLUDE, BUT NOT BE LIMITED TO:
 GAME TABLES/AREAS
 GARDENS
 SEATING AREAS
 OPEN LAWNS
 PICNIC FACILITIES (INCLUDING GRILL AREAS)
 DOG PARKING



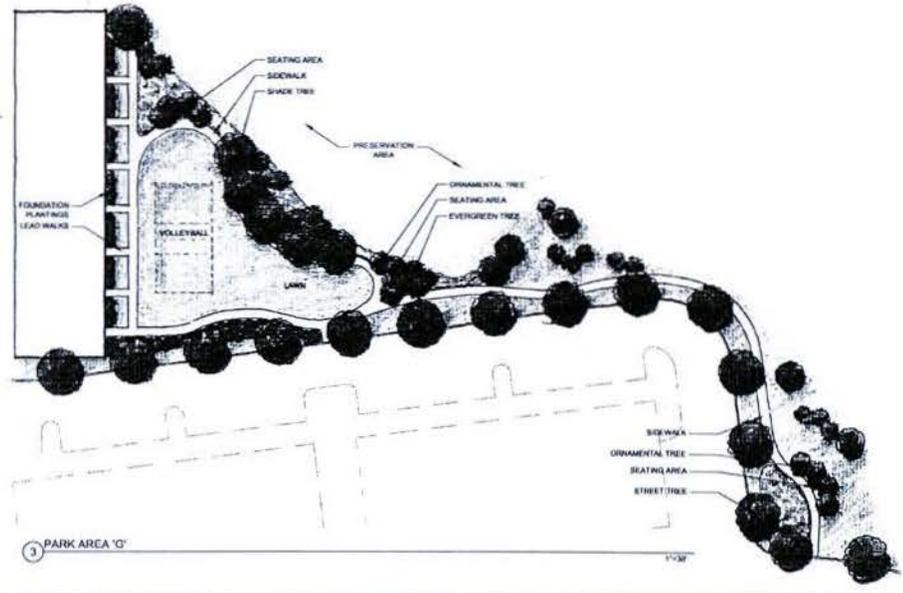
REVISED:
 DATE: 05/24/2012
 DRAWN BY: J. Doherty
 CHECKED BY: J. Doherty
 PROJECT #: 2011045



1 PASSIVE RECREATION AREA "E" 1"=30'



2 ACTIVE RECREATION AREA "F" 1"=30'



3 PARK AREA "G" 1"=30'

- NOTES:**
- GRAPHICS SHOWN ARE FOR ILLUSTRATIVE PURPOSES TO REFINE BEST IDEAS AND USES FOR THE AMENITY AREAS. THE APPLICANT RESERVES THE OPTION TO MODIFY THE PLANS BASED ON FINAL ENGINEERING DESIGN AND DETERMINATION OF INCLUDED ELEMENTS AND UTILITIES.
- USUAL ELEMENTS MAY INCLUDE, BUT NOT BE LIMITED TO:**
- WATER FEATURES
 - FIRE PLACES/PISTES
 - SCULPTURES
 - SIGNATURE TREE
 - TENNIS STRUCTURES
- ACTIVE RECREATION MAY INCLUDE, BUT NOT BE LIMITED TO:**
- MULTI-PURPOSE LAWNS
 - PLAYGROUNDS
 - POOLS
 - SPORTS COURTS (E.G. VOLLEYBALL, BASKET)
 - OPEN PLAY AREAS
 - RECREATION TRAILS
- PASSIVE RECREATION MAY INCLUDE, BUT NOT BE LIMITED TO:**
- GAME TABLES/BARBS
 - GARDENS
 - SEATING AREAS
 - OPEN LAWNS
 - PICNIC FACILITIES (INCLUDING GRILL AREAS)
 - DOG PAVILION



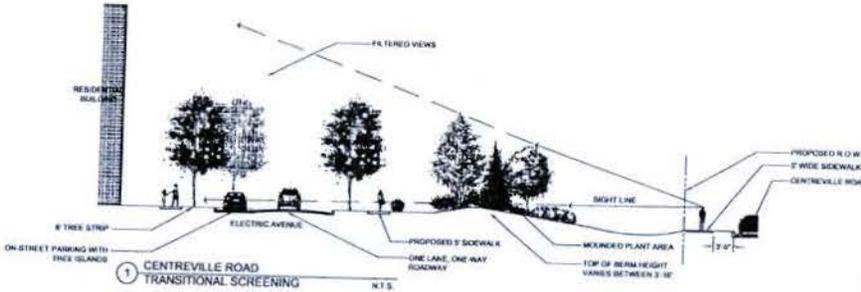
LandDesign
 1414 Timber Ridge, Suite 300, Ashburn, VA 22114
 www.landdesign.com



TIMBER RIDGE AT ED'S
 FDPA
 Community Site Amenities

REVISED:
 3/20/2013 Delivery Comments
 5/27/2013 Survey/LOD
 8/1/2013 3-SP Comments

DATE: 6/14/2013
 DESIGNED BY: JVA
 CHECKED BY: JVA
 SCALE: 1"=30'
 PROJECT #: 2011045
 SHEET NUMBER:
L-08



LANDSCAPE LEGEND

SYMBOL CATEGORY

CATEGORY 1 (DECIDUOUS TREES)

- ⊕ TRANSITIONAL SCREENING TREES
- INTERIOR PARKING LOT TREES
- ⊙ ADDITIONAL TREES

CATEGORY 2 (DECIDUOUS TREES)

- ⊕ ADDITIONAL TREES

CATEGORY 3 (DECIDUOUS TREES)

- ⊕ ADDITIONAL TREES

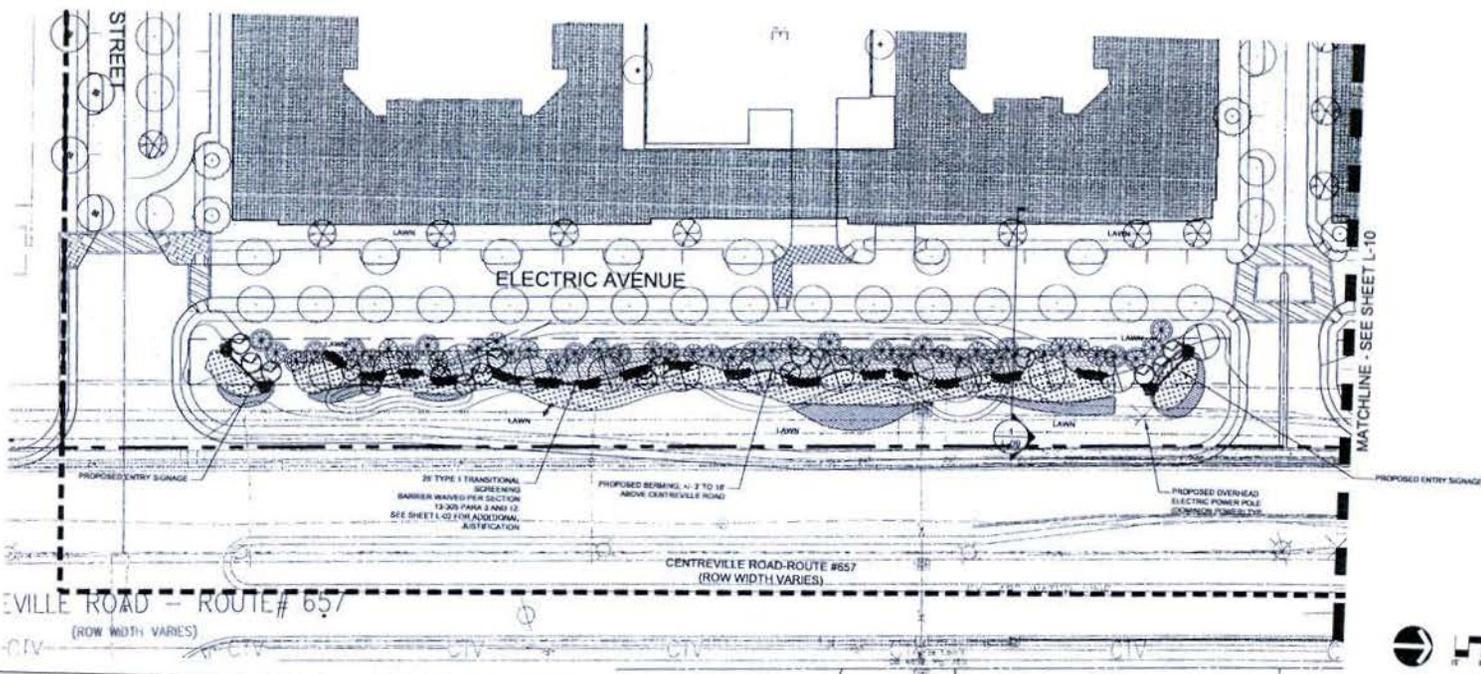
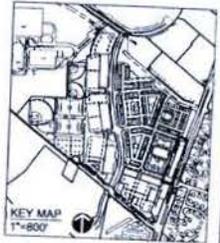
CATEGORY 4 (EVERGREEN TREES)

- ⊕ TRANSITIONAL SCREENING TREES
- ⊕ CATEGORY 4 EVERGREEN TREES
- ⊕ TRANSITIONAL SCREENING TREES
- ⊕ ADDITIONAL TREES
- ⊕ MEDIUM EVERGREEN SHRUBS
- ⊕ TRANSITIONAL SCREENING

SYMBOL COMMON NAME SIZE

- ⊕ EVERGREEN SHRUBS 30'-36'
- ⊕ TAXUS 30'-36'
- ⊕ DECIDUOUS SHRUBS 30'-36'
- ⊕ SEX 30'-36'
- ⊕ GROUND COVER

- LANDSCAPE NOTES**
1. PLANT LIST SELECTIONS ARE SUGGESTIVE AND NOT ALL INCLUSIVE.
 2. STREET TREES MAY BE ADJUSTED FOR SIGHT DISTANCE AT FINAL ENGINEERING WORKSHEET. INTERIOR PARKING LOT LANDSCAPING, PERIPHERAL PARKING LOT LANDSCAPING, TRANSITIONAL SCREENING AND BARRIER CALCULATIONS.
 3. SEE SHEET L-02 FOR FULL PLANT SCHEDULE, 10-YEAR TREE CANOPY REQUIREMENTS, TRANSITIONAL SCREENING AND BARRIER CALCULATIONS.
 4. THE LANDSCAPE DESIGN SHOWN IS FOR ILLUSTRATIVE PURPOSES TO REPRESENT TYPICAL PLANNING CONCEPTS THAT PORTRAY THE GENERAL APPEARANCE AND CHARACTER FOR THE PROJECT. THE APPLICANT RESERVES THE OPTION TO MODIFY THE PLAN BASED ON FINAL ENGINEERING DESIGN AND THE DETERMINATION OF REQUIRED EASEMENTS AND UTILITIES.
 5. SEE NOTES ON SHEET C-7 AND TABULATIONS SHEET L-02 REGARDING BARRIER WALL MODIFICATIONS.
 6. THE PROPOSED LANDSCAPE SHALL MEET THE MINIMUM TREE COVER REQUIREMENTS FOR OFFICE, RETAIL AND MULTIFAMILY USES.
 7. INTERIOR COURTYARDS TO CONTAIN A MINIMUM 30% GREEN SPACE (LAWN, SHRUBS, AND/OR GROUNDCOVER/PERENNIALS).
 8. STREET TREES SHALL BE SUITABLE TO WITHSTAND ADVERSE URBAN CONDITIONS. POSSIBLE STREET TREES TO INCLUDE LONDON PLANETREE AND/OR AMERICAN ELM NEW HARBURY. THE AMERICAN ELM IS CONSIDERED TO LASTING FOR DECADERS. THE NEW HARBURY IS A DISEASE RESISTANT URBAN VARIETY THAT HAS NOT BEEN SUSCEPTIBLE TO NOTCH-BARK DISEASE SINCE ITS INTRODUCTION.
 9. ALL TREES TO BE LOCATED A MINIMUM 5' OFF PUBLIC UTILITY EASEMENTS PER FAIRMAR COUNTY PTM.

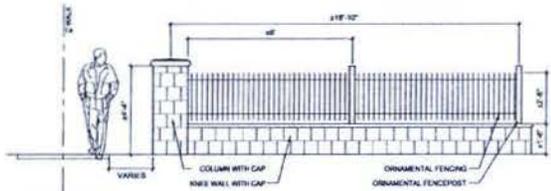


LandDesign
 14140 Lee Highway, Suite 400, Alexandria, VA 22304
 P: 703.836.7200
 www.LandDesign.com



TIMBER RIDGE AT EDS
 FDPA
 Centreville Road Buffer Plan

DATE: 05/20/2014
 DRAWN BY: JMA
 CHECKED BY: JMA
 SCALE: 1"=40'
 PROJECT NO: 761104
 SHEET NUMBER:
L-09



SCREEN WALLS TO BE LOCATED SYMMETRICAL TO EACH SIDE OF WALK

NOTE
1. VENER AND CAP TO MATCH ARCHITECTURE
2. DETAIL IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

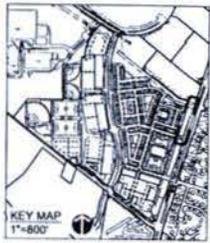
1
L-10
ELEVATION

14A-382
3/8"=1'

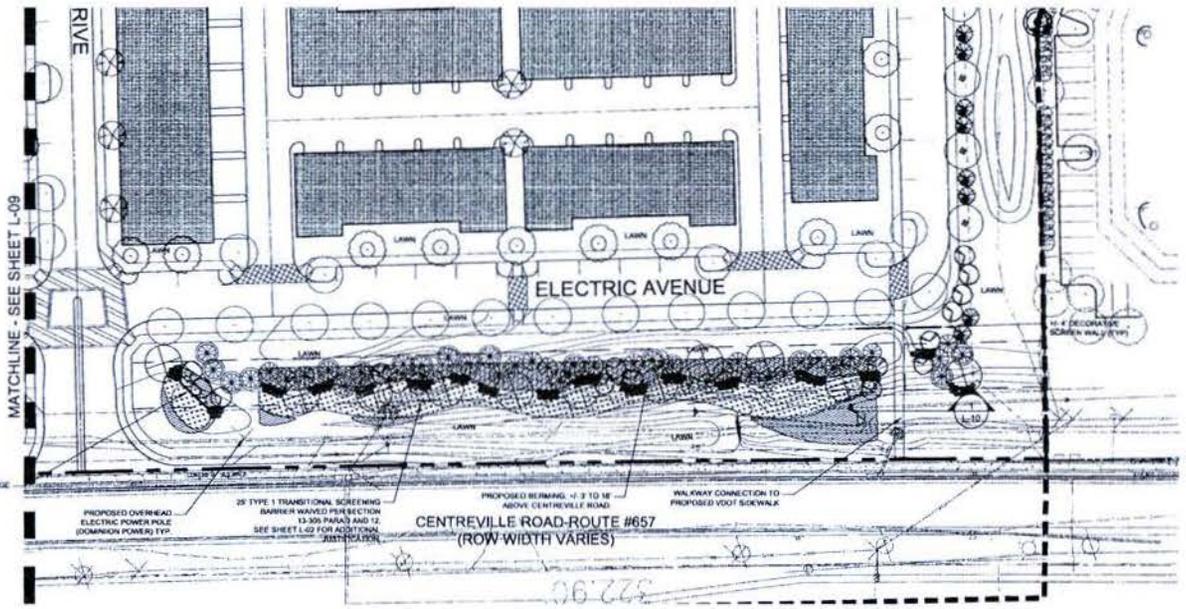
LANDSCAPE LEGEND

SYMBOL	CATEGORY	COMMON NAME	SIZE
⊕	CATEGORY IV: DECIDUOUS TREES	TRANSITIONAL SCREENING TREES	
⊙		INTERIOR PARKING LOT TREES	
⊗		ADDITIONAL TREES	
⊕	CATEGORY III: DECIDUOUS TREES	INTERIOR PARKING LOT TREES	
⊙		ADDITIONAL TREES	
⊗		ADDITIONAL TREES	
⊕	CATEGORY II: EVERGREEN TREES	TRANSITIONAL SCREENING TREES	
⊙		TRANSITIONAL SCREENING TREES	
⊗		ADDITIONAL TREES	
⊕	CATEGORY I: EVERGREEN TREES	TRANSITIONAL SCREENING TREES	
⊙		ADDITIONAL TREES	
⊗		ADDITIONAL TREES	
⊕	TRANSITIONAL SCREENING		
⊕	EVERGREEN SHRUBS	ABRICOTIER	30" X 30"
⊕	DECIDUOUS SHRUBS	ILEX VIRGINICA	30" X 30"
⊕	GROUND COVER		

- LANDSCAPE NOTES
1. PLANT LIST SELECTIONS ARE SUGGESTIVE AND NOT ALL INCLUSIVE.
 2. STREET TREES MAY BE ADJUSTED FOR SIGHT DISTANCE AT FINAL ENGINEERING.
 3. SEE SHEET L-09 FOR FULL PLANT SCHEDULE, 10-YEAR TREE CANOPY WORKSHEET, INTERIOR PARKING LOT LANDSCAPING, PERIPHERAL PARKING LOT LANDSCAPING, TRANSITIONAL SCREENING AND BARRIER CALCULATIONS.
 4. THE LANDSCAPE DESIGN SHOWN IS FOR ILLUSTRATIVE PURPOSES TO REPRESENT TYPICAL PLANTING CONCEPTS THAT FORTIFY THE GENERAL APPEARANCE AND CONNECTER FOR THE PROJECT. THE APPLICANT RESERVES THE OPTION TO MODIFY THE PLAN BASED ON FINAL ENGINEERING DESIGN AND DETERMINATION OF REQUIRED DIMENSIONS AND UTILITIES.
 5. SEE NOTES ON SHEET C-7 AND TABULATIONS SHEET L-02 REGARDING BARRIER WALKWAY CALCULATIONS.
 6. THE PROPOSED LANDSCAPE SHALL MEET THE MINIMUM TREE COVER REQUIREMENTS FOR OFFICE, RETAIL AND MULTI-FAMILY USES.
 7. INTERIOR COURTYARDS TO CONTAIN A MINIMUM 50% GREEN SPACE LAWN, SHRUBS, AND/OR GROUNDCOVER/PERENNIALS.
 8. STREET TREES SHALL BE SUITABLE TO WITHSTAND ADVERSE URBAN CONDITIONS. PREFERRED STREET TREES TO INCLUDE LONDON PLANETREE AND/OR AMERICAN ELM NEW HAMBURG. THE AMERICAN ELM IS CONSIDERED TO BE ONE OF THE BEST STREET TREES, TOLERATING VERY LIMITED SPACE AND LASTING FOR DECADES. THE NEW HAMBURG IS A DISEASE RESISTANT VARIETY THAT HAS NOT BE SUSCEPTIBLE TO DUTCH ELM DISEASE SINCE ITS INTRODUCTION.
 9. ALL TREES TO BE LOCATED A MINIMUM 5' OFF PUBLIC UTILITY EASEMENTS PER FARRAAX COUNTY PFM.



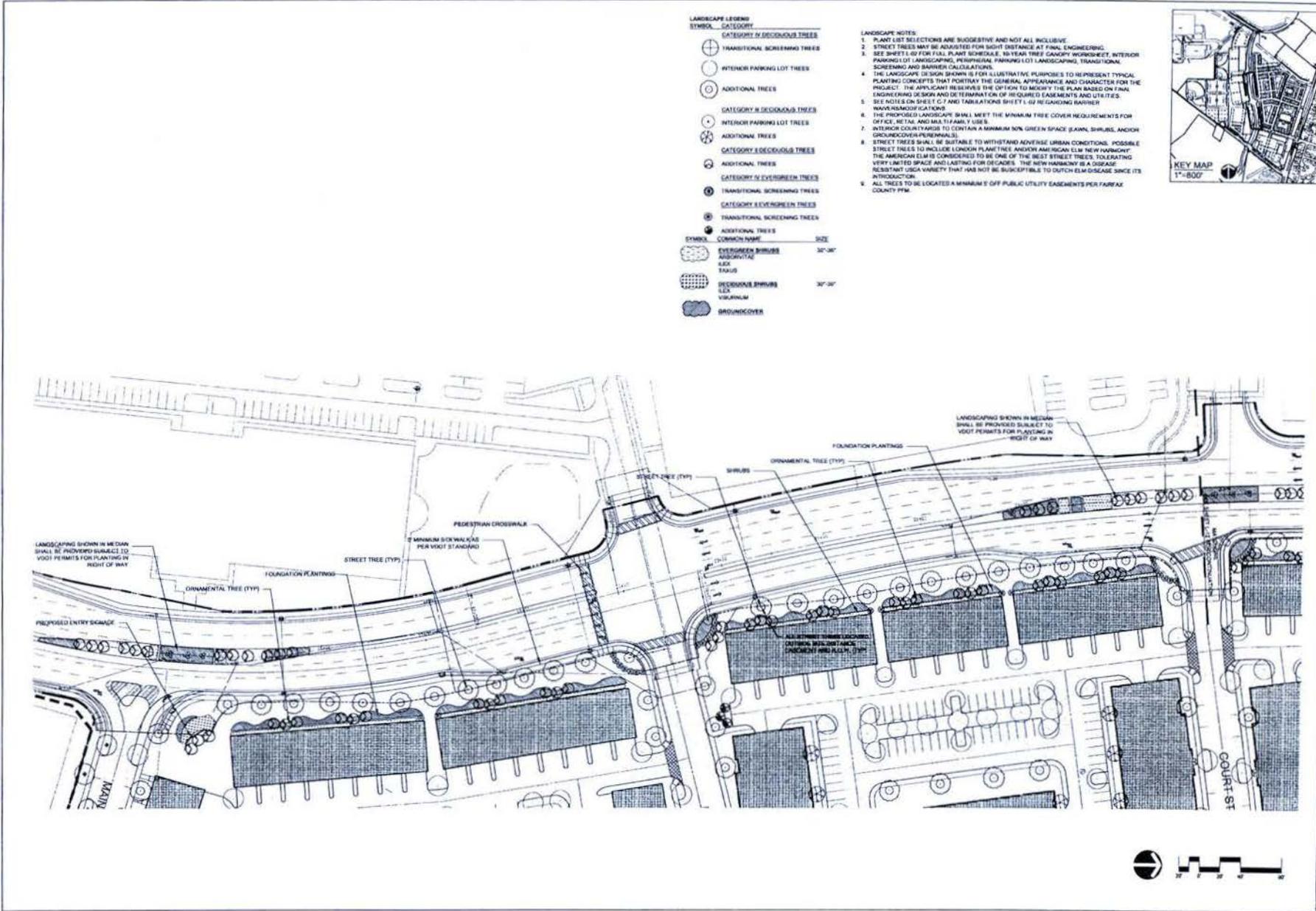
LandDesign
144 First Street, Suite 100, Alexandria, VA 22314
www.landdesign.com



TIMBER RIDGE AT ED5
FDPA
Centerville Road Buffer Plan

APPROVED FOR SUBMITTAL
DATE: 09/12/2012
DRAWN BY: PZ
CHECKED BY: PZ
SCALE: 1"=20'
PROJECT #: 2012-046

DATE: 09/12/2012
DRAWN BY: PZ
CHECKED BY: PZ
SCALE: 1"=20'
PROJECT #: 2012-046
SHEET NUMBER:
L-10



LANDSCAPE LEGEND

SYMBOL	CATEGORY
⊕	CATEGORY 1 DECIDUOUS TREES
⊙	TRANSITIONAL SCREENING TREES
○	INTERIOR PARKING LOT TREES
⊖	ADDITIONAL TREES
⊕	CATEGORY 2 DECIDUOUS TREES
⊙	INTERIOR PARKING LOT TREES
⊖	ADDITIONAL TREES
⊕	CATEGORY 3 DECIDUOUS TREES
⊙	ADDITIONAL TREES
⊖	CATEGORY 4 EVERGREEN TREES
⊙	TRANSITIONAL SCREENING TREES
⊕	CATEGORY 5 EVERGREEN TREES
⊙	TRANSITIONAL SCREENING TREES
⊖	ADDITIONAL TREES

SYMBOL	COMMON NAME	SIZE
⊕	EVERGREEN SHRUBS	30"-36"
⊙	ARBOVITAE	
⊖	AXIS	
⊕	FAUCUS	
⊙	DECIDUOUS SHRUBS	30"-36"
⊖	LEX	
⊕	VIBURNUM	
⊙	GROUND COVER	

- LANDSCAPE NOTES:**
1. PLANT LIST SELECTIONS ARE SUGGESTIVE AND NOT ALL INCLUSIVE.
 2. STREET TREES MAY BE ADJUSTED FOR SIGN DISTANCE AT FINAL ENGINEERING.
 3. SEE SHEET L-02 FOR FULL PLANT SCHEDULE, 10-YEAR TREE CANOPY WORKSHEET, INTERIOR PARKING LOT LANDSCAPING, PERIMETER PARKING LOT LANDSCAPING, TRANSITIONAL SCREENING AND BARRIER CALCULATIONS.
 4. THE LANDSCAPE DESIGN SHOWN IS FOR ILLUSTRATIVE PURPOSES TO REPRESENT TYPICAL PLANNING CONCEPTS THAT PORTRAY THE GENERAL APPEARANCE AND CHARACTER FOR THE PROJECT. THE APPLICANT RESERVES THE OPTION TO MODIFY THE PLAN BASED ON FINAL ENGINEERING DESIGN AND DETERMINATION OF REQUIRED EASEMENTS AND UTILITIES.
 5. SEE NOTES ON SHEET C-7 AND TABULATIONS SHEET L-02 REGARDING BARRIER WAIVER MODIFICATIONS.
 6. THE PROPOSED LANDSCAPE SHALL MEET THE MINIMUM TREE COVER REQUIREMENTS FOR OFFICE, RETAIL AND MULTIFAMILY USES.
 7. INTERIOR COURTYARDS TO CONTAIN A MINIMUM 50% GREEN SPACE (LAWN, SHRUBS, AND/OR GROUND COVER PERENNIALS).
 8. STREET TREES SHALL BE SUITABLE TO WITHSTAND ADVERSE URBAN CONDITIONS. POSSIBLE STREET TREES TO INCLUDE LONDON PLANT TREE AND/OR AMERICAN ELM NEW HARBONY. THE AMERICAN ELM IS CONSIDERED TO BE ONE OF THE BEST STREET TREES, TOLERATING VERY LIMITED SPACE AND LASTING FOR DECADES. THE NEW HARBONY IS A DISEASE RESISTANT USA VARIETY THAT HAS NOT BE SUSCEPTIBLE TO DUTCH ELM DISEASE SINCE ITS INTRODUCTION.
 9. ALL TREES TO BE LOCATED A MINIMUM 5' OFF PUBLIC UTILITY EASEMENTS PER FAIRFAX COUNTY PDM.



LandDesign
 1414 FIVE STONES, SUITE 400, ALEXANDRIA, VA 22304
 P: 703.547.7799 F: 703.547.9586
 www.landdesign.com



TIMBER RIDGE AT EDS
 FDPA
 Collector Road Pedestrian Enhancements & Streetscape

REVISIONS:
 DATE: 02/20/2012
 BY: J...
 CHECKED BY: J...
 SCALE: 1"=40'
 PROJECT # 11-1000
 SHEET NUMBER:
 L-11

LANDSCAPE LEGEND

SYMBOL CATEGORY

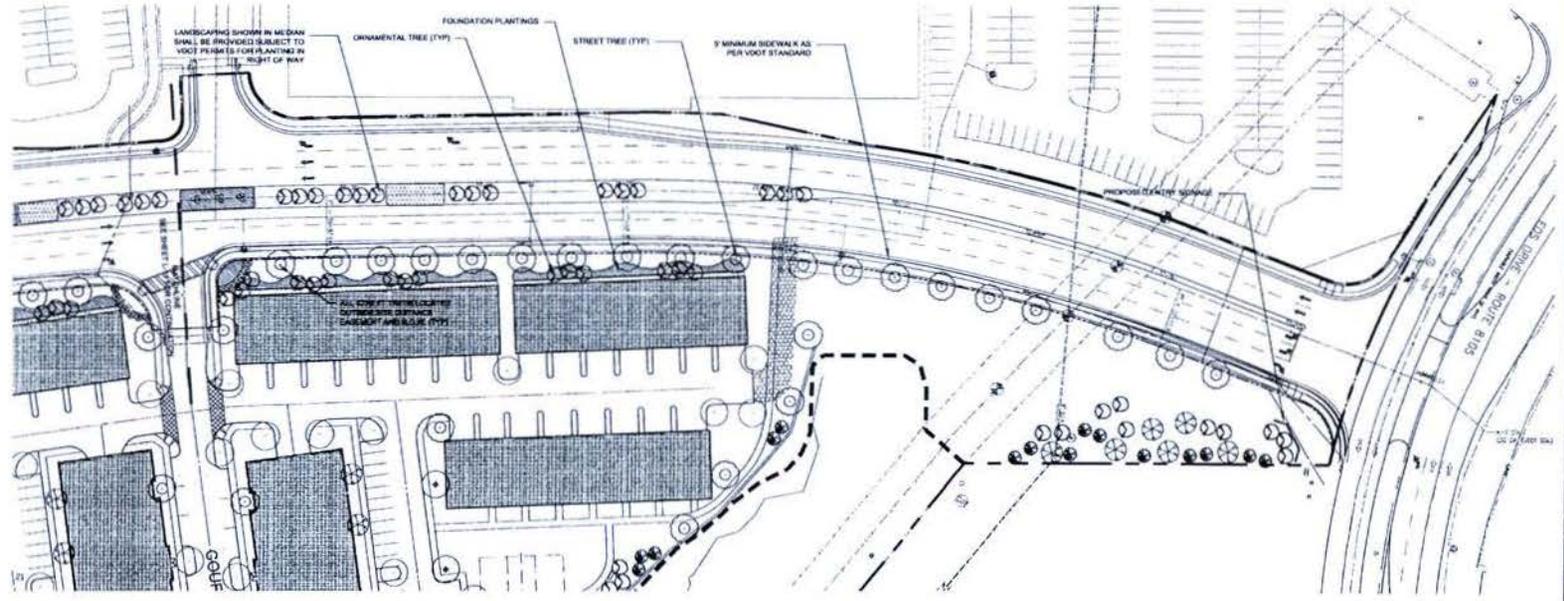
- CATEGORY A: DECIDUOUS TREES
 - TRANSITIONAL SCREENING TREES
 - INTERIOR PARKING LOT TREES
 - ADDITIONAL TREES
 - CATEGORY B: DECIDUOUS TREES
 - INTERIOR PARKING LOT TREES
 - ADDITIONAL TREES
 - CATEGORY C: DECIDUOUS TREES
 - ADDITIONAL TREES
 - CATEGORY D: EVERGREEN TREES
 - TRANSITIONAL SCREENING TREES
 - CATEGORY E: EVERGREEN TREES
 - TRANSITIONAL SCREENING TREES
 - ADDITIONAL TREES
- | SYMBOL | COMMON NAME | SIZE |
|--------|--|-----------|
| ○ | EVERGREEN SHRUB
ARBOVITAE
S.E.X
TAXUS | 30" x 30" |
| ○ | DECIDUOUS SHRUB
S.E.X
VIBURNUM | 30" x 30" |
| ■ | GROUND COVER | |

LANDSCAPE NOTES:

1. PLANT LIST SELECTIONS ARE SUGGESTIVE AND NOT ALL INCLUSIVE.
2. STREET TREES MAY BE ADJUSTED FOR SIGHT DISTANCE AT FINAL ENGINEERING. SEE SHEET L-12 FOR FULL PLANT SCHEDULE, 10-YEAR TREE CANOPY WORKSHEET, INTERIOR PARKING LOT LANDSCAPING, PERIPHERAL PARKING LOT LANDSCAPING, TRANSITIONAL SCREENING AND BARRIER CALCULATIONS.
3. THE LANDSCAPE DESIGN SHOWN IS FOR ILLUSTRATIVE PURPOSES TO REPRESENT TYPICAL PLANTING CONCEPTS THAT PORTRAY THE GENERAL APPEARANCE AND CHARACTER FOR THE PROJECT. THE APPLICANT RESERVE THE OPTION TO MODIFY THE PLAN BASED ON FINAL ENGINEERING DESIGN AND DETERMINATION OF REQUIRED EASEMENTS AND UTILITIES.
4. SEE NOTES ON SHEET C-1 AND TABULATIONS SHEET L-10 REGARDING BARRIER WAIVER CALCULATIONS.
5. THE PROPOSED LANDSCAPE SHALL MEET THE MINIMUM TREE COVER REQUIREMENTS FOR OFFICE, RETAIL AND MULTIFAMILY USES.
6. INTERIOR COURTYARDS TO CONTAIN A MINIMUM 30% GREEN SPACE (LAWN, SHRUBS, AND/OR GROUNDCOVER/PERENNIALS).
7. STREET TREES SHALL BE SUITABLE TO WITHSTAND ADVERSE URBAN CONDITIONS. POSSIBLE STREET TREES TO INCLUDE LONDON PLANETREE AND/OR AMERICAN ELM NEW HANDBY. THE AMERICAN ELM IS CONSIDERED TO BE ONE OF THE BEST STREET TREES, TOLERATING VERY LIMITED SPACE AND LASTING FOR DECADES. THE NEW HANDBY IS A DISEASE RESISTANT URBAN VARIETY THAT HAS NOT BE SUSCEPTIBLE TO DUTCH ELM DISEASE SINCE ITS INTRODUCTION.
8. ALL TREES TO BE LOCATED A MINIMUM 5' OFF PUBLIC UTILITY EASEMENTS PER FAIRFAX COUNTY PDM.



LandDesign
 114 Three Rivers Lane NW, Alexandria, VA 22314
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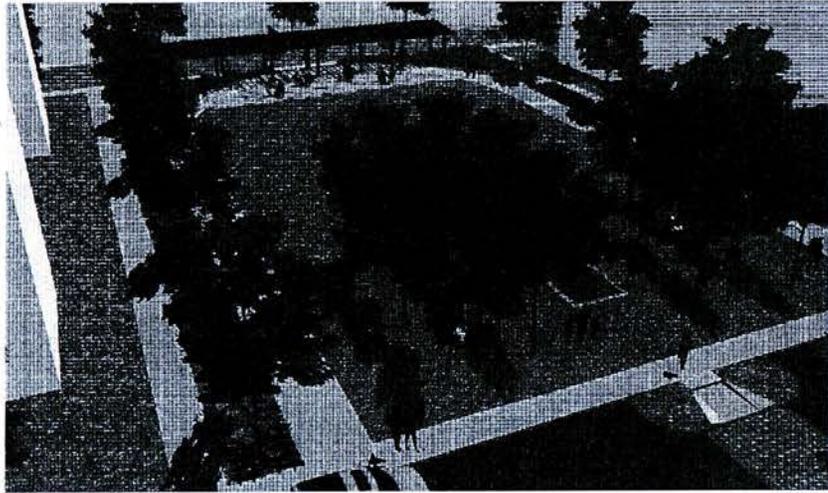


TIMBER RIDGE AT EDS
 FDPA
 Collector Road Pedestrian Enhancements & Streetscape

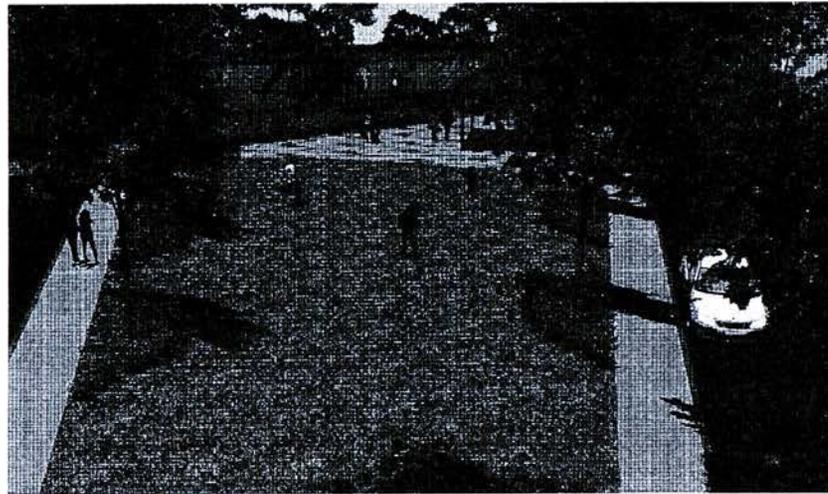
ENGINEER
 JAMES A. EDWARDS
 1000000000
 09/12/2012
 STATE OF VIRGINIA
 PROFESSIONAL ENGINEER

DATE: 08/14/12
 DESIGNED BY: JAE
 CHECKED BY: JAE
 SCALE: 1"=40'
 PROJECT # 20110041

L-12
 SHEET NUMBER



① PARK 'A' NTS



② PARK 'F' NTS



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TIMBER RIDGE AT EDS
FDPA
 Perspectives

REVISIONS:
 DATE: 09/12/2012
 DRAWN BY: P. Hendley
 CHECKED BY: P. Hendley
 PROJECT # 2011-045

DATE: 09/12/2012
 DRAWN BY: P. Hendley
 CHECKED BY: P. Hendley
 PROJECT # 2011-045

SHEET NUMBER:
L-14

NOTES:
 • GRAPHICS SHOWN ARE FOR ILLUSTRATIVE PURPOSES TO REPRESENT IDEAS AND USES FOR THE AMENITY AREAS. THE APPLICANT RESERVES THE OPTION TO MODIFY THE PLANS BASED ON FINAL ENGINEERING DESIGN AND DETERMINATION OF REQUIRED EASEMENTS AND UTILITIES.

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

DESCRIPTION OF THE APPLICATIONS

The applicant (Timber Ridge at EDS, LLC) has submitted two applications (**PCA 2006-SU-007 and FDPA 2006-SU-007**) on Tax Maps 24-4 ((1)) 6C3 and 6C4 to amend RZ 2006-SU-007, which approved a rezoning on approximately 66.88 acres (including right-of-way dedication) to the PRM, AN, and WS Districts. The original rezoning application permitted mixed use development including office, retail, and residential with both surface and structured parking, in ten “blocks.” Two development options were approved and labeled “Primary Plan” and “Alternate Plan.” These options were very similar, except the alternate plan provided for more office and retail uses on the site, and an additional ten multi-family dwelling units. A maximum of 2,029,050 square feet of gross floor area (GFA) was approved, with an overall floor area ratio (FAR) of 0.69 in the alternate plan, including bonus density associated with affordable dwelling units and workforce housing in both plans. Approximately 1,159 multi-family dwelling units were approved and located in Blocks 3, 4, 5, 6 and 7. (A graphic of the general approved layout is on Page 6 of this staff report.) The current proposal seeks to amend the approved Conceptual/Final Development Plan (CDP/FDP) and proffers associated with the approved residential development. These applications are more specifically described below.

PCA 2006-SU-007

PCA 2006-SU-007 seeks to modify proffers associated with RZ 2006-SU-007, to allow site modifications and to modify the previously approved proffers associated with residential development in Blocks 3, 4, 5, 6, and 7 (37.4 acres) of the overall Lincoln property. No change to the original overall FAR of 0.69 is proposed.

FDPA 2006-SU-007

FDPA 2006-SU-007 seeks to amend the previously approved FDP associated with Blocks 3, 4, 5, 6 and 7. These blocks were approved with seven four-story, mid-rise residential buildings (Buildings F, G, H, J, K, L and M) located to the north of the approved Main Street plaza between Centreville Road and the North South Collector Road in both the primary and alternate plans. Approximately 1,159 multi-family dwelling units were approved in the Alternate Plan, which serves as the basis for comparison in this staff report because it yields the maximum approved FAR (0.69) on the site. Buildings F and G, which abutted the Main Street plaza, included approximately 30,000 square feet of retail on the ground floors along the Main Street and Rotary Drive frontages. Parking for all residential development was provided primarily in parking structures located interior to the buildings, with access provided from entrances on both Rotary Drive and Main Street. (A graphic of the general approved layout is on Page 6 of this staff report.) The approved tabulations in Alternate Plan are provided in Table 1 below:

Table 1: Approved Tabulations for Alternate Plan

Block	Building	Use	Use Density Range (GFA)	Max. Height (Stories /Ft.)
3	F	Retail Residential	16,750 230,000 (200 units)	4 St./ 62 ft.
4	G	Retail Residential	14,000 167,900 (146 units)	4 St./ 62 ft.
5	H	Residential	238,050 (240 units)	4 St. / 62 ft.
6	I	Residential	244,950 (245 units)	4 St. / 62 ft.
	J	Residential	42,550 (60 units)	
	L	Residential	57,500 (80 units)	
7	M	Residential	152,950 (188)	4 St. / 62 ft.
Total		Retail Residential	30,750 1,133,900 (1,159 units) excluding bonus associated with ADU/WDU	

The applicant proposes to:

1. reduce the number of dwelling units from 1,159 to 805 (which would include 720 multi-family dwelling units and 85 single family attached dwelling units),
2. provide four different residential building types, which would include:
 - Type A - two 4-story buildings that wrap around a shared parking garage and three interior courtyards;
 - Type B – seven 4-story buildings with a stacked townhouse style providing 10, 12, 14, or 16 units in each building;
 - Type C – five 5-story, multi-family structures (apartment-style buildings) with 36 units in each;
 - Type D – seventeen 3-story rear-loaded townhouse buildings, each with 5 units per building, or a total of 85 single family attached dwellings;
3. remove 30,750 square feet of retail use in Blocks 3 and 4;
4. combine Blocks 5 and 7 into a new Block 5;
5. increase the building height from 62 feet to 70 feet in Block 5;
6. realign the internal streets, areas of open space, and the location of recreational amenities; and
7. redistribute parking associated with the residential development.

A graphic of the proposed layout is on Page 7 of this staff report. The proposed tabulations are included in the table below.

Table 2: Proposed Tabulations

Block	Building Type	Use	Use Density Range (GFA)	Max. Height (Stories /Feet)
3	A	Residential	408,225 (342 units)	4 St./ 60 ft.
4	B	Residential	197,400 (94 units)	4 St./ 60 ft.
5	B	Residential	168,000 (80 units)	4 St. / 62 ft.
	C	Residential	243,085 (180 units)	5 St. / 70 ft.
6	B	Residential	42,000 (24 units)	4 St. / 60 ft.
	D	Residential	235,892 (85 units)	3 St. / 50 ft.
Total		Residential	1,294,602 (805 units) including bonus associated with ADU/WDU	

The maximum FAR on the subject property would be 0.79, with approximately 1,294,602 square feet of gross floor area (GFA) and 805 dwelling units, including bonus density associated with ADU/WDU. As shown in Table 2, the proposal would increase the approved maximum intensity on the FDPA subject property from 1,164,650 to 1,294,602 square feet. However, this increase merely accounts for bonus density associated with affordable dwelling units and workforce housing not previously assigned to the blocks in the PRM District, and does not increase that permitted in the proffers. No change to the overall FAR of 0.69 on the original rezoning area is proposed.

The applicant is also requesting a reaffirmation of all the previously approved pertinent waivers, modifications and directives listed in the Waivers and Modifications section of the Zoning Analysis.

The applicant's draft proffers, affidavit and statement of justification for the application are contained in Appendices 1 through 3, respectively. The draft proffers in Appendix 1 carry forward all previously approved commitments associated with RZ 2006-SU-007. The majority of the proposed proffer changes involve clarifying the timing of the approved transportation improvements, updating the affordable housing commitments to reflect current policies, and providing new proffers associated with the residential development to meet current green building policies. A copy of these proffers is provided in Appendix 1 and discussions about the changes are incorporated in the staff analysis below. A copy of the proposed CDPA/FDPA is included at the front of this staff report.

LOCATION AND CHARACTER

Site Description:

The 37.4-acre application property is located west of Centreville Road between Wall Road and EDS Drive. A large portion of the site is currently developed with temporary ball fields used by the Centreville Youth Association (CYA), while the remainder of the site is either vacant and/or partially forested, primarily with pine.

Surrounding Area Description

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Office (Dulles International Centre RZ C-417)	I-5, WS	Office
South	Mixed Use Office, Retail (RZ 2006-SU-007)	PRM, WS, AN	Office Mixed Use
East	Single-Family Detached	R-3	Residential; 2-3 du/ac
West	Office (RZ 2006-SU-007)	PRM	Office Mixed Use

BACKGROUND

On December 13, 1976, RZ 75-2-016 was approved by the Board of Supervisors to permit the rezoning of 572.9 acres from the R-E and I-L Districts to the I-L, R-12.5 and RTC-5 Districts. Of this area, 152.9 acres on the west side of Centreville Road were rezoned to the I-L District (now 1-5); 377.3 acres on the east side of Centreville Road were rezoned to the R-12.5 District; and the remaining 42.7 acres were rezoned to the RTC-5 District, all subject to proffers.

On October 26, 1981, PCA 75-2-016 was approved by the Board of Supervisors to permit the relocation of an elementary school site. All previous proffers remained in effect.

On September 19, 1988, PCA 75-2-016-2 was approved by the Board of Supervisors for 198.2 acres zoned 1-5, WS and AN, to permit the elimination of a proffered connection to Wall Road; to include additional acreage within the area governed by the proffers; and to commit the developer to specific road improvements. (No generalized development plan was proffered as part of this PCA.)

On February 7, 2007, RZ 2006-SU-007 was approved by the Board of Supervisors to rezone 66.88 acres from I-5, WS and AN Districts to the PRM, WS, and AN Districts. This rezoning permitted a mixed use development consisting of 1,159 multi-family units, 107,350 square feet of retail, and 640,600 square feet office with an overall FAR of 0.69 including bonus density associated with affordable dwelling units and workforce housing. Copies of the approved proffers and CDP/FDP are in Appendix 5.

COMPREHENSIVE PLAN PROVISIONS (See Appendix 6)

Plan Area: III
Planning Sector: Dulles Suburban Center, Land Unit Q
Plan Map: Office

Plan Text:

The subject property is planned for office with an option for mixed use development up to 0.70 FAR. There are a number of site-specific conditions; excerpts of the relevant Comprehensive Plan text are available in Appendix 6 or in the Fairfax County Comprehensive Plan, 2011 Edition, Area III, The Dulles Suburban Center, Land Unit Recommendations, Land Unit Q, Sub-units Q9, as amended through April 26, 2011, on pages 101-103.

ANALYSIS**Conceptual Development Plan Amendment/ Final Development Plan Amendment (CDPA/FDPA)** (Copy at front of staff report)

Title of CDPA/FDPA: "Timber Ridge at EDS"

Prepared By: Vika, Inc. (Sheets C-1 through C-16 and A-1 through A-2)
Land Design (Sheets L-00 through L-14)

Dates: Revised through September 12, 2012

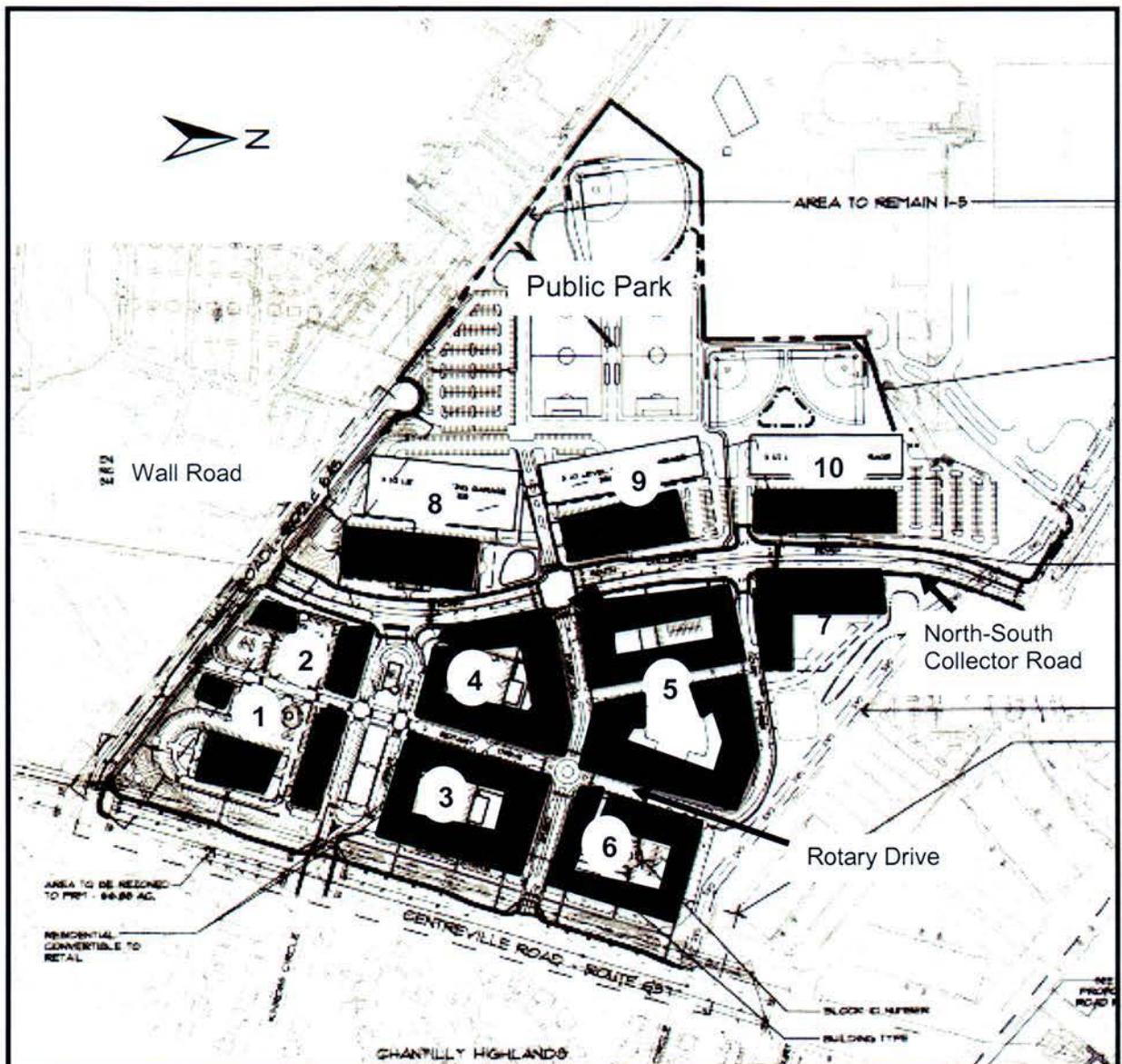
Description of the Plan: The proposed CDPA/FDPA contains thirty-six sheets with a sheet index included on Sheet C-1.

Previously Approved RZ/FDP Development Plan: The original rezoning application permitted mixed use development including office, retail, and residential units with both surface and structured parking in ten blocks. Two development options were approved and labeled "Primary Plan" and "Alternate Plan." These options were very similar, except that the alternate plan provided for more office and retail uses on the site, and an additional ten dwelling units. A maximum of 2,029,050 square feet of gross floor area (GFA) of development was approved with an overall floor area ratio (FAR) of 0.69 in the alternate plan, including bonus density associated with affordable dwelling units and workforce housing (in both plans). In addition, a "development by block" chart was both proffered and included on the approved CDP/FDP, which identified the GFA ranges for each building/use in each of the ten blocks.

The approved development is located to the west of Centreville Road between Wall Road and EDS Drive (see Graphic 1 on the next page). Five access points to the site were provided: two from Centreville Road, two from Wall Road and one from EDS Drive. A new public North-South Collector Road was included, which bisected the site and created another connection between Wall Road and EDS Road. Four internal cross streets (Main Street, Parkland Drive, Rotary Drive and Electric Avenue) were provided between Centerville Road and the collector road to facilitate the creation of a grid of private streets within the development. Seven residential and five retail buildings were located along these streets in Blocks 1 through 7 and three office buildings were located to the west of the collector road in Blocks 8 through 10. The retail uses were primarily located in Blocks 1 and 2 and the residential uses in Blocks 3 through 7.

Although not part of the original rezoning application area, the development also provided 17 acres of parkland in an area abutting the western boundary of the property and committed to the construction of five athletic fields on that site, which would replace the fields currently being used by the Centreville Youth Association. The athletic complex consisted of two 60-foot and one 90-foot sodded baseball diamonds; and two approximately 195 x 360-foot rectangular fields topped with synthetic turf for soccer, field hockey or lacrosse, all of which would be constructed to Park Authority specifications.

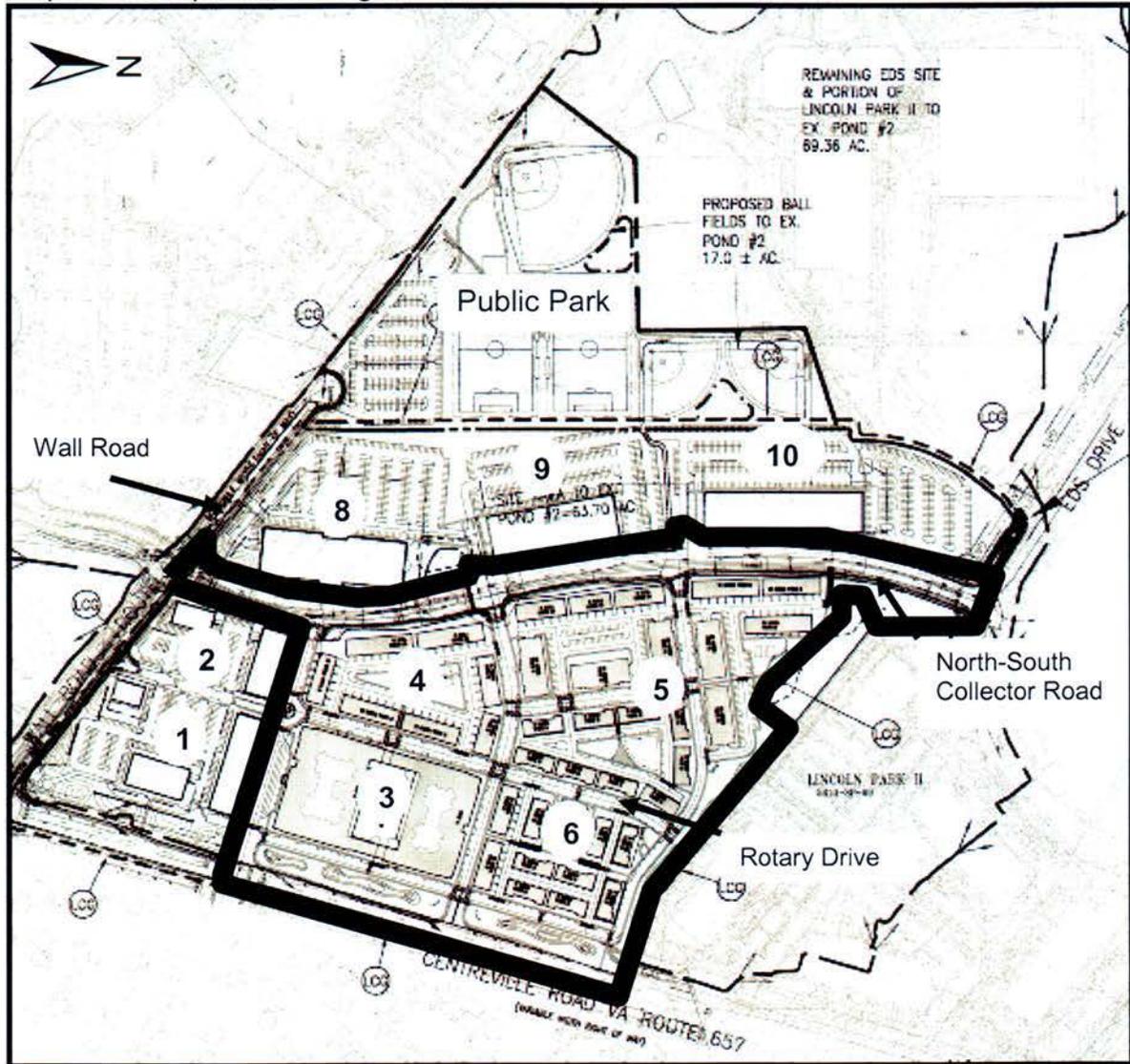
Graphic 1: The Original Rezoning Site by Blocks



Proposed Site Layout Changes: The current applications seek to modify the residential buildings in Blocks 3 through 7 by reducing the number of dwelling units from 1,159 to 805, (which would include 720 multi-family dwelling units and 85 single family attached dwelling units); providing four different residential building types; removing 30,750 square feet of retail use in Blocks 3 and 4; combining Blocks 5 and 7 into a new Block 5;

increasing the building height from 62 feet to 70 feet; realigning some of the internal streets; areas of open space; and the location of recreational amenities; and redistributing the parking associated with the residential development. Graphic 2 below highlights the proposed changes.

Graphic 2: Proposed Changes



As shown in Graphic 2, no changes to the original approved development options for Blocks 1 and 2, Blocks 8 through 10 or the public park to the west are proposed. In addition, no changes to the approved access points from Centreville Road are proposed. The applicant proposes to modify the residential uses and building layouts in Blocks 3 through 7 by incorporating four different housing types, which include:

- Type A buildings located on the southeast portion of the site and consisting of two 4-story buildings that wrap around a shared parking garage with three interior courtyards;
- Type B buildings located on the southwest portion of the site and consisting of seven 4-story buildings with a stacked townhouse style;

- Type C buildings located on the northwest portion and consisting of five 5-story, multi-family structures (apartment-style buildings); and
- Type D buildings located on the northeast portion and consisting of seventeen 3-story rear-loaded townhouse, each with 5 units per building.

A total of 805 housing units would be provided and the maximum FAR on the subject property would be 0.79, with approximately 1,294,602 square feet of gross floor area (GFA) including bonus density associated with ADU/WDU. No change to the overall FAR of 0.69 on the original rezoning area is proposed.

Parking: In the original rezoning application, the applicant exceeded the Zoning Ordinance parking requirements and provided 2,026 parking spaces for the residential units in four parking structures wrapped with residential uses; three parking structures located beneath three multi-family buildings; and surface parking. For the current proposal, the Zoning Ordinance requires 1,383 spaces. The applicant proposes to exceed this requirement and provide 1,600 parking spaces. Of these, 547 spaces would be provided in a parking garage wrapped with residential uses and 528 spaces would be located in garages incorporated inside or below residential buildings. The remaining 525 spaces would be located in either private driveways or as on-street parking.

Recreation & Open Space: The CDPA/FDPA provides a minimum of 35% landscaped open space, designed for passive and active recreational purposes that incorporate several focal elements shown on Sheets L-07 and L-08. Multi-purpose lawns, playgrounds, pools, sports courts and trails are provided throughout the site for active recreation. Gardens, seating areas, open lawn areas, dog parks and picnic facilities are provided for passive recreation. The townhouse buildings in Block 6 and the stacked townhouse buildings in Block 4 are proposed to be oriented around two large open space areas with passive recreation functions. Two active recreation open spaces are shown in Block 5; one designed as a playground with open lawns and ornamental trees, which would be surrounded by two multi-family apartment style buildings; and the other is designed as an active trail located along the northern portion of the block. A pool is also provided as an option in the multi-family building in Block 3. Focal elements in all of these open space areas would include water features, sculptures, signature trees and tensile structures.

In addition, the current proposal will continue to provide 17 acres of parkland in an area abutting the western boundary of the original rezoning property and will construct five athletic fields on that site, which would replace the fields currently being used by the Centreville Youth Association. The athletic complex would consist of two 60-foot and one 90-foot sodded baseball diamonds; and two approximately 195 x 360-foot rectangular fields topped with synthetic turf for soccer, field hockey or lacrosse, all of which would be constructed to Park Authority specifications.

Landscaping: Due to the poor quality of the vegetation on this partially cleared site, only a small portion of the existing vegetation will be preserved as originally planned. These areas are located to the north of Block 5, which are indicated as "preservation areas" on the CDPA/FDPA. The applicant has shown an overall landscaping plan that includes a mix of evergreen and deciduous trees along the periphery of the development, in the pedestrian street spaces and in the courtyards.

Streetscape Areas: The original rezoning application depicts berms with shade and evergreen trees along the entire length of the property's frontage along Centerville Road. Streetscapes along Parkland Drive and Rotary Drive also included shade and ornamental trees on both sides of the streets. **No changes to those treatments are proposed.** In addition, pedestrian enhancements will continue to include pedestrian signage, special pavement treatments, oversized crosswalk striping, and median refuges, as well as extensive landscaping along the North South Collector Road. However, the previously approved open space median in the middle of Main Street is proposed to be replaced with an undivided two-way street with shade and ornamental trees on both sides of the streets.

Pedestrian Connections: The CDPA/FDPA continues to show a pedestrian network of sidewalks along all street frontages. The applicant continues to commit to provide pedestrian access to the athletic fields for residents via a trail through Block 9 and also along the Wall Road frontage, from the North-South Collector Road westward.

Stormwater Management: Stormwater management, including best management practices (BMPs), is proposed to be accommodated in an existing pond located off-site.

Conformance with the Comprehensive Plan (Appendix 6)

Use and Intensity: The overall development approved in the original rezoning (RZ-2006-SU-007) proposed two development scenarios: a primary plan and alternate plan. The primary plan proposed an overall FAR of 0.59 with 1,149 multi-family residential units, 361,800 square feet of office, and 98,350 square feet of commercial/retail uses. The alternate plan proposed 1,159 multi-family units, 640,600 square feet of office, and 107,350 square feet of commercial/retail for an overall FAR of 0.69. Although the number of units slightly differed between the two scenarios (10 additional units in the alternate plan) the residential floor area proposed was 1,133,900 square feet under both. Residential Buildings F and G also included 30,750 square feet of ground floor retail, which yielded a total of 1,164,650 gross square feet on the subject property.

Under the subject PCA/FDPA, the applicant proposes to reduce the number of dwelling units from 1,159 to 805 (which would include 720 multi-family dwelling units and 85 single family attached dwelling units) and seeks approval to remove 30,750 square feet of ground floor retail on the subject property. The maximum FAR on the subject property would be 0.79 with approximately 1,294,602 square feet of gross floor area (GFA) and 805 dwelling units including bonus density associated with ADU/WDU. This proposal would increase the approved maximum intensity on the subject property from 1,164,650 to 1,294,602 square feet. However, this increase merely accounts for bonus

density associated with affordable dwelling units and workforce housing not previously assigned in the residential development, and does not increase that permitted in the proffers. In addition, the applicant proposes to provide only one development scenario for the subject property, but there remains a dual primary/alternate plan for the overall development (the total area of the 2006 rezoning).

The Plan's development option for Sub-unit D-3 recommends an approximate mix of uses for retail (5-10%), office uses (20-30%) and residential (50-70%). The approved primary plan proposed a mix of 71% residential and 6% commercial/retail, and the alternative plan proposed 60% residential and 6% commercial/retail. The proposal to modify the residential floor area and remove the retail floor area changes the overall mix of uses for the overall development. The resulting mix includes a commercial retail mix of 3.9% (primary) or 3.8% (alternate) – approximately 4% of the overall development floor area. Residential floor area would be either 75.1% (primary) or 64.4% (alternate) of the overall development. Although the Plan's recommended mix of uses is approximate, the modifications proposed are slightly less than the Plan recommendations for the site.

Issue: Retail Integration

A condition under the D-3 development option in the Plan states: "Retail use should be integrated with other uses." The approved development provided separate office, commercial/retail, and residential sectors in the development, except that approximately 30,750 square feet of retail was originally proposed within the multi-family residential buildings along Main Street and Rotary Drive. The applicant proposes to remove this retail. Staff feels that the loss of an integrated retail component within the subject property results in the subject application failing to achieve a development option condition that was met in the approved development. Staff recognizes that market conditions in the Dulles Suburban Center currently do not favor significant retail development, particularly away from the Core Transit Area; however, the integration of retail within the residential component was a key factor in the acceptability of the approved development. The applicant was encouraged to pursue opportunities to maintain an integrated mix of uses within the subject property by developing a portion of the ground floor area of Building A along Main Street and/or Rotary Drive with flexibility to provide retail development if future market conditions allow mixed use. There may be opportunities to provide some non-residential uses within this space for leasing offices, fitness centers, or other limited services in these areas of the building until such time as the market supports additional commercial retail.

Resolution:

The applicant has proffered to provide amenity space on the first floor of Building A along Main Street to include (but not limited to) a lobby, fitness center, business center, and/or drop-off area. This commitment will help ensure that some level of non-residential amenities are provided within the residential component, and will help activate the subject property's side of the Main Street thoroughfare.

Mix of Residential Unit Types: The redevelopment option for D-3 recommends a mix of residential unit types, including live/work units with a total of 900-1000 units. Although the subject PCA/FDPA reduces the number of residential units from 1,159 to 805, a greater mix would be incorporated by adding single-family attached residences and three types of multi-family building types. In addition, the applicant seeks permission to remove live/work units since there is a lack of demand for this type of development.

Residential Development Criteria

Staff evaluated the Residential Development Criteria in the Policy Plan during the review of the original rezoning application and determined that the original proposal was in harmony with the development criteria. However, since this application changes the character of the residential development in Blocks 3 through 7, staff has used the Development Criteria to evaluate the proposed PCA/FDPA application. Fairfax County expects new development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing, and being responsive to the unique site specific considerations of the property. (For the complete Residential Development Criteria, see Appendix 7.)

Site Design (Development Criterion #1)

Consolidation: Developments should provide parcel consolidation in conformance with any site specific text and applicable policy recommendations of the Comprehensive Plan. Should the Plan text not specifically address consolidation, the nature and extent of any proposed parcel consolidation should further the integration of the development with adjacent parcels. In any event, the proposed consolidation should not preclude nearby properties from developing as recommended by the Plan.

Parcel consolidation was determined to be logical and sufficient during the review of the original rezoning application. The proposed development in the current application applies to the residential portion of the overall development and does not preclude other unconsolidated parcels from developing in conformance with the Plan.

Layout: The layout should:

- *provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);*
- *provide dwelling units that are oriented appropriately to adjacent streets and homes;*
- *include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities;*

- *provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units, and the use of pipestem lots;*
- *provide convenient access to transit facilities;*
- *Identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.*

The proposed redesign of the residential portion of the original rezoning application uses open areas and plaza features along with streetscapes to address the proposed changes to incorporate single-family attached residences and three types of multi-family building types within the overall development. These spaces will work together to create logical connections between the uses (single family attached units on the northeast portion of the site and the multi-family units on the northwest, southwest and southeast portion of the site) and facilitate pedestrian connections with the commercial and office developments on the south and west portions of the original site. Residential uses will continue to be located throughout the property in order to distribute trips and create a positive pedestrian experience. Parking within the proposed structures is segregated by use to lessen the potential for conflicts among residential uses. Recreational areas in the form of courtyards and open space areas, which are accessible to all residents, will also continue to be provided.

During the review of the application, staff was concerned that the single family attached dwelling unit layout in Block 6 on the east side of Rotary Drive did not provide an open space or other residential amenities within the block, and that the applicant is requesting a waiver of the 200-square foot privacy yard zoning requirement for single-family dwellings. However, the applicant has revised the layout in Block 6 and included a passive recreational park and plaza that would be adjacent to four of the single family attached 'sticks' and in close proximity to the remainder of the block. This design allows all of the single-family attached buildings to have direct frontage on, or views of, open space areas. Although privacy yards are preferable, the applicant has provided an improved design that will help ensure that single-family residents have immediate access to open space amenities.

Open Space: Developments should provide usable, accessible, and well-integrated open space. This principle is applicable to all projects where open space is required by the Zoning Ordinance and should be considered, where appropriate, in other circumstances.

The overall development provides 37% landscaped open space, which exceeded the requirements of the PRM District in the original rezoning application. The subject property for the current application is a 37.4 acre portion of the overall 66.88 acre site. The open space in this portion will continue to exceed the Zoning Ordinance requirement by providing 35%. This open space will be provided in various locations throughout the site, several of which would be used as central features for the multi-family and single family attached building layouts. A large active open space area located along the northern property boundary and a significant buffer area located along

the eastern property boundary (which serves as a buffer along Centerville Road) also continues to be provided.

Landscaping: Developments should provide appropriate landscaping: for example, in parking lots, in open space areas, along streets, in and around stormwater management facilities, and on individual lots.

Amenities: Developments should provide amenities such as benches, gazebos, recreational amenities, play areas for children, walls and fences, special paving treatments, street furniture, and lighting.

As previously discussed, open space is designed for passive and active recreational purposes that incorporate several focal elements shown on Sheets L-07 and L-08 of the CDPA/FDPA. Multi-purpose lawns, playgrounds pools, sports courts and trails are provided throughout the site for active recreation. Gardens, seating areas, open lawn areas, dog parks and picnic facilities are provided for passive recreation. The single family attached buildings in Block 6 and the stacked townhouse buildings in Block 4 would be oriented around two large open space areas with passive recreation functions. Two active recreation open spaces are shown in Block 5; one designed as a playground with open lawns and ornamental trees, which would be surrounded by two multi-family apartment style buildings; and the other is designed as an active trail located along the northern portion of the block. A pool is also provided as an option in the multi-family building in Block 3. With these amenities and features that the applicant is proposing, the intent of the criterion has been met.

Neighborhood Context (Development Criteria #2)

All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of:

- *transitions to abutting and adjacent uses;*
- *lot sizes, particularly along the periphery;*
- *bulk/mass of the proposed dwelling units;*
- *setbacks (front, side and rear);*
- *orientation of the proposed dwelling units to adjacent streets and homes;*
- *architectural elevations and materials;*
- *pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses;*
- *existing topography and vegetative cover and proposed changes to them as a result of clearing and grading.*

It is not expected that developments will be identical to their neighbors, but that the development fit into the fabric of the community. In evaluating this criterion, the individual circumstances of the property will be considered: such as, the nature of existing and planned development surrounding and/or adjacent to the property; whether the property provides a transition between different uses or densities; whether access to

an infill development is through an existing neighborhood; or, whether the property is within an area that is planned for redevelopment.

The current application proposes to amend the approved Conceptual/Final Development Plan (CDP/FDP) and the proffers to reduce the number of residential units from 1,159 to 805, while creating a greater mix unit types that include single-family attached residences and three different types of multi-family building types. Building heights are proposed to vary slightly, with the highest multi-family buildings located in the middle of the site (maximum heights of seventy feet) and the lower multi-family buildings located along the periphery (maximum heights of 60). Single family attached dwelling units are proposed to be located in the northeast portion of the site (maximum of 50 feet in height). Sheets A-1 and A-2 continue to provide building material concepts and elevations related to the facade, building scale and massing of the residential buildings. Proffer 26 also continues to commit to a design for the residential buildings along the North South Collector Road that have front façades oriented toward the road and have similar quality and character to the front facades along Centreville Road.

During the review of the application, staff identified design concerns, which include:

- 1) Place-making: staff was concerned that the proposed modifications may have created a less desirable site design than that of the development plans approved in the 2006 rezoning. The proposed changes to the location and orientation of buildings and open spaces, as well as modifications to Main Street diminished the place-making aspects of the original design and did not incorporate open spaces and residential amenities throughout the subject property effectively. Additionally, the elimination of some underground and structural parking within the residential blocks resulted in more surface parking throughout the site, contributing to a loss of open space and lack of visitor parking availability.
- 2) Main Street Activation: the original application proposed a Main Street as a central retail area with a central plaza and separated travel ways. Both sides were framed by buildings with ground floor retail. In addition, ground floor retail was incorporated in approved residential Buildings F and G to help activate Rotary Drive and provide an extension of the retail from Blocks 1 and 2 to the residential development in Blocks 3 and 4. Staff felt that the original FDPA submission significantly altered Main Street by proposing to remove the central gathering space, eliminate the framing buildings on the north side and remove retail uses on the north side. The removal of the retail within the subject property also eliminated the integrated mix of uses.
- 3) Architecture: Although a greater mix of unit types is provided in the current application, staff feels that the applicant should provide common architectural styles and features between the different types of buildings, so that a unified development character is achieved.

The applicant has revised their plans to address the first two concerns. These revisions integrate additional open space in more areas of the site, remove buildings from within designated open spaces, and shift one of the multi-family buildings closer to Main Street

to help frame the street as it was before. In addition, the applicant proffered to provide amenities within Building A along Main Street (such as a lobby, fitness center or business center) to help to activate the subject property north of Main Street. A drop-off area for this building is also proposed as an option that shows an alternative continuous streetscape with an indented plaza area in front of the building. Staff supports these changes and encourages the drop-off area with continuous streetscape option to prevent vehicular-pedestrian conflicts. Staff also continues to work with the applicant to better address the third issue by providing similar architecture styles, materials and/or colors on each of the residential buildings. The applicant has refined Proffer 28 to ensure that all of the building fronts will be constructed of glass, stone, brick or cement siding.

Staff feels that this criterion is generally satisfied with the proposed revisions.

Environment (Development Criteria #3) (Appendix 6)

All rezoning applications for residential development should respect the environment. Rezoning proposals for residential development, regardless of the proposed density, should be consistent with the policies and objectives of the environmental element of the Policy Plan, and will also be evaluated on the following principles, where applicable.

- a) *Preservation: Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas.*
- b) *Slopes and Soils: The design of developments should take existing topographic conditions and soil characteristics into consideration.*
- c) *Water Quality: Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and low-impact site design techniques.*
- d) *Drainage: The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite or offsite) should be shown on development plans.*
- e) *Noise: Developments should protect future and current residents and others from the adverse impacts of transportation generated noise.*
- f) *Lighting: Developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.*

- g) Energy: Developments should use site design techniques such as solar orientation and landscaping to achieve energy savings, and should be designed to encourage and facilitate walking and bicycling.*

During the review of the original rezoning application no significant environmental features were determined to exist on the property aside from the jurisdictional wetlands; the highest-quality areas will continue to be preserved with the proposed development and remain subject to Army Corps of Engineers approval.

Stormwater Quality and Quantity Controls

The subject property is located within the Cub Run watershed. The property contains no areas which have been designated as Resource Protection Areas (RPA) or Environmental Quality Corridors (EQC). The applicant intends to utilize an existing off-site SWM pond, located to the west of the development along Sully Road, to meet stormwater management and BMPs for the proposed development. A private maintenance agreement will be required, and any final determination regarding stormwater management facilities will be made by staff in the Department of Public Works and Environmental Services at the time of site plan review. **No changes are proposed.**

Staff requested additional information regarding the extent of wetlands and potential impacts from the proposed development. The applicants provided information on the final development plan indicating the wetland areas, for which the Army Corps of Engineers had issued an approved jurisdictional finding. It appears that the designated wetland areas would be preserved outside of the proposed disturbance area, but staff has noted that the applicants would be subject to a final determination from the Army Corps at the time of site plan in order to determine the need for any mitigation. The applicant is carrying forward a proffer ensuring coordination with the Army Corps of Engineers and compliance with the Clean Water Act. The applicant would complete any action needed for compliance prior to site plan approval.

Noise

No changes are proposed from the previously approved commitments. Centreville Road is the highest traffic noise generating road in the development area. An 80' wide landscape buffer area, including a significant berm, is provided along the west side of Centreville Road, helping to ensure that residential development is not located within areas of excessive noise. The applicant is also carrying forward proffers from the approved rezoning, committing to prepare and submit a noise study for staff review and approval at the time of site plan review. This proffer also provides commitments for building materials to mitigate noise impacts in accordance with the County's policies for acceptable interior noise levels. The modifications to the site under the subject application do not create additional noise concerns beyond that of the approved development.

A portion of the overall development is near the Airport Noise Impact Overlay District (AN). New residential development in close proximity to the AN District is subject to disclosures from the developer to prospective home buyers. The applicant has stated they will commit to disclosing their proximity to Dulles Airport and the potential for expansion of airport operations that could result in potential noise impacts in the Community Association documents.

Green Buildings (Appendix 6)

Per the Policy Plan's guidance on green buildings, a commitment to LEED certification is recommended for multi-family dwellings proposed at four stories or higher, which would include all multi-family buildings within the FDPA area, which is part of the Dulles Suburban Center. Energy Star Qualified Homes for low-rise residential development at the upper end of the Plan's density range is also recommended per the green building policy. (The development was approved in 2006 prior to the adoption of the County's current green building policies). To address to the policy, the applicant has proffered that all Type D units proposed on the subject property (which are the single-family attached residences) will be constructed to achieve one of the following programs: LEED for Homes Certification, Earthcraft House Program, or Energy Star Qualified Homes. A commitment to a green building escrow is also provided in the proffers should the applicant elect to pursue LEED for Homes Certification.

Staff feels that this criterion has been satisfied.

Tree Preservation and Cover Requirements (Development Criteria #4) (Appendix 8)

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the County, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas.

Only a small portion of the site, shown in new Blocks 5, is proposed for tree save because of the nature of the development and the poor quality of the existing vegetation. The applicant continues to proffer to generally locate utility lines so as not to interfere with the landscaping concepts shown on the CDPA/FDPA. Landscaping continues to be designed to accommodate the potential extension of an underground Colonial Pipeline petroleum conduit extending along the northern property boundary, the aerial Dominion Power/ Verizon lines along Centreville Road on the eastern boundary of the property and the Fairfax County Water Authority water main lines along Centreville Road. Since these areas of landscaping have the potential to be impacted by such crossings, the applicant continues to proffer to substantially conform to the landscaping shown; and, if modifications must be made to accommodate utilities, to provide equivalent landscaping in the same general area.

Urban Forest Management (UFM) (see Appendix 8) reviewed the application and indicated that the previous concerns related to the Tree Canopy, Peripheral Lot Landscaping and Tree Preservation calculations have been resolved through a revised plan submission. However, they indicated that a previous plan submission had more landscape material provided in the areas along the northern side of the property and within the Type I Transitional Screening along Centreville Road (173,625 square feet compared to 168,225 square feet of 10-Year Canopy Cover) than this submission offers. A development condition has been written to make up this difference by providing 5% more tree coverage in this location, with type and location to be as approved by UFM.

Transportation (Development Criteria #5) (Appendix 9)

All rezoning applications for residential development should implement measures to address planned transportation improvements. Applicants should offset their impacts to the transportation network. Accepted techniques should be utilized for analysis of the development's impact on the network. Residential development considered under these criteria will range widely in density and, therefore, will result in differing impacts to the transportation network. Some criteria will have universal applicability while others will apply only under specific circumstances. Regardless of the proposed density, applications will be evaluated based upon the following principles, although not all of the principles may be applicable.

No substantive changes are proposed to the previously approved street network for the development. Detailed analysis of this criterion is available in the Staff Report associated with the original rezoning application, which is on file with the Zoning Evaluation Division. The Fairfax County Department of Transportation (FCDOT) reviewed the current application and indicated that there are no outstanding transportation issues, provided that the applicant carries forward all previously approved transportation proffers, which the applicant done. Minor refinements have been made to five proffers, which include:

- Proffer 13 (North-South Collector Road) – modified the timing for the construction. In lieu of triggering the construction after 800,000 square feet of development or 71% percent of the overall development, the Applicant now proposes to trigger the improvement earlier, at the issuance of the 500th residential use permit or at 62% of the development.
- Proffer 14 (Centreville Road) – provided an option to construct an additional northbound left-turn lane on Centreville Road or an extension of the existing left-turn lane that would serve Wall Road, as required by VDOT within existing rights-of-way.
- Proffer 15 (Wall Road) – modified the timing for the construction similar to Proffer 13.

- Proffer 16 (McLearen Road) – strengthened the commitment to the construction of McLearen Road by removing all flexibility in the timing that was previously permitted.
- Proffer 17 (traffic signals) – clarified previous language to give VDOT the ability to request signal warrants at an alternative time, and tied all of the commitments to the residential development.

Public Facilities (Development Criteria #6)

Residential development impacts public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). These impacts will be identified and evaluated during the development review process. For schools, a methodology approved by the Board of Supervisors, after input and recommendation by the School Board, will be used as a guideline for determining the impact of additional students generated by the new development.

Given the variety of public facility needs throughout the County, on a case-by-case basis, public facility needs will be evaluated so that local concerns may be addressed.

All rezoning applications for residential development are expected to offset their public facility impact and to first address public facility needs in the vicinity of the proposed development. Impact offset may be accomplished through the dedication of land suitable for the construction of an identified public facility need, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.

Fairfax County Park Authority (Appendix 10)

The Fairfax County Park Authority reviewed the revised plans and determined that with the development and dedication of a new park facility including five fields to the west of the site; the consolidation of open spaces in the development to allow for on-site community recreation; and the provision of pedestrian circulation, which includes a loop to the new park area; the applicant has satisfactorily addressed all concerns. No issues remain.

Stormwater Analysis (Appendix 11)

As previously mentioned, the applicant intends to utilize an existing off-site SWM pond, located to the west of the development along Sully Road to meet stormwater management and BMPs for the proposed development. During site plan review, the applicant will be required to 1) provide proof of permission to use the pond with private maintenance agreement, 2) show that the pond was designed to detain flow from the subject property by providing pre and post development calculations, and 3) demonstrate that a channel outfalls from the site with 10 year capacity and 2 year non-erosive velocity from the subject property. No significant issues were identified. The applicant has carried forward all previous commitments related to the subject property.

Fairfax County Water Authority (Appendix 12)

Adequate domestic water service is available to the site from existing 8-inch and 12-inch water mains located at the property. The existing 48-inch transmission main in Centreville Road may conflict with the proposed development. In accordance with Fairfax Water Policy, all proposed relocations of Fairfax Water transmission mains greater than 16-inches in diameter require the approval of the Fairfax Water Board. Final determination about water service will be made during site plan review. Since the location of the transmission main is close to the development, the applicant continues to proffer to substantially conform to the landscaping shown; and, if modifications must be made to accommodate utilities, to provide equivalent landscaping in the same general area.

Fire and Rescue Analysis (Appendix 13)

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #436, Frying Pan. The requested rezoning currently meets fire protection guidelines, as determined by the Fire and Rescue Department.

Public Schools (Appendix 14)

The proposed development would be served by Floris Elementary, Carson Middle and Westfield High Schools. Carson Middle School is currently over capacity and is projected to remain over capacity through the 2017-18 school years. The total number of students generated by this proposed FDPA is projected to be 114 elementary students, 28 middle school students and 57 high school students, which represents a total of 199 students, all of whom would be new students as the existing property is currently vacant. This is also an increase of 81 students generated from the original rezoning (which included 1,159 multi-family dwelling units). The current recommended per student contribution is \$9,378. Based on the 199 students anticipated from the application, a contribution of \$1,866,222 was requested. Staff acknowledged that, at the time of the original rezoning in 2006, Fairfax County Public Schools recommended a proffer contribution of \$885,500. However, the applicant only proffered \$247,500 at that time to be paid in four equal installments as a prerequisite to the issuance of building permits for the 200th, 400th, 600th, and 800th unit, respectively, for any residential building on the property, due to the nature of the park facility and five ball fields to be constructed on 17 acres to the west. The applicant has carried forward their previous contribution commitment and agreed to provide the entire contribution prior to the first residential use permit, which would be earlier than the previously committed.

Sanitary Sewer Analysis (Appendix 15)

The property is located in the Cub Run Watershed and would be sewer into the UOSA Treatment Plant. The sewer systems surrounding the application property have sufficient capacity to accommodate the proposal.

Affordable Housing (Development Criteria #7)

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County. Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site...

Satisfaction of this criterion may be achieved by the construction of units, contribution of land, or by a contribution to the Housing Trust Fund.

The Zoning Ordinance defines Affordable Dwelling Units as units which are affordable to families earning less than 70% of the area median household income (AMI). Workforce housing units are defined as those that serve a population in the income range of 80% to 120% of the AMI. Since the original rezoning application was approved prior to the adoption of the Board's Workforce Housing Policy, the applicant has agreed to update their previous commitments and provide affordable dwelling units according to current County policies. This commitment would yield approximately 21 affordable dwelling units and 65 workforce dwelling units, which would be approximately 13% of the total number of the dwelling units not exempt from the ADU requirements in the Zoning Ordinance. Final determination would be based on the final unit count determined during site plan review.

Heritage Resources (Development Criteria #8)

Criterion 8 requires that a development to address potential impacts on historical and/or archaeological resources through research, protection, preservation, or recordation. The application property has no known historical or archaeological resources.

Route 28 Tax District Lump Sum Payment

The applicant must provide for payment of taxes that will be lost to the Route 28 Transportation Improvement Tax District due to the rezoning of the portion of the property destined for residential use, in the area generally north of the Main Street Plaza, east of the North-South Connector Road and west of Centreville Road. According to the Department of Tax Administration, the one-time payment was calculated to be \$370,934.11, and the applicant paid this sum on January 17, 2007. No further action is necessary.

ZONING ORDINANCE PROVISIONS (Appendix 16)PRM District

The PRM District is established to provide (1) for high density, multiple family residential developments (with a minimum density of 40 dwelling units per acre and a maximum FAR of 3.0); and (2) for mixed-use developments consisting primarily of multiple family

residential development (with a minimum density of twenty (20) dwelling units per acre) with secondary office and/or other commercial uses. PRM Districts should be located in those limited areas where such high density residential or residential mixed use development is in accordance with the adopted Comprehensive Plan, such as within areas delineated as Transit Station Areas, and Urban and Suburban Centers. The PRM District regulations are designed to promote high standards in design and layout, to encourage compatibility among uses within the development and integration with adjacent developments, and to otherwise implement the stated purpose and intent of the Ordinance.

The application property is located in the Dulles Suburban Center. The Comprehensive Plan language for the site specifically recommends high-density mixed-use as an option for this property if specific criteria are met.

Sect. 6-406 – Use Limitations

- *Meet the standards of 16-101 (General Standards) and 16-102 (Design Standards).* This issue is discussed below under the headings, “Section 16-101, General Standards” and “Section 16-102, Design Standards.”
- *Provide a CDP and FDP in accordance with specific urban design requirements and streetscape plans.*
- *Multifamily dwellings shall be the principal residential type. Single family attached dwellings may be allowed at the periphery of the development to provide a transition from the high density development to adjacent lower density development.* Multifamily dwellings are the principal residential type in the PRM District and subject property.
- *Be designed to be harmonious with neighboring properties.* As noted earlier in this report, staff believes that the proposed development has been designed to be harmonious with the neighboring properties. The site layout has been designed to provide residential development that would complement the overall development with retail to the south and office to the west. Buildings continue to be located close to the street to create quality public spaces, all of which help to enhance the pedestrian experience. As noted previously in this report, at a minimum, a total of 35% open space will be provided within the subject property. This open space is located throughout the site with the majority of the buildings having exposure to a passive or active open space area. Staff finds that the proposed design continues to promote high standards in design and layout, integrates with the adjacent office developments to the north, south and west.
- *Use the standards of Article 9 to evaluate uses categorized as Special Exception uses.* Any of the uses not established in the proffers and allowed in the District by-right may be permitted with approval of a final development plan amendment, special exception or special permit, as applicable.

- *Have 50% of the total gross floor area devoted to multifamily residential use.* With a minimum of 90% multi-family residences in the PRM District, the proposed development meets this use limitation.
- *Prohibit drive-through facilities.* Drive-through facilities would be prohibited under the proposed proffers.
- *Provide parking in accordance with Article 11, including possible parking reductions based on hourly parking accumulation characteristics of the various uses and/or proximity to a mass transit station, with the intention that a substantial portion of the required parking be provided in parking structures.* While there would be limited on-street parking, approximately 70% of the parking on site would be provided in underground or within parking structures wrapped with residential uses.
- *Provide signage in accordance with Article 12.* The applicant has proffered to provide signage in accordance with Article 12 and has reserved the right to submit a Comprehensive Sign Plan application in the future, to create a unified system of signage for the property.
- *Comply with the performance standards of Article 14, relating to lighting and noise.* The proposed development will be required to demonstrate compliance with these standards at the time of site plan approval. The applicant has proffered to meet lighting standards as part of Proffer 30 and as previously discussed, will provide adequate noise mitigation (see Proffers 45 and 46).

Lot Size Requirements (6-407)

Section 6-407 requires that all developments in the PRM District have a minimum district size of two acres. The subject site is 37.4 acres in size and meets this requirement.

Maximum Density (6-408)

Par. 2 of Sect. 6-408 states that the maximum floor area ratio for the PRM District is 3.0. The FAR in the subject property is 0.79 on 37.4 acres.

Open Space (Sect. 6-209 and Sect. 6-409)

The current open space regulations require that:

- Twenty percent (20%) of the gross area in the PRM District be landscaped open space; and
- Recreational amenities be provided in accordance with the Planned District regulations, including pools and indoor exercise facilities (minimum expenditure of \$1,700 per unit, which has increased from \$955 at the time of the original rezoning approval).

According to the CDPA/FDPA, 35% open space will be provided in the subject property. As discussed earlier in this report, this open space would continue to consist of parks, plazas and open space areas, as well as courtyard recreational areas. The applicant continues to proffer to expend a minimum of \$955 per market rate multi-family residential unit on site, but it is anticipated that the cost of constructing the proffered facilities will far exceed the Ordinance requirement.

General Standards (Sect. 16-101)

Par. 1 requires conformance with the Comprehensive Plan recommendations. As discussed earlier in the Comprehensive Plan analysis section of this report, staff believes that the proposed application has satisfied these recommendations and is therefore, in conformance with the Comprehensive Plan.

Par. 2 requires that the proposed design achieve the stated purposes of the P-Districts more than would development under a conventional zoning district. The purpose and intent of the P-Districts is to promote high standards in design and layout and to encourage compatibility among uses within the development and integration with adjacent developments. Staff believes that the proposed development continues to provide for high design and layout standards, as discussed previously in this report. The proposed design allows for a mix of residential building types with recreational courtyards, plazas and hardscapes. Parking is primarily provided in a parking garage wrapped with residential uses and/or located in garages incorporated inside or below residential buildings.

Par. 3 requires protection and preservation of scenic assets. There is no tree preservation proposed, and no areas were identified as exceptionally outstanding since the site has previously been cleared and is composed primarily of secondary vegetation. As stated, wetlands on the site will be preserved.

Par. 4 requires a design which prevents injury to the use of existing development and does not deter development of undeveloped properties. As noted earlier in this report, the proposed development does not prohibit the redevelopment of any of the adjacent properties in conformance with the Comprehensive Plan recommendations. The proposal continues to provide an appropriate transition between the adjacent single-family residential properties to the east and the higher intensity industrial-zoned properties in the surrounding areas. Therefore, the proposal meets the standard for compatibility with existing and future development.

Par. 5 requires that adequate transportation and other public facilities are or will be available to serve the proposed use. As noted in the transportation analysis, the applicant has agreed to carry forward all previous transportation improvements, which include necessary improvements to Centreville Road and the construction of the North-South Collector Road. The applicant also continues to provide sidewalks along all of the external streets, with appropriate connections to the buildings and internal spaces.

Par. 6 requires that coordinated linkages among internal facilities and services, as well as connections to major external facilities and services, be provided. The proposed

development continues to be designed to encourage walking to both currently proposed uses on this site and future retail and other non-residential uses in the surrounding area. Pedestrian inter-parcel access has also been provided to the athletic fields abutting the subject property's western boundary. The TDM proffers also require the multifamily buildings to provide secure weather protected bicycle storage areas, which encourage alternate modes of transport to the ball fields and surrounding parks.

Design Standards (Sect. 16-102)

Par. 1 states that at the peripheral lot lines, the bulk regulations and landscaping and screening for the proposed development should generally conform to the provisions of the most comparable conventional district. However, in this particular instance, the Comprehensive Plan text for this specific site has made specific recommendations about the buffers and building height and type along the periphery of the site. As discussed earlier in this report, the applicant has satisfied these requirements.

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 of these applicable Zoning Ordinance provisions. The parking requirement is exceeded, as is the landscaped open space requirement.

Par. 3 states that streets and driveways shall be designed to generally conform to the provisions of the Ordinance, which they do.

Par. 4 states that emphasis should be placed on the provision of recreational amenities and pedestrian access. The development plan continues to propose sidewalks along external and internal streets, as well as internal and external pedestrian plazas. Multi-purpose lawns, playgrounds pools, sports courts and trails are provided throughout the site for active recreation. Gardens, seating areas, open lawn areas, dog parks and picnic facilities are provided for passive recreation. The proffers indicate that any recreational funds required by the P-standards that are not used on-site will be contributed to the Park Authority. In addition, the applicant has provided full construction of an offsite, five-athletic field sports complex, including pedestrian access to the facility, to be dedicated to the Park Authority.

Waivers and Modifications

In conjunction with the previously approved rezoning (RZ/FDP 2006-SU-007), the Board of Supervisors approved six modifications, five of which are not impacted by this approval. Staff feels it is appropriate to reaffirm these modifications (the sixth pertained to the widening of Centreville Road, which has since been accomplished). These modifications included:

- modification of the loading space requirement to allow fewer spaces, as shown on the tabulations on the CDPA/FDPA;
- modification of the transitional screening along Centreville Road, in favor of the landscape buffer treatment shown on the CDPA/FDPA;

- waiver of the barrier requirements along the eastern property boundary, between the proposed multi-family residential uses and non-residential uses and the off-site single-family detached houses, in favor of that shown on the CDPA/FDPA;
- modification to permit private streets in excess of 600 linear feet;
- waiver of the inter-parcel access requirement to the EDS Campus to the west, at Tax Map 24-4 ((1)) 6B; and to the office uses on the Cox property to the north, on Tax Map parcels 24-4 ((1)) 6E and 6F.

The analysis of these waivers is available in the original Staff Report for RZ 2006-SU-007, published on November 17, 2006. Copies are on file with the Department of Planning and Zoning – Zoning Evaluation Division.

In addition, the applicant seeks approval of two additional modifications associated with the proposed FDPA.

Modification of the 200 square foot minimum privacy yard requirement for single family attached dwellings.

The applicant requests a modification of the 200 square foot minimum privacy yard requirement for single family attached dwellings in Block 6, in favor of a passive recreational park and plaza that would be adjacent to four of the single family attached building rows and in close proximity to the remainder of the block. This design allows all of the single-family attached buildings to have direct frontage on, or views of, significant open space areas. Although privacy yards are required by the Zoning Ordinance, the applicant has provided an improved design that would help ensure that single-family residents have immediate access to open space amenities. With these improvements, staff supports the request. The incorporation of a recreational park and plaza will serve the same purpose as the traditional privacy yard defined in the Zoning Ordinance.

Modification of the trail requirements along Centreville Road in favor of the trail system shown on the CDPA/FDPA

The Countywide Trails Plan map depicts a major paved trail, defined as asphalt or concrete, 8 feet or more in width, as well as an on-road bike lane along Centreville Road. The applicant seeks a modification of these requirements in favor of the existing trail network along Centreville Road. Centreville Road was recently improved with four lanes and several turn lanes along the north and southbound lanes that serve connecting streets. An eight foot wide asphalt trail along the northbound lane and a five foot wide sidewalk on the southbound lane were provided with that improvement. Staff feels that these improvements are in harmony with the Plan and supports the modification. Additional trails are located internal to the site, which connect the proposed new ball fields located to the west of the site with the existing trail network provided on Centreville Road.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The PCA/FDPA applications seek to amend the previously approved proffers and CDP/FDP associated with RZ/FDP 2006-SU-007, which approved a rezoning on approximately 66.88 acres to the PRM District for mixed-use development with an overall floor area ratio (FAR) of 0.69. Approximately 1,159 multi-family dwelling units were approved and located in Blocks 3, 4, 5, 6 and 7. The current proposal seeks to modify the residential portion of the original development and proposes to:

- reduce the number of dwelling units from 1,159 to 805 (which would include 720 multi-family dwelling units and 85 single family attached dwelling units);
- provide four different residential building types;
- remove 30,750 square feet of retail use in Blocks 3 and 4;
- combine Blocks 5 and 7 into a new Block 5;
- increase the building height from 62 feet to 70 feet in Block 5;
- realign the internal streets, areas of open space, and the location of recreational amenities;
- redistribute parking associated with the residential development; and
- other minor site modifications

Staff finds that the proposal does not adversely impact the previously approved development plan and is in conformance with the Comprehensive Plan, and with all applicable Zoning Ordinance provisions as proffered and conditioned.

Staff Recommendations

Staff recommends approval of PCA 2006-SU-007, and the associated Conceptual Development Plan Amendment, subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of FDPA 2006-SU-007 subject to the development conditions in Appendix 2.

Staff recommends reaffirmation of the previously approved waivers, modifications and directives related to the PCA/ FDPA area:

- modification of the loading space requirement to allow fewer spaces, as shown on the tabulations on the CDPA/FDPA;
- modification of the transitional screening along Centreville Road, in favor of the landscape buffer treatment shown on the CDPA/FDPA;
- waiver of the barrier requirements along the eastern property boundary, between the proposed multi-family residential uses and nonresidential uses and the off-site single-family detached houses, in favor of that shown on the CDPA/FDPA;

- modification to permit private streets in excess of 600 linear feet;
- waiver of the inter-parcel access requirement to the EDS Campus to the west, at Tax Map 24-4 ((1)) 6B; and to the office uses on the Cox property to the north, on Tax Map parcels 24-4 ((1)) 6E and 6F.

Staff recommends approval of a modification of the 200 square foot minimum privacy yard requirement for single family attached dwellings in favor of the open space shown on the CDPA/FDPA.

Staff recommends approval of a modification of the Trail Requirements for Centreville Road in favor of the existing and proposed trail network shown on the CDPA/FDPA.

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

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

APPENDICES

1. Draft Proffers for PCA 2006-SU-007
2. Proposed Development Conditions for FDPA 2006-SU-007
3. Affidavit
4. Statement of Justification
5. Approved Proffers and Development Conditions associated with RZ 2006-SU-007
6. Comprehensive Plan/Land Use Analysis and Environmental Assessment
7. Residential Development Criteria
8. Urban Forest Management Analysis
9. Transportation Analysis
10. Fairfax County Park Authority
11. Stormwater Management Analysis
12. Fairfax County Water Authority
13. Fire and Rescue
14. Fairfax County Public Schools
15. Sanitary Sewer Analysis
16. Zoning Ordinance Provisions
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**PROFFERS
TIMBER RIDGE AT EDS, LLC**

PCA 2006-SU-007

October 2, 2012

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Timber Ridge at EDS, LLC (hereinafter referred to as the "Applicant"), for itself, successors and assigns in PCA 2006-SU-007, filed for property identified as Fairfax County Tax Map 24-4 ((1)) 6C3 and 6C4 (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Board of Supervisors approves a proffered condition amendment of the Application Property in conjunction with a Conceptual Development Plan Amendment/Final Development Plan Amendment (CDPA/FDPA). These proffers shall replace and supersede all previous proffers approved on the Application Property that pertain to the Application Property only.

- I. CONCEPTUAL DEVELOPMENT PLAN AMENDMENT/FINAL DEVELOPMENT PLAN AMENDMENT
 1. Substantial Conformance. Subject to the provisions of 16-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the CDPA/FDPA, prepared by VIKA, Inc. dated January 25, 2012 and revised through September 12, 2012.
 2. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the CPDA/FDPA may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor modifications to the building footprints shown on the CDPA/FDPA and make other modifications provided that such modifications are in substantial conformance with the CDPA/FDPA as determined by the Zoning Administrator, and do not increase building height nor decrease the amount of open space, limits of clearing and grading, landscaping, or distances to peripheral lot lines as dimensioned on the CDPA/FDPA.
 3. Notwithstanding that the CDPA/FDPA is the subject of Proffer I.1 above, it shall be understood that the CDPA shall be limited to the location of public and private streets, location and amount of open space, limits of clearing and grading, internal street network and the maximum square footage of residential development. The Applicant has the option to request Final Development Plan Amendments ("FDPAs") for elements other than CDPA elements from the Planning Commission for all of, or a portion of, the CDPA/FDPA in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance.
 4. Any of the buildings shown on the CDPA/FDPA may be the subject of a partial and separate Proffered Condition Amendment ("PCA") and/or FDPA without joinder and/or consent of the other building owners as determined by the Zoning Administrator pursuant to Paragraph 6 of Section 18-204 of the Zoning Ordinance. Previously approved

proffered conditions applicable to buildings that are not the subject of such a PCA or FDPA shall otherwise remain in full force and effect.

5. The Applicant reserves the right to adjust residential gross square footage between any building in Blocks 3, 4, 5, and 6 as identified on Sheet C-7A of the CDPA/FDPA provided that the total gross floor area does not exceed the amounts set forth on Sheet C-7a of the CDPA/FDPA, and as limited below; the building heights as shown on the CDPA/FDPA are not exceeded; the minimum landscaped open space, and peripheral dimensions to lot lines are not reduced, as such elements are shown on Sheets C-5, C-5A, C-5B, and C-6 of the CDPA/FDPA; and provided such adjustments are otherwise in substantial conformance with the CDPA/FDPA.
6. Maximum FAR. The maximum floor area ratio ("FAR") permitted on the Application Property shall be 0.79 inclusive of Affordable Dwelling Units and Workforce Dwelling Units. Based on this maximum FAR, the maximum gross floor area ("GFA") that may be constructed on the Application Property shall be 1,294,602 square feet. The Applicant reserves the right to construct a lesser amount of GFA provided that the buildings and Application Property remain in substantial conformance with that shown on the CDPA/FDPA as determined by the Zoning Administrator. The maximum number of dwellings units shall not exceed 805 units, inclusive of affordable dwelling units and associated bonus units, and workforce dwelling units. Although the FAR on the Application Property shall be up to 0.79, the overall FAR on the Application Property combined with Fairfax County Tax Map 24-4 ((1)) 6B4 and 6C1 shall not exceed 0.69.
7. Phasing. Build-out of the Application Property may proceed in phases subject to market demand. The Applicant reserves the right to develop partial blocks. The FAR and/or number of dwelling units per acre constructed within a respective phase of the project may exceed the maximum intensity limitations set forth herein so long as such maximum intensity limitations are not exceeded over the entirety of the Application Property that is the subject of RZ 2006-SU-007. Except as qualified herein, the creation of the landscaped open space areas and associated improvements may occur in phases, concurrent with the phasing of development/construction of the Application Property. As such, the total area of landscaped open space provided at any given phase of development shall not be required to be equivalent to the 37% overall landscaped open space required at project completion; provided that the total combined open space at the completion of all development shall satisfy the overall landscaped open space requirement as shown on the CDPA/FDPA.
8. Streetscape and Landscape Phasing.
 - A. The streetscape and associated landscaping shown on Sheets L-11 and L-12 of the CDPA/FDPA entitled "Collector Road Pedestrian Enhancements and Streetscape" shall be installed at the same time as the North South Collector Road, weather permitting, except the Applicant need not install those elements such as streetscape or landscaping to be installed more than ten (10) feet from the right-of-way line, as set forth on Sheets L-11 and L-12 of the CDPA/FDPA. The Applicant shall install the berms and shade and evergreen trees along the

Application Property's full Centreville Road frontage prior to the issuance of the first RUP for a building within Blocks 3 or 6 as depicted on Sheets L-9 and L-10 of the CDPA/FDPA.

- B. The landscaping and pedestrian improvements associated with the private streets shown on Sheets L-01 and L-02 of the CDPA/FDPA shall be installed at generally the same time as the private street with which they are associated. Such landscaping and pedestrian improvements shall be maintained by the property owner or successor Condominium Owners' Association (COA) as defined in Proffer 43 hereof.
- C. The streetscape and landscaping along the North South Collector Road as shown on Sheets L-11 and L-12 of the CDPA/FDPA shall be installed at the same time as the adjacent road improvements are completed.

9. Density Credit. Density credit shall be reserved for the Application Property as provided by Section 2-308 of the Zoning Ordinance for all dedications described herein and/or as shown on the CDPA/FDPA or as may reasonably be required by Fairfax County, VDOT or others at the time of site plan approval.

II. USES

- 10. The Application Property shall be developed with multifamily dwellings and single family attached dwellings.
- 11. The permitted uses shall not result in any additional buildings beyond those represented on the CDPA/FDPA. However, the Applicant reserves the right to establish Group 8 Temporary Uses, including construction and sales trailers, on any of the Blocks, all on an interim basis as may be approved by the Zoning Administrator or Board of Zoning Appeals, as applicable, all without the necessity of an amendment to the CDPA/FDPA or Proffers if such are in substantial conformance with the CDPA/FDPA, are located within building envelopes and do not alter the limits of clearing and grading.

III. TRANSPORTATION

- 12. Transportation. All transportation improvements to be made pursuant to this Section III shall be subject to Virginia Department of Transportation ("VDOT"), Fairfax County Department of Transportation ("FCDOT") and Department of Public Works and Environmental Services ("DPWES") approval. Substantially complete in this Section III shall mean such road is base paved and open and available for use by the public, but not necessarily accepted by VDOT into the State secondary road system for maintenance. Upon demonstration by the Applicant that, despite diligent efforts by the Applicant, provisions of the road or signal improvements to be made under this Section III have been unreasonably delayed by others, the Zoning Administrator may agree to a later date for the completion of the improvement in question. Further, all escrows provided in this Section III shall be adjusted on an annual basis from the date of approval of this

Application in conformance with adjustment criteria outlined in Section 15.2-2303.3 of the Code of Virginia.

13. North South Collector Road.

- A. The Applicant shall, prior to the issuance of residential use permits ("RUPs") for more than 500 units, dedicate right-of-way for construction and substantially complete (i) the "North South Collector Road" connecting EDS Drive (Route 8105) to EDS Drive (Route 648) as a four (4) lane, median divided, public right of way with a design speed of 40 MPH, unless VDOT approves a lesser design speed, (ii) improvements to EDS Drive at the intersection of EDS Drive and the North South Collector Road of the CDPA/FDPA, and (iii) certain improvements to Wall Road at the intersection of Wall Road and the North South Collector Road (exclusive of those referenced in Proffer 15) as shown on Sheets C-5, C-5A, C-5B, and C-6 . Such construction shall be substantially complete no later than the issuance of the last Residential Use Permit (RUP) for the first building in Blocks 5 and 6.
- B. The Applicant shall install along and adjacent to the North South Collector Road, pedestrian enhancement consisting of pedestrian signage, special pavement treatments, oversized crosswalk striping, median refuges and landscaping generally as shown on Sheets L-11 and L-12 of the CDPA/FDPA if approved by VDOT. The Applicant agrees, that (i) the COA contemplated in Proffer 45 herein shall maintain such elements that VDOT will not accept for maintenance and will, if required, enter into a maintenance agreement with VDOT, or (ii) the Applicant will use materials acceptable to VDOT if VDOT is to maintain such elements. The COA documents shall disclose the existence of such maintenance obligation. The Applicant shall not be prevented or delayed in obtaining any other approvals or permits if VDOT or the County does not permit any or all of such pedestrian enhancements, nor shall the Applicant be required to escrow for such improvements provided the Applicant demonstrates that diligent efforts have been made to obtain VDOT and County approval for such enhancements. Such enhancements shall be shown on the initial site plan for the North South Collector Road or applicable portion thereof. At time of site plan approval for the North South Collector Road, or applicable portion thereof, if VDOT and/or the County have not consented to such pedestrian enhancements within the right of way, this proffer to provide the pedestrian enhancements which were not approved, shall be deemed null and void.

As an alternative to the timing outlined above, the Applicant shall have the ability to phase the construction of the North South Collector.

14. Centreville Road.

- A. To the extent not previously acquired by VDOT, the Applicant shall dedicate and convey (with construction by others) to the Fairfax County Board of Supervisors in fee simple (i) at time of site plan approvals for the adjacent development that

includes any portion of Blocks 3 or 5 or (ii) when requested by VDOT or the County, whichever occurs first, the land areas adjacent to Centreville Road (Route 657) consisting of approximately 3.1 acres.

- B. At the time of site plan approval for portions of the Application Property adjacent to Centreville Road, the Applicant shall construct right turn deceleration lanes along Centreville Road as shown on the CDPA/FDPA to serve each of the site entrances at Main Street and Parkland Drive. These deceleration lanes shall be constructed when the associated private street to which they tie in is constructed i.e., intersections with Parkland Drive and Main Street.
 - C. The Applicant shall, at the time of site plan approval for the site plan that includes Main Street, extend the northbound left turn lane on Centreville Road at Main Street as generally shown on Sheets C-5, C-5A, C-5B and C-6 of the CDPA/FDPA within the existing median, subject to VDOT approval.
 - D. The Applicant shall, prior to site plan approval for that site plan that includes Wall Road, provide either an additional northbound left-turn lane on Centreville Road or an extension of the existing left-turn lane that serves Wall Road as required by VDOT within existing rights-of-way.
15. Wall Road. Prior to the issuance of RUPs for more than 500 units, the Applicant shall construct (and thereafter substantially complete) those improvements to Wall Road as depicted on Sheets C-5 and C-5A of the CDPA/FDPA.
16. McLearen Road.
Prior to the issuance of RUPs for more than 500 units, the Applicant shall construct (and thereafter substantially complete) those improvements to the McLearen Road/Centreville Road intersection and the McLearen Road/EDS West Drive intersection, both as depicted on Sheet C-10 of the CDPA/FDPA.
17. Traffic Signals.
- A. Centreville Road/Kinross Circle South.
 - (i) Prior to the approval of the first site plan for any building in Block 3 or at such time as deemed applicable by VDOT, but no later than ninety (90) days from approval of the site plan showing Main Street connected to Centreville Road, the Applicant will submit to VDOT plans for the modification of the signals existing at the Centreville Road/Kinross Circle South intersection to accommodate a fourth approach at this location (Main Street). Such signal shall include pedestrian count down heads, and "chirping devices" to aid the visually impaired if approved by VDOT.
 - (ii) The Applicant shall substantially complete the above signal modifications, subject to VDOT approvals, prior to the first RUP for the first site plan in Block 3.

- (iii) If the signal has not been previously installed (or committed to be installed) by others prior to the approval of the first site plan for any building in Block 3, the Applicant shall submit to VDOT a warrant study based on build out of the Application Property and nearby development, and design, equip and install such signal, including pedestrian count down heads and "chirping devices" at such time as VDOT determines them to be warranted based on the submitted warrant study referenced in this Proffer.
- (iv) If based on the warrant studies, VDOT determines the signal will not be warranted until a time subsequent to bond release for the final site plan for the Application Property, then the Applicant shall provide an escrow for the cost of such signal prior to such final bond release in lieu of construction in an amount as determined by DPWES, less any funds committed to by others for the same signal.

B. North South Collector Road/Wall Road.

- (i) Prior to approval of the first site plan for the first building in Blocks 3 or 4 or at such time deemed applicable by VDOT, the Applicant shall submit to VDOT a warrant study based on build out of the Application Property and nearby development.
- (ii) The Applicant shall design, equip and install such signal, including pedestrian count down heads and "chirping devices" at such time as VDOT determines it to be warranted based on the submitted warrant study. The Applicant shall be entitled to use any monies escrowed, and/or posted by others for such signal if available.
- (iii) If based on the Applicant's submission of a warrant study, VDOT determines the signal will not be warranted until a time subsequent to bond release for the final site plan for the Application Property, then the Applicant shall provide an escrow for the cost of such signal prior to such final bond release in lieu of construction, less any funds committed by others for the same signal.

C. Wall Road/Centreville Road.

- (i) The Applicant on request of the County or prior to approval of the first site plan for Blocks 3, 4 or 6, whichever occurs first, shall provide right-of-way dedication and/or easements along the property's Centreville Road and Wall Road frontages necessary for the installation of a traffic signal by others at the intersection of Wall Road and Centreville Road.
- (ii) If not already proffered for construction or constructed by others, prior to approval of the first site plan for any building in Blocks 3 or 4, the Applicant shall submit to VDOT a warrant study for a signal at the intersection of Wall Road and Centreville Road based on build out of the Application Property and nearby development. Such warrant study shall

be submitted no later than twelve (12) months after initial RUP for first building in Blocks 3 or 4.

- (iii) If deemed warranted, then the Applicant shall design, equip and install such signal, including pedestrian count down heads and "chirping devices" at such time as VDOT determines them to be warranted based on the submitted warrant study. The Applicant shall be entitled to use any monies escrowed, and/or posted by others for said signal or to be reimbursed for any contribution to be made by others for such signal subsequent to the signal installation.
- (iv) If based on a warrant study, VDOT determines the signal will not be warranted until a time subsequent to bond release for the final site plan for the Application Property, then the Applicant shall provide an escrow for the cost of such signal prior to such final bond release in lieu of construction, less any funds committed by others for the same signal.

D. EDS Drive/North South Collector Road.

- (i) Prior to approval of the first site plan for the first building in Blocks 3, 4, 5, or 6, or at such time deemed applicable by VDOT, the Applicant shall submit to VDOT a warrant study for the intersection of EDS Drive and the North South Collector Road based on build out of the remaining portions of the Application Property and nearby development,.
- (ii) The Applicant shall design, equip and install such signal, including pedestrian count down heads and "chirping devices" at such time as VDOT determines it to be warranted based on the submitted warrant study. The Applicant shall be entitled to use any monies escrowed, and/or posted by others for such signal if available.
- (iii) If based on a warrant study, VDOT determines the signal will not be warranted until a time subsequent to bond release for the final site plan for the Application Property, then the Applicant shall provide an escrow for the cost of such signal prior to such final bond release in lieu of construction, less any funds committed by others for the same signal.

E. North South Collector Road/Parkland Drive.

- (i) Prior to the approval of the first site plan for any buildings in Blocks 4 or 6, or at such time deemed applicable by VDOT, , the Applicant shall submit to VDOT a warrant study for the intersection of the North South Collector and Parkland Drive based on full build out of the remaining portions of the Application Property and those background developments referenced in the TIA for the subject intersection.
- (ii) The Applicant shall design, equip and install said signal, including pedestrian count down heads and "chirping devices" at such time as

VDOT determines them to be warranted based on the submitted warrant study.

- (iii) If based on the warrant studies, VDOT determines the signal will not be warranted until a time subsequent to bond release for the final site plan for the Application Property, then the Applicant shall provide an escrow for the cost of such signal prior to such final bond release in lieu of construction, less any funds committed to by others for the same signal.

F. Signal Timing Modifications to Centreville Road. Within 180 days after substantial completion of the North South Collector Road, but in no event later than release of the bond for the North South Collector Road, the Applicant shall make signal timing modifications to the following signals if requested by VDOT: Centreville Road and McLearn Road, Centreville Road and Kinross South and Centreville Road and Wall Road.

G. In all circumstances in this Proffer 17 where the Applicant is to design, bond and construct a signal, when warranted by VDOT, the Applicant shall diligently pursue such design, bonding and construction following VDOT's agreement that such signal is warranted.

18. Right-of-Way Acquisition/Condemnation. For any of the improvements listed above for which off-site right-of-way and/or easements are required, if, six (6) months subsequent to the initial request by the Applicant to obtain the necessary right-of-way and easements, the Applicant is unable to bring about the dedication by others and the necessary right-of-way and easements, or to acquire by purchase the right-of-way or easements at fair market value, as determined by a Member of the Appraisal Institute (MAI) appraisal, the Applicant shall request the Board of Supervisors (the "Board") to condemn the necessary land and/or easements. It is understood that the Applicant's request to the Board for condemnation will not be considered until the Applicant has demonstrated to the satisfaction of the County their failed attempts to acquire the right-of-way and easements and the Applicant has forwarded the request in writing to the Division of Land Acquisition or other appropriate County official, accompanied by (1) plans, plats and profiles showing the necessary right-of-way grading easements to be acquired, including all associated easements and details of the proposed transportation improvements to be located on said right-of-way property; (2) an independent appraisal of the value of the right-of-way property to be acquired and all damages to the residue of the affected property; (3) a sixty (60) year title search certificate of the right-of-way property to be acquired; and (4) an escrow 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 the County. It is also understood that in the event the property owner of the property to be acquired it is awarded more than the appraised value of the property and to the damages to the residue in a condemnation suit, the amount of the award in excess of the escrow amount shall be paid to the County by the Applicant within forty-five (45) days of said award. In addition, the Applicant agrees that all reasonable and documented third party sums expended by the County in acquiring the right-of-way and necessary easements shall be paid to the County by the Applicant within sixty (60) days of written demand.

In the event the County is successful in acquiring the off-site right-of-way, then the Applicant shall construct the improvement(s) for which right-of-way is available. It is expressly understood that in the event the County abandons efforts or does not acquire the aforesaid right-of-way and/or easements by means of its condemnation powers within thirty-six (36) months from the Applicant's written request to the Division of Land Acquisition, the Applicant is relieved of any responsibility under this proffer to construct any off-site portion of the aforesaid transportation improvements specifically affected by the unavailability of the easements or right-of-way (with all associated bonds released) and the Applicant shall escrow in an amount determined by DPWES, as appropriate, for any uncompleted portions of the transportation improvements, with such escrow to be refunded to the Applicant along with the escrow previously paid to the County for the right-of-way acquisition at the expiration of ten (10) years if the County has not acquired such right-of-way and constructed such improvements.

19. Transportation Demand Management. The Applicant shall implement and operate a transportation demand management ("TDM") program for Block 3 within the Application Property as follows:
 - A. The designation of a Resident Transportation Coordinator ("TC"). The Applicant shall appoint a TC prior to the issuance of the first RUP for Block 3.
 - B. The TC will be available to FCDOT staff to work cooperatively to promote opportunities to enhance participation in TDM programs.
 - C. Commencing with the appointment of the TC, implementation of specific programs as follows:
 - (i) The Applicant, through the TC, shall promote ride sharing on an ongoing basis by displaying information on ride sharing in areas utilized by residents, such as residential common areas and building lobbies. The TC shall: (a) maintain a tenant database that can be used by the TC and/or FCDOT to distribute transit/rideshare information and promote transit use, (b) coordinate with FCDOT to ensure appropriate, up-to-date materials are distributed for promotion of transit and ridesharing; and (c) provide an annual report to FCDOT summarizing the outreach efforts, including a listing of participants, and the initiatives participants are engaged in providing.
 - (ii) The Applicant shall, as part of the execution of each lease in Block 3, advise each tenant that a private TDM program exists and a public TDM program exists and encourage them to participate and contact the TC or FCDOT for participation opportunities.
 - (iii) Each new residential building in Block 3 with an associated parking garage shall provide secure, weather protected bicycle storage for 6 bicycles.

- (iv) Residential buildings in Block 3 shall be hardwired to provide high capacity, high bandwidth communication lines, or the equivalent wireless access. The Applicant shall further provide a common area in one of the residential buildings with business facilities, which may include, but not be limited to, wireless internet access, fax machine, photocopier and desktop computers private space for phone calls and access to a wash room.
 - (v) Beginning twelve (12) months after the issuance of the first RUP for the first building on the Application Property, and annually each April 1 thereafter, the TC shall prepare and submit to FCDOT a report quantifying the use of public transportation, carpooling, vanpooling and other rideshare programs, created under the TDM program.
- 20. Bus Shelters. Prior to the issuance of more than 350 RUPs, the Applicant shall construct bus shelters (but not bus pull outs) at two (2) to three (3) locations within the Application Property or on Centreville Road adjacent to the Application Property as mutually agreed upon by the Applicant and FCDOT. If no such agreement on locations can be reached by the issuance of the 600th RUP, the Applicant shall donate \$20,000 per unconstructed bus stop to FCDOT for up to a maximum of two unconstructed bus shelters to be used for bus shelters in the vicinity of the Application Property, with such sum to be adjusted on an annual basis based on the criteria outlined in Section 15.2-2303.3 of the Code of Virginia. The COA shall be responsible for providing and emptying trash receptacles at such bus shelters on a routine basis and such obligation shall be disclosed in the applicable property owner's association documents.
- 21. Pedestrian and Maintenance Vehicle Access to Park. The pedestrian access (and associated landscaping and hardscape) to the athletic fields as shown on Sheet 13 of the CDP/FDP approved in conjunction with RZ 2006-SU-007 shall be constructed prior to the issuance of the first RUP for any building in Block 5 as shown on the CDPA/FDPA. Additionally, the Applicant shall work with the owners of Fairfax County Tax Map 24-4 ((1)) 6B4 ("Parcel 6B4") to provide an access easement for Park Authority maintenance vehicles from the intersection of the North South Collector Road and Court Street across the drive aisles on Blocks 9 and 10, as shown on the CDP/FDP for RZ 2006-SU-007 and thence across the pedestrian access shown on Sheet 13 to connect to the Park. The portion of the pedestrian access shown on Sheet 13 of the CDP/FDP between the westernmost drive aisle on Block 9 and the Park shall be 12' in width to accommodate maintenance vehicles provided 4' of such 12' way may be constructed using grasscrete or similar pavers. Upon the completion of the North South Collector Road, the Applicant shall work with the owner of Parcel 6B4 to grant the Fairfax County Park Authority a temporary easement from the intersection of the North South Collector and Court Street to the diamond fields constructed in the Park (as defined in Proffer X) for maintenance vehicles. Such temporary easement shall be null and void at such time as the access easement described in the second sentence of this proffer is granted. At the time of construction of the Park, the Applicant shall construct a pedestrian access with associated amenities along Wall Road from the North South Collector Road to the Park as shown on Sheets 4 and 7 of the CDP/FDP associated with RZ 2006-SU-007.

IV. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES

22. Existing Overall Storm Water Management Plan. Storm Water Management ("SWM") and Best Management Practices (BMPs) has been and, subject to any required approval of DPWES contemplated in Proffer 23 below, will continue to be provided as set forth in the Site Plan No. 5810-SP-05-1 approved by Fairfax County on June 22, 1987. The CDPA/FDPA does not depict any additional SWM or BMP facilities on the Application Property.
23. Additional Facilities. If deemed necessary by the Director of DPWES prior to site plan approval(s), an exception to the performance criteria shall be requested in accordance with the provisions set forth in Section 118-6-9 of the Chesapeake Bay Preservation Ordinance and/or the Public Facilities Manual for any increase, if any, in impervious surface over that contemplated by Site Plan No. 5810-SP-05-1. If the exception is not requested or, if requested, not approved, SWM or BMPs will be provided for any incremental increase in the total impervious area over that contemplated in Site Plan No. 5810-SP-05-1 in accordance with a plan approved by the Director of DPWES, and said plan may require minor modifications to the existing facilities or the construction of additional facilities (or underground vaults, provided such vaults will only be permitted in areas to be developed with non-residential uses and shall be maintained by the owners of such non-residential property on property subject to the CDP/FDP approved in conjunction with RZ 2006-SU-007) in areas that are planned for land disturbance activities, all without the necessity of amending the CDP/FDP.

V. PARKING

24. Parking shall be provided in accordance with Article 11 of the Zoning Ordinance. The Applicant reserves the right to provide more or less spaces than the number of spaces shown on the CDPA/FDPA so long as the Applicant complies with Article 11.

VI. DESIGN

25. Design Concepts. The architectural guidelines for the Application Property with respect to building facades, building scale and massing, building site and streetscape and building signage and lighting are set forth on Sheets A-1, A-2, L-1, L-2, L-5 through L-13 of the CDPA/FDPA. These sheets are intended to be illustrative of the general quality and character of the development. Modifications to these elements as shown on the CDPA/FDPA shall not require an amendment to the proffers or CDPA/FDPA and are permitted provided the changes are in substantial conformance with the CDPA/FDPA.
26. Additional Residential Design. The residential buildings along the North South Collector shall have their front façade oriented toward such road. Such front facades shall be of similar quality and character to the front facades along Centreville Road as the quality and character of such facades are depicted on Sheets A-1 and A-2 of the CDPA/FDPA.
27. Main Street Activation. In order to provide for street level activation along the north side of Main Street, the Applicant shall provide amenity space in the first floor of the

multifamily building comprised of Type A units which may include, but not be limited to a lobby, fitness center, business center, and/or drop-off area.

28. Unifying Elements.

- A. All signs and street furniture, including garbage cans, benches and lamp posts, shall be consistent, both in terms of materials and design, throughout the development.
- B. The fronts of all buildings shall be constructed of glass, stone, brick, and/or cementitious siding.

29. Signage.

- A. Project Signage. All signage provided on the Application Property shall comply with Article 12 of the Zoning Ordinance. Any permanent freestanding signs shall be monument type with a maximum height of 10 feet (except as otherwise provided in any Comprehensive Sign Plan that may be approved) and shall be generally located as shown on the CDPA/FDPA. Pole signs shall not be permitted on the Application Property. All directional and wayfinding signage shall be consistent, both in terms of materials and design, throughout the development. The Applicant reserves the right to obtain approval of a Comprehensive Sign Plan at any time that would permit modifications to the provisions of Article 12 without obtaining a PCA or CDPA/FDPA.
- B. Temporary Signs. No temporary signs (including "popsicle" 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 or any builder's direction, to assist in the initial and future marketing, sales and/or rental of dwelling units on the Application Property. This same restriction shall apply to the marketing of and sales by all retail establishments located on the Application Property. The Applicant and any builders shall direct their agents and employees involved in marketing the Application Property to adhere to this Proffer.

30. Lighting. All outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. Fixtures used to illuminate streets, parking areas and walkways shall not exceed twenty-two (22) feet in height, measured from the ground to the top of the light standard, shall be of low intensity design and shall utilize full cut-off fixtures which shall focus directly on the Application Property. All upper level parking deck lighting fixtures shall not exceed a height of seventeen (17) feet measured from the ground to the top of the light standard. Lighting on the top level of the residential parking garages shall not extend above the roof line of the residential buildings. Lighting within the parking decks shall be installed between the ceiling beams to reduce glare.

31. Screening. All rooftop mechanical equipment shall be screened so to limit the visibility of such equipment from the surrounding street level with such screening to be compatible with the façade of the building.

VII. LANDSCAPING

32. Landscaping and Open Space. Site plans submitted for the respective phases of development shall include a landscape plan for that phase of development as generally shown on Sheets L-01 and L-02 of the CDPA/FDPA unless the timing of the installation of such landscaping is otherwise required by these proffers. The Applicant shall maintain such landscaping. The species and initial planting site of such landscaping is set forth on Sheets L-01 and L-02 of the CDPA/FDPA, subject to revision as may be approved by Urban Forest Management ("UFM").
33. Location of Utilities. Utility lines shall be generally located so as to not interfere with landscaping concepts shown on the CDPA/FDPA. The landscaping set forth on the CDPA/FDPA shall be designed to accommodate the extension of the Colonial Pipeline facilities through the Application Property generally in the location shown on Sheet C-6 of the CDPA/FDPA, the Dominion Power/Verizon facilities along Centreville Road, and the forty-eight (48) inch waterline shown in Centreville Road. The Applicant reserves the right to make minor modifications to such landscaping to reasonably accommodate utility lines provided such relocated landscaping shall retain a generally equivalent number of plantings and continues to reflect the concepts illustrated on the CDPA/FDPA in those areas. For all other areas of the Application Property, in the event that during the process of site plan review any landscaping shown on the CDPA/FDPA cannot be installed in order to locate utility lines, as determined by DPWES, then an area of additional landscaping generally consistent with that displaced shall be substituted at an alternate location on the Application Property, subject to approval by UFM.
34. Parking Deck Landscaping. The Applicant shall provide planting areas and landscaping on the top level of any parking garages as shown on Sheet L-01. Such landscaping at minimum shall include medium shade trees in adequately sized planters, as determined by UFM, with such landscaping to be maintained in good health by the Applicant.
35. Maintenance of Cleared, but Undeveloped Areas. Following the approval of the first site plan on the Application Property, any disturbed areas of the Application Property shall be seeded and maintained on a regular basis in accordance with the PFM standards.

VIII. PRIVATE STREETS/PEDESTRIAN IMPROVEMENTS

36. Private Streets. All streets and travelways on the Application Property other than the North South Collector Road shall be private and shall be maintained by the Community Association as contemplated in Proffer 45 and such maintenance obligation shall be disclosed in the Community Association documents. All such private streets shall be subject to a public access easement, in a form acceptable to the County Attorney. The quality and character of such private streets are set forth on Sheets L-01 and L-02 of the CDPA/FDPA. Main Street, Rotary Drive and Parkland Drive will be constructed with

materials and depths of pavement consistent with public street standards in accordance with Fairfax County Public Facilities Manual ("PFM"), as determined by DPWES. Such sheets also depict the sidewalk widths and landscaping to be provided adjacent to such private streets. Modifications to such private street layouts shall be permitted provided the Zoning Administrator determines that any alternative layouts are consistent with the quality and character depicted on Sheets L-01 and L-02.

37. Pedestrian Improvements. The Applicant shall, concurrent with the development of adjacent areas, construct the pedestrian network consisting of an interconnected network of sidewalks and trails set forth on Sheets L-03 and L-04 of the CDPA/FDPA, except the connections to the Park, which are to be constructed when required by Proffer 21. Concurrent with site plan approval for each respective building, the Applicant shall place all sidewalks and trails shown on the CDPA/FDPA on such a site plan in public access easements, in a form acceptable to the County Attorney. The Community Association shall maintain such sidewalks and/or trails located outside the public right-of-way. Additionally, the Community Association shall maintain such sidewalks and/or trails within the public right-of-way that are constructed with specialty paving as identified on the CDPA/FDPA or any sidewalks and/or trails within the public right-of-way that VDOT will not agree to maintain. The maintenance responsibilities for such sidewalks shall be disclosed in the Community Association documents.

IX. GREEN BUILDING PRACTICES

38. In order to promote energy conservation and green building techniques, the Applicant shall select one of the following programs to be implemented in the construction of the single family attached units shown as Type D units on the CDPA/FDPA. Selection of certification method shall be within the Applicant's sole discretion at time of site plan submission. The following green building commitment shall only apply to the single-family attached uses shown on the CDPA/FDPA, and shall not apply to other uses on the Application Property. Compliance with this green building proffer shall not prohibit the development and construction (including issuance of site plans, building permits and other related permits) or other uses on the Property consistent with these proffers and the CDPA/FDPA. In addition to the choices identified herein, the Applicant may submit an alternative third party certification for the single-family attached uses shown on the CDPA/FPA that meets the substantive intent of the choices identified below. Such alternative third party certification must be reviewed and approved by DPZ prior to construction that utilizes such alternative certification.
- A. LEED for Homes Certification;
 - B. Certification in accordance with the Earthcraft House Program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of a RUP.
 - C. Qualification in accordance with ENERGY STAR for Homes as determined by the submission of documentation to the Environment and Development Review Branch of DPZ from home energy rater certified through the Residential Services

Network (RESNET) program that demonstrates that the dwelling unit has attained the ENERGY STAR for Homes qualification prior to the issuance of the RUP for each single family attached dwelling.

If the Applicant selects the LEED for Home option, upon the approval of the first single family attached building permit, the Applicant will execute a separate agreement and post a "green building escrow," in the form of cash or a letter of credit or other financial surety from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$4,000.00 per unit based on an average square footage of 2,000 per unit. This escrow will be in addition to and separate from other bond requirements and will be released as a total sum, and not an individual dwelling unit basis, upon demonstration of attainment of certification for each dwelling unit, by the U.S. Green Building Council ("USGBC"), under the current version at the time of project registration with the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design for Homes (LEED for Homes) rating system. The provision to the Environment and Development Review Branch of DPZ of documentation from the USGBC that each dwelling unit has attained LEED certification will be sufficient to satisfy this commitment. If the applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification for each dwelling unit within three (3) years of issuance of the final RUP for a single family attached unit, a proportion of the escrow related to the number of units failing to achieve certification will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives. The Applicant shall adhere to the following procedures for attainment of LEED certification:

- (i) If the Applicant provides the Environment and Development Review Branch of DPZ, within three (3) years of issuance of the final RUP, documentation demonstrating that LEED certification for any dwelling unit(s) has not been attained but that the dwelling unit(s) has been determined by the USGBC to fall within three (3) points of attainment of LEED certification, 50% of the escrow proportionate to the dwelling unit(s) failing to achieve certification will be released to the applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.
- (ii) If the Applicant fails to provide, within three (3) years of issuance of the final RUP for the building, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification or demonstrating that any dwelling unit(s) has fallen short of certification by three (3) points or less, the entirety of the escrow proportionate to the dwelling units failing to achieve certification will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of County environmental initiatives.

- (iii) If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the Environment and Development Review Branch of DPZ, that USGBC completion of the review of the LEED certification for any dwelling unit(s) application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the proffered time frame shall be extended until such time as evidence is obtained, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.
- (iv) LEED-AP - The Applicant will include a LEED-accredited professional as a member of the design team. The LEED-accredited professional will work with the team to incorporate sustainable design elements and innovative technologies into the project with the goal of having the project attain LEED certification. At the time of the site plan submission, the Applicant will provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.
- (v) The Applicant will include, as part of the first single family attached building permit submission and building plan submission, a list of specific credits within the most current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design for Homes (LEED for Homes) rating system that the applicant anticipates attaining. A professional engineer or licensed architect will provide certification statements at the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification of the project.

X. PUBLIC FACILITIES CONTRIBUTION

39. Park.

- A. The Applicant shall dedicate in fee simple to the Fairfax County Park Authority (FCPA) approximately 17.0 acres of land on property identified as Tax Map 24-4 ((1)) 6B3 ("Parcel 6B3"), for the development of public parkland (the "Park"), provided the Applicant receives density credit for the land area so dedicated, as provided for in Section 2-308 of the Zoning Ordinance. Such density credit shall be reserved to Parcel 6B3. The Applicant shall construct a five (5) field Athletic Field Complex in substantial conformance with Sheet 13 of the CDP/FDP approved in conjunction with RZ 2006-SU-007.
- B. In addition to dedication, the Applicant shall provide the following services and improvements:
 - (i) Preparation and pursuit of requisite site plans and obtain necessary Site Plan approval and construction and VDOT entrance permits;

- (ii) Site utility work shall include:
 - a. Relocation of existing sewer main and manhole out of field of play areas as shown on Sheet 13 of the CDP/FDP;
 - b. Provision of electric power of sufficient capacity to light two rectangle fields and three diamond fields according to the specification attached hereto as Exhibit C (the "Field Specifications") and to supply necessary power for a future restroom and concession building, field irrigation, and parking lot lighting in accordance with the Field Specifications.
 - c. Provision of wired conduit to light pole locations for field lighting at the two rectangle fields. Lights will be located as required to achieve the details in the Field Specifications.
 - d. Provision of non-wired conduit stubbed at each diamond field to allow for future lighting of the three diamond fields. Conduit will be stubbed to permit lights to be located to achieve the photometrics detailed in the Field Specifications.
 - e. Provision of an irrigation pump house according to the Field Specifications and water service connection including water meter at the location of the irrigation pump house as shown on Sheet 13 of the CDP/FDP and of sufficient capacity to irrigate all three diamond fields and service a future restroom and concession building and possible future hydration of the rectangle fields; and
 - f. Stubbing water, sewer and electric service to the area designated on Sheet 13 of the CDP/FDP for restrooms and concessions;
- (iii) Site preparation work shall conform to Chapter 104 of The Code of Fairfax County, Virginia, and shall include:
 - a. Obtaining any necessary wetlands permits;
 - b. Clearing and grubbing of existing vegetation;
 - c. Stripping and stockpiling of topsoil;
 - d. Provide dust prevention measures;
 - e. Installing silt fencing;
 - f. Finished grading of five athletic fields in accordance with the Field Specifications;

- g. Grading of parking lot and secondary facility areas (playground, warm-up areas, restroom/concession area); and
 - h. Installing of site drainage with storm water management to be provided at the pond located to the west on EDS property.
- (iv) Construction of the following facilities on the Park:
- a. Two (2) rectangle fields with minimum playing dimensions of 195' by 360' suitable for both adult and youth play and improved with a synthetic all-weather turf surface, including at least 5' of the overrun area (the remainder of the overrun area shall be sod turf) and with field lighting in accordance with the Field Specifications, a synthetic turf sub grade profile and subsurface drainage system shall be used on the rectangle fields and shall be in accordance with the Field Specifications for synthetic turf fields; lighting shall be provided in accordance with the Field Specifications;
 - b. Two (2) 60' diamond baseball fields with fences and backstops, containment netting, concrete bleacher pads to meet all ADA accessibility standards and to accommodate the bleachers shown on Sheet 13 of the CDP/FDP, sodded turf and irrigation all in accordance with the Field Specifications; Rootzone Mix shall be used at a minimum depth of 6" in the turf area and shall be in accordance with the Field Specifications.
 - c. One (1) 90' diamond baseball field with fences and backstops, containment netting, concrete bleacher pads to meet all ADA accessibility standards and to accommodate the bleachers shown on Sheet 13 of the CDP/FDP, sodded turf and irrigation all in accordance with the Field Specifications; Rootzone Mix shall be used at a minimum depth of 6" in the turf area and shall be in accordance with the Field Specifications.
 - d. Sidewalks and access trails as depicted on Sheet 13 of the CDP/FDP, including off-site pedestrian access to the Park; all trails shall meet the standards set by the Americans with Disabilities Act Accessibility Guidelines;
 - e. A finished asphalt parking lot built to PFM standards containing 270 parking spaces, with lighting;
 - f. Seeding of the area of the portion of the Park intended for recreational use, but not improved with the athletic fields or other facilities such as parking, according to Field Specifications for general grounds;

- g. Landscaping in the parking lot and at the peripheral areas of the Park to PFM and Zoning Ordinance standards.
- (v) The dedication of the Park to FCPA shall occur within thirty (30) days following substantial completion of the improvements listed in subparagraph B. above and acceptance of such improvements by the Park Authority for maintenance. For the rectangular fields, this shall occur, subject to delays outside of the Applicant's reasonable control not later than fourteen (14) months from the time that play is permanently ceased on any of the existing fields located in the area previously leased to the CYA (as such cessation is determined by CYA with a certified letter sent to the Director of the Zoning Evaluation Department, the Sully District Supervisor and FCPA executed by CYA and the Applicant and specifying such date of cessation). With respect to the diamond fields, this shall occur one growing season beyond the 14 months to allow sod on the diamond fields to take root prior to those fields.

Applicant shall obtain a bond as security for the public improvements necessary to construct the Park shown on Sheet 13 of the CDP/FDP and referenced herein. Such bond shall be reduced by fifty percent (50%) to be released upon completion of the rough grading for the Park. Such bond shall comply with all the rating requirements set forth in Section 2-0600 of the PFM. Should Applicant not substantially complete the parks within the timeframes noted above, then no bond extension shall be granted by Fairfax County nor shall any RUPs be issued on Blocks, 3 or 4 until such completion. However, upon demonstration by the Applicant that, despite diligent efforts by the Applicant, provision of the fields have been reasonably delayed by others or matters outside the Applicant's control as determined by the Zoning Administrator, the Zoning Administrator may agree to the issuance of 50% of RUPs for Blocks 3 and 4 and a later date for the completion of the fields at which time the remainder of the RUPs may be issued. Additionally, prior to substantial completion of the fields, the Applicant shall not be entitled to RUPs or more than 50% of the maximum permitted square footage in Blocks 3 and 4 in the aggregate. Substantial completion shall be defined as the date determined by an independent certified landscape architect or professional engineer paid for by the Applicant, but reporting to the County, that the improvements to be provided pursuant to this Proffer are available for their intended purpose and substantially complete (except for growing season permitted for sod for the diamond fields) in accordance with the site plans therefore and the Field Specifications. Failure to substantially complete the fields within the timeframes above shall not impact the issuance of RUPs for Blocks 5 or 6.

- (vi) Any debris or waste on the Park parcel shall be removed prior to dedication as determined by FCPA. Prior to dedication the Applicant shall arrange a walk-through inspection with the Park Authority Land

Acquisition Manager, Area 5 Operations Manager, and Resource Management Division representative to demonstrate successful completion of this requirement.

- (vii) Applicant shall involve FCPA in various stages of the site design process (including at (i) schematic, (ii) design, development and (iii) final permit drawings) and incorporate comments of FCPA that are consistent with the Field Specifications. FCPA Project Management staff shall be provided access during the construction process if they desire to monitor that the Park is built according to the Field Specifications.

40. Schools Contribution.

- A. Prior to the issuance of the first RUP for the Application Property, the Applicant shall contribute \$247,500 to DPWES for transfer to the Fairfax County School Board as its public school contribution for this application, with such sum to adjust from the date of approval of this application to the date of payment based on the criteria outlined in Section 15.2-2303.3 of the Code of Virginia.

XI. COMMUNITY SITE AMENITIES AND RECREATIONAL FACILITIES CONTRIBUTION

41. Community Site Amenities. The Applicant shall provide the community amenities and active and passive recreation areas and plaza areas generally as depicted on Sheets L-07 and L-08 of the CDPA/FDPA. The exact elements that comprise such amenities shall be determined at time of site plan for the buildings adjacent to such amenities and such amenities shall be constructed at the same time as the adjacent buildings. Additional site amenities may be provided at time of site plan provided they are of the quality and character of those set forth on Sheets L-07 and L-08 of the CDPA/FDPA. At a minimum such active site amenities shall include two (2) sport courts, one or more pools, and a community room and/or fitness center.

42. Recreational Facilities Contribution. The Applicant shall contribute \$955 per Non ADU residential unit for the total number of Non ADU residential units to be constructed on the Application Property with such payment to be made in accordance with Section 16-404 of the Ordinance. Credited against said contribution shall be the cost of any recreational improvements located on the Application Property for residents or guests only, whether located inside or outside, such as swimming pools, health clubs and related facilities, as well as the Park facility to be constructed on Parcel 6B3.

XII. AFFORDABLE DWELLING UNITS/WORKFORCE HOUSING

43. ADUs. The Applicant shall provide ADUs in accordance with the provisions of Part 8 of Article 2 of the Zoning Ordinance, except as may be modified by the ADU Advisory Board. The total number of ADUs shall be determined at the time of site plan review and approval. The applicant reserves the right to locate ADUs generated by single family attached dwelling units in the multiple family dwelling unit buildings. The ADUs may

be provided as for-sale or rental units and shall be administered in accordance with the requirements of the ADU Ordinance. Notwithstanding the foregoing, should the Board of Supervisors amend the ADU Ordinance after the date of approval of this PCA, the Applicant reserves the right, at its sole discretion, to opt in to the new ADU Ordinance, in part or in whole, without the need for a PCA and/or FDPA. If the Applicant so opts into any such new ADU Ordinance, the provisions of this proffer which relate to the new provisions of the ADU Ordinance which Applicant has elected to opt into shall no longer be effective.

44. Workforce Dwelling Units.

In addition to the ADUs required pursuant to Proffer 43, the Applicant shall provide Workforce Dwelling Units (WDUs) such that the total number of ADUs plus WDUs shall be equal to 12% of the non-ADU and non-bonus market rate units in the development. The WDUs shall be provided as for-sale or rental units and shall be administered as set forth in the Board of Supervisors Workforce Dwelling Unit Administrative Guidelines adopted October 15, 2007. When the required WDUs that are calculated result in a fractional unit less than 0.5, the number shall be rounded down to the next whole number and any fractional unit greater than or equal to 0.5 shall be rounded up to next whole number.

Notwithstanding the foregoing, should the Board of Supervisors' policies related to WDUs be amended, the Applicant reserves the right, at its sole discretion, to opt in to the new policies, in part or in whole, without the need for a PCA and/or FDPA and, if the Applicant so opts into any such new policies, the provisions of this proffer which relate to the new policies of the Board of Supervisors which Applicant has elected to opt into shall no longer be effective. Furthermore, the Applicant reserves the right to enter into a separate binding written agreement with the appropriate Fairfax County agency as to the terms and conditions of the administration of the WDUs following approval of this Application. Such an agreement shall be on terms mutually acceptable to both the Applicant and Fairfax County and may occur after the approval of this Application. Neither the Board of Supervisors nor Fairfax County shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the WDUs shall be administered solely in accordance with such an agreement and the provisions of this proffer as it applies to WDUs shall become null and void. Such an agreement and any modifications thereto shall be recorded in the land records of Fairfax County.

XIII. NOISE ATTENUATION MEASURES

45. Prior to site plan approval for the first residential building fronting along Centreville Road, the Applicant shall provide to DPWES and DPZ an acoustical study ("Study") for review and approval in accordance with DPZ established guidelines for studies, to assess the impact of transportation noise from Centreville Road on the proposed development based on final residential building locations. The Study shall utilize standard measures to evaluate noise, and shall confirm existing mapped noise contour intervals and as a condition of site plan approval shall demonstrate that exterior wall construction techniques that are to be provided will ensure that a maximum interior noise level of

approximately DNL 45 dBA shall be achieved for any dwelling unit and that the Study shows will be exposed to noise levels in excess of DNL 65 dBA. All units that require interior or exterior structural noise alteration shall be identified on the site plan.

XIV. COMMUNITY ASSOCIATION

46. Prior to issuance of the first RUP for the Application Property, the Applicant shall establish a "Community Association" in accordance with Virginia law. Such Community Association may consist of an umbrella owners association for the entire Application Property (or the existing Bristol Owners Association, which is the master association to which the Application Property is presently subject), and/or individual sub associations or condominium owners' associations ("COAs") formed for specific buildings or groups of buildings. All residential units shall be members of a Community Association. The Community Association(s) shall be responsible for the obligations specifically identified in these proffers, including all maintenance, TDM, and notification obligations. The Community Association documents or any residential lease of the units shall disclose the Application Property's proximity to Dulles Airport and the potential for expansion of airport operations and resultant potential noise impact.

XV. WETLANDS PERMIT

47. The Applicant shall obtain any authorizations required under Section 404 of the Clean Water Act or the Virginia Water Protection Permit program prior to land disturbing activities in any jurisdictional waters of the US or waters of the Commonwealth on the Application Property.

XVI. TIMING OF IMPROVEMENTS

48. Upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicants' control, the required improvements have been or will be delayed beyond the time set forth in these proffers, the Zoning Administrator may agree to a later date for completion of such improvements.

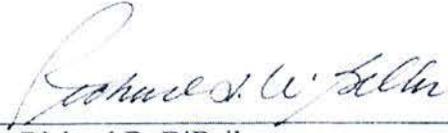
XVII. COUNTERPARTS

49. These Proffers may be executed in one or more counterparts, each of which when so executed shall be deemed an original and all of which when taken together shall constitute but one and the same instrument.

APPLICANT/TITLE OWNER OF TAX MAP 24-4 ((1)) 6C3 and 6C4

TIMBER RIDGE AT EDS, LLC

By: Timber Ridge Managing Member IV, LLC, its Managing Member

A handwritten signature in cursive script, appearing to read "Richard D. DiBella", written over a horizontal line.

By: Richard D. DiBella

Its: Manager

[SIGNATURE ENDS]

**PROPOSED FINAL DEVELOPMENT
PLAN AMENDMENT CONDITIONS**

FDPA 2006-SU-007

October 2, 2012

If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDPA 2006-SU-007 for residential development located at Tax Maps 24-4 ((1)) 6C3 and 6C4, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions which supersede all previous conditions (those conditions carried forward from previous approval that apply to the subject property are marked with an asterisk*):

1. Development of the property shall be in substantial conformance with the Final Development Plan Amendment entitled "Timber Ridge at EDS" prepared by Vika, Inc and Land Design, consisting of Sheets C-1 through L-14 dated January 25, 2012, as revised through September 12, 2012.
2. All signage shall be architecturally compatible with the buildings in terms of style, color and materials. The location of all signs shall comply with the provisions of Article 12 of the Zoning Ordinance, irrespective of that shown on the FDP.*
3. All lighting shall meet or exceed the standards set forth in the Zoning Ordinance for outdoor lighting at the time of site plan review, with final determination made by Department of Public Works and Environmental Services staff. The submission of a photometric study shall also be required for the athletic fields.*
4. As the site contains a Fairfax Water easement, the site plan shall be reviewed and approved by Fairfax Water. As requested by Fairfax Water, the recordation of an amendment to the existing easement agreement shall also be required prior to site plan approval.*
5. If approved by DPWES, stormwater management and Best Management Practices (BMPs) may be accomplished through the expansion of the existing stormwater detention and BMP pond located at Tax Map 24-4 ((1)) Parcel 6B in accordance with the requirements of the Fairfax County Public Facilities Manual (PFM) unless waived or modified by DPWES. If such facility is expanded, in order to restore a natural appearance to the existing stormwater management facility, a landscape plan shall be submitted as part of the first submission of the site plan. This landscaping plan shall show landscaping in all possible planting areas of the pond, in keeping with the planting policy of Fairfax County. This landscape plan shall also show a variety of tree species, of various sizes, to be planted throughout. No RUP's shall be issued until the facility is planted.*

6. In order to enhance the transitional screening and tree canopy shown on the CDPA/FDPA, the site plan shall increase the amount of tree canopy plantings shown along the northern and eastern sides of the property on the CDPA/FDPA by a minimum of 5% with specific quantities, locations and species to be subject to the review and approval of Urban Forest Management.

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

REZONING AFFIDAVIT

DATE: September 26, 2012
(enter date affidavit is notarized)

I, Sara V. Mariska, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below 1158356

in Application No.(s): PCA/FDPA 2006-SU-007
(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 must 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(s) in the Relationship column.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Includes entries for Timber Ridge at EDS, LLC and LandDesign, Inc.

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

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

Rezoning Attachment to Par. 1(a)

DATE: September 26, 2012
 (enter date affidavit is notarized)

1158356

for Application No. (s): PCA/FDPA 2006-SU-007
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
VIKA, Incorporated Agents: John F. Amatetti Philip C. Champagne Robert R. Cochran Jeffrey A. Kreps (former)	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineers/Agent
VIKA Virginia, LLC Agents: John F. Amatetti Philip C. Champagne Robert R. Cochran Edmund J. Ignacio Frank E. Jenkins Shawn T. Frost (former) Jeffrey A. Kreps	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineers/Agent
VIKA Capitol, LLC Agents: John F. Amatetti Philip C. Champagne Robert R. Cochran Edmund J. Ignacio (former) Frank E. Jenkins (former) Shawn T. Frost Jeffrey A. Kreps (former)	4910 Massachusetts Avenue, NW Suite 214 Washington, DC 20016	Engineers/Agent
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci Kevin R. Fellin William F. Johnson Brian J. Horan	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent

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

Rezoning Attachment to Par. 1(a)

DATE: September 26, 2012
(enter date affidavit is notarized)

1158350

for Application No. (s): PCA/FDPA 2006-SU-007
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg Elizabeth A. McKeeby	2200 Clarendon Boulevard Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent
KTGY Group, Inc. Agent: Mark D. Drake	8605 Westwood Center Drive, Suite 300 Vienna, VA 22182	Architect/Agent
Wetland Studies and Solutions, Inc. Agents: Michael S. Rolband Mark W. Headly Douglas W. Chapin	5300 Wellington Branch Drive, #100 Gainesville, Virginia 20155	Environmental Consultant/Agent

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

REZONING AFFIDAVIT

DATE: September 26, 2012
(enter date affidavit is notarized)

1158356

for Application No. (s): PCA/FDPA 2006-SU-007
(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, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Timber Ridge at EDS, LLC
42395 Ryan Road, #112/614
Ashburn, VA 20148

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 SHAREHOLDERS: (enter first name, middle initial, and last name)

Timber Ridge Managing Member IV, LLC, Managing Member
Timber Ridge Holdings IV, LLC, Member

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

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, 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 stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. 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.*

Rezoning Attachment to Par. 1(b)

DATE: September 26, 2012
(enter date affidavit is notarized)

1158356

for Application No. (s): PCA/FDPA 2006-SU-007
(enter County-assigned application number (s))

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

LandDesign, Inc.
200 S. Peyton Street
Alexandria, VA 22314

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 SHAREHOLDER: (enter first name, middle initial, and last name)

Peter R. Crowley
Dale C. Stewart

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

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

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 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, and last name)

M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and 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 Attachment to Par. 1(b)

DATE: September 26, 2012
(enter date affidavit is notarized)

1158356

for Application No. (s): PCA/FDPA 2006-SU-007
(enter County-assigned application number (s))

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

VIKA, Incorporated
8180 Greensboro Drive, Suite 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 SHAREHOLDER: (enter first name, middle initial, and last name)

John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, Philip C. Champagne

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

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

VIKA Virginia, LLC
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, and last name)

John F. Amatetti, Charles A. Irish, Jr., Jeffrey B. Amateau, Philip C. Champagne, Robert R. Cochran, Harry L. Jenkins, Kyle U. Oliver, Mark R. Morelock

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and 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 Attachment to Par. 1(b)

DATE: September 26, 2012
(enter date affidavit is notarized)

1158356

for Application No. (s): PCA/FDPA 2006-SU-007
(enter County-assigned application number (s))

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

VIKA Capitol, LLC
4910 Massachusetts Avenue, NW
Suite 214
Washington, DC 20016

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 SHAREHOLDER: (enter first name, middle initial, and last name)

John F. Amatetti, Charles A. Irish, Jr., Jeffrey B. Amateau, Philip C. Champagne, Robert R. Cochran, Harry L. Jenkins, Kyle U. Oliver, Mark R. Morelock

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

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

Timber Ridge Managing Member IV, LLC
42395 Ryan Road, #112/614
Ashburn, VA 20148

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, and last name)

Manager/Member: Richard D. DiBella,
Managers: Mark W. Hamer, Donald M. Eversoll, Jeffrey K. Parsigian

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and 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 Attachment to Par. 1(b)

DATE: September 26, 2012
(enter date affidavit is notarized)

1158356

for Application No. (s): PCA/FDPA 2006-SU-007
(enter County-assigned application number (s))

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

Timber Ridge Holdings IV, LLC
42395 Ryan Road, #112/614
Ashburn, VA 20148

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 SHAREHOLDER: (enter first name, middle initial, and last name)

James H. Simmons, Member
Mendel Mark Silber, Member

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

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

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

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, and last name)

David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Peter M. Dolan, Jr., Jay du Von, William A. Fogarty, John H. Footc, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and 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 Attachment to Par. 1(b)

DATE: September 26, 2012
(enter date affidavit is notarized)

1158354

for Application No. (s): PCA/FDPA 2006-SU-007
(enter County-assigned application number (s))

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

KTGY Group, Inc.
8605 Westwood Center Drive,
Suite 300
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Patricia Ann Esser
John Peter Tully
Jill Diane Williams

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

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

Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, #100
Gainesville, Virginia 20155

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, and last name)

Michael S. Rolband, Sole Shareholder

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and 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: September 26, 2012
(enter date affidavit is notarized)

1158356

for Application No. (s): PCA/FDPA 2006-SU-007
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
None

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, 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 stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* 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.

REZONING AFFIDAVIT

DATE: September 26, 2012
(enter date affidavit is notarized)

1158350

for Application No. (s): PCA/FDPA 2006-SU-007
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, 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 the line below.)

None

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: September 26, 2012
(enter date affidavit is notarized)

1158354

for Application No. (s): PCA/FDPA 2006-SU-007
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, 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 more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(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, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

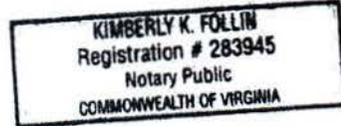
(check one) Applicant Sara V. Mariska Applicant's Authorized Agent

Sara V. Mariska, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 26 day of September 2012, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015





Martin D. Walsh
 (703) 528-4700 Ext. 5422
 mwalsh@arl.thelandlawyers.com

**WALSH COLUCCI
 LUBELEY EMRICH
 & WALSH PC**

March 20, 2012

Via Hand Delivery

Barbara C. Berlin, Director
 Fairfax County Department of Planning & Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, Virginia 22035

Re: Proposed Partial Proffered Condition Amendment Application/Final Development
 Plan Amendment
 Fairfax County Tax Map Reference: 24-4 ((1)) 6C3 and 6C4 (the "Subject
 Property")
 Applicant: Timber Ridge at EDS, LLC

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a partial proffered condition amendment and final development plan amendment (PCA/FDPA) on the Subject Property.

The Subject Property is located on the west side of Centreville Road (Route 657) south of its intersection with McLearen Road (Route 668) and North of Wall Road (Route 645). On February 2, 2007, the Fairfax County Board of Supervisors (the "Board") approved RZ 2006-SU-007 in the name of LPC Commercial Services, Incorporated which rezoned a total of approximately 66.88 acres from the I-5 District to the PRM, Water Supply Protection Overlay, and Airport Noise Overlay Districts. The rezoning permits development up to 1,159 multifamily units, 107,350 square feet of retail use, and 640,600 square feet of office use at an overall FAR of 0.69.

The Subject Property is the residential portion of the property subject to RZ 2006-SU-007. The balance of the property subject to RZ 2006-SU-007 is owned by LPC Commercial Residential, LLC, an entity affiliated with the original applicant. On April 4, 2011, the Applicant purchased the Subject Property and now proposes a partial PCA/FDPA to modify the residential portion of RZ 2006-SU-007. By letter dated September 29, 2011, you stated that the contemplated modifications to the residential portion of RZ 2006-SU-007 met the standards of Section 18-204 of the Zoning Ordinance and thus the application could be filed as a partial PCA/FDPA.

Given market conditions and the change in the residential real estate market, the development of 1,159 multifamily units on the Subject Property is not sustainable due to the current demand for multifamily residential units. Additionally, the market will not absorb the

appropriate number of a single unit type in a period that will allow for completion of the proffers and delivery of a quality community. Accordingly, the Applicant proposes to retain the PRM Zoning District and develop approximately 720 multifamily units and 80 single family attached units, or up to approximately 1,289,126 square feet of residential use on approximately 37.43 acres of land. The Applicant also proposes to reduce the retail square footage by approximately 30,750 square feet and relocate the multifamily recreation space from a separate building to the interior of the large multifamily building proposed for Block 3.

The Applicant proposes to modify the approved CDP/FDP to accommodate a variety of multifamily unit types and a small number of single family attached units on the eastern periphery of the Subject Property. The townhouses have been located on the periphery of the Subject Property in conformance with Section 6-406 of the Zoning Ordinance to allow for a transition from the multifamily units on the Subject Property to the adjacent single family detached community to the east of the Subject Property. The proposed mix of housing types will allow for a variety of attractive architectural styles that will be coordinated and complementary. No changes are proposed to the previously approved block structure, existing points of access, or circulation patterns. The Applicant proposes to maintain the amount of open space provided.

The proposed modifications to the residential portion of the development are consistent with the uses specified for the Subject Property in the Fairfax County Comprehensive Plan (the "Plan") and also in keeping with the overall use mix as originally approved with RZ 2006-SU-007. Aside from the removal of a small amount of retail use and modifications to the residential uses, the balance of the previously approved office, retail uses, and proffered open space will remain. The Subject Property is within the Dulles Suburban Center, Land Unit D-3 of the Area III Plan. As an option, the Subject property is planned for mixed use development up to 0.70 FAR. The Plan lists a number of site specific conditions that the Applicant proposes to meet as discussed below:

- *The development application should encompass the approximately 67-acre portion of the land unit south of EDS Drive, east of the EDS corporate complex, and bounded by Wall Road and Centreville Road.*

The overall development encompasses the approximately 67-acre portion of the land unit.

- *The mixed use development should include the following mix of uses (the percentages are approximate):*
 - *Retail use, 5-10%*
 - *Office use, 20-30%*
 - *Residential units, 50-70%*

Depending on the ultimate development program, the proposed development will be comprised of 4% retail use, up to 32% office use, and up to 78% residential

units. The proposed mix of uses is in keeping with the approximate percentages included in the Plan text.

- *The trip generation of the mixed use development should meet the Performance Criteria for Optional Uses found in the Dulles Suburban Center Overview, and result in significantly fewer peak-hour trips than the office uses planned at the baseline.*

The Applicant's proposal decreases the number of trips that were associated with the previously approved development. The proposed mixed use development results in fewer peak-hour trips than the office uses planned at the baseline.

- *Retail use should be integrated with other uses. Restaurants are encouraged to serve both residents and visitors to the area. A grocery store and drug store are also desirable uses.*

The Applicant proposes no modifications to the majority of the previously approved retail component of the overall development. A small amount of retail will be removed from the residential buildings; however, the retail portion of the development remains integrated with the overall mixed-use development through street connectivity and unifying streetscape and landscaping.

- *Residential use should provide a mix of unit types, including live/work units, for a total of approximately 900-1000 units. Live/work units are defined as the combination of a private residence with a professional office, retail or other non-residential use.*

The Applicant proposes approximately 800 units in keeping with the Plan's recommendations. Although the Plan recommends inclusion of live/work units, such units have not been successful in Fairfax County. The Applicant does propose a mix of residential unit types in keeping with the Plan's vision.

- *An active recreation area with five athletic fields and provision of parking on or adjacent to the site or in a shared parking arrangement with adjacent uses. Facilities should be developed according to Fairfax County Park Authority standards in consultation with FCPA staff. This park should be dedicated to the Fairfax County Park Authority.*

The Applicant proposes to provide an active recreation area of five (5) athletic fields, two (2) rectangular fields and three (3) diamond fields with associated parking in conformance with the Plan's recommendations. The approved proffers require the Applicant to dedicate the park to the Fairfax County Park Authority.

- *A plaza in the village center should provide usable open space for public events and casual recreation use.*

The Applicant proposes a number of attractive, usable open space areas within the interior of the property to allow for public events and casual recreation use.

- *Office use should be integrated into both the village center and elsewhere in the development.*

The office component has been previously approved and the Applicant does not propose any modifications with this partial PCA/FDPA.

- *To ensure needed access and circulation for this development option, a public road connection between Wall Road and EDS Drive should be provided.*

The Applicant's proposal retains the North South Collector that provides a road connection between Wall Road and EDS Drive.

- *Pedestrian links should provide a safe and pleasant walking environment.*

The Applicant's development will provide a safe and pleasant walking environment with logical pedestrian paths and an attractive streetscape as illustrated on the FDPA.

- *Parking should be mostly in structured garages. However, surface lots and on-street parking should be used to promote street activity and convenience to retail uses.*

The Applicant is proposing to provide parking in a mix of surface areas and structured garages.

- *Development along Centreville Road should be set back 50-100 feet, depending on the applicant's proposed land use, design, and height of buildings, and the amount and quality of the landscaping provided.*

Buildings along Centreville Road will be set back approximately 130 feet to provide an aesthetically pleasing appearance along Centreville Road.

- *There may be a need for an additional high school in the western portion of the county served by Westfield, Chantilly, and Centreville High Schools because of existing and projected overcrowding at this level. If a high school site has not been acquired by the time a rezoning application is under review, then the applicant must demonstrate that the school impacts of the residential development can be mitigated by other means that meet the approval of Fairfax County. Mitigation measures may include, but are not limited to:*

- *Provision of land for additional facilities, such as vocational training, academy programs, and adult learning centers, examples of programs that are currently provided at existing schools which could be relocated to the site that is the subject of the rezoning application.*
- *Financial contributions that would facilitate the acceleration and/or construction of new facilities or the expansion of existing facilities.*
- *Financial contributions for, or donations of, equipment and other items that increase the utilization or efficiency of existing school facilities.*
- *Measures that facilitate the better utilization of existing school facilities from an operational standpoint or other solutions to increase utilization of under-capacity schools.*

The Applicant's proposal reduces the total number of units in the development by approximately 30%. Additionally, the Applicant agrees to the previous proffer that will provide a financial contribution to Fairfax County Public Schools.

Residential Development Criteria have been adopted in order to evaluate zoning requests for residential development. The proposal meets the residential development criteria in the proposed development as follows:

- I. **Site Design** – All applications are to be characterized by high-quality site design. The Applicant's proposal provides high-quality site design as follows:
 - a. Consolidation – The Applicant has already consolidated all the property that is available in this area for development. The original rezoning was comprised of approximately 67 acres and rezoned this property to the PRM District to allow for a coordinated mix of office, retail, and residential uses. The Subject Property is a portion of this original zoning and is approximately 37 acres (or 55% of the original consolidation).
 - b. Layout – The proposed layout provides logical, functional, and appropriate relationships between residential, office, and retail components within the development that is not modified with the Applicant's proposal. The layout preserves the previously approved road network, including the provision of a new North South Collector Road between Wall Road and EDS Drive thereby providing connectivity through the site. The amount of open space has also been preserved. The proposed buildings have been located to create a cohesive community.
 - c. Open Space – Usable, accessible, and well-designed open space is provided on the Subject Property in the form of attractive passive recreation areas on the interior of the Subject Property. Gathering areas ideal for larger scale community

events are connected to more intimate seating areas and children's playgrounds by a network of sidewalks. Open lawns with landscaped borders make the areas feel comfortable and sheltered from the hustle and bustle of this urban community. Approximately 37% open space is provided; an amount in excess of the twenty percent (20%) required by the Fairfax County Zoning Ordinance (the "Zoning Ordinance").

- d. Landscaping – Ample landscaping is provided throughout the Subject Property to enhance the quality and feel of the community. Streetscaping will be provided along all proposed streets. Landscape details have been provided on the FDPA to illustrate the quality and quantity of proposed vegetation.
- e. Amenities – The on-site amenities for the residents include landscaped open spaces, an outdoor pool, retail uses, street connectivity, and structured parking. Additionally, the Subject Property will allow for direct and convenient access to a large recreation facility that will include two (2) rectangular fields and three (3) diamond fields.

II. Neighborhood Context – New developments are to fit in to the fabric of their adjacent neighborhoods. Residential use is an important element as identified by the Plan for the Subject Property. The Applicant is proposing a residential development in keeping with the Plan's vision and in keeping with the original rezoning of the Subject Property. The Applicant's proposal will provide the residential component of a mixed use development that includes office and retail uses that have been organized around a logical, functional road network. Multifamily units and single family attached units in this location will serve the growing residential population of in this part of the County and offer a new mix of residential housing types.

III. Environment – Proposals should be consistent with the policies and objectives of the environmental elements of the Plan.

- a. Preservation – There are no EQCs, RPAs, or other environmentally sensitive features located on the Subject Property. There are no scenic assets or natural features on this site worthy of preservation.
- b. Slopes and Soils – Soil studies have been performed and have been shown to be adequate for residential development.
- c. Water Quality – Best Management Practices for stormwater management have already been addressed in the prior approval. The Subject Property is served by an existing pond located to the west of the Subject Property adjacent to the proposed recreation complex.
- d. Stormwater Management – Stormwater management was addressed with the prior approval. The Subject Property is served by an existing pond that is located to the

west of the Subject Property, adjacent to the proposed recreation complex. The pond is adequate to accommodate stormwater from the Subject Property, particularly given that the overall square footage of the proposed development is being reduced with this application.

- e. Noise – Measures for noise mitigation were addressed in the previous proffers which the Applicant proposes to carry forward.
- f. Lighting – The Applicant will provide lighting on the Subject Property that will be shielded and directed downward in order to minimize neighborhood glare and impacts to the night sky in accordance with Zoning Ordinance requirements.
- g. Energy – The dwelling units will be constructed consistent with energy efficiency standards. The Applicant proposes to construct ENERGY STAR qualified dwelling units.

IV. Tree Preservation and Tree Cover Requirements – The Applicant is proposing tree cover in excess of the Zoning Ordinance’s ten percent (10%) requirement. The Applicant will submit a tree preservation plan and reforestation plan in conjunction with the site plan.

V. Transportation – Staff has concluded that this application decreases the number of trips generated by the proposed development. The Applicant proposes to carry forward all prior transportation proffers and no changes to the street network or site circulation are proposed. I have enclosed a memo from Alex Faghri, dated September 9, 2011 that states that the supplemental TIA that was submitted in August 2011 is deemed acceptable and no resubmission is necessary.

VI. Public Facilities – The Applicant will reaffirm prior monetary commitments to Fairfax County Public Schools and will reaffirm the substantial commitment made to the Fairfax County Park Authority that will allow for construction of two (2) rectangular fields and three (3) diamond fields, with associated parking.

VII. Affordable Housing – The Applicant proposes to reaffirm the prior affordable housing commitment proffered with the prior approval.

VIII. Heritage Resources – There are no significant cultural, architectural, economic, social, political, or historic heritage sites or structures located on the Subject Property.

IX. Density – The Plan does not recommend a residential density in terms of dwelling units per acre, but instead recommends a maximum FAR of 0.70 and recommends that approximately 50% to 70% of the development be comprised of residential use. The proposal will comply with the previously proffered FAR of 0.69 and the overall residential use will comprise approximately up to 75% of the overall development.

The proposal is in conformance with all ordinance regulations with the following exceptions:

- Pursuant to Section 11-202(10) of the Zoning Ordinance, the Applicant requests a modification of the loading requirement for the multifamily residences. The proposed residential buildings will not necessitate the number of loading spaces required by the Zoning Ordinance as the Applicant does not anticipate the need for regular commercial truck deliveries. This modification was granted with RZ 2006-SU-007.
- Pursuant to Section 11-302(2), the Applicant requests a modification of the 600-foot limitation on the length of private streets. The proposed private street will be maintained by an Umbrella Owners' Association as required by the proffers. Given the number of residential owners within the site, the maintenance requirements will not be a financial burden for future property owners. This modification was previously granted with RZ 2006-SU-007.
- Pursuant to Section 13-305(1) and (6) of the Zoning Ordinance, the Applicant requests a modification/waiver of the transitional screening and barrier requirements along the eastern property boundary, between the multifamily residential uses and the nonresidential uses and the off-site single family detached houses, in favor of that shown on the FDPA. This modification/waiver will allow for a more attractive, integrated community. Additionally, the single family detached houses are sufficiently separated from the Subject Property that there will be no adverse impacts with the waiver of the barrier requirements. This modification/waiver was previously granted with RZ 2006-SU-007.
- Pursuant to Section 13-203(3) of the Zoning Ordinance, the Applicant requests a modification of the peripheral landscaping requirements for above grade parking structures. The above grade parking structures will be a site amenity for residences that will provide for attractive, screened parking and allow for development of a coordinated, urban multifamily development.
- Pursuant to Section 17-201(4) of the Zoning Ordinance, the Applicant requests a waiver of the site plan requirement for construction of the six-lane widening of Centreville Road. VDOT has its own plans for the widening of Centreville Road. This waiver was granted in conjunction with the RZ 2006-SU-007.
- Pursuant to Section 17-201(3), the Applicant requests a waiver of the interparcel access requirement to the EDS Campus to the west, at Tax Map 24-4 ((1)) 6B and to the office uses on Tax Map 24-4 ((1)) 6E and 6F. Interparcel access between the Subject Property and the adjacent parcels would be undesirable given the incompatibility of industrial office uses to the north and west with the proposed residential uses. This waiver was granted in conjunction with RZ 2006-SU-007.

- The Applicant requests a modification of all trail and bike trail requirements in favor of the streetscape and on-road bike system shown on the FDPA.

The Applicant continues to propose a primarily multifamily development on the Subject Property in conformance with the Plan's recommendations. The Applicant proposes simply to reduce the number of units in order to modify the unit types and add a small amount of single family attached dwellings to the overall development. The development continues to feature large, attractively landscaped open spaces, well planned and attractive streetscapes, enhanced street connectivity, logical integration to the previously approved retail and office uses, and a significant recreation complex. Ultimately, the residential development will provide a well-designed mixed-use center to serve the growing population in the western part of Fairfax County. The Applicant's proposal is consistent with the Plan and the purpose and intent of the Ordinance.

Should you have any questions, or require any additional information, please do not hesitate to contact me. I would appreciate the acceptance of this justification and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience.

As always, I appreciate your cooperation and assistance.

Very truly yours,

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

A handwritten signature in cursive script that reads "Martin D. Walsh / sm".

Martin D. Walsh

cc: Stanley F. Settle, Jr.
Richard D. DiBella
Robert Cochran
Marcy Bonner
Robin Antonucci
Sara V. Mariska



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

February 2, 2007

Benjamin Tompkins
Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042

RE: Rezoning Application Number RZ 2006-SU-007 (concurrent with PCA 75-2-016-03)

Dear Mr. Tompkins:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on December 4, 2006, granting Rezoning Application Number RZ 2006-SU-007 in the name of LPC Commercial Services, Incorporated to rezone certain property in the Sully District from I-5, AN, and WS Districts to the PRM, AN, and WS Districts to permit mixed use development with an over all Floor Area Ratio (FAR) of 0.68 (inclusive of ADUs). The subject property is located in the northwest quadrant of the intersection of Centreville Road and Wall Road on approximately 66.88 acres of land and subject to the proffers dated November 30, 2006. Tax Map 24-4 ((1)) 6Bpt. and 6C.

The Board also:

- Modified the loading space requirement to allow fewer spaces, as shown in the tabulations on sheets three and six of the Conceptual Development Plan/Final Development Plan (CDP/FDP).
- Modified the transitional screening requirement along Centreville Road, in favor of the landscape buffer treatment shown on the CDP/FDP.
- Modified the maximum private street length requirement to permit private streets in excess of 600 linear feet.
- Waived the barrier requirements along the eastern property boundary, between the proposed multi-family residential uses and nonresidential uses and the off-site single-family detached houses, in favor of that shown on sheets 19 and 20 of the CDP/FDP.
- Waived the site plan requirement for construction of the six-lane widening of Centreville Road.

Office of Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 • Fax: 703-324-3926 • TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 4th day of December, 2006, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2006-SU-007

WHEREAS, LPC Commercial Services, Incorporated filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-5, AN, and WS Districts to the PRM, AN, and WS Districts, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

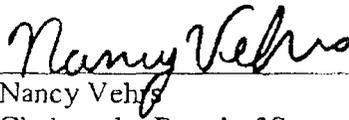
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Sully District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PRM, AN, and WS Districts , and said property is subject to the use regulations of said Sully District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 4th day of December, 2006.



Nancy Vehrs
Clerk to the Board of Supervisors

PROFFER STATEMENT

June 30, 2006
Revised July 24, 2006
Revised August 16, 2006
Revised September 14, 2006
Revised October 9, 2006
Revised October 24, 2006
Revised November 1, 2006
Revised November 2, 2006
Revised November 7, 2006
Revised November 14, 2006
Revised November 15, 2006
Revised November 16, 2006
Revised November 17, 2006
Revised November 18, 2006
Revised November 22, 2006
Revised November 30, 2006

Pursuant to Section 15.2-2303A of the Code of Virginia, 1950, as amended, and Section 18-204 of the Zoning Ordinance of the County of Fairfax (1978, as amended) ("Ordinance"), subject to the Board of Supervisors' approval of the requested Rezoning Application ("Rezoning") and Conceptual Development Plan ("CDP"), the applicant and owners, for themselves and their successors and assigns ("Applicant") hereby proffer the following conditions ("Proffers"). The Property that is the subject of these Proffers is identified on the Fairfax County Tax Maps as 24-4((1))-6B (portion) and 6C. Any future modifications to the Proffers and/or CDPA which affect only a specific parcel or parcels may be approved by the Board of Supervisors upon application for a proffered conditioned amendment and/or conceptual development plan amendment, as applicable, by the individual owner of a specific parcel or parcels without amending the entire proffer statement, and/or the entire CDP, provided such amendment does not affect the remainder of the Property as provided for pursuant to Paragraph 6 of Section 18-204 of the Zoning Ordinance. These Proffers, if accepted by the Board of Supervisors, supersede all prior proffers applicable to the Property, including the Proffers last amended by the Board of Supervisors on September 19, 1998 (PCA 75-2-016-2) (the "1998 Proffers"). Nothing contained herein shall affect the parcels subject to the 1988 Proffers that are not part of the Property and that are not part of these applications.

I. CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN

1. Substantial Conformance. Development of the Property shall be in substantial conformance with the Conceptual/Final Development Plan entitled "Conceptual Development Plan/Final Development Plan EDS/Lincoln Property" prepared by William H. Gordon Associates, Inc. dated September, 2005, last revised October 24, 2006 ("CDP/FDP"), except as otherwise provided herein. Sheets 4 and 5 and Sheets 7 and 8 of the CDP/FDP present alternative layouts and building programs for certain of the (i) commercial/retail development and (ii) office development. The Applicant may initially develop such commercial/retail and office areas consistent with the building footprints and parking layouts shown on Sheets 4 and 5 and later add gross floor area and parking up to the maximums shown on Sheets 7 and 8, provided such additional gross floor area and parking are in substantial conformance with Sheets 7 and 8, all without an amendment to the CDP/FDP. The first floor space in Buildings F and G fronting along Rotary Drive may convert between office, retail and residential, regardless of how such space is initially used. Irrespective of the notes on the CDP/FDP, the multiple family dwellings shall be located in buildings of at least 4 stories (provided the first story of such buildings may have non residential uses as otherwise permitted) and such buildings or the associated parking structures shall have an elevator.

2. Elements of CDP. Notwithstanding the fact that the Conceptual Development Plan and Final Development Plan are presented on the same plan, the elements that are components of the Conceptual Development Plan are limited to the points of access, the general location of the buildings, uses, building heights, parking garages and open space areas, limits of clearing and grading, and setbacks from peripheral lot lines and only a future amendment to such elements shall require a subsequent CDPA or Proffered Condition Amendment.

3. Modifications.

A. Minor modifications to the CDP/FDP may be permitted pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, including the right to (i) alter building footprint sizes within the building envelopes set forth on the CDP/FDP, (ii) modify plazas and active/passive recreation areas provided the overall character and general location of such areas are generally as set forth on Sheets 11 and 12 of the CDP/FDP, and (iii) adjust pedestrian and vehicular circulation areas provided the overall character and general location of such areas are generally as shown on Sheets 11 and 12 of the CDP/FDP.

B. The Applicant reserves the right to adjust residential gross square footage between any building in Blocks 3, 4, 5, 6 and 7; adjust office gross square footage between any buildings Blocks 8, 9 and 10, and adjust retail square footage between any buildings in Blocks 1 and 2, provided that the total gross floor area for a particular use does not exceed the amounts set forth on Sheet 2 of the CDP/FDP, and as limited in C. below; the building heights as shown on the CDP/FDP are not exceeded; the minimum landscaped open space, level of amenities, and peripheral dimensions to lot lines are not

reduced, as such elements are shown on Sheets 4 and 5 of the CDP/FDP or Sheets 7 and 8 of the CDP/FDP; as applicable, and provided such adjustments are otherwise in substantial conformance with the CDP/FDP.

C. Notwithstanding that the CDP/FDP depicts maximum gross floor area for each of the (i) residential, (ii) commercial/retail and (iii) office uses, the Applicant shall be permitted to transfer up to 10% of the gross floor area in any of the three (3) designated uses to any other use provided that no new buildings are created, maximum building heights are not exceeded and the cap on residential units is not exceeded, the total percentage of residential gross floor area is no more than 71% of total gross floor area and such transfers are otherwise in substantial conformance with the CDP/FDP.

4. Maximum Density. The maximum floor area ratio ("FAR") permitted on the Property shall be 0.69 inclusive of Affordable Dwelling Units (ADUs). Based on this maximum FAR, the maximum gross floor area ("GFA") that may be constructed shall be 2,015,050 square feet for all of the Property. The Applicant reserves the right to construct a lesser amount of GFA provided that the buildings and Property remain in substantial conformance with that shown on the CDP/FDP as determined by the Zoning Administrator. The maximum number of dwelling units shall not exceed 1159 units, inclusive of ADUs and associated bonus units. The Applicant shall provide 5% of the units as ADUs.

5. Phasing. Build-out of the Property may proceed in phases as set forth in the Proffers. The FAR and/or number of dwelling units per acre constructed within a respective phase of the project may exceed the maximum density limitations set forth in Proffer 4 above so long as such maximum density limitations are not exceeded over the entirety of the Property that is the subject of the rezoning. Except as qualified herein, the creation of the landscaped open space areas and associated improvements may occur in phases, concurrent with the phasing of development/construction of the Property. As such, the total area of landscaped open space provided at any given phase of development shall not be required to be equivalent to the 37% overall landscaped open space required at project completion; provided that the total combined open space at the completion of all development shall satisfy the overall landscaped open space requirement as shown on the CDP/FDP. Proffer 37 shall establish the timeframe for the development of the replacement athletic fields shown on Sheet 13 of the CDP/FDP.

6. Non-Residential Phasing/Construction of Plaza/Convertible Retail Space.

A. Prior to the issuance of more than 514 RUPs, 30,750 square feet of non-residential development shall be constructed to include all exterior walls and roof structures. The Plaza between Blocks 1 and 3 shall be included on the Site Plan for the first building to be constructed in Blocks 1, 2, 3 or 4, and shall be substantially completed, i.e., open to the public and available for its intended purpose, prior to the issuance of the final RUP or Non RUP for the first building shown on such site plan. The ground floors of the buildings within Block 3 and Block 4 that fronts on the Plaza shall be used for non-residential uses only.

B. The Applicant shall design and construct the ground floors of the buildings along Rotary Drive in Blocks 3 and 4 as shown on Sheets 4 and 7 to accommodate non-residential uses including having a floor to floor height of thirteen feet and satisfying the building code requirements for buildings with residential and non residential uses. Consistent with the alternative layout provisions of Proffer I.A, this ground floor space along Rotary Drive may be either retail/commercial or residential and may be converted from one use to the other as market and other forces dictate (the "Convertible Space"): In the event that the Applicant is unsuccessful in leasing or selling more than fifteen thousand square feet of the Convertible Space for non residential uses over a period of twelve (12) months (the "Marketing Period"), then the Applicant shall demonstrate its marketing efforts to the Department of Planning & Zoning, and thereafter, the Applicant may lease or sell such units for multi-family residential uses. The Marketing Period shall be deemed to have commenced at such time as (i) Applicant, and/or Applicant's broker, has commenced distributing marketing materials to the non residential market with respect to such space and (ii) has distributed a copy of such materials to the Zoning Administrator, but in no event shall such 12 month period expire earlier than six months following site plan submission for the first site plan for Blocks 3 and 4. The Applicant shall provide written notice in the community association documents, as well as to initial purchasers/tenants of such ground floor units of the provisions of this Proffer. This commitment to marketing such space shall not require that such space remain vacant beyond the Marketing Period.

7. Streetscape and Landscape Phasing.

A. The streetscape and associated landscaping shown on Sheet 21 of the CDP/FDP entitled "Pedestrian Enhancements and Streetscapes" shall be installed at the same time as the North South Collector Road (as defined in Proffer 10 hereof), except the Applicant need not install those elements such streetscape or landscaping to be installed more than ten (10) feet from the right-of-way line, as set forth on Sheet 21 of the CDP/FDP. The Applicant shall install the berms and shade and evergreen trees along the Property's full Centreville Road frontage with the first site plan approval for a building within Blocks 1, 3 and 5 (depicted on Sheets 19 and 20 of the CDP/FDP as the Phase I Centreville Road Landscaping). The Phase 2 Centreville Road Landscaping, as depicted on Sheets 19 and 20 of the CDP/FDP, if not sooner installed, shall be installed prior to the first RUP for the final building in Blocks 1, 3 and 5.

B. The landscaping and pedestrian improvements associated with the private streets shown on Sheets 14 and 15 of the CDP/FDP shall be installed at generally the same time as the private street with which they are associated. Such Landscaping and pedestrian improvements shall be maintained by the property owner or successor COA as defined in Section XIII hereof.

C. The streetscape and landscaping along the North South Collector Road as shown on Sheet 21 of the CDP/FDP shall be installed as follows: The landscaping/streetscape depicted as Phase 1 Collector Road Landscaping on the

CDP/FDP shall be installed at the same time as the adjacent road improvements and the landscaping/streetscape depicted as Phase 2 Collector Road Landscaping for the entire length of the North South Collector Road shall be installed with the last to occur of construction of Phases A or B of the North South Collector Road, as such Phases are shown on Exhibit B attached hereto.

8. Density Credit. Density credit shall be reserved for the Property as provided by Section 2-308 of the Zoning Ordinance for all dedications described herein and/or as shown on the CDP/FDP or as may reasonably be required by Fairfax County, VDOT or others at the time of site plan approval.

II. PERMITTED USES

9. Permitted Uses.

A. The principal and secondary uses which shall be permitted are the following: dwelling, multiple family; public uses; accessory uses and home occupations as permitted by Article 10 of the Zoning Ordinance, bank teller machines, unmanned; business service and supply service establishments; commercial and industrial uses of special impact (Category 5), limited to: fast food restaurants, quick-service food stores, vehicle sale, rental and ancillary service establishments (provided there shall be no site storage of more than ten (10) vehicles), limited by the provision of Sect. 9-518 of the Zoning Ordinance; commercial recreation uses (Group 5), limited to: billiard and pool halls, health clubs, indoor archery ranges, fencing and other similar indoor recreational uses, any other similar commercial recreation use; eating establishments; financial institutions; garment cleaning establishments (only if all dry cleaning processes are conducted off-site); institutional uses (Group 3), limited to: churches, chapels, temples, synagogues and other such places of worship and private school of special education, provided such institutional uses are located entirely within a non residential building shown on the CDP/FDP; light public utility uses (Category 1); offices; quasi-public uses (Category 3), limited to: churches, chapels, temples, synagogues and other such places of worship, churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school, or private school of general or special education; colleges, universities; cultural centers, museums and similar facilities; independent living facilities; medical care facilities; private clubs and public benefit associations; private schools of special education; repair service establishments; and retail sales establishments.

B. The following uses shall not be permitted: (i) commercial swimming pools, tennis courts and similar courts, (ii) skating facilities, (iii) single family attached dwellings, (iv) parking, commercial off street, as a principle use, (iv) congregate living facilities, (v) theatres, (vi) transportation facilities and (vii) vehicle transportation service establishments. The following uses shall not be permitted unless an FDPA is obtained: hotels, child care centers and nursery schools, private schools of general education and churches, chapels, temples, synagogues and other such places of worship with a child care center or nursery school. The following uses shall not be permitted unless an FDPA

or Special Exception is obtained: drive in banks and fast food restaurants with drive throughs.

C. The permitted principal and secondary uses shall not result in any additional buildings beyond those represented on the CDP/FDP. However, the Applicant reserves the right to (i) establish Group 8 Temporary Uses, including construction and sales trailers, in Blocks 1, 2, 8, 9 and 10 of the CDP/FDP and (ii) to establish construction and sales trailers on any of the Blocks, all on an interim basis as may be approved by the Zoning Administrator or Board of Zoning Appeals, as applicable, all without the necessity of an amendment to the CDP/FDP or Proffers if such are in substantial conformance with the CDP/FDP, are located within building envelopes and do not alter the limits of clearing and grading.

III. TRANSPORTATION

10. Transportation. All transportation improvements to be made pursuant to this Section III shall be subject to Virginia Department of Transportation ("VDOT"), Fairfax County Department of Transportation and DPWES approval. Substantially complete in this Section III shall mean such road is base paved and open and available for use by the public, but not necessarily accepted by VDOT into the State secondary road system for maintenance. Upon demonstration by the Applicant that, despite diligent efforts by the Applicant, provisions of the road or signal improvements to be made under this Section III have been unreasonably delayed by others, the Zoning Administrator may agree to a later date for the completion of the improvement in question. Further, all escrows provided in this Section III shall be escalated on an annual basis based on increases in the Consumer Price Index from the date of approval of this Application in conformance with inflationary adjustment criteria outlined in Section 15.2-2303.3 of the Code of Virginia.

11. North South Collector.

A. Applicant shall, prior to the issuance of residential use permits ("RUPs") and/or non-residential use permits ("Non RUPs") for more than 800,000 total square feet of gross floor area (the "North South Collector Road Completion Date"), dedicate right-of-way for construction and substantially complete (i) the "North South Collector Road" connecting EDS Drive (Route 8105) to Wall Road (Route 648) as a four (4) lane, median divided, public right of way with a design speed of 40 MPH, unless VDOT approves a lesser design speed, (ii) improvements to EDS Drive at the intersection of EDS Drive and the North South Collector Road and (iii) certain improvements to Wall Road at the intersection of Wall Road and the North South Collector Road (exclusive of those referenced in Proffer 13) as the improvements set forth in items (ii) and (iii) are shown on the CDP/FDP. For purposes of this 800,000 square feet calculation each residential unit shall have the square footage shown on

the approved site plans. The North South Collector Road and the associated improvements to EDS Drive and Wall Road intersection are depicted on Sheets 7 and 8 of the CDP/FDP.

- B. Notwithstanding the trigger in Proffer II.A. above, the Applicant shall (i) bond and construct the four (4) lane section of the North South Collector Road shown on the CDP/FDP as Phase B (including the associated EDS Drive improvements) with the first site plan for a building in Blocks 6, 7, 9 or 10 and (ii) bond and construct the four lane section of such road shown on the CDP/FDP as Phase A with the first site plan for a building in Blocks 2, 4 or 8, with substantial completion to occur prior to the issuance of RUPs or Non RUPs, as applicable, for any building depicted on such site plan.
- C. The Applicant shall install along and adjacent to the North South Collector Road, pedestrian enhancement consisting of pedestrian signage, special pavement treatments, oversized crosswalk striping, median refuges and landscaping generally as shown on Sheet 21 of the CDP/FDP. Applicant agrees, that (i) the COA contemplated in Proffer 58 herein shall maintain such elements that VDOT will not accept for maintenance and will, if required, enter into a maintenance agreement with VDOT, or (ii) the Applicant will use materials acceptable to VDOT if VDOT is to maintain such elements. The COA documents shall disclose the existence of such maintenance obligation. The Applicant shall not be prevented or delayed in obtaining any other approvals or permits if VDOT or the County does not permit any or all of such pedestrian enhancements, nor shall the Applicant be required to escrow for such improvements provided the Applicant demonstrates that diligent efforts have been made to obtain VDOT and County approval for such enhancements. Such enhancements shall be shown on the initial site plan for the North South Collector Road or applicable portion thereof. At time of site plan approval for the North South Collector Road, or applicable portion thereof, if VDOT and/or the County have not consented to such pedestrian enhancements within the right of way, this proffer to provide the pedestrian enhancements which were not approved, shall be deemed null and void.
- D. In the event that VDOT does not approve the design of the North South Collector as proposed and reflected on sheets 7 and 8 of the CDP/FDP, then the applicant shall design and construct the North South Collector as shown on Sheet 26 of the CDP/FDP.

12. Centreville Road.

- A. To the extent not previously acquired by VDOT, the Applicant shall dedicate and convey (with construction by others) to the Fairfax County Board of Supervisors in fee simple (i) at the time of site plan approvals for

the adjacent development that includes any portion of Blocks 1, 3 or 5 or (ii) when requested by VDOT or the County, whichever first occurs, the land areas adjacent to Centreville Road (Route 657) as shown on the CDP/FDP consisting of approximately 3.1 acres as shown on Sheets 5 and 7 of the CDP/FDP.

- B. At the time of Site Plan approval for portions of the Property adjacent to Centreville Road, the Applicant shall provide additional dedication area to the Board of Supervisors in fee simple and construct right turn deceleration lanes along Centreville Road as shown on the CDP/FDP to serve each of the site entrances. These deceleration lanes shall be constructed when the associated private street to which they tie in is constructed i.e., intersections with Parkland Drive and Main Street.
- C. The Applicant shall, at the time of site plan approval for the site plan that includes Main Street, extend the northbound left turn lane on Centreville Road at Main Street.

13. Wall Road

Applicant shall, as part of the site plans for the adjacent improvements, i.e., Blocks 1 and/or 8, bond, construct and thereafter substantially complete those improvements to Wall Road as depicted on Sheet 7 of the CDP/FDP, with substantial completion to occur prior to the issuance of the first RUP or Non RUP for any building depicted on such Site Plan.

14. McLearen Road.

- A. Applicant shall, prior to issuance of RUPs or Non RUPs for more than 800,000 square feet of gross floor area, bond, construct and thereafter substantially complete those improvements to the McLearen Road/Centreville Road intersection and the McLearen Road/EDS West Drive intersection, both as depicted on Sheet 2 of the CDP/FDP.
- B. Notwithstanding the foregoing, Applicant shall not be required to design, bond or construct the McLearen Road/EDS West Drive improvements until the installation of a traffic signal at such intersection by others, at which point such improvements shall be designed, bonded and constructed. If at time of bond release for the final site plan for the Property, such traffic signal has not been installed, Applicant shall escrow with DPWES the estimated cost of the McLearen Road/EDS West Drive improvements in an amount determined by DPWES in full satisfaction of this Proffer.

15. Traffic Signals.

A. Centreville Road/Kinross Circle South.

- i. Prior to approval of the first site plan for any building in Blocks 1 and 3, the Applicant will submit to VDOT plans for the modification of any signal existing at the Centreville Road/Kinross Circle South intersection to accommodate a fourth approach at this location (Main Street). Such signal will include pedestrian count down heads, and "chirping devices" to aid the visually impaired if approved by VDOT.
- ii. The Applicant will complete the signal modifications, subject to VDOT approvals, prior to the first RUP or non RUP for the first site plan in Blocks 1 or 3.
- iii. If the signal has not been previously installed (or committed to be installed) by others prior to the approval of the first site plan for any building in Blocks 1 or 3, the Applicant shall submit to VDOT a warrant study based on build out of the Property and nearby development, and design, equip and install such signal, including pedestrian count down heads and "chirping devices" at such time as VDOT determines them to be warranted based on the submitted warrant study referenced in this Proffer 15.A.iii above.
- iv. If based on the warrant studies, VDOT determines the signal will not be warranted until a time subsequent to bond release for the final site plan for the Property, then the Applicant shall provide an escrow for the cost of such signal prior to such final bond release in lieu of construction in an amount as determined by DPWES, less any funds committed to by others for the same signal.

B. North South Collector Road/Wall Road.

- i. Prior to approval of the first site plan for the first building in Blocks 1,2, 3,4, and/or 8 the Applicant shall submit to VDOT a warrant study based on build out of the Property and nearby development.
- ii. The Applicant shall design, equip and install such signal, including pedestrian count down heads and "chirping devices" at such time as VDOT determines it to be warranted based on the submitted warrant study. The Applicant shall be entitled to use any monies escrowed, and/or posted by others for such signal if available.

- iii. If based on the warrant studies, VDOT determines the signal will not be warranted until a time subsequent to bond release for the final site plan for the Property, then the Applicant shall provide an escrow for the cost of such signal prior to such final bond release in lieu of construction in an amount as determined by DPWES, less any funds committed to by others for the same signal.

C. Wall Road/Centreville Road

- i. The Applicant on request of the County or at first site plan including the impacted property, whichever occurs first, shall provide right-of-way dedication and/or easements along the property's Centreville Road and Wall Road frontages necessary for the installation of a traffic signal by others at this location.
- ii. If not already proffered for construction or constructed by others, prior to approval of the first site plan for any building in Blocks 1, 2, 3, 4 and/or 8, the Applicant shall submit to VDOT a warrant study based on build out of the Property and nearby development.
- iii. If deemed warranted, then the Applicant shall design, equip and install such signal, including pedestrian count down heads and "chirping devices" at such time as VDOT determines them to be warranted based on the submitted warrant study. The Applicant shall be entitled to use any monies escrowed, and/or posted by others for said signal or to be reimbursed for any contribution to be made by others for such signal subsequent to the signal installation.
- iv. If based on the warrant studies, VDOT determines the signal will not be warranted until a time subsequent to bond release for the final site plan for the Property, then the Applicant shall provide an escrow for the cost of such signal prior to such final bond release in lieu of construction in an amount as determined by DPWES, less any funds committed to by others for the same signal.

D. EDS Drive/North South Collector Roadway.

- i. Prior to approval of the first site plan for the first building in Blocks 6, 7, 9 and/or 10 the Applicant shall submit to VDOT a warrant study based on build out of the Property and nearby development.
- ii. The Applicant shall design, equip and install such signal, including pedestrian count down heads and "chirping devices" at such time as VDOT determines it to be warranted based on the submitted

warrant study. The Applicant shall be entitled to use any monies escrowed, and/or posted by others for such signal if available.

- iii. If based on the warrant studies, VDOT determines the signal will not be warranted until a time subsequent to bond release for the final site plan for the Property, then the Applicant shall provide an escrow for the cost of such signal prior to such final bond release in lieu of construction in an amount as determined by DPWES, less any funds committed to by others for the same signal.

E. North South Collector Roadway/Parkland Drive.

- i. Prior to approval of the first site plan for any building in Blocks 1, 2, 4, 6, 7, 8, 9 and/or 10 the Applicant shall submit to VDOT a warrant study for the intersection of the North South Collector and Parkland Drive based on full build out of the Property and those background developments referenced in the TIA for the subject intersection.
- ii. The applicant shall design, equip and install said signal, including pedestrian count down heads and "chirping devices" at such time as VDOT determines them to be warranted based on the submitted warrant study.
- iii. If based on the warrant studies, VDOT determines the signal will not be warranted until a time subsequent to bond release for the final site plan for the Property, then the Applicant shall provide an escrow for the cost of such signal prior to such final bond release in lieu of construction in an amount as determined by DPWES, less any funds committed to by others for the same signal.

F. Signal Timing Modifications to Centreville Road.

Within 180 days after substantial completion of the North South Collector Roadway, but in no event later than release of the bond for the North South Collector Roadway, the Applicant shall make signal timing modifications to the following signals subject to VDOT approval: Centreville Road and McLearen Road, Centreville Road and Kinross South and Centreville Road and Wall Road.

- G. In all circumstances in this Proffer 15 where the Applicant is to design, bond and construct a signal, when warranted by VDOT, the Applicant shall diligently pursue such design, bonding and construction following VDOT's agreement that such signal is warranted.

16. Right-of-Way Acquisition/Condemnation. For any of the improvements listed above for which off-site right of way and/or easements are required, if, six (6) months subsequent to the initial request by the Applicant to obtain the necessary right-of-way and easements, the Applicant is unable to bring about the dedication by others and the necessary right-of-way and easements, or to acquire by purchase the right-of-way or easements at fair market value, as determined by an MAI (Member of the Appraisal Institute) appraisal, the Applicant shall request the Board to condemn the necessary land and/or easements. It is understood that the Applicant's request to the Board for condemnation will not be considered until the Applicant has demonstrated to the satisfaction of the County their failed attempts to acquire the right-of-way and easements and the Applicant has forwarded the request in writing to the Division of Land Acquisition or other appropriate County official, accompanied by (1) plans, plats and profiles showing the necessary right-of-way or grading easements to be acquired, including all associated easements and details of the proposed transportation improvements to be located on said right-of-way property; (2) an independent appraisal of the value of the right-of-way property to be acquired and all damages to the residue of the affected property; (3) a sixty (60) year title search certificate of the right-of-way property to be acquired; and (4) an escrow 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 the County. It is also understood that in the event the property owner of the property to be acquired it is awarded with more than the appraised value of the property and to the damages to the residue in a condemnation suit, the amount of the award in excess of the escrow amount shall be paid to the County by the Applicant within forty-five (45) days of said award. In addition, the Applicant agrees that all reasonable and documented third party sums expended by the County in acquiring the right-of-way and necessary easements shall be paid to the County by the Applicant within sixty (60) days of written demand.

In the event the County is successful in acquiring the off-site right-of-way, then the Applicant shall construct the improvement(s) for which right-of-way is available. It is expressly understood that in the event the County abandons efforts or does not acquire the aforesaid right-of-way and/or easements by means of its condemnation powers within thirty-six (36) months from the Applicant's written request to the Division of Land Acquisition, the Applicant is relieved of any responsibility under this proffer to construct any off-site portion of the aforesaid transportation improvements specifically affected by the unavailability of the easements or right-of-way (with all associated bonds released) and the Applicant shall escrow in an amount determined by DPWES, as appropriate, for any uncompleted portions of the transportation improvements, with such escrow to be refunded to the Applicant along with the escrow previously paid to the County for the right-of-way acquisition at the expiration of ten (10) years if the County has not acquired such right-of-way and constructed such improvements.

17. Transportation Demand Management. The Applicant shall implement and operate a transportation demand management ("TDM") program for the development within the Property consisting of three (3) major components as follows:

- A. The designation of an Employee/Resident Transportation Coordinator ("TC"). The Applicant shall appoint a TC from its management staff, or from the property owner's association for the Property prior to the issuance of the first RUPs or Non RUPs for the Property.
- B. The TC will be available to FCDOT staff to work cooperatively to promote opportunities to enhance participation in TDM programs.
- C. Commencing with the appointment of the TC, implementation of specific programs as follows:
 - (i) The Applicant, through the TC, shall promote ride sharing on an ongoing basis by displaying information on ride sharing in areas utilized by residents, tenants and their employees, such as residential common areas and building lobbies. The TC shall: (a) maintain a tenant database that can be used by the TC and/or FCDOT to distribute transit/rideshare information and promote transit use, (b) coordinate with FCDOT to ensure appropriate, up-to-date materials are distributed for promotion of transit and ridesharing, (c) continuously pursue participation in TDM programs by employers located within the development; and (d) provide an annual report to FCDOT summarizing the outreach efforts, including a listing of participants, and the initiatives participants are engaged in providing.
 - (ii) Guaranteed Ride Home. The Applicant shall encourage retail and office tenants and their employees to participate in the Washington Council of Government's "guaranteed ride home" program and to provide financial incentives to their employees to travel other than by single occupancy vehicles.
 - (iii) The Applicant shall, as part of the execution of each lease, advise each tenant that a private TDM program exists and a public TDM program exists and encourage them to participate and contact the TC or FCDOT for participation opportunities.
 - (iv) Preferential Parking for Car and Vanpools. In any office building, the Applicant shall reserve three parking spaces per building convenient to parking garage entrance and exit points for car and vanpools and such spaces will be clearly identified as so reserved.

- (v) Each new office or residential building with an associated parking garage shall provide secure, weather protected bicycle storage for 6 bicycles. Each new office building without an associated parking garage shall provide at least one bicycle locker. At least one bicycle rack or locker shall be provided in Block 1 to serve the retail development.
- (vi) Tenants/Employer occupants in the office buildings shall be encouraged to offer employee benefit options including pre-tax/payroll subsidies for transit and van pool fares, flex time and alternative work schedule programs, live-near work incentives and telework programs.
- (vii) Residential buildings shall be hardwired to provide high capacity, high bandwidth communications lines, or the equivalent wireless access. The Applicant shall further provide a common area in one of the residential buildings with business facilities, which may include, but not be limited to, wireless internet access, fax machine, photocopier and desktop computers private space for phone calls and access to a wash room. Such common area shall be accessible by all residents on the Property.

18. Bus Shelters. Prior to the issuance of more than 350 RUPs or Non-RUPs for more than 200,000 square feet whichever is first to occur, the Applicant shall construct bus shelters (but not bus pull outs) at two (2) to three (3) locations within the Property or on Centreville Road adjacent to the Property as mutually agreed upon by the Applicant and FCDOT, and if no such agreement on locations can be reached by the issuance of the 600th RUP, the Applicant shall donate \$20,000 per unconstructed bus stop to FCDOT for up to a maximum of two unconstructed bus shelters to be used for bus shelters in the vicinity of the Property, with such sum to escalate on an annual basis based on increases in the Consumer Price Index from the date of approval of this Application in conformance with inflationary criteria outlined in Section 15.2-2303.3 of the Code of Virginia. The COA shall be responsible for providing and emptying trash receptacles at such bus shelters on a routine basis and such obligation shall be disclosed in the applicable property owner's association documents.

19. Pedestrian and Maintenance Vehicle Access to Park. The pedestrian access (and associated landscaping and hardscape) to the athletic fields as shown on Sheet 13 of the CDP/FDP shall be constructed prior to the issuance of the first RUP or Non RUP for any building in Blocks 6, 7, 9 or 10 as shown on the CDP/FDP. Additionally, the Applicant shall provide an access easement for Park Authority maintenance vehicles from the intersection of the North South Collector Road and Court Street across the drive aisles on Blocks 9 and 10 and thence across the pedestrian access shown on Sheet 13 to connect to the Park. The portion of the pedestrian access shown on Sheet 13 of the CDP/FDP between the westernmost drive aisle on Block 9 and the Park shall be 12' in width to accommodate maintenance vehicles provided 4' of such 12' access way may be

constructed using grasscrete or similar pavers. Upon the completion of Phase B of the North South Collector Road, Applicant shall grant the Fairfax County Park Authority a temporary easement from the intersection of the North South Collector and Court Street to the diamond fields constructed in the Park (as defined in Proffer 38) for maintenance vehicles. Such temporary easement shall be null and void at such time as the access easement described in the second sentence of this Proffer 19 is granted. At the time of construction of the Park, the Applicant shall construct a pedestrian access with associated amenities along Wall Road from the North South Collector Road to the Park as shown on Sheets 4 and 7 of the CDP/FDP.

IV. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES

20. Existing Overall Storm Water Management Plan. Storm Water Management ("SWM") and Best Management Practices (BMPs) has been and, subject to any required approval of DPWES contemplated in Proffer IV.B. below, will continue to be provided as set forth in the Site Plan No. 5810-SP-05-1 approved by Fairfax County on June 22, 1987. The CDP/FDP does not depict any additional SWM or BMP facilities on the Property.

21. Additional Facilities. If deemed necessary by the Director of DPWES prior to site plan approval(s), an exception to the performance criteria shall be requested in accordance with the provisions set forth in Section 118-6-9 of the Chesapeake Bay Preservation Ordinance and/or the Public Facilities Manual for any increase, if any, in impervious surface over that contemplated by Site Plan No. 5810-SP-05-1. If the exception is not requested or, if requested, not approved, SWM or BMPs will be provided for any incremental increase in the total impervious area over that contemplated in Site Plan No. 5810-SP-05-1 in accordance with a plan approved by the Director of DPWES, and said plan may require minor modifications to the existing facilities or the construction of additional facilities (or underground vaults, provided such vaults will only be permitted in areas to be developed with non residential uses and shall be maintained by the owners of such non-residential property) in areas that are planned for land disturbance activities, all without the necessity of amending the CDP/FDP. Additionally, regardless if additional water quality measures are required, Applicant shall install at least one Low Impact Design (LID) device such as filterstrips, rain gardens or infiltration trenches in each of Blocks 8, 9, 10 and may install additional LID devices that are not required. The location of such potential additional measures is as set forth on Sheets 4, 5, 7 and 8 of the CDP/FDP. The maintenance responsibility for any LID devices that are installed shall be the obligation of a commercial owner or a property owners association of commercial owners and shall not be the responsibility of a residential property owner or a property owners association that includes residential property owners.

V. PARKING

22. Minimum Parking Spaces. Applicant reserves the right to provide parking in excess of the minimum required per Ordinance so long as such parking is in substantial conformance with the CDP/FDP.

23. Non Required Parking Spaces. The parking spaces shown as Proposed on Sheets 3 and 4 of the CDP/FDP that are in excess of the number of spaces required by the Ordinance may be provided at the option of Applicant, but shall not be required.

VI. DESIGN

24. Design Concepts. The architectural guidelines for the Property with respect to building facades, building scale and massing, building site and streetscape and building signage and lighting are set forth in Sheets 14 and 15 of the CDP/FDP (the "Design Concepts"). These Design Concepts and the perspectives set forth on Sheets 21, 22 and 23 of the CDP/FDP are intended to be illustrative of the general quality and character of the development. Modifications to these elements as shown on the CDP/FDP shall not require an amendment to the Proffers or CDP/FDP and are permitted provided the changes are in substantial conformance with these design concepts.

25. Additional Retail Design. Retail buildings A, B, C, D and E shall be architecturally finished (all four (4) sides) with similar materials, detailing and features. Additionally, such buildings shall be permitted to have outdoor seating areas to promote pedestrian activity in the areas depicted on Sheet 7 of the CDP/FDP.

26. Additional Office Design. The office buildings located in Blocks 8, 9 and 10 shall be designed to front on the North South Collector with landscaped entry plazas oriented toward the street. The parking (other than limited visitor parking) for such buildings shall be located to the rear of the buildings.

27. Additional Residential Design. The residential buildings along the North South Collector shall have their front facade oriented toward such road. Such front facades shall be of similar quality and character to the front facades along Centreville Road as the quality and character of such facades are depicted on Sheet 25 of the CDP/FDP.

28. Unifying Elements. All signs and street furniture, including garbage cans, benches and lamp posts, shall be consistent, both in terms of materials and design, throughout the development.

29. Signage.

A. Project Signage. All signage provided on the Property shall comply with Article 12 of the Zoning Ordinance. Any permanent freestanding signs shall be monument type with a maximum height of 10 feet (except as otherwise provided in any Comprehensive Sign Plan that may be approved) and shall be generally located as shown on the CDP/FDP. Pole signs shall not be permitted on the Property. All directional and way finding signage shall be consistent, both in terms of materials and design, throughout the development. The Applicant reserves the right to obtain approval of a Comprehensive Sign Plan at any time that would permit modifications to the provisions of Article 12 without obtaining a PCA or CDPA/FDPA.

B. Temporary Signs. No temporary signs (including "popsicle" 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 or any builder's direction, to assist in the initial and future marketing, sales and/or rental of dwelling units on the subject Property. This same restriction shall apply to the marketing of and sales by all retail establishments located on the Property. The Applicant, any builders and any retail tenants shall direct their agents and employees involved in marketing the Property to adhere to this Proffer.

30. Lighting. All outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. Fixtures used to illuminate streets, parking areas and walkways shall not exceed twenty-two (22) feet in height, measured from the ground to the top of the light standard, shall be of low intensity design and shall utilize full cut-off fixtures which shall focus directly on the Property. All upper level parking deck lighting fixtures shall not exceed a height of seventeen (17) feet measured from the ground to the top of the light standard. Lighting on the top level of the residential parking garages shall not extend above the roof line of the residential buildings. Lighting within the parking decks shall be installed between the ceiling beams to reduce glare.

31. Screening. All rooftop mechanical equipment shall be screened so to limit the visibility of such equipment from the surrounding street level with such screening to be compatible with the façade of the building.

VII. LANDSCAPING

32. Landscaping and Open Space. Site plans submitted for the respective phases of development shall include a landscape plan for that phase of development as generally shown on Sheets 9 and 10 of the CDP/FDP unless the timing of the installation of such landscaping is otherwise required by these Proffers. The Applicant shall maintain such landscaping. The species and initial planting site of such landscaping is set forth on Sheets 9, 10, 18, 19 and 21 of the CDP/FDP, subject to revision as may be approved by Urban Forest Management ("UFM").

33. Location of Utilities. Utility lines shall be generally located so as to not interfere with the landscaping concepts shown on the CDP/FDP. The landscaping set forth on the CDP/FDP has and shall be designed to accommodate the extension of the Colonial Pipeline facilities through the Property generally in the location shown on Sheet 5 of the CDP/FDP and the Dominion Power/Verizon facilities along Centreville Road generally in the location shown on Sheets 4 and 5 of the CDP/FDP. The Applicant reserves the right to make minor modifications to such landscaping to reasonably accommodate utility lines provided such relocated landscaping shall retain a generally equivalent number of plantings and continues to reflect the concepts illustrated on the CDP/FDP. For all other

areas of the Property, in the event that during the process of site plan review any landscaping shown on the CDP/FDP cannot be installed in order to locate utility lines, as determined by DPWES, then an area of additional landscaping generally consistent with that displaced shall be substituted at an alternate location on the Property, subject to approval by Urban Forest Management.

34. Parking Deck Landscaping. The Applicant shall provide planting areas and landscaping on the top level of any parking garages shown on the CDP/FDP in accordance with requirements of the Public Facilities Manual (PFM). Such landscaping shall be of a similar type and quality to that depicted on Sheets 9 and 10 of the CDP/FDP, but at minimum shall include medium shade trees in adequately sized planters, as determined by UFM, with such landscaping to be irrigated.

35. Maintenance of Cleared, but Undeveloped Areas. Following the approval of the first site plan for residential development on the Property, any disturbed areas of the Property shall be seeded and maintained on a regular basis in accordance with the PFM standards.

VIII. PRIVATE STREETS/PEDESTRIAN IMPROVEMENTS

36. Private Streets. All streets and travel ways on the Property other than the North South Collector shall be private and shall be maintained by the Community Association as contemplated in Proffer 57 and such maintenance obligation shall be disclosed in the Community Association documents. All such private streets shall be subject to a public access easement, in a form acceptable to the County Attorney. The quality and character of such private streets are set forth on Sheets 14 and 15 of the CDP/FDP. Main Street, Rotary Drive and Parkland Drive will be constructed with materials and depths of pavement consistent with public street standards in accordance with the Fairfax County Public Facilities Manual ("PFM"), as determined by DPWES. Such sheets also depict the sidewalk widths and landscaping to be provided adjacent to such private streets. Modifications to such private street layouts shall be permitted provided the Zoning Administrator determines that any alternative layouts are consistent with the quality and character depicted on Sheets 12 and 13. Sidewalks adjacent to retail development shall include special paving, brick, brick accents or ribbons, or other similar elements, as shown on the CDP/FDP.

37. Pedestrian Improvements. The Applicant shall, concurrent with the development of adjacent areas, construct the pedestrian network consisting of an interconnected network of sidewalks and trails set forth on Sheets 11 and 12 of the CDP/FDP, except the connections to the Park, which are to be constructed when required by Proffer 19. Concurrent with site plan approval for each respective building the Applicant shall place all sidewalks and trails shown on the CDP/FDP on such a site plan in public access easements, in a form acceptable to the County Attorney. The Community Association shall maintain such sidewalks and/or trails located outside the public right-of-way. Additionally, the Community Association shall maintain such sidewalks and/or trails within the public right-of-way that are constructed with specialty paving as identified on

the CDP/FDP or any sidewalks and/or trails within the public right-of-way that VDOT will not agree to maintain. The maintenance responsibilities for such sidewalks shall be disclosed in the Community Association documents.

IX. PUBLIC FACILITIES CONTRIBUTION

38. Park.

A. The Applicant shall dedicate in fee simple to the Fairfax County Park Authority (FCPA) approximately 17.0 acres of land as shown on Sheet 13 of the CDP/FDP, for the development of public parkland (the "Park"), provided the Applicant receives density credit for the land area so dedicated, as provided for in Section 2-308 of the Zoning Ordinance. Such density credit shall be reserved to the I-5 zoned property not being rezoned by this application that comprises a portion of Tax Map Parcel 24-4 ((11)) 6B from which the Park land will be subdivided and is located to the north and west of the fields. The CDP/FDP illustrates the use of the proposed Park land as a five (5) field Athletic Field Complex.

B. In addition to dedication, the Applicant shall provide the following services and improvements:

i. Preparation and pursuit of requisite site plans and obtain necessary Site Plan approval and construction and VDOT entrance permits;

ii. Site utility work shall include:

a. relocation of existing sewer main and manhole out of field of play areas as shown on Sheet 13 of the CDP/FDP;

b. provision of electric power of sufficient capacity to light two rectangle fields and three diamond fields according to the specification attached hereto as Exhibit C (the "Field Specifications") and to supply necessary power for a future restroom and concession building, field irrigation, and parking lot lighting in accordance with the Field Specifications.

c. provision of wired conduit to light pole locations for field lighting at the two rectangle fields. Lights will be located as required to achieve the details in the Field Specifications.

d. provision of non-wired conduit stubbed at each diamond field to allow for future lighting of the three diamond fields. Conduit will be stubbed to permit lights to be located to achieve the photometrics detailed in the Field Specifications.

e. provision of an irrigation pump house according to the Field Specifications and water service connection including water meter at the location of the irrigation pump house as shown on Sheet 13 of the CDP/FDP and of sufficient capacity to irrigate all three diamond fields and service a future restroom and concession building and possible future hydration of the rectangle fields; and

f. stubbing water, sewer and electric service to the area designated on Sheet 13 of the CDP/FDP for restrooms and concessions;

iii. Site preparation work shall conform to Chapter 104 of The Code of Fairfax County, Virginia, and shall include:

a. obtaining any necessary wetlands permits;

b. clearing and grubbing of existing vegetation;

c. stripping and stockpiling of topsoil;

d. provide dust prevention measures;

e. installing silt fencing;

f. finished grading of five athletic fields in accordance with the Field Specifications.

g. grading of parking lot and secondary facility areas (playground, warm-up areas, restroom/concession area); and

h. installing of site drainage with storm water management to be provided at the pond located to the west on EDS property.

iv. Construction of the following facilities on the Park:

a. two (2) rectangle fields with minimum playing dimensions of 195' by 360' suitable for both adult and youth play and improved with a synthetic all-weather turf surface, including at least 5' of the overrun area (the remainder of the overrun area shall be sod turf) and with field lighting in accordance with the Field Specifications, a synthetic turf sub grade profile and subsurface drainage system shall be used on the rectangle fields and shall be in accordance with the Field Specifications for synthetic turf fields; lighting shall be provided in accordance with the Field Specifications;

b. two (2) 60' diamond baseball fields with fences and backstops, containment netting, concrete bleacher pads to meet all ADA

accessibility standards and to accommodate the bleachers shown on Sheet 13 of the CDP/FDP, sodded turf and irrigation all in accordance with the Field Specifications; Rootzone Mix shall be used at a minimum depth of 6" in the turf area and shall be in accordance with the Field Specifications.

c. one (1) 90' diamond baseball field with fences and backstops, containment netting, concrete bleacher pads to meet all ADA accessibility standards and to accommodate the bleachers shown on Sheet 13 of the CDP/FDP, sodded turf and irrigation all in accordance with the Field Specifications; Rootzone Mix shall be used at a minimum depth of 6" in the turf area and shall be in accordance with the Field Specifications.

d. sidewalks and access trails as depicted on Sheet 13 of the CDP/FDP, including off-site pedestrian access to the Park; all trails shall meet the standards set by the Americans with Disabilities Act Accessibility Guidelines;

e. a finished asphalt parking lot built to PFM standards containing 270 parking spaces, with lighting;

f. seeding of the area of the portion of the Park intended for recreational use, but not improved with the athletic fields or other facilities such as parking, according to Field Specifications for general grounds;

g. landscaping in the parking lot and at the peripheral areas of the Park to PFM and Zoning Ordinance standards.

v. The dedication of the Park to FCPA shall occur within thirty (30) days following substantial completion of the improvements listed in subparagraph B. above and acceptance of such improvements by the Park Authority for maintenance. For the rectangular fields, this shall occur, subject to delays outside of the Applicant's reasonable control not later than fourteen (14) months from the time that play is permanently ceased on any of the existing fields located in the area previously leased to the CYA (as such cessation is determined by CYA with a certified letter sent to the Director of the Zoning Evaluation Department, the Sully District Supervisor and FCPA executed by CYA and the Applicant and specifying such date of cessation). With respect to the diamond fields, this shall occur one growing season beyond the 14 months to allow sod on the diamond fields to take root prior to those fields.

Applicant shall obtain a bond as security for the public improvements necessary to construct the Park shown on Sheet 13 of the CDP/FDP and referenced herein. Such bond shall comply with all the rating requirements set forth in Section 2-0600 of the PFM. Should applicant not substantially complete the parks within the timeframes noted above, then

no bond extension shall be granted by Fairfax County nor shall any RUPs or Non RUPs be issued on Blocks 1, 2, 3 and 4 until such completion. However, upon demonstration by the Applicant that, despite diligent efforts by the Applicant, provision of the fields have been unreasonably delayed by others or matters outside the Applicant's control as determined by the Zoning Administrator, the Zoning Administrator may agree to the issuance of 50% of RUPs or Non RUPs for such Blocks 1, 2, 3 and 4 and a later date for the completion of the fields at which time the remainder of the RUPs or Non RUPs may be issued. Additionally, prior to substantial completion of the fields, the Applicant shall not be entitled to RUPs and Non RUPs for more than 50% of the maximum permitted square footage in Blocks 1, 2, 3 and 4 in the aggregate. Substantial completion shall be defined as the date determined by an independent certified landscape architect or professional engineer paid for by the Applicant, but reporting to the County, that the improvements to be provided pursuant to this Proffer are available for their intended purpose and substantially complete (except for growing season permitted for sod for the diamond fields) in accordance with the site plans therefore and the Field Specifications. Failure to substantially complete the fields within the timeframes above shall not impact the issuance of RUPs or Non RUPs for Blocks 5, 6, 7, 9 and 10.

vi. Any debris or waste on the Park parcel shall be removed prior to dedication as determined by FCPA. Prior to dedication the Applicant shall arrange a walk-through inspection with the Park Authority Land Acquisition Manager, Area 5 Operations Manager, and Resource Management Division representative to demonstrate successful completion of this requirement.

vii. Applicant shall involve FCPA in various stages of the site design process (including at (i) schematic, (ii) design, development and (iii) final permit drawings) and incorporate comments of FCPA that are consistent with the Field Specifications. FCPA Project Management staff shall be provided access during the construction process if they desire to monitor that the Park is built according to the Field Specifications.

39. Schools Contribution

A. The Applicant shall contribute \$247,500 to DPWES for transfer to the Fairfax County School Board as its public school contribution for this rezoning application, with such sum to escalate from the date of rezoning approval to the date of payment by the increase in the Consumer Price Index for all urban consumers (CPI-U), 1982-1984 = 100 (not seasonably adjusted).

B. The contribution shall be paid in four (4) equal installments as a prerequisite to the issuance of a building permit for the 200th, 400th, 600th and 800th unit, respectively, for any residential building on the Property.

X. COMMUNITY SITE AMENITIES AND RECREATIONAL FACILITIES CONTRIBUTION

40. Community Site Amenities. The Applicant shall provide the community amenities and active and passive recreation areas and plaza areas generally as depicted on Sheets 11 and 12 of the CDP/FDP. The general quality and character of such areas are set forth on Sheet 18 of the CDP/FDP. The exact elements that comprise such amenities shall be determined at time of site plan for the buildings adjacent to such amenities and such amenities shall be constructed at the same time as the adjacent buildings. Additional site amenities may be provided at time of site plan provided they are of the quality and character of those set forth on Sheet 18 of the CDP/FDP. At a minimum such active site amenities shall include two (2) sport courts, one or more pools, and a clubhouse and/or fitness center.

41. Recreational Facilities Contribution. The Applicant shall contribute \$955 per Non ADU residential unit for the total number of Non ADU residential units to be constructed on the Property with such payment to be made in accordance with Section 16-404 of the Ordinance. Credited against said contribution shall be the cost of any recreational improvements located on the Property for residents or guests only, whether located inside or outside, such as swimming pools, health clubs and related facilities.

XI. AFFORDABLE DWELLING UNITS/WORKFORCE HOUSING

42. ADUs. The Applicant shall provide Affordable Dwelling Units within the residential buildings to be constructed on the Property consistent with the provisions of Section 2-800 of the Ordinance, unless modified by the ADU Advisory Board. Prior to site plan approval for any building required to provide ADUs, the Applicant shall provide calculations for the required number of ADUs in such building to DPZ for review and approval. Nothing contained in these proffers shall be deemed to alter the administration of the ADUs or the number of ADUs required to be provided pursuant to Part 8 of Article 2. Five percent (5%) of the total number of residential units shall be ADUs.

43. Intent. Proffers 44 through 55 set forth the elements of a work-force housing program that is intended to provide housing units on the Property that will be affordable to future residents who have a median household income of 70% to 90% of the Washington D.C. metropolitan statistical area median household income ("MHI"), in order to preserve and expand the housing options available in the County, as set forth below.

44. Definitions: The following terms used in these Proffered Conditions shall be defined as follows, unless specifically modified:

Market-Rate Units. Dwelling units approved on the Property that are not subject to either the price/rental restrictions of Part 8 of Article 2 of the Zoning Ordinance or these proffered conditions.

Work-Force Units. Dwelling units approved on the Property subject to the price/rental restrictions of these proffered conditions, but not required pursuant to Part 8 of Article 2 of the Zoning Ordinance.

45. Work-Force Units. A total of three percent (3%) of the dwelling units built on the Property shall be Work-Force Units. The creation of Work-Force Units may occur in phases, concurrent with the phasing of development/construction of the Property and may be located entirely within any single residential building on the Property. As such, Work-Force Units provided at any given phase of development shall not be required to be equivalent to the three percent (3%); provided that the total number of Work-Force Units at the completion of all development shall satisfy the three percent (3%) overall requirement. If the Applicant, at its option, elects to increase the percentage of ADUs provided on the Property above five percent (5%) of the total number of dwelling units, then the Work Force Units required may be reduced on a unit by unit basis for each ADU in excess of 5% of the total number of units.

Sale. The Work-Force Units approved on such site plans, if offered as for-sale units, shall be provided to owner(s) whose MHI is up to seventy percent (70%) of MHI for a studio, eighty percent (80%) for a one bedroom and ninety percent (90%) for a two bedroom. ("Work-Force Sale Units")

Rental. The Work-Force Units approved on such site plans, if offered as rental units, shall be provided to renter(s) whose MHI is up to seventy percent (70%) of MHI for an efficiency, eighty percent (80%) for a one bedroom and ninety percent (90%) for a two bedroom. ("Work-Force Rental Units")

When the required Work-Force Units that are calculated in accordance with the above paragraphs result in a fractional unit less than 0.5, the number shall be rounded down to the next whole number and any fractional unit greater than or equal to 0.5 shall be rounded up to next whole number.

46. Designation on Approved Site Plan. The approved site plan for the respective residential buildings shall designate the number of Work-Force Units, ADUs, and Market-Rate Units by bedroom count. The Applicant shall determine the interior amenities, including the number of bedrooms, for each Work-Force Unit provided. Not more than one-third of the Work-Force Units shall be studios and not more than two-thirds of the Work-Force Units shall be studios and one bedroom units. The interior amenities, at a minimum, shall be equivalent to the interior amenities provided for ADUs. If the development of the residential buildings is phased or developed in sections, then the approved site plan for the respective residential buildings shall also contain tabulations of the total number of Work-Force Units, ADUs and Market-Rate Units by bedroom count on the Property.

47. Timing of Provision of the Work-Force Units. RUPs shall not be issued for more than eighty percent (80%) of all of the total dwellings units approved on the Property, until RUPs have been issued for the required Work-Force Units required pursuant to this Proffer. Furthermore, the development agreement and its security (bond, letter of credit etc.), shall not be released until all of the Work-Force Units approved on the respective site plan have been issued RUPs.

48. Subject to the Administrative Provisions of the ADU Ordinance. It is intended that the Work-Force Units shall be administered in a like-fashion as ADU Units pursuant to Part 8 of Article 2 of the Zoning Ordinance in effect at the time of the execution of these proffered conditions. The following specific provisions of the Zoning Ordinance shall apply to administration of the Work-Force Units: Sections 2-805, 2-806, 2-807, 2-810, 2-811, 2-812, 2-813, 2-817, and 2-818, including the recordation of the appropriate restrictive covenants in the land records of Fairfax County, except where such provisions directly conflict with these Proffered Conditions. When these Proffered Conditions conflict with the administrative section(s) of the Zoning Ordinance, these Proffered Conditions shall control, including, but not limited to, the calculation of the sale/resale price and rental rates of Work-Force Units.

49. Administrative Contribution. Prior to the issuance of any RUP for a Work-Force Sale Unit, the Applicant shall contribute \$100 per Work-Force Unit shown on the approve site plan to FCRHA. Such funds shall be utilized by FCRHA for administration of the Work-Force Sale Units.

50. Alternative Administration. Notwithstanding Proffer 48 above, the Applicant reserves the right to negotiate with the appropriate Fairfax County agency, to enter into a separate binding written agreement solely as to the terms and conditions of the administration of the Work-Force Units after the approval of this rezoning. The requisite number and pricing/rents of Work-Force Units provided pursuant to these Proffered Conditions shall not be altered in any manner by such an agreement. Such an agreement shall only consider administrative issues on terms mutually acceptable to both the Applicant and Fairfax County and may only occur after the approval of this rezoning and when the revisions have been deemed to be in substantial conformance with these Proffered Conditions. Fairfax County shall be in no manner be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the Work-Force Units shall be administered in accordance with such an agreement, and Proffer 48 above may become null and void.

51. Intentionally Deleted.

52. Work-Force Sale Units - Initial Sales Price. The initial sales price for each Work-Force Sale Unit shall be determined in accordance with the following formulas and as approved by FCRHA:

- A. For Work-Force Sale Units
 - 100% of MHI times the following adjustment factors
 - Two Bedroom = 90%
 - One Bedroom = 80%
 - Studio = 70%

- B. Multiply the result by thirty-eight percent (38%) and divide by twelve (12) to determine the monthly shelter payment. Then subtract the following:
 - i. Estimated monthly property tax. Such tax shall be based on the Fairfax County property tax rate in effect at the time of the sale, and to include any future or additional property taxes for such property, whether imposed by the County, Commonwealth or Federal Government;
 - ii. Estimated monthly homeowners insurance. Such insurance shall be based on the estimated insurance required by a lending institution to secure a loan on a similar dwelling unit;
 - iii. Estimated monthly community association fees. Such fees shall be based on the actual average association monthly fees assessed against the unit for the prior calendar year. Community association fees shall not be included for formula for the initial sale of any Work-Force Unit;
 - iv. Estimated monthly utilities. Such utilities shall be based on the actual average monthly utilities used by the unit for the prior calendar year. Utility fees shall not be included for formula for the initial sale of any Work-Force Unit;

C. Convert the resulting estimated monthly payment, utilizing the interest-rate on a 30-year fixed-rate loan (assuming a loan of 90% of the Purchase Price) as published by Freddie Mac thirty (30) days prior to any closing and round the result to the nearest whole number, to establish maximum sales price for the unit. The actual sales price may be less than the calculated maximum at the discretion of the Applicant. The Applicant or any subsequent seller shall provide a copy the sale price calculation to FCRHA prior to closing on the sale of any Work-Force Sale Unit. The initial MHI to determine such initial maximum sale price shall be based upon the date of the issuance of the first RUP for any Work-Force Sale Unit. At a minimum, the MHI and the maximum sale price, as calculated above, shall be adjusted once a year, starting on January 1 of the next calendar year, and annually thereafter. The Applicant reserves the right to make more frequent adjustments. A copy of such annual calculation or any permitted adjustments shall be provided to FCRHA. The MHI shall be the most recent published

MHI as contained in the American Community Survey of the U.S. Census, or other applicable publication as determined by FCRHA in consultation with the Applicant.

53. Work-Force Rental Units - Rental Rates. The maximum monthly rental each Work-Force Unit may be offered at shall be determined as follows:

Work-Force Rental Units

100% of MHI times the following adjustment factors

Two Bedroom = 90%

One Bedroom = 80%

Efficiency = 70%

Divide the result by twelve (12), then multiply by 25% and round to the nearest whole number to establish the maximum monthly rent for the unit.

The initial MHI to determine such initial maximum monthly rent shall be determined from the date of the issuance of the first RUP for any Work-Force Unit. The MHI and the maximum monthly rent, as calculated above, shall be adjusted once a year, starting on January 1 of the next calendar year, and annually thereafter. A copy of such annual calculation shall be provided to FCRHA. The MHI shall be the most recent published MHI as contained in the American Community Survey of the U.S. Census, or other applicable publication as determined by FCRHA in consultation with the Applicant. Following the expiration of ten (10) years from the issuance of the first RUP for a building containing a workforce rental unit, Housing and Community Development may, in conjunction with the then owner of such unit, reset the rental formula to ensure that the rents are still affordable to individuals within the targeted income levels.

54. Compliance with Federal, State, and Other Local Laws/Severability. If it is found by a court of competent jurisdiction, that any portion of these Proffers related to providing Work-Force Units violate any Federal, State or other local law, then the offending portion of the proffer shall be deemed null and void and no longer in effect. All remaining conditions of these Proffered Conditions shall remain in full force and effect.

55. Condominium Conversion. If a residential building was initially built as a rental project, then is subsequently converted to a condominium project, any existing Work-Force Units shall be maintained as Work-Force Units and shall be administered as Work-Force Sale Units. The restrictions on the Work-Force Sale Units shall be disclosed in the condominium declaration.

56. Disclosure. The requirements for administration and price of all for sale Work-Force Units shall be disclosed to all prospective purchasers and be recorded among the land records as a restrictive covenant. The form of such covenant shall be approved by the County Attorney.

XII. NOISE ATTENUATION MEASURES

57. Prior to site plan submission for the first residential building fronting along Centreville Road, the Applicant shall provide to DPWES and DPZ an acoustical study ("Study") for review and approval in accordance with DPZ established guidelines for studies, to assess the impact of transportation noise from Centreville Road on the proposed development based on final residential building locations. The Study shall utilize standard measures to evaluate noise, and shall confirm existing mapped noise contour intervals and as a condition of site plan approval shall demonstrate that exterior wall construction techniques that are to be provided will ensure that a maximum interior noise level of approximately DNL 45 dBA shall be achieved for any dwelling unit and that the Study shows will be exposed to noise levels in excess of DNL 65 dBA. All units that require interior or exterior structural noise alteration shall be identified on the site plan.

XIII. COMMUNITY ASSOCIATION

58. Prior to issuance of the first RUP or Non-RUP for the Property, the Applicant shall establish a "Community Association" in accordance with Virginia law. Such Community Association may consist of an umbrella owners association for the entire Property (or the existing Bristol Owners Association, which is the master association to which the Property is presently subject), as well as individual sub associations or condominium owners' associations ("COAs") formed for specific buildings or groups of buildings. At a minimum, each COA, all residential units (unless represented by and included in a COA) and the owners of each office and/or retail building shall be members of the Community Association. The Community Association shall be responsible for the obligations specifically identified in these proffers, including all maintenance, TDM, and notification obligations. The Community Association documents or any residential lease of the units shall disclose the Property's proximity to Dulles Airport and the potential for expansion of airport operations and resultant potential noise impact.

XIV. WETLANDS PERMIT.

59. The Applicant shall contact with the US Army Corps of Engineers in writing prior to the final site plan approval to determine whether or not any action is required to ensure compliance with § 404 of the Clean Water Act. If any action is required, the applicant shall complete such action as may be required by Section 404 prior to grading the impacted area prior to site plan approval.

XIV. ROUTE 28 TAX DISTRICT

60. The Applicant shall provide prepayment of taxes that would be lost to the Route 28 Transportation Improvements Tax District by reason of the rezoning of a portion of the Property for residential uses in accordance with the formula and provisions as adopted by the Board of Supervisors for optional residential development within the Route 28 Tax District. The portion of the Property for which the Applicant shall prepay the Route 28 taxes shall be the land areas that include residential development, being

generally those areas east of the North/South Connector Road and north of the Community Plaza. Applicant agrees to promptly subdivide such residential area so that it is a separate tax parcel. The prepayment of taxes shall be made within sixty (60) days following the date on which an ordinance approving the Applicant's requested rezoning and these associated proffers is enacted. The Applicant recognizes that failure to provide payment to the County in the full amount determined by the Board's formula within 60 days of the Board of Supervisors approval of the rezoning and final development plan shall mean that this rezoning and final development plan approval as requested by the Applicant shall not become effective and that this rezoning and final development plan decision shall be void in accordance with Virginia Code Section 15.2-4608(C).

IV. COUNTERPARTS

These Proffers may be executed in one or more counterparts, each of which when so executed shall be deemed an original and all of which when taken together shall constitute but one and the same instrument.

OWNER:

EDS INFORMATION SERVICES L.L.C.

By: Ronald P. Vargo

Ronald P. Vargo
Executive Vice President and ~~Treasurer~~
Chief Financial Officer ~~_____~~

RPV
11/29/06

APPLICANT:

LPC COMMERCIAL SERVICES, INC

By: _____

Its: _____

XV. COUNTERPARTS

These Proffers may be executed in one or more counterparts, each of which when so executed shall be deemed an original and all of which when taken together shall constitute but one and the same instrument.

OWNER:

EDS INFORMATION SERVICES, INC.

By: _____

Its: _____

APPLICANT:

LPC COMMERCIAL SERVICES, INC

By: Bill Hickey

William M. Hickey, Jr.

Its: Senior Executive Vice President

FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2006-SU-007

November 29, 2006

If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDP 2006-SU-007, on property located at Tax Map 24-4 ((1)) 6B pt. and 6C, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions.

1. The courtyards in Buildings G and I and the plaza adjacent to Building M shall be consistent in quality and character to those depicted for Buildings F, including a formal lawn, a focal element and seating areas, and H as shown on Sheet 18 of the CDP/FDP.
2. Additional landscaping from that shown on the FDP shall be provided in Blocks 8 and 9 to enhance the buffer separating their respective parking areas from the athletic fields.
3. To allow for greater environmental benefits and for more open space, landscaped islands shall be provided within the surface parking lots of Blocks 1, 2, 8, 9 and 10. A reduction in the number of parking spaces shall be permitted to achieve this; however, in no event shall the number of parking spaces be less than that required by the Zoning Ordinance.
4. All signage shall be architecturally compatible with the buildings in terms of style, color and materials. The location of all signs shall comply with the provisions of Article 12 of the Zoning Ordinance, irrespective of that shown on the FDP.
5. All lighting shall meet or exceed the standards set forth in the Zoning Ordinance for outdoor lighting at the time of site plan review, with final determination made by Department of Public Works and Environmental Services staff. The submission of a photometric study shall also be required for the athletic fields.
6. As the site contains a Fairfax Water easement, the site plan shall be reviewed and approved by Fairfax Water. As requested by Fairfax Water, the recordation of an amendment to the existing easement agreement shall also be required prior to site plan approval.
7. If approved by DPWES, stormwater management and Best Management Practices (BMPs) may shall be accomplished through the expansion of the existing stormwater detention and BMP pond located at Tax Map 24-4 ((1)) Parcel 6B in accordance with the requirements of the Fairfax County Public Facilities Manual (PFM) unless waived or modified by DPWES. If such facility is expanded, in order to restore a natural appearance to the existing stormwater management facility, a landscape plan shall be submitted as part of the first submission of the site plan. This landscaping plan shall show landscaping in all possible planting areas of the pond, in keeping with the planting policy of Fairfax County. This landscape plan shall also show a variety of tree species, of various sizes, to be planted throughout. No RUP's shall be issued until the facility is planted.

8. Forty (40) Fifty (50) of the residential units shall be live/work units, with such units being defined as residential units constructed as part of a nonresidential use.



County of Fairfax, Virginia

MEMORANDUM

DATE: September 26, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PWN*
Environment and Development Review Branch, DPZ

SUBJECT: **Land Use Analysis & Environmental Assessment:**
PCA/FDPA 2006-SU-007 (Timber Ridge at EDS)

The memorandum, prepared by Scott Brown, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plans and PCA plat dated March 20, 2012 and revised through August 22, 2012; and draft proffers dated August 23, 2012. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant, Timber Ridge at EDS, LLC, is requesting a proffered condition amendment and final development plan amendment for a 37.4-acre portion of a 66.88-acre development approved in 2007 as RZ 2006-SU-007. The 2007 approval rezoned the entire 66.88 property from the I-5 District to Planned Residential Multifamily (PRM) to permit development of up to 1,159 multifamily residential units, 107,350 square feet of retail, and 640,600 square feet of office use with an overall site floor area ratio (FAR) of 0.69.

The 37.4 acre site under the subject PCA/FDPA is the residential portion of the overall development, and included all of the 1,159 multifamily residential units within eight buildings, as well as 30,750 square feet of retail floor area distributed between the ground floor of two of the residential buildings, as well as a 1-story standalone building of 3,500 square feet proposed within the median of Main Street. Through the subject application, the applicant proposes to eliminate all retail floor area within the subject property and modify the residential component to 720 multifamily units and 85 single-family attached units (805 units total). To accommodate this

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mix of unit types, there are modification to the alignments of internal streets, areas of open space, and the location of recreational amenities.

Four types of residential buildings are proposed:

- Type A includes two 4-story buildings that wrap around a shared parking garage and three interior courtyards.
- Type B buildings are 10-, 12-, 14- or 16-unit buildings with a stacked townhouse style. Each building is four stories.
- Type C structures are 5-story apartment-style buildings with 36 units each. There are a total of 5 buildings of this type proposed.
- Type D buildings are three-story rear-loaded townhomes, each with 5 units per building. There are a total of 17 Type D buildings proposed on the site. A waiver of the 200 square foot privacy yard requirement is requested for these buildings.

LOCATION AND CHARACTER OF THE AREA

The overall 66.88-acre development area is bounded by Centreville Road on its east side and on its west by North-South Collector Road. The majority of the overall site is undeveloped, except for EDS Fields, a recreational ball field complex at the southeast corner of the property extending from the Wall Road/Centreville Road intersection.

The subject property includes a 33.74-acre section of the area approved in RZ/FDP-2006-SU-007. It is bounded to the east by Centreville Road and to the north by a power line easement. The western and southern boundaries are the approved future roads of North-South Collector Road and Main Street, respectively.

Surrounding development includes single-family residences to the east and southeast across Centreville Road; a mix of industrial buildings and office buildings to the south side of Wall Road; additional undeveloped land to the west between the subject property and EDS Road; and primarily office uses to the north up to McLearn Road. Dulles International Airport easternmost runway is located approximately three quarters of a mile to west of the subject property, and portions of the overall development area are located within the Airport Noise Impact Overlay District (ANOID).

COMPREHENSIVE PLAN CITATIONS:

Land Use

Fairfax County Comprehensive Plan, 2011 Edition, Fairfax Center Area, as amended through April 26, 2011, Land Unit Recommendations, Land Unit Q, Sub-unit Q9, p. 101-103:

“Land Use

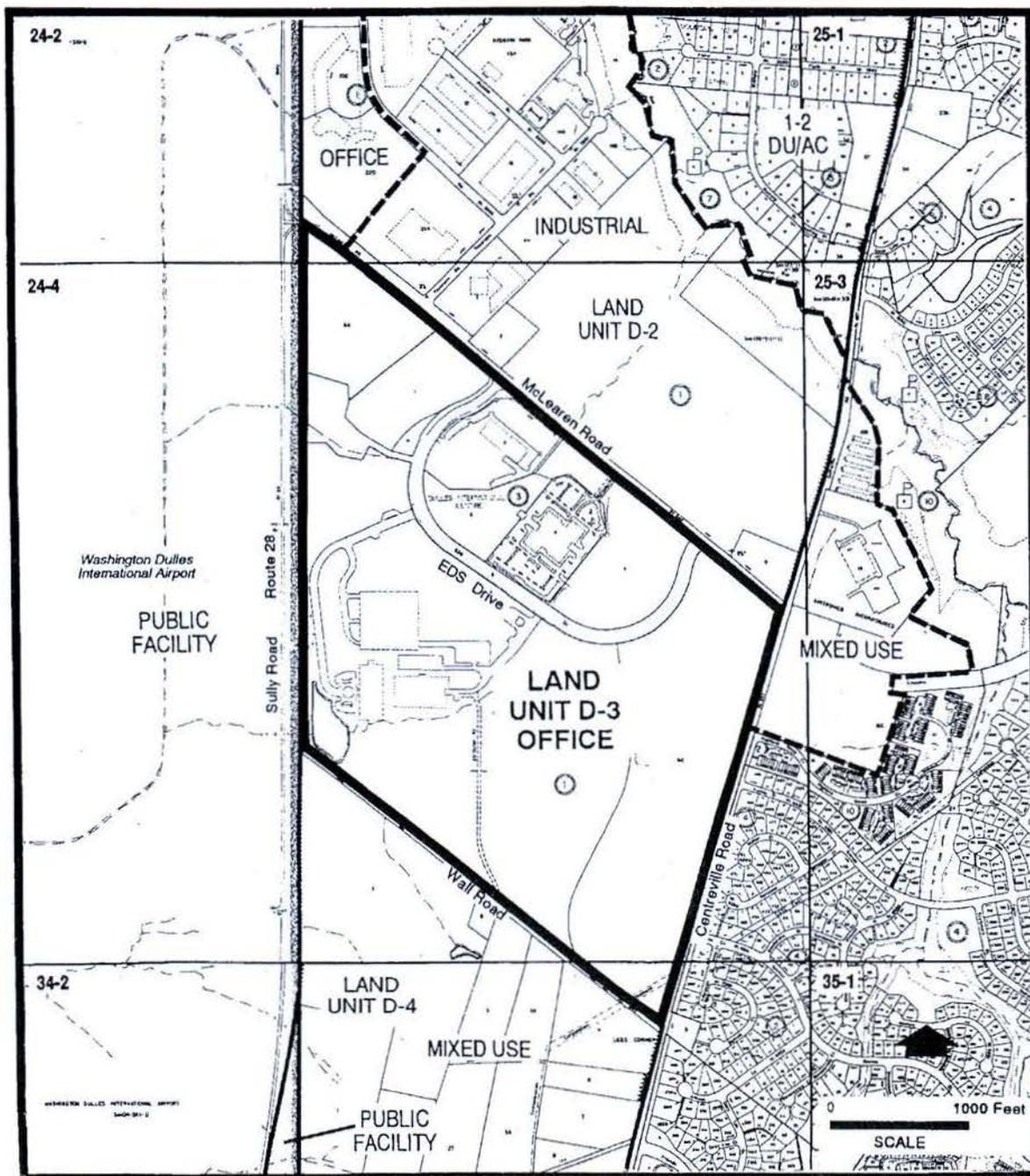
1. This land unit is planned and approved for high-quality, campus-style office uses in the range of .50 to 1.0 FAR to promote development that is compatible with similar existing

and approved development in this area. Consistent with the higher intensity recommended, the area near the intersection of McLearen Road and Route 28 should be considered as a future transit stop, given its central location and potential as a focal point along the Route 28 corridor. The higher intensity planned for Parcels 24-4((3))1-4 is contingent upon the provision of transit.

2. As an option, a training facility or hotel/conference center may be appropriate if integrated with existing office uses. These optional uses should be oriented away from Centreville Road.
3. As an option, mixed use up to .70 FAR may be considered within Land Unit D-3 to create a high quality mixed use node where office, retail, recreation and residential uses are provided. In addition to areawide guidance, this option should address the following site-specific conditions:
 - The development application should encompass the approximately 67-acre portion of the land unit south of EDS Drive, east of the EDS corporate complex, and bounded by Wall Road and Centreville Road.
 - The mixed use development should include the following mix of uses (the percentages are approximate):
 - Retail use, 5-10%.
 - Office use, 20-30%
 - Residential units, 50-70%

In addition, other uses, such as institutional, may also be appropriate.

- The trip generation of the mixed use development should meet the *Performance Criteria for Optional Uses* found in the Dulles Suburban Center Overview, and result in significantly fewer peak-hour trips than the office use planned at the baseline.
- Retail use should be integrated with other uses. Restaurants are encouraged to serve both residents and visitors to the area. A grocery store and drug store are also desirable uses.



**LAND UNIT D-3
LOCATION AND COMPREHENSIVE PLAN MAP DESIGNATION** **FIGURE 18**

- Residential use should provide a mix of unit types, including live/work units, for a total of approximately 900-1000 units. Live/work units are defined as the combination of a private residence with a professional office, retail or other non-residential use.
- An active recreation area with at least five athletic fields and provision of parking on or adjacent to the site or in a shared parking arrangement with adjacent uses. Facilities should be developed according to Fairfax County Park Authority standards in consultation with FCPA staff. This park should be dedicated to the Fairfax County Park Authority.
- A plaza in the village center should provide usable open space for public events and casual recreation use.
- Office use is integrated into the both the village center and elsewhere in the development.
- To ensure needed access and circulation for this development option, a public road connection between Wall Road and EDS Drive should be provided.
- Pedestrian links should provide a safe and pleasant walking environment.
- Parking should be mostly in structured garages. However, surface lots and on-street parking should be used to promote street activity and convenience to retail uses.
- Development along Centreville Road should be set back 50-100 feet, depending on the applicant's proposed land use, design and height of buildings, and the amount and quality of the landscaping provided.
- There may be a need for an additional high school in the western portion of the county served by Westfield, Chantilly and Centreville High Schools because of existing and projected overcrowding at this level. If a high school site has not been acquired by the time a rezoning application is under review, then the applicant must demonstrate that the school impacts of the residential development can be mitigated by other means that meet the approval of Fairfax County. Mitigation measures may include, but are not limited to:
 1. Provision of land for additional facilities, such as vocational training, academy programs and adult learning centers, examples of programs that are currently provided at existing schools which could be relocated to the site that is the subject of the rezoning application;
 2. Financial contributions that would facilitate the acceleration and/or construction of new facilities or the expansion of existing facilities;

3. Financial contributions for, or donations of, equipment and other items that increase the utilization or efficiency of existing facilities; and
4. Measures that facilitate the better utilization of existing school facilities from an operational standpoint or other solutions to increase utilization of under-capacity schools.”

Environment

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:

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 8-9.

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

Policy k: For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives: The concentration of growth in mixed-use, transit-oriented centers in a manner that will optimize the use of transit and non-motorized trips and minimize vehicular trips and traffic congestion.

- Minimize the amount of impervious surface created. Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation. where feasible, convey drainage from impervious areas into pervious areas.
- Encourage cluster development when designed to maximize protection of ecologically valuable land.
- Encourage the preservation of wooded areas and steep slopes adjacent to stream valley EQC areas.
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.

- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes.
- Encourage the use of open ditch road sections and minimize subdivision street lengths, widths, use of curb and gutter sections, and overall impervious cover within cul-de-sacs, consistent with County and State requirements.
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements.
- Encourage shared parking between adjacent land uses where permitted.
- Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas.
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . ”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 10:

“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

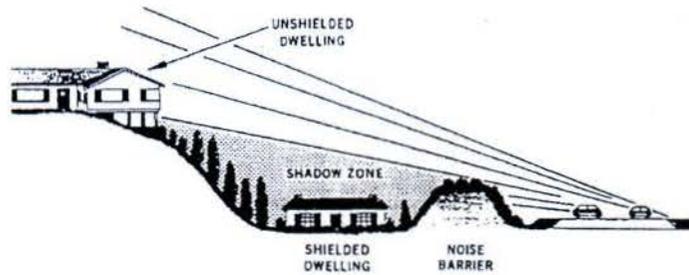
Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance, as applied to Chesapeake Bay Preservation Areas adopted by the Board of Supervisors as generally depicted in Figure 5 of the *Chesapeake Bay Supplement* to the Comprehensive Plan, as may be amended by the Board of Supervisors.”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 11-12:

“Objective 4: Minimize human exposure to unhealthful levels of transportation generated noise.

Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise.

Policy b: Reduce noise impacts in areas of existing development.



EFFECT OF ACOUSTIC BARRIER

Explanatory Note: This figure illustrates the function of an acoustical barrier. The shadow zone indicates a mitigated area that is sheltered by a noise barrier and is therefore relatively quiet.

Source: American Association of State Highway and Transportation Officials, 1995, *Guide on the Evaluation and Attenuation of Traffic Noise*, p. 2.

FIGURE 3

New development should not expose people in their homes, or other noise sensitive environments, to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA. Because recreation areas cannot be screened from aircraft noise and because adverse noise impacts can occur at levels below DNL 65 dBA, in order to avoid exacerbating noise and land use conflicts and to further the public health, safety and welfare, new residential development should not occur in areas with projected aircraft noise exposures exceeding DNL 60 dBA. Where new residential development does occur near Washington Dulles International Airport, disclosure measures should be provided.”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 19-21:

“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development.

- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.
- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.

Policy b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more stories within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas as identified on the Concept Map

for Future Development incorporate green building practices sufficient to attain certification through the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;
- Development involving a change in use from what would be allowed as a permitted use under existing zoning;
- Development at the Overlay Level; or
- Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range.

Policy c. Ensure that zoning proposals for residential development will qualify for the ENERGY STAR Qualified Homes designation, where such zoning proposals seek development at the high end of the Plan density range and where broader commitments to green building practices are not being applied.

Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system.

Policy e. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses.”

COMPREHENSIVE PLAN MAP: Alternative Uses

LAND USE ANALYSIS

The subject property is within the Dulles Suburban Center Land Unit Recommendations in Land Unit D-3, and was approved in RZ 2006-SU-007 under the following D-3 development option:

“As an option mixed use up to 0.70 FAR may be considered within Land Unit D-3 to create a high-quality mixed use node where office, retail, recreation and residential uses are provided. In addition to areawide guidance, this option should address the following site-specific conditions . . .” [see above-listed Comprehensive Plan citations]

In addition to the conditions of the Land Unit D-3 development option, the subject application should also meet the Dulles Suburban Center Areawide Recommendations, Dulles Suburban Center Design Guidelines, and Policy Plan's Land Use section.

Use and Intensity

The overall development approved in RZ-2006-SU-007 proposed two development scenarios: a primary plan and alternate plan. The primary plan proposed an overall FAR of 0.59 with 1,149 multi-family residential units, 361,800 square feet of office, and 98,350 square feet of commercial/retail uses. The alternate plan proposed 1,159 multi-family units, 640,600 square feet of office, and 107,350 square feet of commercial/retail for an overall FAR of 0.69. Although the number of units slightly differed between the two scenarios - 10 additional units in the alternate plan - the residential floor area proposed was 1,133,900 square feet under both.

Under the subject PCA/FDPA, the applicant proposes to change the mix of residential units to include 85 single-family attached units and 720 multi-family units where 1,159 multi-family units was originally approved. The maximum FAR on the subject property would be 0.79 with approximately 1,294,602 square feet of gross floor area (GFA). This proposal would increase the approved maximum intensity on the FDPA subject property from 1,164,650 to 1,294,602 square feet. However, this increase merely accounts for bonus density associated with affordable dwelling units and workforce housing not previously assigned to the residential blocks in the PRM District, and does not increase that permitted in the proffers. No change to the overall FAR of 0.69 on the original rezoning area is proposed. In addition, the applicant seeks to eliminate the commercial/retail component within the subject property. The applicant is only providing one scenario for the subject property, but there remains a dual primary/alternate plan for the overall development (the total area of the 2006 rezoning).

The Plan's development option for Sub-unit D-3 recommends an approximate mix of uses for retail (5-10%), office uses (20-30%) and residential (50-70%). The approved primary plan proposed a mix of 71% residential and 6% commercial/retail, and the alternative plan proposed 60% residential and 6% commercial/retail. The addition of residential floor area and removal of the retail floor area changes the overall mix of uses for the overall development. The resulting mix includes a commercial retail mix of 3.9% (primary) or 3.8% (alternate) – approximately 4% of the overall development floor area. Residential floor area would be either 75.1% (primary) or 64.4% (alternate) of the overall development. Although the Plan's recommended mix of uses is approximate, the modifications proposed are less in line with the Plan than that of the approved development plan.

Staff recommends the applicant continue to explore opportunities to maintain some level of the original mixed-use aspect of the subject property that was approved in the rezoning.

Retail Integration

A condition under the D-3 development option states: "Retail use should be integrated with other uses." The approved development provided separate office, commercial/retail, and residential sectors in the development, except that approximately 30,750 square feet of retail

was originally proposed within the multi-family residential buildings along Main Street and Rotary Drive.

The loss of an integrated retail component within the subject property results in the subject application failing to achieve a development option condition that was met in the approved development. Staff recognizes that market conditions in the Dulles Suburban Center currently do not favor significant retail development, particularly aware from the Core Transit Area; however, the integration of retail within the residential component was a key factor in the acceptability of the approved development. The applicant is encouraged to pursue opportunities to maintain an integrated mix of uses within the subject property by developing a portion of the ground floor area of Building A along Main Street and/or Rotary Drive with flexibility to provide retail development if future market conditions allow mixed use. There may be opportunities to provide some non-residential uses within this space for leasing offices, fitness centers, or other limited services in these areas of the building until such time as the market supports additional commercial retail.

Resolution:

The applicant has proffered a commitment to providing amenity space on the first floor of Building A along Main Street to include (but not limited to) a lobby, fitness center, business center, and/or drop-off area. This commitment will help ensure that some level of non-residential amenities are provided within the residential component, and will help activate the subject property's side of the Main Street thoroughfare.

Mix of Residential Unit Types

The redevelopment option for D-3 recommends a mix of residential unit types, including live/work units with a total of 900-1000 units. Although the subject PCA/FDPA reduces the number of residential units from 1,159 to 805, a greater mix would be incorporated by adding single-family attached residences and three types of multi-family building types. No live/work units are proposed; the applicant has stated a lack of demand for this type of development.

Residential Development Criteria

The Residential Development Criteria, Appendix 9 of the County's Policy Plan on Land Use, provides guidance for residential development where the Plan recommends a possible increase in density above the existing zoning. Criterion 1 recommends that new residential development provide a high quality site design for incorporating a logical, functioning layout and relationship between the various parts of a development, as well as providing an adequate amount of open space, landscaping and residential amenities.

For the most part, the proposed design achieves this by providing various open spaces throughout the development. However, Block 6 on the east side of Rotary Drive, where the majority of the single-family attached units are proposed, does not provide an open space or other residential amenities within the block, and the applicant is requesting a waiver of the 200-square foot privacy yard zoning requirement for single-family dwellings. A justification for the privacy yard waiver has not been provided.

The applicant should provide an improved design for this area to allow space for providing the required privacy yards. As this is a suburban area, rear-loaded units are not a necessary design feature, and the proposed alleys could be eliminated to provide the required yard areas for front-loaded units. Alternatively, the applicant could incorporate an open space with direct access to Block 6 residential buildings in lieu of the required yards.

Resolution:

In the latest plans, the applicant is still requesting the waiver for the privacy yard requirement for the single-family residences; however, improvements have been made to the plan that provide a better integration of open spaces within the single-family district of the proposed development. In particular, Block 6 now includes a passive recreational park and plaza that is adjacent to four of the townhome 'sticks' and in close proximity to the remainder of the block. All single-family buildings now have either direct frontage on, or views of, open space areas. Although privacy yards are preferable, the applicant has provided an improved design that would help ensure that single-family residents have immediate access to open space amenities.

Affordable Housing

The applicant intends to provide affordable dwelling units in line with current County policies. The applicable standards would require units provided to the 80%, 100% and 120% levels of Area Median Income. The approved development provided units affordable to lower levels of income (70% to 90% AMI) which would not be provided under the proposed development; however, there would be a greater number of affordable units -65 units instead of 45- even though the total number of residential units in the development would decrease from 1,159 to 805 units. A revised proffer addressing the number of affordable units and level of affordability is expected.

Resolution:

The applicant is proffering to ADU and WDU that is in line with the current ADU ordinance, which would include 6.475% of the single-family units and 2.865% of the multi-family units as Affordable Dwelling Units (ADUs). Additionally, the proffer commits 9.39% of the non-ADU market rate units as Workforce Dwelling Units (WDUs), which will be evenly divided as units affordable to 80%, 100% and 120% of AMI. This commitment is expected to provide a total of approximately 21 ADUs and 65 WDUs.

Urban Design

The Design Guidelines for Dulles Suburban Center are provided to facilitate the integration of new development with existing and future development in the Center and promote a high quality area to live, work, shop, or visit.

The original submission of the subject application proposed modifications that staff felt created a less desirable site design than that of the development plans approved in the 2006 rezoning. Changes to the location and orientation of buildings and open spaces, as well as modifications to Main Street diminished the place-making aspects of the original design and did not incorporate open spaces and residential amenities throughout the subject property as effectively. Additionally, the elimination of underground and structural parking within the

residential blocks was eliminated except for Building A, requiring more surface parking throughout the site, contributing to a loss of open space and lack of visitor parking availability.

The original application proposed Main Street as a central retail area with a central plaza and separated travel ways. Both sides would have been framed by buildings with ground floor retail. The original FDPA submission significantly altered Main Street by proposing to remove the central gathering space, eliminate the framing buildings on the north side and remove retail uses on the north side.

The revised plans dated July 6, 2012 provide improvements over the original submission by better integrating open space in more areas of the site, removing buildings from within designated open spaces, and shifting one of the buildings closer to Main Street to help frame the street as it was before. However, additional improvements would help recapture some of the higher quality urban design character of the approved plans. This includes the previous recommendation to provide the required privacy yards and/or incorporate additional open space within the single-family attached residential areas. Additionally, more structured or underground parking should be reintroduced in order to reduce the need for surface parking and allow more open space areas.

Main Street

The central gathering space originally proposed within Main Street and the ground floor retail component on both sides of the street provided an ideal activity center and an important tie between the commercial and residential components of the development. As discussed previously, the removal of all retail within the subject property eliminates the integrated mix of uses, and by not providing any ground floor non-residential components on the north side of Main Street there is an even starker divided between the commercial district south of Main Street and the residential district on the north side.

Resolution:

As previously noted, the recent resubmission includes a proffer to provide amenities within Building A along Main Street such as a lobby, fitness center or business center – uses that are not retail, but would help to activate the subject side of Main Street. The applicant is also proposing a drop-off area for this building, with an alternative continuous streetscape with an indented plaza area in front of the building. Planning staff prefers the latter - maintaining a continuous streetscape along Main Street rather than creating additional vehicular-pedestrian conflicts.

Architecture

Although a greater mix of unit types is provided in the subject application, the applicant should provide common architectural styles and features between the different types of buildings, so that a unified development character is achieved. The elevations provided in the development plans (Sheets A-1 and A-2) are illustrative; however, they show complete stylistic differences between each building type.

The incorporation of plazas at major building entrances or in the center of a group of buildings is also suggested, as recommended in the Design Guidelines.

Resolution:

The new submission does not provide any changes to the architectural styles previously proposed. Planning staff still recommends the applicant provide better uniformity in architecture between the various building types in order to provide a common, consistent design throughout the development.

The applicant has provided an improved layout that better incorporates central greens and plazas throughout the community.

ENVIRONMENTAL ANALYSIS

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

Overall, the proposed PCA/FDPA does not present a significant difference in environmental impacts to the subject property from that of the previously approved development.

Green Building Policy

Per the Policy Plan's guidance on green buildings, a commitment to LEED certification is recommended for multi-family dwellings proposed at four stories or higher, which would include all multi-family buildings within the FDPA area which is part of the Dulles Suburban Center. However, the development was approved in 2006 prior to the adoption of the County's current green building policies. Energy Star Qualified Homes for low-rise residential development at the upper end of the Plan's density range is also recommended per the green building policy. The applicant has stated they would commit to one of the following programs: Energy Star Qualified Homes, Earth Craft, or LEED for Homes. This is consistent with the County's policies; however, the applicant has not yet provided a proffer commitment. If a proffer for LEED for Homes is included, the applicant should also proffer a green building escrow commitment.

Resolution:

The applicant has provided a proffer commitment for all Type D units proposed on the subject property, which are the single-family attached residences. All single-family units will be constructed to achieve one of the following programs: LEED for Homes Certification, Earthcraft House Program, or Energy Star Qualified Homes. A commitment to a green building escrow is also provided in the proffers should the applicant elect to pursue LEED for Homes Certification. As mentioned above, multi-family residential was previously approved without a green building commitment, and although planning staff would encourage a commitment to these units, it is not expected in order to be in general conformance with the green building guidance of the Policy Plan.

Stormwater Quality and Quantity Controls

The subject property is located within the Cub Run watershed. The property contains no areas which have been designated as Resource Protection Areas (RPA) or Environmental Quality Corridors (EQC); however, the previous environmental assessment memo noted that pockets of wetlands have been identified on the subject property.

During the review of the rezoning, staff asked for additional information regarding the extent of wetlands and potential impacts from the proposed development. The applicants provided information on the final development plan indicating the wetland areas, and the Army Corps of Engineers issued an approved jurisdictional finding. At that time it appeared the designated wetland area would be preserved outside of the proposed disturbance area, but planning staff noted the applicants would be subject to a final determination from the Army Corps at the time of site plan in order to determine the need for any mitigation, if required.

It is unclear from the previous staff report and development plans where the designated wetland areas are located and whether the revised development plans would introduce a newly proposed impact to those areas; however, the applicant is carrying forward a proffer ensuring coordination with the Army Corps of Engineers and compliance with the Clean Water Act. The applicant would complete any action needed for compliance prior to site plan approval.

Vehicular and Airport Noise

Centreville Road is the highest traffic noise generating road in the development area. An 80' wide landscape buffer area is provided along the west side of Centreville Road, helping to ensure that residential development is not within areas of excessive noise. The applicant is carrying forward proffers from the approved rezoning that they will prepare and submit a noise study for staff review and approval at the time of site plan review. This proffer also provides commitments for building materials to mitigate noise impacts in accordance with the County's policies for acceptable interior noise levels. The modifications to the site under the subject application do not create additional noise concerns beyond that of the approved development.

A portion of the overall development is within the Airport Noise Impact Overlay District (ANOID) outside of the subject property. New residential development in close proximity to the ANOID is subject to disclosures from the developer to prospective home buyers. The applicant has stated they will commit to disclosing their proximity to Dulles Airport and the potential for expansion of airport operations that could result in potential noise impacts.

PGN/STB

APPENDIX 9

RESIDENTIAL DEVELOPMENT CRITERIA

Fairfax County expects new residential development to enhance the community by: fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on other public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing and, being responsive to the unique site specific considerations of the property. To that end, the following criteria are to be used in evaluating zoning requests for new residential development. The resolution of issues identified during the evaluation of a specific development proposal is critical if the proposal is to receive favorable consideration.

Where the Plan recommends a possible increase in density above the existing zoning of the property, achievement of the requested density will be based, in substantial part, on whether development related issues are satisfactorily addressed as determined by application of these development criteria. Most, if not all, of the criteria will be applicable in every application; however, due to the differing nature of specific development proposals and their impacts, the development criteria need not be equally weighted. If there are extraordinary circumstances, a single criterion or several criteria may be overriding in evaluating the merits of a particular proposal. Use of these criteria as an evaluation tool is not intended to be limiting in regard to review of the application with respect to other guidance found in the Plan or other aspects that the applicant incorporates into the development proposal. Applicants are encouraged to submit the best possible development proposals. In applying the Residential Development Criteria to specific projects and in determining whether a criterion has been satisfied, factors such as the following may be considered:

- the size of the project
- site specific issues that affect the applicant's ability to address in a meaningful way relevant development issues
- whether the proposal is advancing the guidance found in the area plans or other planning and policy goals (e.g. revitalization).

When there has been an identified need or problem, credit toward satisfying the criteria will be awarded based upon whether proposed commitments by the applicant will significantly advance problem resolution. In all cases, the responsibility for demonstrating satisfaction of the criteria rests with the applicant.

1. Site Design:

All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the proposed density, will be evaluated based upon the following principles, although not all of the principles may be applicable for all developments.

- a) *Consolidation:* Developments should provide parcel consolidation in conformance with any site specific text and applicable policy recommendations of the Comprehensive Plan. Should the Plan text not specifically address consolidation, the nature and extent of any proposed parcel consolidation should further the integration of the development with adjacent parcels. In any event, the proposed consolidation should not preclude nearby properties from developing as recommended by the Plan.

- b) *Layout:* The layout should:
- provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);
 - provide dwelling units that are oriented appropriately to adjacent streets and homes;
 - include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities;
 - provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units, and the use of pipestem lots;
 - provide convenient access to transit facilities;
 - Identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.
- c) *Open Space:* Developments should provide usable, accessible, and well-integrated open space. This principle is applicable to all projects where open space is required by the Zoning Ordinance and should be considered, where appropriate, in other circumstances.
- d) *Landscaping:* Developments should provide appropriate landscaping; for example, in parking lots, in open space areas, along streets, in and around stormwater management facilities, and on individual lots.
- e) *Amenities:* Developments should provide amenities such as benches, gazebos, recreational amenities, play areas for children, walls and fences, special paving treatments, street furniture, and lighting.

2. Neighborhood Context:

All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of:

- transitions to abutting and adjacent uses;
- lot sizes, particularly along the periphery;
- bulk/mass of the proposed dwelling units;
- setbacks (front, side and rear);
- orientation of the proposed dwelling units to adjacent streets and homes;
- architectural elevations and materials;
- pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses;
- existing topography and vegetative cover and proposed changes to them as a result of clearing and grading.

It is not expected that developments will be identical to their neighbors, but that the development fit into the fabric of the community. In evaluating this criterion, the individual circumstances of the property will be considered: such as, the nature of existing and planned development surrounding and/or adjacent to the property; whether the property provides a transition between different uses or densities; whether access to an infill development is through an existing neighborhood; or, whether the property is within an area that is planned for redevelopment.

3. Environment:

All rezoning applications for residential development should respect the environment. Rezoning proposals for residential development, regardless of the proposed density, should be consistent with the policies and objectives of the environmental element of the Policy Plan, and will also be evaluated on the following principles, where applicable.

- a) *Preservation:* Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas.
- b) *Slopes and Soils:* The design of developments should take existing topographic conditions and soil characteristics into consideration.
- c) *Water Quality:* Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and better site design and low impact development (LID) techniques.
- d) *Drainage:* The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite or offsite) should be shown on development plans.
- e) *Noise:* Developments should protect future and current residents and others from the adverse impacts of transportation generated noise.
- f) *Lighting:* Developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.
- g) *Energy:* Developments should use site design techniques such as solar orientation and landscaping to achieve energy savings, and should be designed to encourage and facilitate walking and bicycling. Energy efficiency measures should be incorporated into building design and construction.

4. Tree Preservation and Tree Cover Requirements:

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the County, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and

sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas. Air quality-sensitive tree preservation and planting efforts (see Objective 1, Policy c in the Environment section of this document) are also encouraged.

5. Transportation:

All rezoning applications for residential development should implement measures to address planned transportation improvements. Applicants should offset their impacts to the transportation network. Accepted techniques should be utilized for analysis of the development's impact on the network. Residential development considered under these criteria will range widely in density and, therefore, will result in differing impacts to the transportation network. Some criteria will have universal applicability while others will apply only under specific circumstances. Regardless of the proposed density, applications will be evaluated based upon the following principles, although not all of the principles may be applicable.

- a) *Transportation Improvements:* Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely accommodate traffic, and offset the impact of additional traffic through commitments to the following:
 - Capacity enhancements to nearby arterial and collector streets;
 - Street design features that improve safety and mobility for non-motorized forms of transportation;
 - Signals and other traffic control measures;
 - Development phasing to coincide with identified transportation improvements;
 - Right-of-way dedication;
 - Construction of other improvements beyond ordinance requirements;
 - Monetary contributions for improvements in the vicinity of the development.
- b) *Transit/Transportation Management:* Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by:
 - Provision of bus shelters;
 - Implementation and/or participation in a shuttle bus service;
 - Participation in programs designed to reduce vehicular trips;
 - Incorporation of transit facilities within the development and integration of transit with adjacent areas;
 - Provision of trails and facilities that increase safety and mobility for non-motorized travel.
- c) *Interconnection of the Street Network:* Vehicular connections between neighborhoods should be provided, as follows:
 - Local streets within the development should be connected with adjacent local streets to improve neighborhood circulation;
 - When appropriate, existing stub streets should be connected to adjoining parcels. If street connections are dedicated but not constructed with development, they should be identified with signage that indicates the street is to be extended;
 - Streets should be designed and constructed to accommodate safe and convenient usage by buses and non-motorized forms of transportation;
 - Traffic calming measures should be implemented where needed to discourage cut-through traffic, increase safety and reduce vehicular speed;

- The number and length of long, single-ended roadways should be minimized;
 - Sufficient access for public safety vehicles should be ensured.
- d) *Streets*: Public streets are preferred. If private streets are proposed in single family detached developments, the applicant shall demonstrate the benefits for such streets. Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process.
- e) *Non-motorized Facilities*: Non-motorized facilities, such as those listed below, should be provided:
- Connections to transit facilities;
 - Connections between adjoining neighborhoods;
 - Connections to existing non-motorized facilities;
 - Connections to off-site retail/commercial uses, public/community facilities, and natural and recreational areas;
 - An internal non-motorized facility network with pedestrian and natural amenities, particularly those included in the Comprehensive Plan;
 - Offsite non-motorized facilities, particularly those included in the Comprehensive Plan;
 - Driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways;
 - Construction of non-motorized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.
- f) *Alternative Street Designs*: Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modifications to the public street standards may be considered.

6. Public Facilities:

Residential development impacts public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). These impacts will be identified and evaluated during the development review process. For schools, a methodology approved by the Board of Supervisors, after input and recommendation by the School Board, will be used as a guideline for determining the impact of additional students generated by the new development.

Given the variety of public facility needs throughout the County, on a case-by-case basis, public facility needs will be evaluated so that local concerns may be addressed.

All rezoning applications for residential development are expected to offset their public facility impact and to first address public facility needs in the vicinity of the proposed development. Impact offset may be accomplished through the dedication of land suitable for the construction of an identified public facility need, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.

Furthermore, phasing of development may be required to ensure mitigation of impacts.

7. Affordable Housing:

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County.

Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

- a) *Dedication of Units or Land:* If the applicant elects to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance: a maximum density of 20% above the upper limit of the Plan range could be achieved if 12.5% of the total number of single family detached and attached units are provided pursuant to the Affordable Dwelling Unit Program; and, a maximum density of 10% or 20% above the upper limit of the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number of multifamily units are provided to the Affordable Dwelling Unit Program. As an alternative, land, adequate and ready to be developed for an equal number of units may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity as may be approved by the Board.
- b) *Housing Trust Fund Contributions:* Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs. This contribution shall be payable prior to the issuance of the first building permit. For for-sale projects, the percentage set forth above is based upon the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. For rental projects, the amount of the contribution is based upon the total development cost of the portion of the project subject to the contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined by the Department of Housing and Community Development, in consultation with the Applicant and the Department of Public Works and Environmental Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in a) above does not apply.

8. Heritage Resources:

Heritage resources are those sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities. Such sites or structures have been 1) listed on, or determined eligible for listing on, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed on, or having a reasonable potential as determined by the County, for meeting the criteria for listing on, the Fairfax County Inventories of Historic or Archaeological Sites.

In reviewing rezoning applications for properties on which known or potential heritage resources are located, some or all of the following shall apply:

- a) Protect heritage resources from deterioration or destruction until they can be documented, evaluated, and/or preserved;
- b) Conduct archaeological, architectural, and/or historical research to determine the presence, extent, and significance of heritage resources;
- c) Submit proposals for archaeological work to the County for review and approval and, unless otherwise agreed, conduct such work in accordance with state standards;
- d) Preserve and rehabilitate heritage resources for continued or adaptive use where feasible;
- e) Submit proposals to change the exterior appearance of, relocate, or demolish historic structures to the Fairfax County Architectural Review Board for review and approval;
- f) Document heritage resources to be demolished or relocated;
- g) Design new structures and site improvements, including clearing and grading, to enhance rather than harm heritage resources;
- h) Establish easements that will assure continued preservation of heritage resources with an appropriate entity such as the County's Open Space and Historic Preservation Easement Program; and
- i) Provide a Fairfax County Historical Marker or Virginia Historical Highway Marker on or near the site of a heritage resource, if recommended and approved by the Fairfax County History Commission.

ROLE OF DENSITY RANGES IN AREA PLANS

Density ranges for property planned for residential development, expressed generally in terms of dwelling units per acre, are recommended in the Area Plans and are shown on the Comprehensive Plan Map. Where the Plan text and map differ, the text governs. In defining the density range:

- the "base level" of the range is defined as the lowest density recommended in the Plan range, i.e., 5 dwelling units per acre in the 5-8 dwelling unit per acre range;
- the "high end" of the range is defined as the base level plus 60% of the density range in a particular Plan category, which in the residential density range of 5-8 dwelling units per acre would be considered as 6.8 dwelling units per acre and above; and,
- the upper limit is defined as the maximum density called for in any Plan range, which, in the 5-8 dwelling unit per acre range would be 8 dwelling units per acre.
- In instances where a range is not specified in the Plan, for example where the Plan calls for residential density up to 30 dwelling units per acre, the density cited in the Plan shall be construed to equate to the upper limit of the Plan range, and the base level shall be the upper limit of the next lower Plan range, in this instance, 20 dwelling units per acre.



County of Fairfax, Virginia

MEMORANDUM

September 14, 2012

TO: Mr. William J. O'Donnell Jr. AICP, Planner II
Zoning Evaluation Division, DPZ

FROM: Nicholas J. Drunasky, Urban Forester II
Forest Conservation Branch, UFMD

SUBJECT: Timber Ridge at Eds, PCA 2006-SU-007

RE: Request for assistance dated September 12, 2012

This review is based upon the Proffered Condition Amendment/Final Development Plan Amendment PCA/FDPA 2006-SU-007 stamped as "Received by the Department of Planning & Zoning September 12, 2012."

1. **Comment:** The previous submission date stamped as Received by the Department of Planning & Zoning August 24, 2012, had more landscape material provided primarily in the areas along the northern side of the property and within the Type I Transitional Screening along Centreville Road (173,625 square feet compared to 168,225 square feet of 10-Year Canopy Cover) than with this submission. In addition to now only providing enough landscape material to meet the minimum zoning ordinance requirement for 10-Year Canopy within the Type I Transitional Screening area, a modification to allow for no barrier to be provided for screening the proposed multifamily units from the single family detached units across Centreville Road that is being approved with this application will further reduce screening in this area. This reduction in landscape material was not made to satisfy any comment or recommendations provided by the Urban Forest Management Division.

Recommendation: The applicant should provide additional landscape material along the northern and eastern sides of the property so that the same 10-Year Canopy Coverage is being provided (173,625 square feet) as was provided with the last submission date stamped as "Received by the Department of Planning & Zoning August 24, 2012."

If you have any questions, please feel free to contact me at 703-324-1710.

NJD/
UFMID #: 170040

cc: RA File
DPZ File

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



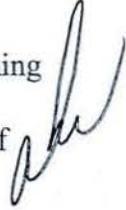


County of Fairfax, Virginia

MEMORANDUM

DATE: July 27, 2012

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

FROM: Angela Kadar Rodeheaver, Chief 
Site Analysis Section
Department of Transportation

FILE: 3-4 (RZ 2006-SU-007)

SUBJECT: Transportation Impact

REFERENCE: PCA & FDPA 2006-SU-007 Timber Ridge At EDS, LLC
Traffic Zone: 1674
Land Identification Map: 54-3 ((2)) 61, 61C

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated April 8, 2011, and revised through July 6, 2012. The applicant is requesting a partial PCA on the 37.48 acre portion only of the 66.88 acre consolidation in order to reduce the residential density of the approved plan and to modify the layout to accommodate a mix of unit types. Retail now is eliminated entirely in this portion of the property because it is deemed not a viable use located within the multifamily building. This portion of the property will be entirely residential. All previous transportation proffers and previously agreed to geometric designs for roadways, turn lanes, and entrances, etc. will be carried forward.

In view of the foregoing, this Department has no transportation issues with this application.

AKR/LAH/lah



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

July 12, 2012

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Alex Faghri
Virginia Department of Transportation – Land Development Section

Subject: PCA/FDPA 06-SU-007; EDS Timber Ridge

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

This office has reviewed the response to comments associated with the first submission. All responses were satisfactory except comment 6 which states as follows:

1. Turn lane lengths and tapers should be shown on the plan and should follow guidelines prescribed in the latest edition of VDOT's Road Design Manual. There are numerous turn lanes shown on the plan that are substandard especially the westbound right turn lane at EDS Drive and N/S Collector Road.

While we have no objection to approval of this application, it should be noted that the comment will be revisited during subsequent site plan submissions.

If you have any questions please feel free to contact me.



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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

FROM: Sandy Stallman, AICP, Manager *AS*
Park Planning Branch, PDD

DATE: August 30, 2012

SUBJECT: PCA-FDPA 2006 SU 007, Timber Ridge at EDS
Tax Map Number(s): 24-4((1)) 6C3, 7, 6C4 Revised

The Fairfax County Park Authority provided comments in a memo dated June 11, 2012 on the first submission of the above referenced plan and reviewed the revised development plan dated July 6, 2012. Park Authority staff has reviewed the third submission and the applicant response letter dated August 23, 2012 and has determined that with the development and dedication of a new park facility and 5 fields to the west of the site, the consolidation of open spaces in the development to allow for on-site community recreation and the provision of pedestrian circulation that includes a loop to the new park area, the applicant has satisfactorily addressed all concerns previously noted by the Park Authority.

FCPA Reviewer: Pat Rosend
DPZ Coordinator: Billy O'Donnell

Copy: Cindy Walsh, Director, Resource Management Division
Chron Binder
File Copy



County of Fairfax, Virginia

MEMORANDUM

DATE: June 26 2012

TO: Suzie Zottl
Department of Planning and Zoning

FROM: Sharad Regmi, Stormwater Engineer 
Site Development and Inspection Division
Department of Public Works and Environmental Services

SUBJECT: PCA/FDPA 2006-SU-007, Timber Ridge at EDS Properties, Tax Map #
024-4-01-0006-C3 & C4, Sully District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site. Water quality controls (BMP) are required for this project (PFM 6-0401.2, CBPO 118-3-2(f)). The applicant has indicated to provide BMP requirement using existing off-site pond. Applicant needs to provide information on the SWM/BMP narrative about the phosphorus removal efficiency of the offsite pond. Applicant needs to show on the site plan that the off-site pond was designed to provide BMP for the proposed development. A maintenance agreement between the owner of the off-site pond and owner of the subject site will be required prior to final site plan approval (PFM 6-0303.2).

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There is no downstream drainage complaint on file.

Stormwater Detention

Stormwater detention is required, if not waived. The applicant has indicated to provide the stormwater detention requirement using existing off-site pond. Applicant needs to show on the plat that the off-site pond was designed to detain flow from the subject site by providing the pre- and post-development C-factor for the subject site that was used to design the off-site pond, and the C-factor for the proposed development. An approved offsite detention waiver from DPWES and a maintenance agreement between the owner of the off-site ponds and owner of the subject site will be required prior to final plan approval (PFM 6-0303.2).

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



Suzie Zottl

PCA/FDPA 2006-SU-007, Timber Ridge at EDS Properties

June 26, 2012

Page 2 of 2

Site Outfall

An outfall narrative has been provided, however, applicant indicates that there are signs of eroded channel within the extent of outfall review. On site detention waiver cannot be approved if the outfall is not adequate. Applicant needs to demonstrate/provide channel with 10-yr capacity and 2-yr "non-erosive" velocity from the subject site to the extent of outfall review or provide on-site detention and demonstrate a proportional improvement & no adverse impact to the downstream drainage system as per PFM 6-0203.4A.

Please contact me at 703-324-1720 if you require additional information.

SR/

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, Stormwater Planning
Division, DPWES
Shahab Baig, Chief, North Branch, SDID, DPWES



FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

**PLANNING & ENGINEERING
DIVISION**

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

May 14, 2012

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: PCA 2006-SU-007
FDPA 2006-SU-007
Timber Ridge at EDS
Tax Map: 24-4

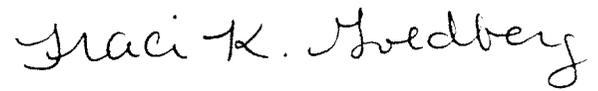
Dear Ms. Berlin:

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

1. The property is currently served by Fairfax Water.
2. Adequate domestic water service is available at the site from existing 8-inch and 14-inch water mains located at the property. See the enclosed water system map.
3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.
4. The existing 48-inch transmission main in Centreville Road may be in conflict with the proposed development. In accordance with Fairfax Water policy (copy enclosed) all developer proposed relocations of Fairfax Water transmission mains greater than 16-inches in diameter require the approval of the Fairfax Water Board. If it is determined that the proposed construction requires a relocation, the applicant must submit a letter to the attention of Ms. Jamie Bain Hedges, P.E., Director, Planning and Engineering, requesting permission to relocate the existing transmission main. Submission of such a request, if necessary, is recommended as soon as possible to avoid subsequent project delays or rework. Relocation of the transmission main, if approved, will be at the owner's expense. After staff review, the request will be forwarded to the Board for consideration.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

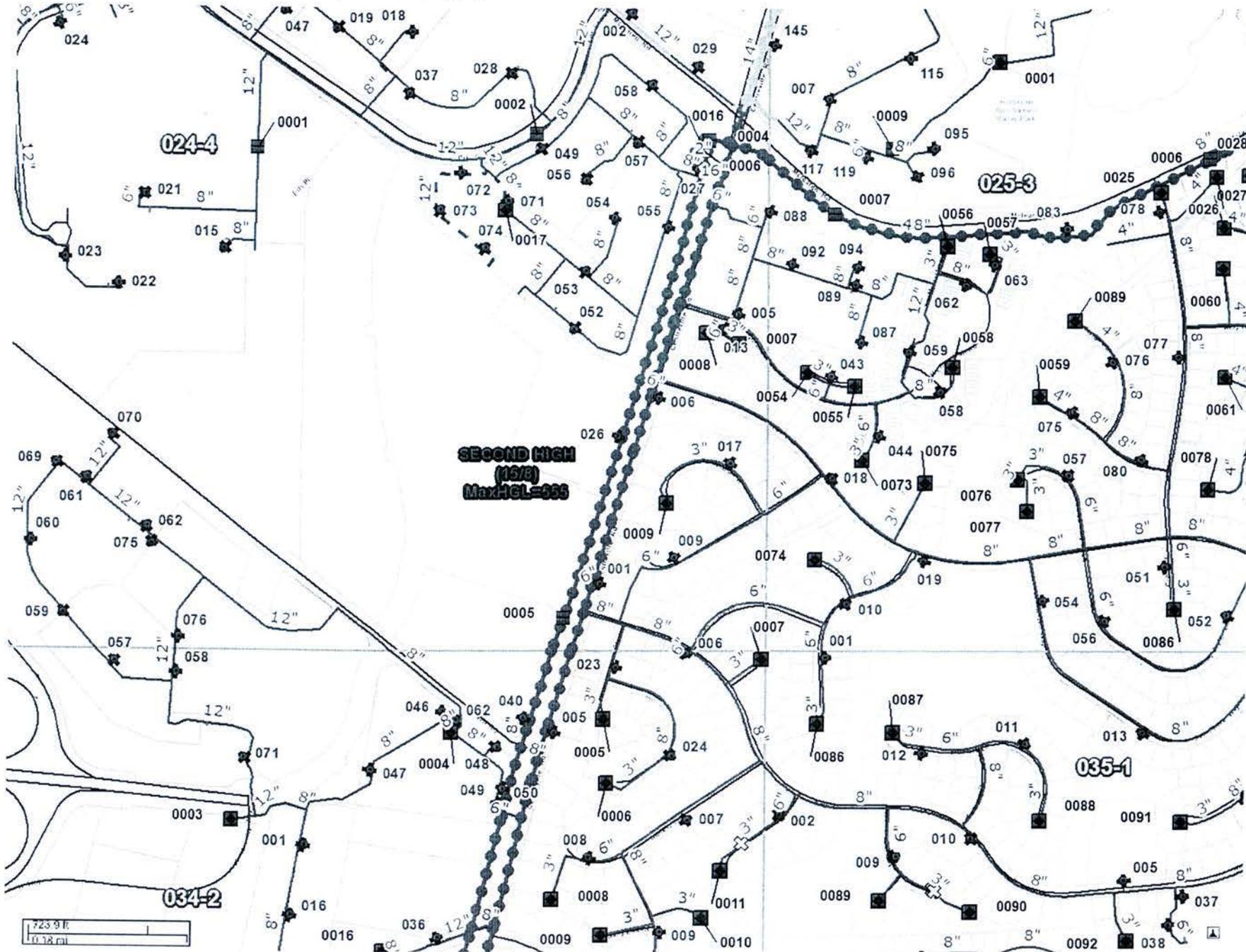
A handwritten signature in cursive script that reads "Traci K. Goldberg".

Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosure

cc: Martin Walsh, Walsh Colucci

The information contained on this page is NOT to be construed or used as a "legal description". Fairfax Water does not provide any guaranty of accuracy or completeness regarding the map information. Any errors or omissions should be reported to the Technical Services Branch of the Planning and Engineering Division. In no event will Fairfax Water be liable for any damages, including but not limited to loss of data, lost profits, business interruption, loss of business information or any other pecuniary loss that might arise from the use of this map or information it contains.





County of Fairfax, Virginia

MEMORANDUM

DATE: April 30, 2012

TO: Barbara C. Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Eric Fisher, GIS Analyst III
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Proffered Condition
Amendment/Final Development Plan Amendment Application
PCA/FDPA 2006-SU-007

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #436, **Frying Pan**
2. After construction programmed ___(n/a)___ this property will be serviced by the fire station _____(n/a)_____





FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services

Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

August 7, 2012

TO: Barbara Berlin, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

FROM: Denise M. James, Director
Office of Facilities Planning Services

SUBJECT: PCA/FDPA 2006-SU-007, Timber Ridge at EDS

ACREAGE: 37.4 acres

TAX MAP: 24-4 ((1)) 6C3 & 6C4

The zoning application proposes to modify the approved rezoning from 1,159 multifamily units to 716 low-rise multifamily units and 85 townhomes due to a change in market conditions and the change in the residential real estate market.

The application is within the Floris Elementary, Carson Middle, and Westfield High school attendance areas. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity	Enrollment (9/30/11)	2012-2013 Projected Enrollment	Capacity Balance 2012-2013	2017-18 Projected Enrollment	Capacity Balance 2017-18
Floris ES	776	720	729	47	556	220
Carson MS	1350	1351	1406	-56	1506	-156
Westfield HS	2772	2805	2730	42	2658	114

Capacity and enrollment are based on the FCPS FY 2013-17 CIP and spring enrollment update.

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2017-18 and are updated annually. As the chart above shows, Carson Middle is over capacity and projected to remain over capacity. There is projected to be sufficient capacity at Floris Elementary and Westfield High schools for the 2017-18 school year. However, there are significant capacity deficits within other nearby elementary schools; boundary and/or school program changes in the future would impact the capacity balances presently shown in the chart above.

Based on the proposal of 716 multifamily units and 85 townhomes, the chart below shows the number of students anticipated from this application based on the countywide student yield ratios.

School level	Proposed # of MF Units	Low-rise MF Student Yield Ratio	Student yield	School level	Proposed # of SFA Units	SFA Student Yield Ratio	Student yield
Elementary	716	.136	97	Elementary	85	.204	17
Middle	716	.032	23	Middle	85	.057	5
High	716	.066	47	High	85	.118	10
			167 Total				32 Total

Based on the countywide student yield averages for proposed type and number of residential units, a total of 199 students are anticipated from this application.

For comparison, the original rezoning application proposed 1,159 mid/high-rise multi-family units which could have yielded 118 students, based on the countywide student yield ratios in effect at the time of the rezoning,

Proffer Recommendation

The current recommended per student proffer amount is \$9,378. Based on the 199 students anticipated from the application, a proffer amount of \$1,866,222 is recommended, per the accepted proffer formula.

Staff notes that, at the time of the original rezoning in 2006, FCPS recommended a proffer contribution of \$885,500. However, the applicant proffered \$247,500 to be paid in four equal installments as a prerequisite to the issuance of building permits for the 200th, 400th, 600th, and 800th unit, respectively, for any residential building on the property. Staff further notes that substantial commitments for parkland and ball fields were proffered with the initial rezoning.

In order to address the fluctuation in the proffer formula and the suggested proffer amount, many developers have provided appropriate proffer language to address the potential changes in the adopted proffer formula; when the proffer trigger is reached, the developer contribution is based on either the then current student yield ratios and contribution formula or the suggested proffer amount noted above, whichever is greater.

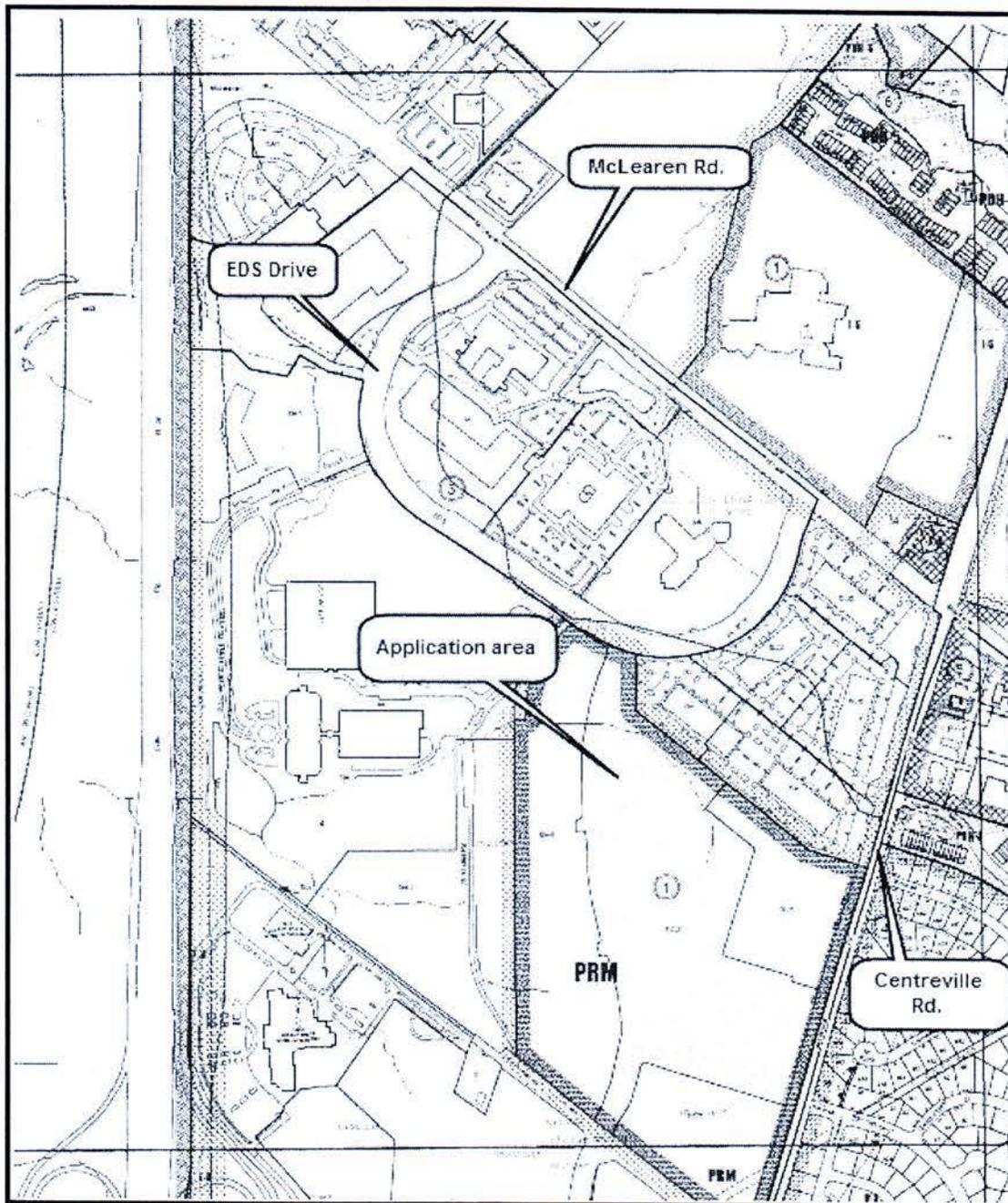
It is also recommended that the developer provide notification to FCPS when development is likely to occur or when a site plan has been filed with the County. This will allow the school system adequate time to plan for anticipated student growth from new development.

It is noted that the Comprehensive Plan Residential Density Criteria provides an option to provide an in-kind contribution in lieu of a cash proffer to mitigate the impact on schools. Please contact me for further discussion if this option is to be considered.

Attachment: Locator Map

cc: Kathy Smith, School Board Member, Sully District
Ilyong Moon, School Board Member, At-Large
Ryan McElveen, School Board Member, At-Large
Ted Velkoff, School Board Member, At-Large
Dean Tistadt, Chief Operating Officer
Fabio Zuluaga, Cluster VIII, Assistant Superintendent
Gail Porter, Principal, Floris Elementary School
August Frattali, Principal, Carson Middle School
Tim Thomas, Principal, Westfield High School

Fairfax County Public Schools
Office of Facilities Planning Services





County of Fairfax, Virginia

MEMORANDUM

DATE: September 19, 2012

TO: William O'Donnell
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Gilbert Osei-Kwadwo, P.E.
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. PCA/FDPA 2006-SU-007**
Tax Map No. 24-4((1)) 6C3 and 6C4

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

1. The application property is located in the Cub Run (T1) watershed. It would be sewered into the Upper Occoquan Sewage Authority (UOSA) Treatment Plant.
2. Based upon current and committed flow, there is excess capacity in the UOSA Treatment. For purposes of this report, committed flow shall be deemed that for which fees have been 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 development of this site.
3. An existing 12 inch line located in an easement and approx. 600 feet from the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

Sewer Network	Existing Use +Application		Existing Use + Application +Previous Applications		Existing Use + Application + Comp Plan	
	Adeq.	Inadeq	Adeq.	Inadeq	Adeq.	Inadeq
Collector	X		X		X	
Submain	X		X		X	
Main/Trunk	X		X		X	

5. **Other pertinent comments:**

FAIRFAX COUNTY
WASTEWATER MANAGEMENT



Quality of Water = Quality of Life

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035
Phone: 703-324-5030, Fax: 703-803-3297
www.fairfaxcounty.gov/dpwes



ARTICLE 16

DEVELOPMENT PLANS

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

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

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

16-102 Design Standards

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

- 1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional

FAIRFAX COUNTY ZONING ORDINANCE

zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area; information such as topography, location and size of proposed structures, location of streets, trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

L_{dn}: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. L_{dn} represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

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

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

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

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

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

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

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

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		