



APPLICATIONS ACCEPTED: April 4, 2012
PLANNING COMMISSION: November 15, 2012
BOARD OF SUPERVISORS: Not Scheduled

County of Fairfax, Virginia

November 1, 2012

STAFF REPORT

APPLICATIONS RZ/FDP 2012-MV-007
Waiver #5224-WPFM-001-1

MOUNT VERNON DISTRICT

APPLICANT: Bainbridge Communities Acquisition III, LLC

EXISTING ZONING: Residential - Three Dwelling Units Per Acre (R-3),
Residential - Twenty Dwelling Units Per Acre (R-20)
Neighborhood Retail Commercial (C-5)
Highway Commercial (C-8)

PROPOSED ZONING: Planned Residential Mixed Use (PRM)

PARCELS: 109-1 ((1)) 5-9, 13-16

ACREAGE: 6.06 acres (including right-of-way from the vacation
of Anderson Lane)

FLOOR AREA RATIO (FAR): 1.3 Floor Area Ratio (including affordable units)

DWELLING UNITS PER ACRE: 46.7 du/ac (including affordable units)
40 du/ac (excluding affordable dwelling and bonus
units)

OPEN SPACE: 30%

PLAN MAP: Residential Mixed Use Option 30-40 du/ac

PROPOSAL: Rezone for the development of a multi-family residential
building for 283 dwelling units, including affordable units,
and up to 25,000 square feet of retail space and other
secondary uses.

William Mayland, AICP

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2012-MV-007 and the associated Conceptual Development Plan (CDP), subject to the execution of proffers consistent with those contained in Appendix 1 of the staff report.

Staff recommends approval of FDP 2012-MV-007, subject to the proposed Final Development Plan conditions contained in Appendix 2 of the staff report and the Board of Supervisors approval of RZ 2012-MV-007 and the associated Conceptual Development Plan (CDP).

Staff recommends approval of waiver #5224-WPFM-001-1 of Section 6-0303.8 of the Public Facilities Manual (PFM) to allow an underground stormwater vault on a residential property subject to the waiver conditions in Attachment 3A of Appendix 3 in the staff report.

Staff recommends approval of a modification of Section 13-303 of the Zoning Ordinance for the transitional screening requirement along the eastern boundary subject to the landscaping shown on the CDP/FDP.

Staff recommends approval of a waiver of Section 13-304 of the Zoning Ordinance for the barrier requirement along the eastern boundary and modification of the barrier location along the northern boundary as shown on the CDP/FDP.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicants/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, 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 TTY 711 (Virginia Relay Center).

O:\Bmayla\RZPCA\RZ 2012-MV-007 Bainbridge\ RZ_FDP 2012-MV-007 staff report



Rezoning Application

RZ 2012-MV-007

Applicant: BAINBRIDGE COMMUNITIES ACQUISITION III, LLC
 Accepted: 04/04/2012
 Proposed: MIXED USE
 Area: 6.06 AC OF LAND;
 DISTRICT - MOUNT VERNON
 ZIP - 22060

Located: NORTHWEST QUADRANT OF THE INTERSECTION OF RICHMOND HIGHWAY AND BACKLICK ROAD

Zoning: FROM R- 3 TO PRM

Map Ref Num: 109-1- /01/ /0005 /01/ /0006
 /01/ /0007 /01/ /0008 /01/
 /0009 /01/ /0013 /01/ /0014
 /01/ /0015 /01/ /0016

Final Development Plan

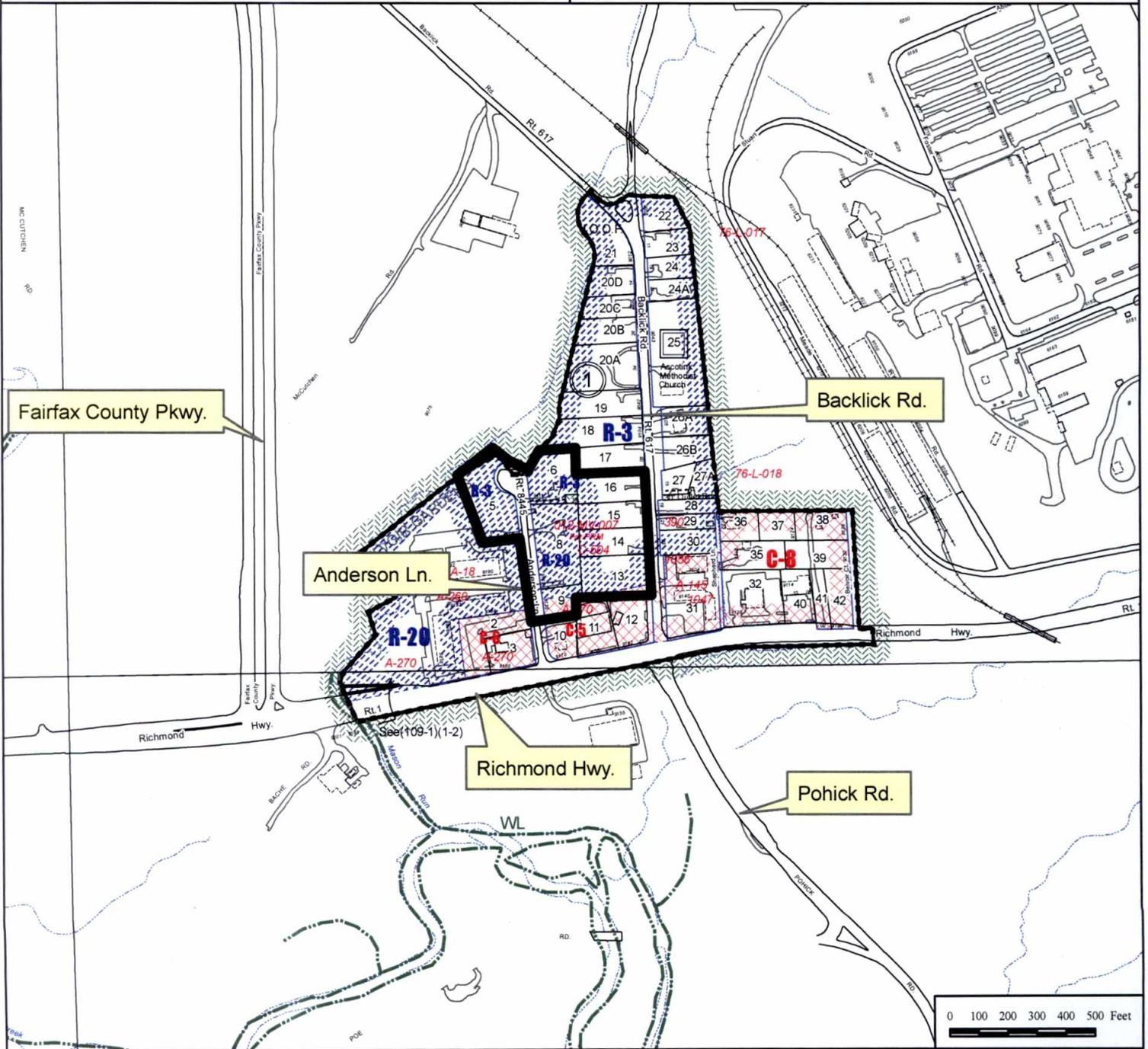
FDP 2012-MV-007

Applicant: BAINBRIDGE COMMUNITIES ACQUISITION III, LLC
 Accepted: 04/04/2012
 Proposed: MIXED USE
 Area: 6.06 AC OF LAND;
 DISTRICT - MOUNT VERNON
 ZIP - 22060

Located: NORTHWEST QUADRANT OF THE INTERSECTION OF RICHMOND HIGHWAY AND BACKLICK ROAD

Zoning: PRM

Map Ref Num: 109-1- /01/ /0005 /01/ /0006
 /01/ /0007 /01/ /0008 /01/
 /0009 /01/ /0013 /01/ /0014
 /01/ /0015 /01/ /0016

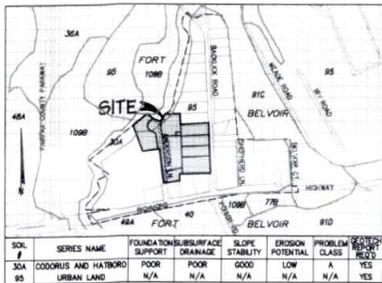


CONCEPTUAL / FINAL DEVELOPMENT PLAN

ACCOTINK VILLAGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2012-MV-007



SOILS MAP/DATA

SCALE: 1" = 500'

REVISONS		DATE
NO.	SHEET NUMBER AND REVISION DESCRIPTION	
1.	(1) MODIFIED WADNER REQUEST; REVISED SITE TABS (2-5) REVISED AREA SUBJECT TO ZONING (5) REVISED CLEARING LIMITS, FRONTAGE IMPROVEMENTS, NO. OF UNITS, AREA OF RETAIL, OPEN SPACE AREAS (8 & 8) NEW SHEETS (7) REVISED GARAGE CROSS-SECTION (9) ADDITIONAL LANDSCAPING; REVISED TREE COVER CALCS (10 & 11) ADDED TREE (12) REVISED CALCULATIONS	8-12-12
2.	(1) REVISED SITE TABS (2-5) REVISED AREA SUBJECT TO ZONING (5) REVISED CLEARING LIMITS, BUILDING FOOTPRINT, PARKING LAYOUT, REMOVED BACKLICK RD. ENTRANCE (6) REVISED LANDSCAPING & FUTURE PIED. CONNECTION (7 & 8) REVISED CROSS-SECTIONS (9) REVISED LANDSCAPING & TREE COVER CALCS (10 & 11) ADDED TREES TO BE SAVED (12) REVISED OUTFALL NARRATIVE (13) NEW SHEET	7-31-12
3.	(1) REVISED SITE TABULATIONS & WADNER REQUESTS (5) REVISED BLDG. FOOTPRINT & PARKING, ADDED SIDEWALK ALONG ANDERSON LANE, L.I.S., WADNER'S & BUTTES (6) REV. PARKING, LANDSCAPING & FUT. PED. CONNECTION (7 & 8) REVISED CROSS-SECTIONS (9) REVISED LANDSCAPING & TREE COVER CALCS (10 & 11) TREE (8) TO BE REMOVED (12) ADDED CONSTRUCTION EASEMENTS; REV. CALCULATIONS (13) REVISED ELEVATIONS (14) NEW SHEET	9-28-12
4.	(1) REVISED MULTI-FAMILY FLOOR AREA (5) REVISED BUILDING FOOTPRINT (6) REVISED FUTURE CONNECTION W/ROUTE 1 WADNER (7) REVISED CROSS-SECTION (9) REVISED LANDSCAPING (13) REVISED ELEVATIONS (14) REVISED HEIGHT	10-3-12

NO CHANGES, OTHER THAN THOSE SPECIFIED ABOVE, HAVE BEEN MADE TO THIS PLAN FROM WHAT WAS PREVIOUSLY SUBMITTED OR APPROVED.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

- Plot is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, ponded storage, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 2.
- Provide:

Facility Name/Type & No.	On-site area (acres)	Off-site area (acres)	Drainage area (ac)	Footprint area (sq ft)	Storage volume (cfs)	If pond, dom height (ft)
USG #1	1.73	-	1.73	980	3,841	N/A
USG #2	2.24	0.56	2.80	1,600	4,801	N/A
Totals	3.97	0.56	4.53	2,580	8,642	N/A
- On-site drainage channels, outfalls, and pipe systems are shown on Sheet 3. Pond inlet and outlet pipe systems are shown on Sheet 3.
- Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 3. Type of maintenance access (road) surface noted on the plan is asphalt.
- Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 3.
- A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 12.
- A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 10 times the site area or which has a drainage area of at least one acre (840 acres) is provided on Sheet 12.
- A description of how the outfall requirements, including known changes to contributing drainage area (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 12.
- Existing topography with minimum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet 1, 2, & 3.
- A submission waiver is requested for: N/A
- Stormwater management is not required because: N/A

- ### NOTES
- THE PROPERTIES DELINEATED ON THIS PLAN ARE LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBERS 109-1(11) 5-9 & 13-16. THE SITE IS CURRENTLY ZONED R-3, R-2B, C-3 & C-8. THE PROPOSED ZONE IS PRM.
 - THE SUBJECT PROPERTIES HEREON ARE CURRENTLY UNDER THE OWNERSHIP OF:

TAX MAP ID#	OWNER	DEED BOOK	PAGE	AREA (in SF)	ZONING DIST.
109-1(11)5	RAYMOND T. HOOKS	11313	1486	40,150	R-3
6	MELVIN L. & DIXIE C. GOSS	19477	314	29,428	R-3
7	EASTWOOD PROPERTIES, INC.	22340	884	1,223	R-3
8	DAVID WARREN PRICE & KARON CAMP	8299	687	44,278	R-20
9	CHRISTINE K. SCHWENKER	7507	819	13,208	R-20/C-3
13	THE HOLLAND & ANN WASH TRAN	18100	2086	24,846	R-3/C-3/C-8
14	THOMAS & NATALIE A. COOK	20296	1042	21,890	R-3
15	EDWARD J. WALL JR.	16043	1049	21,811	R-3
16	SILAS BROWN	11878	1314	24,281	R-3
 - BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM AN AERIAL SURVEY PREPARED BY WAGNER SPYDER, DATED DECEMBER 2010, AND FIELD-VERIFIED BY CHARLES P. JOHNSON & ASSOCIATES IN MAY 2011. CONTOUR INTERVAL, EQUALS ONE FOOT NGVD 1929.
 - THERE IS A 10-YEAR FLOODPLAIN ON THIS SITE. A FLOODPLAIN STUDY HAS BEEN APPROVED FOR THIS PROJECT (S24-FP-01-2).
 - THERE IS A RESOURCE PROTECTION AREA (SPA) AND AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) ON THIS SITE. A WATER QUALITY IMPACT ASSESSMENT WILL BE REQUIRED; AN RPA DELINEATION WILL BE SUBMITTED SEPARATELY.
 - TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
 - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
 - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
 - ANY EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
 - SEE SHEET 3 FOR A DESCRIPTION OF THE EXISTING VEGETATION.
 - EXISTING STRUCTURES ARE TO BE REMOVED. CONSTRUCTION DATES OF THE EXISTING DWELLINGS:

109-1(11)5	1935	14	1925
6	1935	15	1903
8	1900	16	1925
9	1935		
 - THERE ARE NO ZONING OVERLAY DISTRICTS FOR THIS SITE.
 - NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-306. SEE THIS SHEET FOR CALCULATIONS.
 - AFFORDABLE DWELLING UNITS (ADU) ARE REQUIRED FOR THIS PROJECT. SEE THIS SHEET FOR CALCULATIONS.
 - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 118.4, 302.4, AND 308; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT 18 075-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280, TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
 - IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE MIXED-USE DEVELOPMENT AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS NOTED BELOW:
 - A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AGAINST 109-1(11)27-30 IS HEREBY REQUESTED.
 - A WAIVER OF THE BARRER REQUIREMENT AGAINST 109-1(11)18, 27-30 & (PART OF) 17 IS HEREBY REQUESTED.
 - A WAIVER TO ALLOW UNDERGROUND DETENTION FOR STORMWATER MANAGEMENT IN A RESIDENTIAL DEVELOPMENT, IN ACCORDANCE WITH PFM 06-0303.6, WILL BE REQUIRED, AND WILL BE SUBMITTED SEPARATELY TO DPWMS.
 - PROPOSED PUBLIC IMPROVEMENTS:
 - WATER SERVICE TO BE PROVIDED BY EXISTING MAINS LOCATED IN BACKLICK ROAD AND ANDERSON LANE
 - SANITARY SERVICE TO BE PROVIDED BY EXISTING 8" MAINS LOCATED IN BACKLICK ROAD AND ANDERSON LANE
 - PARKING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE PLAN. THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THAT NUMBER REPRESENTED IN THAT TABULATION AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
 - A SWIMMING POOL AND TOT LOT ARE PROPOSED AS RECREATIONAL FACILITIES FOR THIS DEVELOPMENT.
 - SPECIAL ADVERTISEMENTS ARE PROPOSED WITH THIS PLAN.
 - A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
 - SEE SHEET 13 FOR ARCHITECTURAL ELEVATIONS.
 - A TRAIL IS NOT REQUIRED FOR THIS PROJECT PER THE FAIRFAX COUNTY TRAILS PLAN. AN ON-ROAD BIKE LANE IS REQUIRED ON BACKLICK ROAD.
 - PARCEL "A" WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
 - THE APPLICANT RESERVES THE RIGHT TO LOCATE ONE OR MORE TEMPORARY SALES OFFICES ON THE PROPERTY IN ACCORDANCE WITH ARTICLE 8-B OF THE ZONING ORDINANCE.
 - MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, SALES OFFICES, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THE COPF PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION IN SECTION 18-463 OF THE ZONING ORDINANCE.
 - THE ANDERSON LANE (ROUTE 8445) RIGHT-OF-WAY IS TO BE VACATED.



VICINITY MAP

SCALE: 1" = 2000'

DENSITY CALCULATIONS

(PER SECTION 2-308)

TOTAL SITE AREA	6.062 Ac
AREA OF FLOODPLAIN	0.654 Ac
30% OF SITE AREA	1.787 Ac
DIFFERENCE (AREA SUBJECT TO DENSITY REDUCTION)	N/A



SITE TABULATIONS

PARCEL "A" RIGHT-OF-WAY DEDICATION	252,088.0 (5.787 Ac)
TOTAL (INCLUDES 33,343.0 OF ANDERSON ROAD TO BE VACATED)	284,055.0 (6.062 Ac)

PRM ZONE

NUMBER OF UNITS	---
MAXIMUM DENSITY	N/A
FLOOR AREA	---
MAXIMUM FLOOR AREA RATIO	3.0
MAXIMUM BUILDING HEIGHT	60'
LANDSCAPED OPEN SPACE	20% (1.21 Ac)

PARKING

MINIMUM REQUIRED	453 spaces
PROVIDED	453 spaces (1.8 spaces / unit)
SECONDARY USES (13,900 GFA) **	80 spaces
EXTRA SPACES ***	17 spaces ±
TOTAL	533 spaces (17 surface + 533 garage)

LOADING

MINIMUM REQUIRED	4 spaces
PROVIDED	4 spaces
SECONDARY USES (18,000 GFA) **	2 spaces
TOTAL	6 spaces (6 surface + 5 garage)

ADU CALCULATIONS

ADU CALCULATIONS

COMPREHENSIVE PLAN MAXIMUM DENSITY	= 40.0 DU/AC
COMPREHENSIVE PLAN LOW END OF DENSITY RANGE	= 20.0 DU/AC

MULTI-FAMILY ADJUSTED HIGH END AT 17% INCREASE	= 46.8 DU/AC
MULTI-FAMILY ADJUSTED LOW END AT 17% INCREASE	= 23.4 DU/AC

PROPOSED UNITS (TOTAL) = 283

DENSITY = 46.7 DU/AC

MULTI-FAMILY ADU CALCULATIONS

46.7-20 = -26.7 = 1.141 x 5.0% = 5.7% ADUs (5.0% MAXIMUM)

46.8-23.4 = 23.4

283 UNITS x 5.0% = 14.15

TOTAL AFFORDABLE DWELLING UNITS = 14

283 TOTAL UNITS (269 MARKET-RATE + 14 ADUs)

DEVELOPER

THE BANBRIDGE COMPANIES, L.L.C.
7700 WISCONSIN AVENUE
SUITE 410
BETHESDA, MARYLAND 20814
(301) 222-0060

TABLE OF CONTENTS

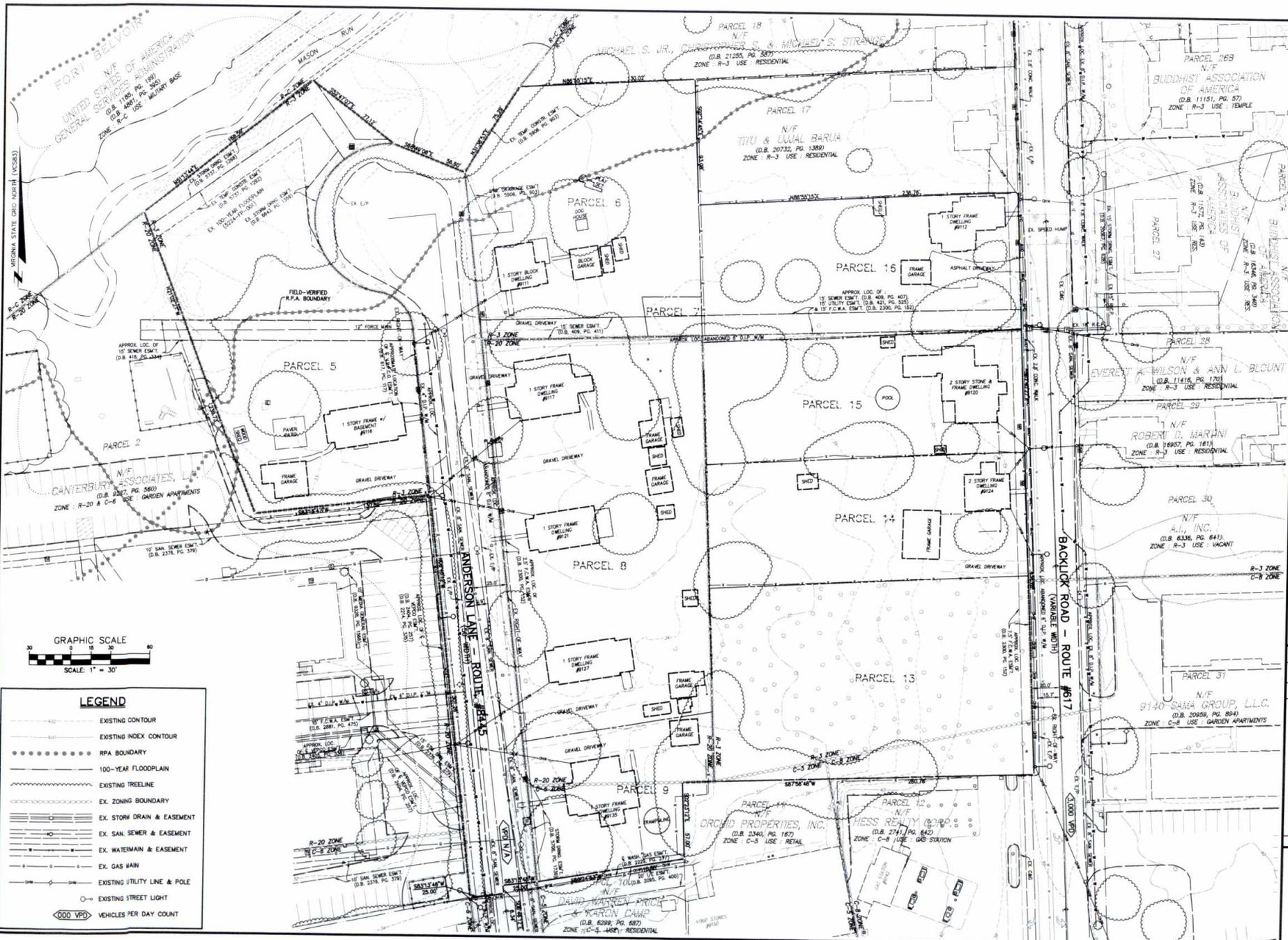
- COVER SHEET
- EXISTING CONDITIONS PLAN
- EXISTING VEGETATION MAP
- ZONING MAP
- CONCEPTUAL / FINAL DEVELOPMENT PLAN
- RICHMOND HIGHWAY IMPROVEMENTS
- CROSS-SECTIONS
- CONCEPTUAL LANDSCAPE PLAN
- TREE PRESERVATION PLAN
- TREE PRESERVATION INVENTORY & NOTES
- OUTFALL ANALYSIS
- ARCHITECTURAL ELEVATIONS
- BUILDING HEIGHT & USE DETAIL

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
2904 Franklin Dr., Ste. 210 Fairfax, VA 22030 703.381.7333 Fax: 703.273.8391
www.cpj.com Silver Spring, MD • Gaithersburg, MD • Frederick, MD • Fairfax, VA

DATE: MARCH 27, 2012
REVISED: JUNE 12, 2012
JULY 31, 2012
SEPTEMBER 26, 2012
OCTOBER 3, 2012

SHEET 1 OF 14

ACCOTINK VILLAGE



LEGEND

	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	RPA BOUNDARY
	100-YEAR FLOODPLAIN
	EXISTING TREELINE
	EX. ZONING BOUNDARY
	EX. STORM DRAIN & EASEMENT
	EX. SAN SEWER & EASEMENT
	EX. WATERMAIN & EASEMENT
	EX. GAS MAIN
	EXISTING UTILITY LINE & POLE
	EXISTING STREET LIGHT
	VEHICLES PER DAY COUNT

EXISTING CONDITIONS PLAN

ACCOTINK VILLAGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

R7 20117-MV-007



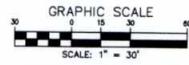
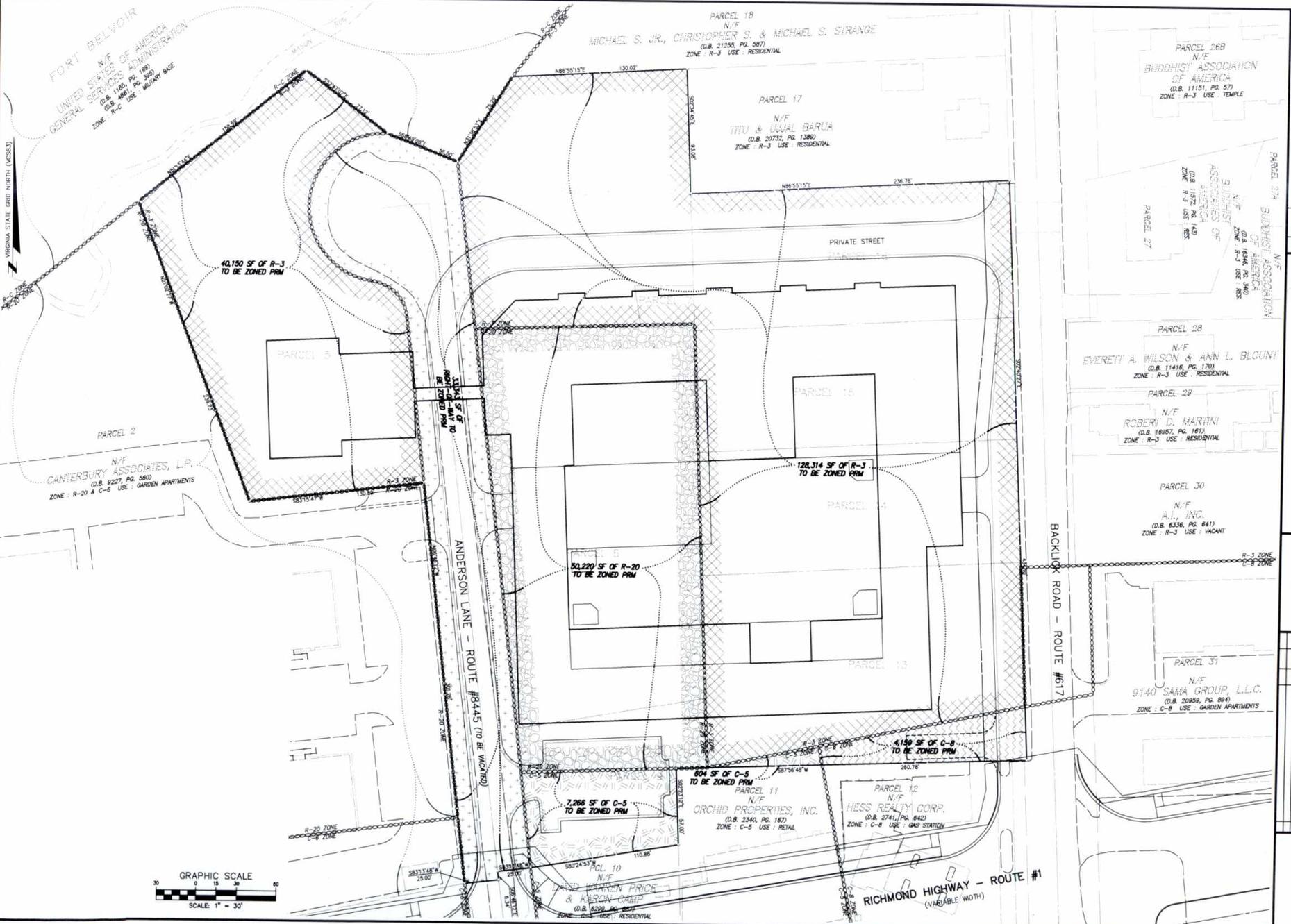
NO.	DATE	DESCRIPTION	REVISIONS

DESIGN BY	DATE	SCALE
RAY	10/12/12	1" = 30'
NO.	2	OF 14
SHEET		
PRJ NO: 10-515		
TYPE: CDP / FDP		

CPJ Charles P. Johnson & Associates, Inc.
1111 Environmental Expressway • Fairfax • Loudoun • Stafford • Stafford
20300 Falls Dr. Ste. 210 Fairfax, VA 22033 Tel: 703-488-7555 Fax: 703-221-8846
www.cpj.com

VIRGINIA STATE GRID NORTH (VCSB)

FORT BELVOIR
UNITED STATES OF AMERICA
GENERAL SERVICES ADMINISTRATION
ZONE: R-3 USE: MILITARY BASE



PARCEL 18
N/F
MICHAEL S. JR., CHRISTOPHER S. & MICHAEL S. SIRANGE
(D.B. 21255, PG. 587)
ZONE: R-3 USE: RESIDENTIAL

PARCEL 17
N/F
TITU & UJUAL BARUA
(D.B. 20732, PG. 1380)
ZONE: R-3 USE: RESIDENTIAL

PARCEL 26B
N/F
BUDDHIST ASSOCIATION
OF AMERICA
(D.B. 11151, PG. 57)
ZONE: R-3 USE: TEMPLE

PARCEL 28
N/F
EVERETT A. WILSON & ANN L. BLOUNT
(D.B. 11416, PG. 170)
ZONE: R-3 USE: RESIDENTIAL

PARCEL 29
N/F
ROBERT D. MARONI
(D.B. 18957, PG. 161)
ZONE: R-3 USE: RESIDENTIAL

PARCEL 30
N/F
A.I., INC.
(D.B. 6336, PG. 641)
ZONE: R-3 USE: VACANT

PARCEL 31
N/F
9140 SAMA GROUP, L.L.C.
(D.B. 20869, PG. 884)
ZONE: C-6 USE: GARDEN APARTMENTS

PARCEL 11
N/F
ORCHID PROPERTIES, INC.
(D.B. 2340, PG. 167)
ZONE: C-5 USE: RETAIL

PARCEL 12
N/F
HESS REALTY CORP.
(D.B. 2741, PG. 642)
ZONE: C-8 USE: GAS STATION

PARCEL 10
N/F
ANDERSON PRICE & ARCHON
(D.B. 6299, PG. 487)
ZONE: C-8 USE: RESIDENTIAL

PARCEL 2
N/F
CANTERBURY ASSOCIATES, L.P.
(D.B. 9227, PG. 580)
ZONE: R-20 & C-6 USE: GARDEN APARTMENTS

40,150 SF OF R-3
TO BE ZONED PRM

10,220 SF OF R-20
TO BE ZONED PRM

128,314 SF OF R-3
TO BE ZONED PRM

7,266 SF OF C-5
TO BE ZONED PRM

4,150 SF OF C-8
TO BE ZONED PRM

804 SF OF C-5
TO BE ZONED PRM

ZONING MAP

ACCOTINK VILLAGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

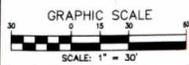
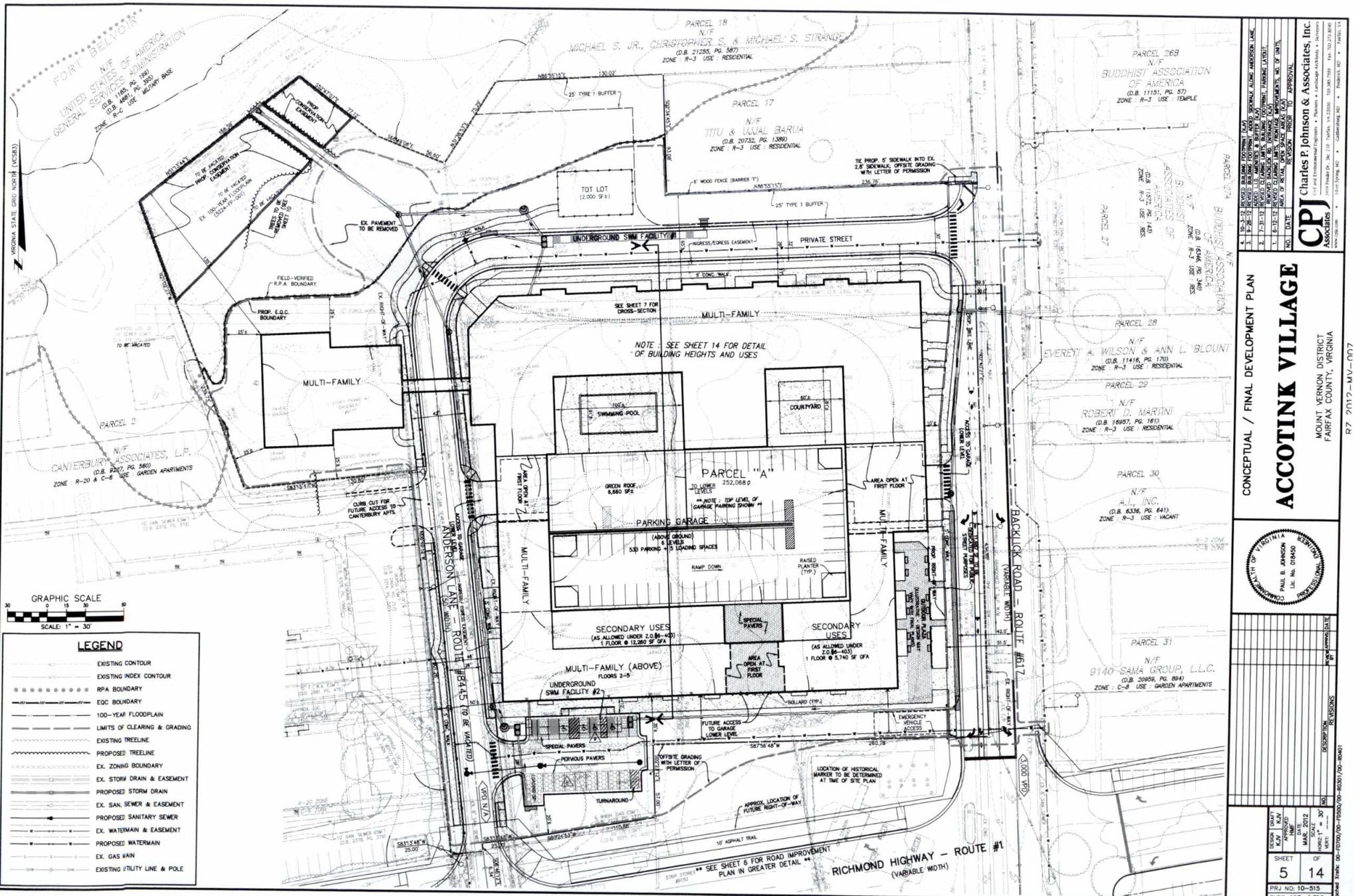
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1000 Parkside Dr., Ste. 210, Fairfax, VA 22033 • 703.948.5448 • Fax: 703.948.5449
www.cpaia.com • 5515 SWING WAY, SUITE 200, GREENSBORO, NC • GREENSBORO, NC



NO.	DATE	DESCRIPTION	REVISIONS

DESIGN	DATE	BY	SCALE
PLAN	MAR 2012		1" = 30'

PROJECT NO: 10-515
TYPE: CDP / FDP



LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- RPA BOUNDARY
- EOC BOUNDARY
- 100-YEAR FLOODPLAIN
- LIMITS OF CLEARING & GRADING
- EXISTING TREELINE
- PROPOSED TREELINE
- EX. ZONING BOUNDARY
- EX. STORM DRAIN & EASEMENT
- PROPOSED STORM DRAIN
- EX. SAN. SEWER & EASEMENT
- PROPOSED SANITARY SEWER
- EX. WATERMAIN & EASEMENT
- PROPOSED WATERMAIN
- EX. GAS MAIN
- EXISTING UTILITY LINE & POLE

CONCEPTUAL / FINAL DEVELOPMENT PLAN

ACCOTINK VILLAGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

R7 2012-MV-007



REVISION	DATE	DESCRIPTION

DESIGN DATE	MAR 2012
KEY DATE	MAR 2012
DATE	MAR 2012
SCALE	SCALE = 30'
SHEET NO.	5 OF 14
PRJ NO.	10-515
TYPE	CDP / FDP

Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1000 FREDERICK ST., 2ND FLOOR, FALLS CHURCH, VA 22044
703.441.1000 FAX 703.441.1001
WWW.CPAJ.COM

LEGEND

- CAT. III & IV SHADE TREE (2" CAL.)
(E.G. RED MAPLE, GAC, RIVER BIRCH, BEECH)
- TREE COUNTED TOWARD PARKING LOT LANDSCAPING
- CAT. I & II EVERGREEN TREE (8' HGT.)
(E.G. HOLLY, EASTERN REDCEDAR, SPRUCE)
- CAT. III UNDERSTORY/ORNAMENTAL TREE (2" CAL.)
(E.G. SERVICEBERRY, MAGNOLIA, DOGWOOD)
- SMALL-MEDIUM DECIDUOUS SHRUB
(E.G. HYDRANGEA, DOGWOOD)
- SMALL-MEDIUM EVERGREEN SHRUB
(E.G. HOLLY, ANEMONE)
- SEASONAL PLANTINGS / GROUNDCOVER
- GREEN ROOF
- AREA TO BE REPLANTED IN ACCORDANCE WITH PFM #12-0516.4

NOTE: LANDSCAPING IS CONCEPTUAL IN NATURE. FINAL LOCATIONS AND SPECIES ARE TO BE DETERMINED WITH FINAL SITE PLAN. PLANTS NOT TO FAIRFAX COUNTY AND/OR OTHER DESIRABLE SPECIES WILL BE USED IN THIS DEVELOPMENT. TREE LOCATIONS AND SIZES MAY VARY WITH FINAL OVERHEAD & UNDERGROUND UTILITY LOCATIONS.

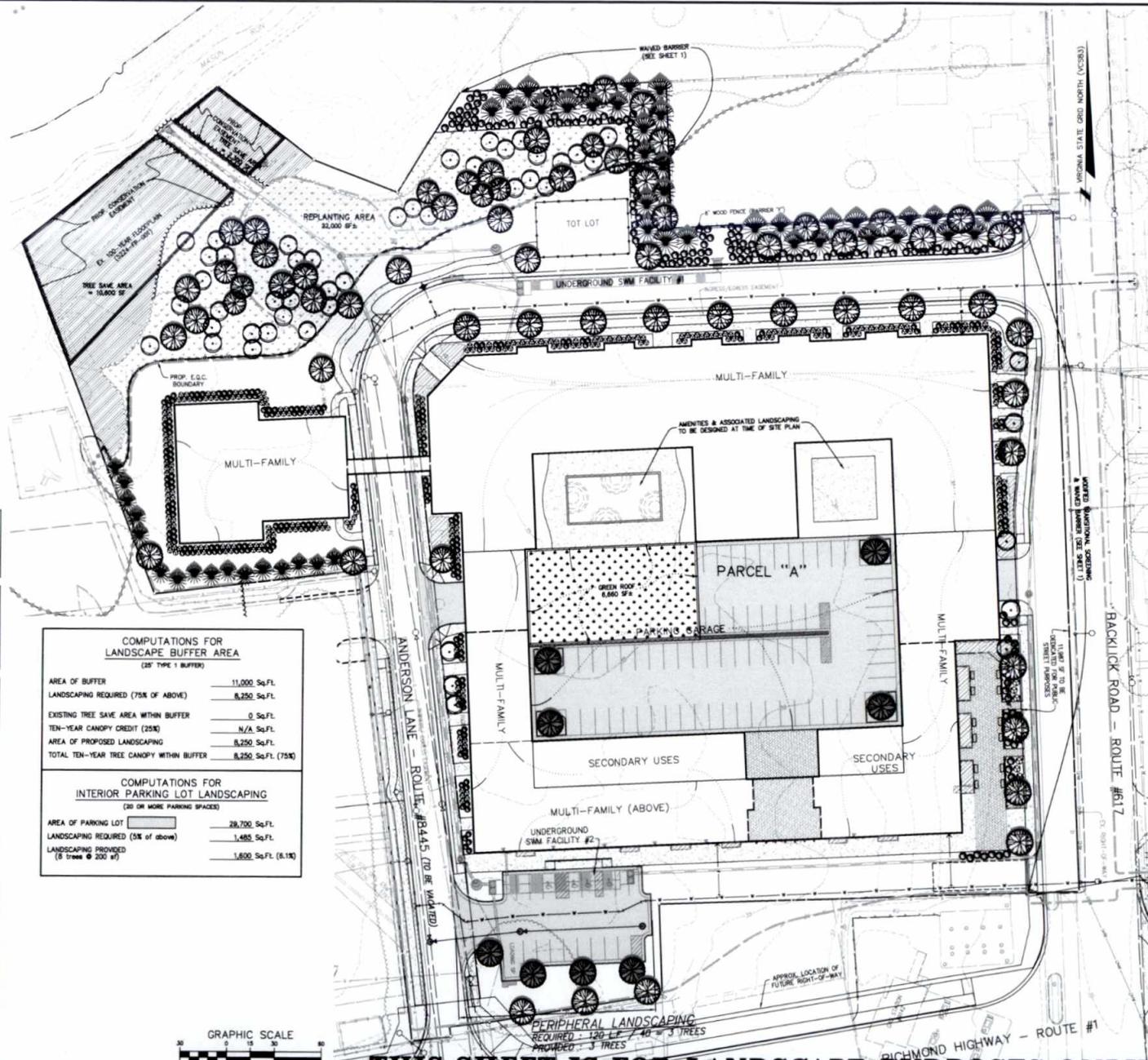


Table 12.10 10-YEAR TREE CANOPY CALCULATION WORKSHEET

A. Tree Preservation Target Calculations and Statement (Table 12.3)	
1	The development area of existing tree canopy 74,100 SF
2	Percentage of gross site area covered by existing tree canopy 23.1%
3	Percentage of 10-year canopy requirement that should be met through tree preservation 26.8%
4	Proposed percentage of canopy requirement that will be met through tree preservation 18.3%
5	Does the Tree Preservation Target minimum tree canopy requirement exceed the proposed percentage of canopy requirement? YES
6	If YES, provide a tree canopy credit request to meet the target 18.3%
B. Tree Canopy Requirement	
1	Identify gross site area 246,050 SF
2	Subtract area dedicated to road, storage and parking 11,907 SF
3	Subtract area of wetlands 0 SF
4	Adjusted gross site area (G1 - G2 - G3) 234,143 SF
5	Identify site zoning and use 18%
6	Percentage of 10-year canopy requirement 18%
7	Area of 10-year canopy required (A4 x B6) 42,146 SF
8	Is this a reduction of canopy requirements being requested? NO
9	Does the proposed tree canopy credit request exceed the required? YES
C. Tree Preservation	
1	Tree Preservation Target Area 7,074 SF
2	Total canopy area meeting standards of §12-0200 0 SF
3	Canopy credit area 1,241 SF
4	Total canopy area of shade or valuable forest or woodland communities 1,241 SF
5	Total canopy area of heritage, botanical, specimen or street trees 0 SF
6	Canopy area of trees under Resource Protection rules and 100-year standards 12,900 SF
7	Canopy credit area 1,241 SF
8	Total of C1, C2, C3, and C4 14,141 SF
D. Tree Planting	
1	Area of canopy to be met through tree planting (B7 - C10) 12,300 SF
2	Area of canopy to be planted by shade or quality benefits 1,500 SF
3	Area of canopy to be planted for water conservation 0 SF
4	Area of canopy to be planted for other quality benefits 0 SF
5	Area of canopy provided by native trees 1,241 SF
6	Area of canopy provided by other trees 1,500 SF
7	Area of canopy provided by improved cultures and varieties 21,100 SF
8	Area of canopy provided through tree seedlings 0 SF
9	Area of canopy provided through native shrubs or weeds, meet the 25% credit 32,750 SF
10	Area of canopy provided through tree seedlings 0 SF
11	Area of canopy provided through tree seedlings 0 SF
12	Area of canopy provided through tree seedlings 0 SF
13	Area of canopy provided through tree seedlings 0 SF
14	Area of canopy provided through tree seedlings 0 SF
15	Area of canopy provided through tree seedlings 0 SF
16	Area of canopy provided through tree seedlings 0 SF
17	Area of canopy provided through tree seedlings 0 SF
18	Area of canopy provided through tree seedlings 0 SF
19	Area of canopy provided through tree seedlings 0 SF
20	Area of canopy provided through tree seedlings 0 SF
21	Area of canopy provided through tree seedlings 0 SF
22	Area of canopy provided through tree seedlings 0 SF
23	Area of canopy provided through tree seedlings 0 SF
E. Total of 10-year Tree Canopy Provided	
1	Total canopy area provided through tree preservation (C5) 12,900 SF
2	Total canopy area provided through tree planting (D10) 32,900 SF
3	Total canopy area provided through other mechanisms (D2) 14,141 SF
4	Total 10-year tree canopy provided 49,741 SF
5	Total 10-year tree canopy provided (% of net site area) 18.6%

COMPUTATIONS FOR LANDSCAPE BUFFER AREA (20' TYPE 1 BUFFER)

AREA OF BUFFER	11,000 Sq.Ft.
LANDSCAPING REQUIRED (75% OF ABOVE)	8,250 Sq.Ft.
EXISTING TREE SAVE AREA WITHIN BUFFER	0 Sq.Ft.
TEN-YEAR CANOPY CREDIT (25%)	N/A Sq.Ft.
AREA OF PROPOSED LANDSCAPING	8,250 Sq.Ft.
TOTAL TEN-YEAR TREE CANOPY WITHIN BUFFER	8,250 Sq.Ft. (75%)

COMPUTATIONS FOR INTERIOR PARKING LOT LANDSCAPING (30' OR MORE PARKING SPACES)

AREA OF PARKING LOT	28,700 Sq.Ft.
LANDSCAPING PROVIDED (5% OF ABOVE)	1,435 Sq.Ft.
LANDSCAPING PROVIDED (3 TREES @ 200 SF)	1,800 Sq.Ft. (8.1%)



* Plant species and any additional credit types and amounts are to be determined with the final site landscape plan.

CONCEPTUAL LANDSCAPE PLAN

ACCOTINK VILLAGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 012-MV-007

DESIGN: [] DATE: []

REVISED: [] DATE: []

PROJECT: ACCOTINK VILLAGE

DATE: MAR 2012

SHEET: 14 OF 30

SCALE: AS SHOWN

TYPE: CDP / FDP

PAUL B. JOHNSON
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

CPJ
Associates

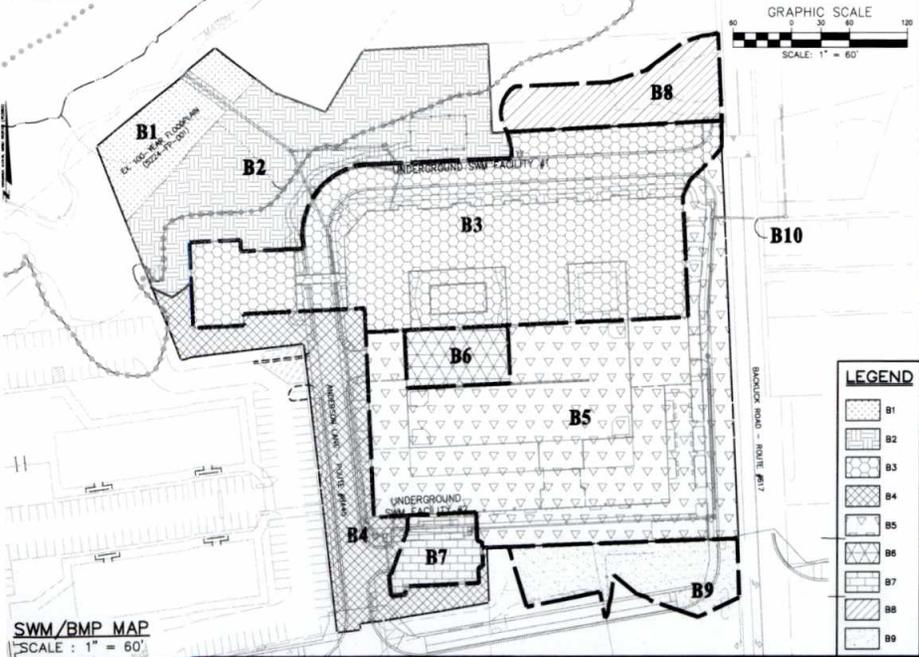
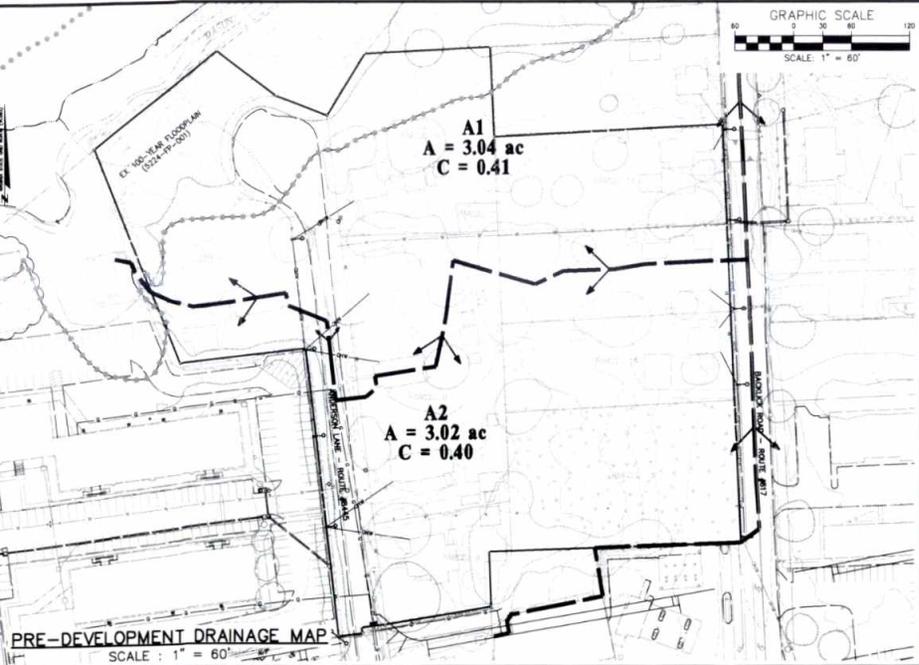
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Interiors

10000 Old Dominion Blvd., Suite 210, Fairfax, VA 22031 • 703-391-7340 • Fax: 703-391-8888

www.cpj.com • Charlottesville, VA • Falls Church, VA • Fairfax, VA

THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY

Last Saved 10/9/2012 Last Plotted 10/9/2012 1:38 PM Sheet N:\1015\DWG\10-78601



SWM SUMMARY

Subarea	Area (ac)	Runoff Coefficient (C)	Peak Flow (cfs)
Total Site Area	6.06		
B1 - Construction Erosion	1.25	0.21	1.21
B2 - Onsite Uncontrolled	0.04	0.40	0.33
B3 - Onsite to Stormwater 1 UGS 1	1.94	0.40	1.83
B4 - Onsite Uncontrolled	0.77	0.40	0.63
B5 - Onsite to Stormwater 2 UGS 2	1.05	0.40	0.85
B6 - Onsite Green Roof	0.10	0.40	0.08
B7 - Onsite Permeous Paver	0.14	0.41	0.10
B8 - Onsite to Stormwater 1 UGS 1	0.30	0.60	0.50
B9 - Onsite to Stormwater 2 UGS 2	0.32	0.60	0.60
B10 - OFF-SITE TO UGS 2	3.12	0.32	0.32
Existing Conditions			
C1 -	0.06	0.41	0.41
C2 -	0.06	0.41	0.41
Offsite to UGS			
D1 -	1.04	0.41	1.04
D2 -	1.04	0.41	1.04
Unimproved Development			
E1 -	0.32	0.41	0.32
E2 -	0.32	0.41	0.32
Adoptable UGS Release			
F1 -	13.40	0.30	6.91
F2 -	17.07	0.30	9.00

UNDERGROUND STORAGE FACILITY RELEASE:
 UGS 1: 2-YEAR STORM RELEASE: 4.09 cfs, 10-YEAR STORM RELEASE: 6.95 cfs
 UGS 2: 2-YEAR STORM RELEASE: 6.96 cfs, 10-YEAR STORM RELEASE: 12.02 cfs
 TOTAL 2-YEAR STORM RELEASE = 13.05 cfs < 14.79 cfs
 10-YEAR STORM RELEASE = 18.97 cfs < 19.73 cfs

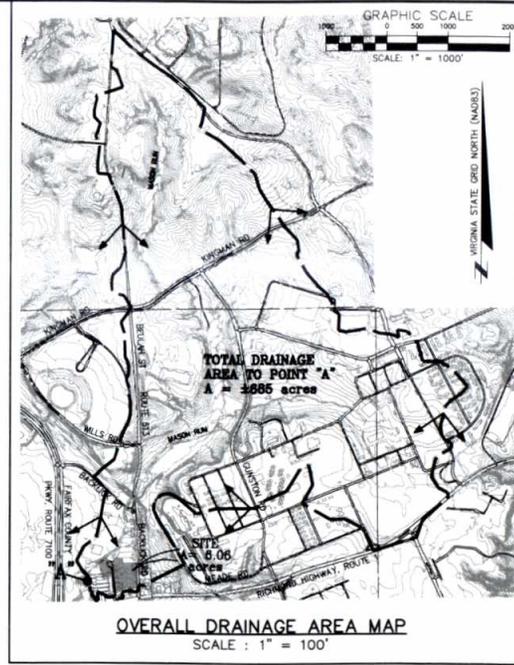
NOTE: THESE AREAS AND COMPUTATIONS ARE PRELIMINARY AND MAY BE ADJUSTED WITH THE FINAL ENGINEERING PLANS.

PRELIMINARY BMP COMPUTATIONS

Subarea Designation and Description	C	Area (ac)	Peak Flow (cfs)
B1 - Construction Erosion	0.21	1.25	1.21
B2 - Onsite Uncontrolled	0.40	0.04	0.34
B3 - Onsite to Stormwater 1 UGS 1	0.40	1.94	1.83
B4 - Onsite Uncontrolled	0.40	0.77	0.63
B5 - Onsite to Stormwater 2 UGS 2	0.40	1.05	0.85
B6 - Onsite Green Roof	0.40	0.10	0.08
B7 - Onsite Permeous Paver	0.41	0.14	0.10
B8 - Onsite to Stormwater 1 UGS 1	0.60	0.30	0.50
B9 - Onsite to Stormwater 2 UGS 2	0.60	0.32	0.60
B10 - OFF-SITE TO UGS 2	0.32	3.12	0.32

Subarea	BMP Designation	Removal Efficiency (E _r) (%)	Area (ac)	C Factor	Peak Flow (cfs)
B1	Construction Erosion	79	1.25	0.19	0.29
B2	Onsite Uncontrolled	0	0.04	0.40	0.34
B3	Onsite to Stormwater 1 UGS 1	0	1.94	0.40	1.83
B4	Onsite Uncontrolled	0	0.77	0.40	0.63
B5	Onsite to Stormwater 2 UGS 2	0	1.05	0.40	0.85
B6	Onsite Green Roof	25	0.10	0.40	0.08
B7	Onsite Permeous Paver	40	0.14	0.41	0.10
B8	Onsite to Stormwater 1 UGS 1	0	0.30	0.60	0.50
B9	Onsite to Stormwater 2 UGS 2	0	0.32	0.60	0.60
B10	OFF-SITE TO UGS 2	0	3.12	0.32	0.32

NOTE: THESE AREAS AND COMPUTATIONS ARE PRELIMINARY AND MAY BE ADJUSTED WITH THE FINAL ENGINEERING PLANS.



OUTFALL NARRATIVE

THE PROPERTY CONSISTS OF APPROXIMATELY 6.06 ACRES, ON WHICH A MIXED-USE DEVELOPMENT AND RELATED UTILITIES ARE PROPOSED.

THE EXISTING SITE IS FAIRLY OPEN. THERE ARE EXISTING RESIDENTIAL HOUSES, DRIVEWAYS, AND A STREET ON THE SITE. THE SITE'S TOPOGRAPHY IS SOMEWHAT LEVEL AND HAS SLOPES AVERAGING ABOUT 1%. THERE IS AN R.I.P.A. LOCATED ON THE NORTHWEST CORNER OF THE SITE. THE EXISTING SITE'S STORMWATER RUNOFF SHEET FLOWS IN TWO DIFFERENT DIRECTIONS. AREA A1 (3.04 ACRES) SHEET FLOWS TO THE NORTHWEST OF THE SITE AND THEN INTO THE EXISTING FLOODPLAIN FOR MASON RUN. AREA A2 (3.02 ACRES) SHEET FLOWS TOWARDS THE SOUTHWEST AND THEN INTO THE EXISTING OFFSITE STORM SEWER SYSTEM. THIS SYSTEM ALSO CARRIES SOME OFFSITE STORMWATER (SEE PRE-DEVELOPMENT DRAINAGE MAP AND FAIRFAX COUNTY PLAN #2488-SP-001-A), AND THEN DISCHARGES THE RUNOFF INTO THE SAME EXISTING 100-YEAR FLOODPLAIN FOR MASON RUN TO THE WEST OF THE SITE (SEE OVERALL DRAINAGE MAP ABOVE).

AFTER DEVELOPMENT, APPROXIMATELY 4.57 ACRES OF THE SITE'S RUNOFF WILL BE COLLECTED INTO AN ONSITE CLOSED STORM SEWER SYSTEM, THEN CARRIED INTO TWO ONSITE UNDERGROUND SWM FACILITIES (UGS). THESE FACILITIES WILL CONTROL STORMWATER AND REDUCE THE POST-DEVELOPMENT PEAK FLOWS BELOW THE PRE-DEVELOPMENT PEAK FLOWS (SEE THIS SHEET FOR COMPUTATIONS). THE UGSs ULTIMATELY DISCHARGE INTO THE EXISTING 100-YR FLOODPLAIN FOR MASON RUN. THIS EXISTING CHANNEL IS WELL DEFINED WITH STABILIZED BANK. THE STREAM CHANNEL IS CLEAN AND PREDOMINATELY FREE FROM DEBRIS.

THE OVERALL DRAINAGE MAP SHOWN ON THIS SHEET DEPICTS THE DRAINAGE AREA WHERE THE SITE OUTFALL INTERSECTS WITH THE EXISTING FLOODPLAIN FOR MASON RUN. THE AREA (6.06 ACRES) THAT DRAINS INTO THE EXISTING FLOODPLAIN AT POINT "A" IS LESS THAN 1% OF THE OVERALL DRAINAGE AREA (APPROXIMATELY 685 ACRES). THEREFORE, PER FPM # 6-0203.2B, THE EXTENT OF THE REVIEW OF THE DOWNSTREAM DRAINAGE IS COMPLETED AT POINT "A".

IT IS THEREFORE THE ENGINEER'S OPINION THAT AN ADEQUATE OUTFALL EXISTS FOR THIS PROJECT AND THE DEVELOPMENT WILL NOT HAVE AN ADVERSE IMPACT ON DOWNSTREAM PROPERTIES.

STORMWATER MANAGEMENT AND BMP SUMMARY

STORMWATER MANAGEMENT WILL BE PROVIDED BY MEANS OF TWO UNDERGROUND STORAGE FACILITIES (UGS). THESE FACILITIES WILL REDUCE THE POST-DEVELOPMENT PEAK FLOWS FROM THE SITE BELOW THE PRE-DEVELOPMENT PEAK FLOWS.

BMPs FOR THIS SITE WILL BE PROVIDED VIA TWO ONSITE STORM FILTERS, A GREEN ROOF, AND PERVIOUS PAVEMENT PARKING. THESE FACILITIES WILL PROVIDE APPROXIMATELY 42.61% BMPs, WHICH MEETS THE BMPs REQUIREMENT OF 40%.

CPJ Charles P. Johnson & Associates, Inc.
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
 2000 Parker Dr. Ste. 210 Fairfax, VA 22030 703.387.7500 Fax: 703.273.8870
 www.cpj.com • 11400 Frying Pan • Culpeper, VA • Fredericks, MD • Manassas, VA

OUTFALL ANALYSIS

ACCOTINK VILLAGE

MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

R7 2012-MV-007



NO.	DATE	DESCRIPTION	REVISIONS
1	03/15/12	ISSUE FOR PERMITS	
2	03/15/12	REVISED CALCULATIONS (BMP)	
3	03/15/12	REVISED CALCULATIONS (OFF-SITE)	
4	03/15/12	REVISED CALCULATIONS (OFF-SITE)	
5	03/15/12	REVISED CALCULATIONS (OFF-SITE)	
6	03/15/12	REVISED CALCULATIONS (OFF-SITE)	

DESIGNED BY	DATE	APPROVED BY	DATE
DR	MAR. 2012	CPJ	MAR. 2012

SHEET 12 OF 14
 PLAN NO. 10-515
 TYPE: CDP / FDP



VIEW ALONG NORTHERN BOUNDARY



VIEW ALONG RICHMOND HIGHWAY



VIEW ALONG BACKLICK ROAD



VIEW FROM CANTERBURY APARTMENTS

NO. DATE	DESCRIPTION	BY	DATE
1	REVISED DRAWING (REV. 1)	CPJ	10/9/12
2	REVISED DRAWING (REV. 2)	CPJ	10/9/12
3	REVISED DRAWING (REV. 3)	CPJ	10/9/12
4	REVISED DRAWING (REV. 4)	CPJ	10/9/12
5	REVISED DRAWING (REV. 5)	CPJ	10/9/12
6	REVISED DRAWING (REV. 6)	CPJ	10/9/12
7	REVISED DRAWING (REV. 7)	CPJ	10/9/12
8	REVISED DRAWING (REV. 8)	CPJ	10/9/12
9	REVISED DRAWING (REV. 9)	CPJ	10/9/12
10	REVISED DRAWING (REV. 10)	CPJ	10/9/12
11	REVISED DRAWING (REV. 11)	CPJ	10/9/12
12	REVISED DRAWING (REV. 12)	CPJ	10/9/12
13	REVISED DRAWING (REV. 13)	CPJ	10/9/12
14	REVISED DRAWING (REV. 14)	CPJ	10/9/12
15	REVISED DRAWING (REV. 15)	CPJ	10/9/12
16	REVISED DRAWING (REV. 16)	CPJ	10/9/12
17	REVISED DRAWING (REV. 17)	CPJ	10/9/12
18	REVISED DRAWING (REV. 18)	CPJ	10/9/12
19	REVISED DRAWING (REV. 19)	CPJ	10/9/12
20	REVISED DRAWING (REV. 20)	CPJ	10/9/12
21	REVISED DRAWING (REV. 21)	CPJ	10/9/12
22	REVISED DRAWING (REV. 22)	CPJ	10/9/12
23	REVISED DRAWING (REV. 23)	CPJ	10/9/12
24	REVISED DRAWING (REV. 24)	CPJ	10/9/12
25	REVISED DRAWING (REV. 25)	CPJ	10/9/12
26	REVISED DRAWING (REV. 26)	CPJ	10/9/12
27	REVISED DRAWING (REV. 27)	CPJ	10/9/12
28	REVISED DRAWING (REV. 28)	CPJ	10/9/12
29	REVISED DRAWING (REV. 29)	CPJ	10/9/12
30	REVISED DRAWING (REV. 30)	CPJ	10/9/12
31	REVISED DRAWING (REV. 31)	CPJ	10/9/12
32	REVISED DRAWING (REV. 32)	CPJ	10/9/12
33	REVISED DRAWING (REV. 33)	CPJ	10/9/12
34	REVISED DRAWING (REV. 34)	CPJ	10/9/12
35	REVISED DRAWING (REV. 35)	CPJ	10/9/12
36	REVISED DRAWING (REV. 36)	CPJ	10/9/12
37	REVISED DRAWING (REV. 37)	CPJ	10/9/12
38	REVISED DRAWING (REV. 38)	CPJ	10/9/12
39	REVISED DRAWING (REV. 39)	CPJ	10/9/12
40	REVISED DRAWING (REV. 40)	CPJ	10/9/12
41	REVISED DRAWING (REV. 41)	CPJ	10/9/12
42	REVISED DRAWING (REV. 42)	CPJ	10/9/12
43	REVISED DRAWING (REV. 43)	CPJ	10/9/12
44	REVISED DRAWING (REV. 44)	CPJ	10/9/12
45	REVISED DRAWING (REV. 45)	CPJ	10/9/12
46	REVISED DRAWING (REV. 46)	CPJ	10/9/12
47	REVISED DRAWING (REV. 47)	CPJ	10/9/12
48	REVISED DRAWING (REV. 48)	CPJ	10/9/12
49	REVISED DRAWING (REV. 49)	CPJ	10/9/12
50	REVISED DRAWING (REV. 50)	CPJ	10/9/12
51	REVISED DRAWING (REV. 51)	CPJ	10/9/12
52	REVISED DRAWING (REV. 52)	CPJ	10/9/12
53	REVISED DRAWING (REV. 53)	CPJ	10/9/12
54	REVISED DRAWING (REV. 54)	CPJ	10/9/12
55	REVISED DRAWING (REV. 55)	CPJ	10/9/12
56	REVISED DRAWING (REV. 56)	CPJ	10/9/12
57	REVISED DRAWING (REV. 57)	CPJ	10/9/12
58	REVISED DRAWING (REV. 58)	CPJ	10/9/12
59	REVISED DRAWING (REV. 59)	CPJ	10/9/12
60	REVISED DRAWING (REV. 60)	CPJ	10/9/12
61	REVISED DRAWING (REV. 61)	CPJ	10/9/12
62	REVISED DRAWING (REV. 62)	CPJ	10/9/12
63	REVISED DRAWING (REV. 63)	CPJ	10/9/12
64	REVISED DRAWING (REV. 64)	CPJ	10/9/12
65	REVISED DRAWING (REV. 65)	CPJ	10/9/12
66	REVISED DRAWING (REV. 66)	CPJ	10/9/12
67	REVISED DRAWING (REV. 67)	CPJ	10/9/12
68	REVISED DRAWING (REV. 68)	CPJ	10/9/12
69	REVISED DRAWING (REV. 69)	CPJ	10/9/12
70	REVISED DRAWING (REV. 70)	CPJ	10/9/12
71	REVISED DRAWING (REV. 71)	CPJ	10/9/12
72	REVISED DRAWING (REV. 72)	CPJ	10/9/12
73	REVISED DRAWING (REV. 73)	CPJ	10/9/12
74	REVISED DRAWING (REV. 74)	CPJ	10/9/12
75	REVISED DRAWING (REV. 75)	CPJ	10/9/12
76	REVISED DRAWING (REV. 76)	CPJ	10/9/12
77	REVISED DRAWING (REV. 77)	CPJ	10/9/12
78	REVISED DRAWING (REV. 78)	CPJ	10/9/12
79	REVISED DRAWING (REV. 79)	CPJ	10/9/12
80	REVISED DRAWING (REV. 80)	CPJ	10/9/12
81	REVISED DRAWING (REV. 81)	CPJ	10/9/12
82	REVISED DRAWING (REV. 82)	CPJ	10/9/12
83	REVISED DRAWING (REV. 83)	CPJ	10/9/12
84	REVISED DRAWING (REV. 84)	CPJ	10/9/12
85	REVISED DRAWING (REV. 85)	CPJ	10/9/12
86	REVISED DRAWING (REV. 86)	CPJ	10/9/12
87	REVISED DRAWING (REV. 87)	CPJ	10/9/12
88	REVISED DRAWING (REV. 88)	CPJ	10/9/12
89	REVISED DRAWING (REV. 89)	CPJ	10/9/12
90	REVISED DRAWING (REV. 90)	CPJ	10/9/12
91	REVISED DRAWING (REV. 91)	CPJ	10/9/12
92	REVISED DRAWING (REV. 92)	CPJ	10/9/12
93	REVISED DRAWING (REV. 93)	CPJ	10/9/12
94	REVISED DRAWING (REV. 94)	CPJ	10/9/12
95	REVISED DRAWING (REV. 95)	CPJ	10/9/12
96	REVISED DRAWING (REV. 96)	CPJ	10/9/12
97	REVISED DRAWING (REV. 97)	CPJ	10/9/12
98	REVISED DRAWING (REV. 98)	CPJ	10/9/12
99	REVISED DRAWING (REV. 99)	CPJ	10/9/12
100	REVISED DRAWING (REV. 100)	CPJ	10/9/12

ARCHITECTURAL ELEVATIONS
ACCOTINK VILLAGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA



FOR APPROPRIATENESS ONLY

R7 20119-MV-007

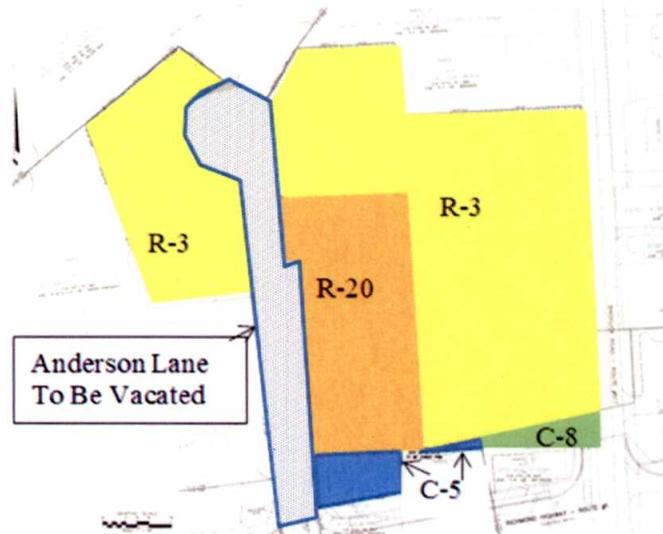
DAINBRIDGE
LIVE@DAINBRIDGE.COM

TIG
ETHN SECURITY GROUP

DESIGN ONLY	DATE
APPROVED	MAR 2012
DATE	MAR 11 2012
SCALE	1" = 20'
BY	CPJ
CHECKED	CPJ
DATE	10/9/12
SHEET	13 OF 14
PROJ. NO.	10-515
TYPE	CDP/FDP

DESCRIPTION OF THE APPLICATION

The applicant, Bainbridge Communities Acquisition III, LLC, requests to rezone 3.87 acres from the R-3 District (Tax Map 109-1 ((1)) 5, 6, 7, 9 pt., 13 pt., 14-16), 1.15 acres from the R-20 District (Tax Maps 109-1 ((1)) 8 and 9 pt.), 0.18 acres from the C-5 District (Tax Map 109-1 ((1)) 9 pt. and 13 pt.), 0.1 acre from the C-8 District (Tax Map 109-1 ((1)) 13 pt.) and a 0.76 acre portion of Anderson Lane to be vacated to the Planned Residential Mixed Use District.



The overall site is 6.06 acres and proposed to be developed with a 342,880 square foot (1.3 Floor Area Ratio) mixed use multi-family residential and commercial building. The multi-family residential building is proposed to have 283 dwelling units (46.7 du/ac), including 5% (15 units) as affordable dwelling units (ADUs), 7% (19 units) as workforce housing units (WDUs) and 17% (26 units) as bonus market rate units. The development would have up to 25,000 square feet of first floor retail along Richmond Highway. The multi-family building will be five stories (60 feet tall) on the south side of the property and will taper to 4 stories (42 feet) at the northeastern property edge.



A reduced copy of the proposed Conceptual/Final Development Plan (CDP/FDP) is included in the front of this report. The applicant's draft proffers, staff's proposed Final Development Plan conditions and underground stormwater management waiver conditions and analysis are included as Appendix 1-3, respectively. The applicant's statement of justification and affidavit are included in Appendices 4 and 5, respectively.

Waivers and Modifications

The applicant requests waiver #5224-WPFM-001-1 of Section 6-0303.8 of the Public Facilities Manual (PFM) to allow an underground stormwater vault on a residential property.

The applicant requests a modification of Section 13-303 of the Zoning Ordinance for the transitional screening requirement along the eastern boundary subject to the landscaping shown on the CDP/FDP.

The applicant request a waiver of Section 13-304 of the Zoning Ordinance for the barrier requirement along eastern boundary and modification of the barrier location along the northern boundary as shown on the CDP/FDP.

LOCATION AND CHARACTER

The site is located north of Richmond Highway across from the Tully Gate entrance to Fort Belvoir, and west of Backlick Road. The site is developed with nine single family dwelling units. Anderson Lane is a public road located on the western portion of the site that only provides access to lots within the proposed development and is proposed to be vacated and reconstructed as a private street. There is floodplain and Resource Protection Area (RPA) located in the northwest portion of the site.

Surrounding Uses and Zoning:



North: Fort Belvoir (R-C), Single Family (R-3) Planned: Fort Belvoir Base and Residential 2-3 du/ac, Option Residential 5-8 du/ac

South: Single Family Detached and Commercial (R-3, C-5, C-8) Planned: Option Residential Mixed Use 30-40 du/ac

West: Multi-Family (R-20) Planned: Residential 20-30 du/ac

East: Single Family Detached, Multi-Family (R-3, C-8) Planned: Residential, 2-3 du/ac and Option Residential 16-20 du/ac

BACKGROUND

The name Accotink first appears on maps from the voyage of John Smith on the Potomac River in 1608 who mapped a number of Indian villages along his voyage. Accotink comes from the Algonquin language and means "at the end of the hill."¹ During the early settlement of Virginia, the Accotink area was a prominent place for travel due to its close

¹ Hank Burchard, "Accotink Seems ready to Surrender to Army," *The Washington Post*, May 6, 1971.

proximity to water and on a highly traveled thoroughfare.² George Washington is said to have frequently hunted along the Accotink Creek.³

The Village of Accotink was a crossroads village during the 19th century that encompassed a larger area that included a mill on the south side of Richmond Highway and a school located near the Accotink United Methodist Church. The Army acquired part of the village and the surrounding land beginning in 1917. A historic property survey was conducted by Fairfax County Department of Planning and Zoning staff between December 2010 and February 2011. The survey documented the 44 properties within the village that were later part of the Comprehensive Plan Amendment. The Accotink United Methodist Church is located to the northeast of the subject site and is identified on the Fairfax County's Inventory of Historic Sites. A historic overlay district was not recommended due to the lack of strong historical theme or context among the existing buildings as well as a lack of architectural integrity.

On January 25, 2011, the Board of Supervisors authorized a Plan Amendment for the Village of Accotink to support redevelopment. The Plan amendment was adopted June 21, 2011, and is reflected below in the Comprehensive Plan section.

COMPREHENSIVE PLAN PROVISIONS (Appendices 6-8)

The Fairfax County Comprehensive Plan, 2011 Edition, Area IV, Lower Potomac Planning District, as amended through June 19, 2012, Fort Belvoir Community Planning Sector (LP4), on pages 123-127 provides the Comprehensive Plan recommendation. The applicant's site is planned for residential uses at 2-3 and 16-20 dwelling units per acre with an option for 30-40 dwelling units per acre with up to 25,000 square feet of non-residential uses. The complete Comprehensive Plan text is provided in Appendix 6 and portions of the text are summarized in the residential development criteria below.

The Route 1 Corridor Urban Design Guidelines are found in the Fairfax County Comprehensive Plan, 2011 Edition, Area IV, Lower Potomac Planning District, as amended through June 19, 2012, Fort Belvoir Community Planning Sector (LP4), on pages 135-136 and in Appendix 7. While the site does not directly front Route 1 it will front onto Richmond Highway after the road is widened.

The Guidelines for Multi-Family Residential Development is located in the Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Land Use – Appendix 1, as amended through September 22, 2008, on page 13 and in Appendix 8.

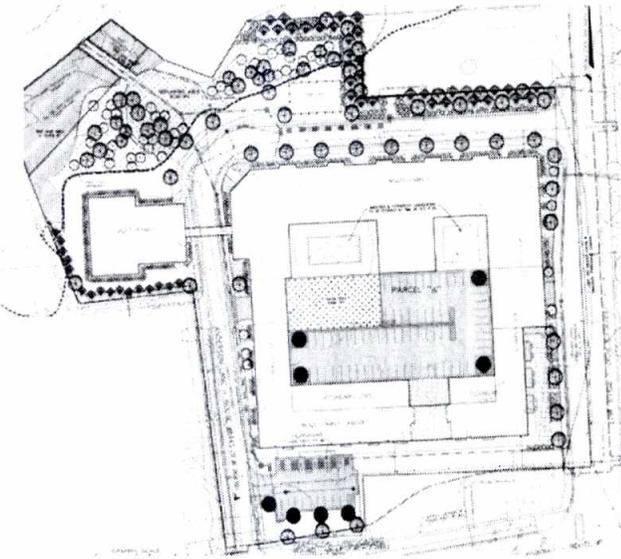
² Frederick Tilp, "A Maritime History of Accotink" (N.p.: n.p., n.d.), 1

³ Tilp. "A Maritime History of Accotink" 1.

DESCRIPTION OF THE CONCEPTUAL/FINAL DEVELOPMENT PLAN (CDP/FDP) (copy included at the front of the report)

The CDP/FDP titled: "Accotink Village" was submitted by Charles P. Johnson & Associates consisting of 14 sheets dated March 27, 2012 as revised through October 3, 2012, is reviewed below.

Layout:

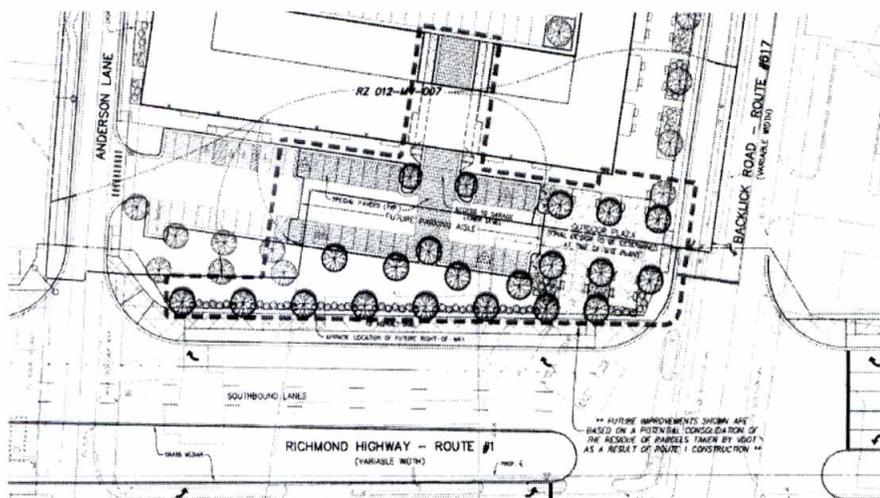


The site consists of 6.06 acres is developed with nine single family dwelling units. The northwest portion of the site consists of 100-year floodplain, Resource Protection Area (RPA) and Environmental Quality Corridor (EQC). The existing cul-de-sac for Anderson Lane would be removed and replanted. With the exception of the trees within the RPA the property will be cleared and graded. The proposed development consists of one residential building wrapped around a parking structure with ground floor retail along Richmond Highway. The building is 342,880 square feet with up to 25,000 square feet of retail and secondary uses and up to 283 units, including 34 affordable units. The

development proposes 1.3 FAR and 46.7 dwelling units per acre. The building would be five stories (60 feet in height) and step down to 42 feet (4 stories) along the northeastern boundary. There is a T shaped portion of the building crossing Anderson Lane that is connected to the main portion of the building by a bridge that will resemble the building architecture, but the bridge will not contain dwelling units. A row of 17 parking spaces is proposed in front of the building for use by the retail. The retail users will also park on the first floor in the garage. With additional consolidation the surface parking lot would be expanded. Access to the garage is provided along Backlick Road approximately 250 feet from its Richmond Highway intersection, Anderson Lane opposite of the Backlick Road entrance and a future access along the front of the site, to allow access into the garage for retail users who attempt to park in front of the stores. A small outdoor area is proposed along Backlick Road at the southeast portion of the building.

Consolidation:

The applicant has proffered to attempt to acquire the three off-site parcels to the south. These parcels will be taken by the Virginia Department of Transportation (VDOT) as part of the road widening for Richmond Highway. Once the road is widened, VDOT will likely sell the residual parcels. If the applicant acquires these parcels they would have the ability to construct additional parking and provide a vehicular connection from their garage to the surface parking lot. The applicant would also provide for additional landscaping along



Richmond Highway and an expanded outdoor plaza. To the left is the conceptual layout of the residual parcels after the right-of-way expansion.

Elevations/Building Height:

The primary building material, exclusive of trim, gutters, downspouts, and windows, will be limited to brick, stone, cementitious

siding and shingles. Bay windows, balconies, awnings, and other architectural details may be provided. All building facades will incorporate a minimum of 35% (not including trim, gutter, windows, etc.) stone or brick materials with all first floor levels being clad in stone or brick. Horizontal cementitious siding (Hardie Plank), or (Hardie Board) with trim work, or architecturally equivalent materials will be used for the remainder of the facades. In an effort to accentuate the first floor horizontal base of the building, the first floor of the building (not including trim, gutter, windows, balconies, etc.) will be clad in stone or brick.

The first floor of the building along Richmond Highway and a portion of Backlick Road is proposed to be developed with retail and other secondary uses. Four floors of residential units will be located above the retail for a building height of approximately 60 feet along Richmond Highway (per the Zoning Ordinance the height is measured to the midpoint of the roofline and not total height of the building). Below is the proposed elevation along Richmond Highway with Anderson Lane on the left and Backlick Road on the right. The depicted garage access would only allow pedestrian access until consolidation would permit the connection of the garage to the surface parking lot.



VIEW ALONG RICHMOND HIGHWAY

The east and west façade of the building will be primarily five stories of residential with heights between 55 and 60 feet with a portion of first floor retail wrapping the southern corners of the building. The height will transition to 42 feet at the northeast portion and

have a change in the architecture treatment to complement the lower density neighborhood to the north and east. Below are elevations of the east façade along Backlick Road and the west façade along Anderson Lane as viewed from the Canterbury Apartments. The Backlick Road elevation shows the southern portion on the left side and the view from the Canterbury Apartments depicts the southern portion on the right side of the elevation.

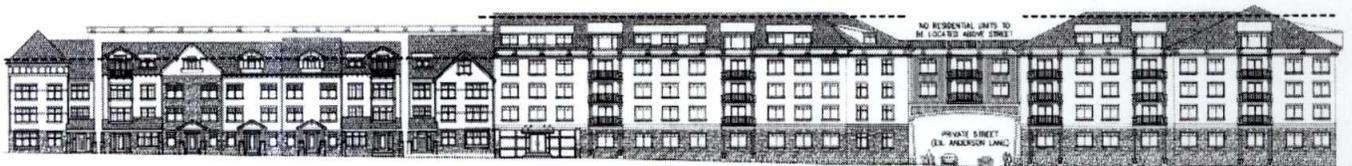


VIEW ALONG BACKLICK ROAD



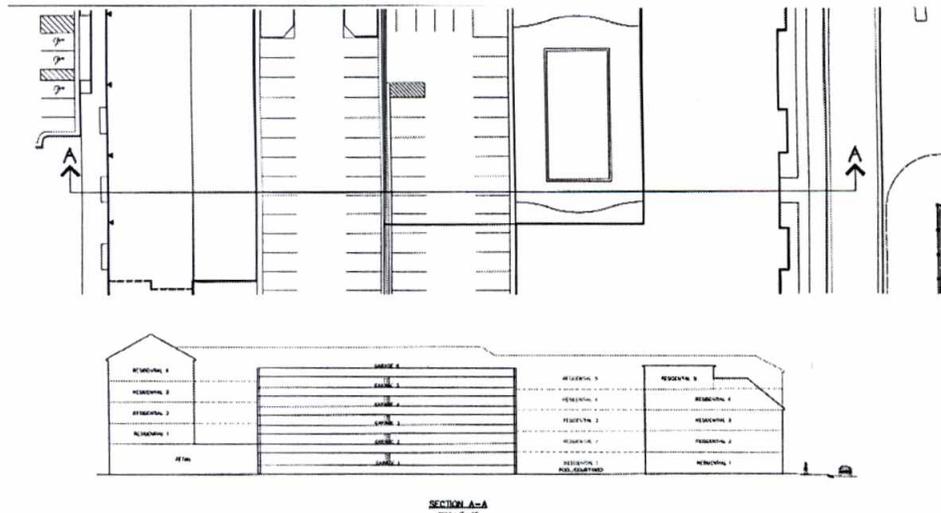
VIEW FROM CANTERBURY APARTMENTS

The northern portion of the development transitions the height at the northeast portion of the site from four to five stories for a height between 42 feet and 60 feet. The architecture of the building also transitions from the south end to the north end. The northeast end incorporates features of a single family attached design and provides different roof treatments to give the appearance of a lower height. Below is the proposed architecture for the northern portion of the building with the left side being adjacent to Backlick Road and the right side along the western portion of the site.



VIEW ALONG NORTHERN BOUNDARY

The parking garage is designed to be masked by the residential building from the adjacent properties. The parking lot lights are proffered to not exceed the height of the adjacent roof to limit off-site glare. The applicant provided for pervious pavers within the surface parking area along the front of the site and a 6,000 square foot green roof is proposed on the parking garage to help address stormwater management.



To the left is a cross section of the building to provide a perspective of how the building height would function. The first floor of the retail connects to the parking garage; however, the residential building would be set back internally from the garage.

A 2,000 square foot tot lot is proposed north of Anderson Lane. There is a sidewalk connection from the building to the tot lot. The interior courtyards provide for a pool and open area. The parking garage is exposed to the courtyard but the applicant proffered to treat the garage façade with a green screen. The applicant will be connecting the development by sidewalks/trails to the proposed ten foot wide trail along Richmond Highway.

Anderson Lane/Streetscape:

Anderson Lane is an existing public road that provides access to four parcels, which are being consolidated by the applicant. With the future widening of Richmond Highway the Canterbury Apartments to the west will lose their access on Richmond Highway and will need to access Anderson Lane. The applicant signed an agreement with the Canterbury Apartments to provide access to Anderson Lane and the applicant will maintain the private street. The private street is being designed to connect to Backlick Road and will provide the western portion of the development and Canterbury Apartments with access to the future full intersection at Richmond Highway. Backlick Road is proposed to have two southbound lanes and a right turn lane along the frontage of the site. A three foot wide grass strip is proposed adjacent to the road then a five foot wide sidewalk and finally street trees and plantings adjacent to the building. Anderson Lane is proposed to be a two lane private street. A two foot wide grass strip and five foot wide sidewalk are proposed on both sides of Anderson Lane, except for along the north side of the road between Backlick Road and the tot lot. The area between the road and the building has trees and landscaping provided to soften the appearance of the building. The applicant provided for a sidewalk

along the western portion of Anderson Lane; and there is no room to add in streetscape due to the property boundary.

RESIDENTIAL DEVELOPMENT CRITERIA ANALYSIS (Appendix 9)

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 Board of Supervisors adopted the Residential Development Criteria, to be used in evaluating zoning requests for new residential development and summarized below. The resolution of issues identified during the evaluation is critical if the proposal is to receive favorable consideration.

Site Design (Appendices 6-10)

All rezoning applications for residential development are expected to be characterized by high quality site design. Developments are expected to address the consolidation goals in the Comprehensive Plan and integrate the proposed development with adjacent planned and existing development. The criterion further recommends that the proposed site layout provide for a logical design with appropriate relationships within the development with regard to unit orientation. Further, it states that open space should be usable, accessible and integrated with the proposed development and that appropriate landscaping and amenities be provided.

Parcel Consolidation

The Comprehensive Plan encourages the full consolidation of the land bay or demonstration of how the unconsolidated portions will develop in accordance with the Plan. The applicant consolidated all but three parcels in the land bay. The three parcels that are not a part of the consolidation are likely to be acquired by the Virginia Department of Transportation (VDOT) for the future widening of Richmond Highway (Route 1). Since these parcels are likely to be total takes and the existing uses removed the applicant contends that to acquire the land now and dedicate the right-of-way is not economically feasible. The applicant proffered to escrow funds to acquire the residual portions of the parcels after the right-of-way expansion is complete and VDOT has released the residual areas. The applicant provided a layout that will incorporate the residual parcels into the design. Essentially the applicant proposed a full consolidation of the land bay in phases, which allow for the construction of the building to proceed while VDOT is constructing the right-of-way and permit the ultimate layout to be provided as a second phase. The applicant revised the plans to address staff concerns about the design of the residual area and has reduced the parking, increased the landscaping and extended the urban plaza. While the exact design of the plaza is not known at this time the staff has proposed a

condition to require the applicant to submit the interim and ultimate design to the Planning Commission for their review and approval.

Urban Design Analysis

The site specific recommendations of the Comprehensive Plan encourages: “high quality site design, architecture, landscaping, and lighting should contribute to the visual appeal of the area. Buildings should be oriented to and aligned with the street on which they are located. Structures along Backlick Road should have minimal setbacks from the sidewalk to maintain the character of the area and create a walkable environment. Architectural design features such as variations of window and building details should be encouraged.”



Staff feels the proposed building materials and design of bay windows, balconies, awnings and other architectural details demonstrate a commitment to high quality architecture and materials. The perspective to the left depicts the building façade at the future

intersection of Backlick Road and Richmond Highway. Variations of the façade are proposed to break up the building mass and add visual interest while maintaining a consistent and unified character. A townhouse-style appearance and separate entrances are proposed for the portion of the building adjacent to the existing single-family homes (north elevation). The townhouse-style also extends to the northeast corner along Backlick Road (east elevation) which helps to address staff’s concern regarding transitions to single family homes along Backlick Road. The development proposed a minimal setback along Backlick Road that permits for an inviting streetscape.

The Comprehensive Plan further states that; “surface parking should be limited to on-street or loading spaces. Underground parking is preferred; if structured parking is utilized, it should be consolidated into structures that are integrated into the streetscape in order to avoid adverse visual impacts to pedestrian or vehicular corridors and unconsolidated parcels. Façade treatments of parking structures should add visual interest to the streetscape. Measures should be incorporated to avoid a canyon-like appearance of structures.”

The applicant provided a parking garage for the residential and retail uses and the garage is consolidated into the building so the garage façade is not visible from the adjacent community. In addition, the applicant proffered to provide a green screen, defined as a lattice structure, on the garage façade that fronts the internal courtyard. The applicant proposed a limited amount of "teaser" parking spaces along the front of the building for the ground floor retail users. While the Comprehensive Plan discourages surface parking, staff realizes that to make the retail viable a certain amount of parking should be readily visible. The applicant made revisions to this parking area as the development plan progressed and now the proposed parking uses special pavers and is better landscaped to soften its appearance. The applicant also revised the urban plaza design to make it a larger area and make it a focal point of the intersection instead of parking spaces.

The applicant incorporates the Route 1 Urban Design Guidelines by integrating the use into the existing and planned uses in the area. The development provides for retail and other secondary uses to serve the local needs. Surface parking is limited and well screened from Route 1. The building façade is varied to create an interesting architecture relationship.

The Policy Plan provides guidelines for the location of multi-family developments. Multi-family residential development should be located near community serving retail, have adequate access to an arterial or collector street, be located where public water and sewer is available, located on an appropriately sized lot to accommodate the building and amenities, and take environmental site concerns into consideration. In staff's opinion, the development meets the guidelines for multi-family development because the applicant will be providing community serving retail within the building, which is located adjacent to Richmond Highway and Backlick Road, has public water and sewer, and is located on a lot that is large enough to accommodate the building and amenities while preserving sensitive environmental areas.

Retail Uses

The Office of Community Revitalization raised a concern about the viability of the proposed retail located along Richmond Highway and Backlick Road. The applicant is encouraged to consider creative use of non-residential space such as community serving amenities, retail studios that require large footprints, use by non-profits, or office space designed for use by the residents of Accotink Village in case retail use is not viable. The development plan and proffers provide the applicant flexibility for a variety of non-residential uses to occupy the first floor of the non-residential space.

In staff's opinion, the applicant provided for a high quality site design and this criterion has been adequately addressed.

Neighborhood Context (Appendix 6)

All applications for residential development, regardless of the proposed density, are expected to be designed to fit into the community within which the development is to be located as evidenced by an evaluation of: transitions to abutting and adjacent uses; lot sizes, particularly along the periphery; bulk and mass of the proposed dwelling units; setbacks; orientation of the proposed dwelling with regard to the adjacent streets and homes; architectural elevations; connections to non-motorized transportation facilities and the preservation of existing topography and vegetative cover. It is noted in this criterion that it is not expected that developments will be identical to their neighbors and that the individual circumstances of the property will be considered.

The Comprehensive Plan states: "To achieve a compatible transition from higher-density, mid-rise mixed-use development to low-density single family houses and/or institutional uses, buffering and screening should be utilized in the form of landscaping and/or through building design. Redevelopment adjacent to single-family detached and/or attached residential units should be compatible in terms of height, scale, and visual impact."

The applicant provided for the full Transitional Screening Type 1 consisting of a 25 foot landscape strip along the northern property line. In addition, the applicant transitioned the northeast corner to 42 feet in height from 60 feet. The northeast corner also incorporates a façade treatment that has the appearance of single family attached units and a roof treatment that reads like a three and four story building instead of four and five stories. Staff did discuss at length with the applicant about lowering the height of the entire northern section to four stories and approximately 40 feet; however, staff was concerned that the lower height would expose the parking garage to the adjacent residents. Staff is still concerned how the proposed height impacts the Accotink United Methodist Church; however, staff notes that the applicant is providing for a 25 foot wide landscape buffer along the northern portion of the site to soften the impact of the structure. While it would have been helpful for the applicant to provide a line of sight perspective for staff to fully evaluate the potential impact, staff believes that the proposed development meets this criterion.

Environment (Appendices 11 and 12)

Developments are expected to conserve natural environmental features to the extent possible and account for soil and topographic conditions. Developments are expected to protect current and future residents from noise and lighting impacts. Developments are expected to minimize off-site impacts from stormwater runoff and adverse water quality impacts. Finally, sites are expected to be designed to encourage walking and biking.

Resource Protection Area

The Comprehensive Plan encourages the protection and restoration to the greatest extent possible of the Resource Protection Area (RPA). The applicant will be removing the encroachment of Anderson Lane into the RPA and proposes restoration of the approximately 22,000 square feet of Resource Protection Area.

Green Buildings

The site-specific Comprehensive Plan text provides a recommendation for green building development for the subject property location. The applicant worked with staff to revise their green building commitment. The applicant proffered to commit to the US Green Building Council's Leadership in Energy and Environmental Design (LEED) new construction program and adequately revised the proffer to provide the requested details related to escrow and timing.

Traffic Generated Noise

The development will be affected by transportation generated noise from Richmond Highway. A preliminary noise study indicates that the impact will be approximately 72 dBA (decibels) at the building façade. The applicant proffered to provide for noise mitigation through use of building materials to reduce interior noise to 45 dBA. The internal courtyards will be shielded by the building and noise is expected to be below 65 dBA.

Stormwater Management

A final floodplain and RPA survey is required to be approved prior to site plan approval. The site is located in the Accotink Creek Watershed and there are no recent downstream drainage complaints on file. The applicant proposes to manage stormwater through underground detention vaults which are depicted on the plat. A waiver of the Public Facilities Manual (PFM) prohibition of underground detention facilities in residential areas is required. The Department of Public Works and Environmental Services (DPWES) review of the requested waiver is detailed under the modifications/waivers section below. Staff notes that a new stormwater management ordinance and updated Public Facilities Manual are being developed as a result of changes to the State code. Depending on when the site plan is approved it may be subject to the new regulations.

The Comprehensive Plan states that "Low-Impact Development (LID) measures should be incorporated into stormwater management controls to reduce runoff and improve surface waters over existing conditions. Innovative measures and controls should be used to mitigate the impact of development on water quality and quantity. Redevelopment should also include other sustainable practices in accordance with the Environment section of the Policy Plan." The applicant incorporated a green roof

on the parking garage and will be using pervious pavers in the parking lot, rain gardens, and deep rooted trees within tree boxes.

In staff's opinion, the applicant proffered to protect the RPA, provide for green buildings, mitigate traffic noise and provide for adequate stormwater quality controls. Therefore, staff concludes that this criterion has been adequately addressed.

Tree Preservation & Tree Cover Requirements (Appendix 13)

Regardless of the proposed density all residential developments are expected to be designed to take advantage of existing quality tree cover. Tree cover in excess of the ordinance requirement is highly desirable.

The property contains a number of open grown trees, most of which are in good to moderate health. With the exception of the trees within the RPA in the northwest portion of the site no trees are being preserved. Staff initially indicated a desire to preserve a 36 inch diameter sycamore tree located in the southwest portion of the site. At staff's request the applicant conducted a redesign of the property that moved the building closer to Richmond Highway and provided a small parking area in close proximity to the tree. Staff considered requesting the developer to remove the southern portion of the surface parking area to provide the sycamore tree more room to survive. The Urban Forestry Management Division staff carefully evaluated the sycamore tree and determined that due to disease and other stressors the tree would not be expected to survive long term in the newly built environment even with the modification of the parking area. To replace the large tree the applicant provided eight Category III/IV trees within this portion of the site. Staff raised a concern with an off-site tree that appears dangerous and the applicant proffered to work with the adjacent property owner to have the tree removed.

The Zoning Ordinance requires a 25 foot wide transitional screening yard and barrier along the northern and eastern property boundaries where the multi-family building is adjacent to single family detached units. Originally the applicant requested a modification of this transitional screening requirement; however, they ultimately revised the development plan and provided the required transitional screening yard along the northern boundary. The applicant also improved the proposed streetscape along Backlick Road. As stated below the Zoning Evaluation Division supports the requested modifications and waivers and does not support a barrier along Backlick Road or relocating the barrier on Anderson Lane. Staff supports the proposed modifications because the Comprehensive Plan encourages buildings to be located in close proximity to the street and a 25 foot wide buffer and barrier on Backlick Road would be contrary to the intent of the Comprehensive Plan. In addition, the Zoning Ordinance specifically allows for modifications of the transitional screening and barrier requirements where the landscaping and building have been designed to reduce adverse impacts.

The Urban Forester noted that planter details were not provided for the parking structure. They also noted the planter area along Anderson Lane may not be the required 8 feet width. The applicant revised the plans to provide for the required planting width. While staff would have liked the planter detail provided with the rezoning, staff notes that these are Public Facilities Manual requirements and the applicant will need to meet those requirements prior to site plan approval. In staff's opinion the applicant has adequately addressed this criterion.

Transportation (Appendix 14)

Regardless of the proposed density all residential developments are expected to implement measures to address planned transportation improvements and offset their impacts to the transportation network. The criterion contains principles that will be used in the evaluation of rezoning applications for residential development, while noting that not all principles will be applicable in all instances. The principles include transportation improvements, transportation management, interconnection of the street network, provision of public streets and non-motorized facilities.

The Virginia Department of Transportation (VDOT) and Fairfax County Department of Transportation (FCDOT) expressed concerns with the applicant's original proposal of providing access to Backlick Road from the parking area in front of the proposed multi-family structure. The applicant revised the plans to block the access and will instead access the multi-family building further north on the site, which will not adversely impact traffic on Richmond Highway.

The applicant proposes to vacate Anderson Lane and provide access to the Canterbury Apartments to the west on the future private street. The newly constructed Anderson Lane will connect to Backlick Road and allow Canterbury access to the proposed full intersection in the future. The applicant provided for additional sidewalks on the west side of Anderson Lane so residents from the site or Canterbury can have pedestrian access to Richmond Highway without crossing Anderson Lane.

The Comprehensive Plan indicates that: "transportation demand management strategies should be implemented to mitigate adverse impacts on the adjacent roadway network and provided with each phase during the development review process." The applicant provided for a transportation demand management proffer. The applicant also provided a transportation study and analysis of the intersection that was reviewed by the Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT).

The development anticipates the widening of Richmond Highway to six lanes and the applicant depicted the most recent information on the proposed right-of-way. The widening project will not take property from the applicant. The applicant proffered to attempt to obtain the residual right-of-way from VDOT after the widening and incorporate it into their development. The Richmond Highway improvements

depict a new right turn lane from Backlick Road and the applicant has proffered to construct the turn lane if it is not constructed first as part of the widening.

The Comprehensive Plan encourages "pedestrian connections to create a pleasant environment. A walkable environment along Backlick Road and Richmond Highway should be created; this can be achieved through the inclusion of trees, street furniture, appropriate landscaping, wide sidewalks, and minimal buildings setbacks from the sidewalk and/or property line." The applicant provided for an enhanced streetscape on Backlick Road with a five foot wide sidewalk constructed of special pavers and street trees adjacent to the building. In addition the buildings are located in close proximity to the road. In staff's opinion, the applicant has adequately addressed this criterion.

Public Facilities

Residential developments are expected to offset its public facility impact, including schools, parks, sanitary sewer, fire and rescue, water facilities and stormwater management.

Public School Review: (Appendix 15)

It is anticipated that the proposed development would generate 34 additional elementary age children who would attend Fort Belvoir Elementary; 8 additional middle school students who would attend Whitman Middle School; and 17 additional high school students who would attend Mt. Vernon High School. The applicant proffered to contribute \$553,302 (\$9,378 per additional student) to the County for capital improvement projects for the schools serving the site.

Park Authority Review: (Appendix 16)

The Comprehensive Plan states: "The redevelopment within the Village of Accotink will generate the need for additional parkland. Residential buildings should provide convenient access to open space, recreational space, and community-serving retail use. Playgrounds, basketball courts, an off-leash dog park, or other facilities should be included in the development plans for Land Bays B and C, and should be supported by a connected pedestrian network. The provision of publicly accessible outdoor spaces that are connected to park and recreation opportunities, such as fountains or other focal points of interest is recommended. Use of plant species native and common to Fairfax County is strongly encouraged. If on-site recreational needs cannot be accommodated, contributions to constructing a master planned park facility and/or replacing or improving aging park facilities at nearby parks is recommended."

The applicant provided for a pedestrian network of sidewalks and streetscape along their development. The proposed outdoor amenities include a swimming pool, courtyard area and tot lot. The applicant provided a shadow study to indicate that

the courtyard and swimming pool will have adequate sun during their peak use. Typically the Zoning Ordinance required recreational improvements of \$1,700 per unit (\$453,900 based on 267 non-ADU units) are used for on-site amenities; however, the new residents generate a greater need for active recreation such as athletic fields and playgrounds that the Park Authority must provide. To off-set the increased demand the applicant proffered to contribute an additional \$457,216 for the development of one or more parks located within the service area of the property.

The Virginia Department of Conservation and Recreation Division of Natural Heritage (DNH) have records of rare species occurring in the vicinity of the site. The applicant proffered to work with DNH to determine whether these species are present and relocate or avoid the species.

Sanitary Sewer Review: (Appendix 17)

The site is located in the Accotink (M-7) watershed and would be sewerred into the Noman M. Cole Pollution Control Plant. An existing eight inch line located in Anderson lane is adequate for the proposed use.

Fire and Rescue Department Review: (Appendix 18)

The site is serviced by the Woodlawn Station #424.

Water Service Review: (Appendix 19)

The site is serviced by Fairfax Water and has adequate service from existing eight inch water mains.

In staff's opinion, the applicant has met the public facilities criterion.

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. The applicant can elect to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance. 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. 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.

The applicant will be providing 5% or 15 units as affordable dwelling units (ADUs) in accordance with the Zoning Ordinance (staff notes that the applicant incorrectly rounded down in their notes on the CDP/FDP and 15 ADUs are required). The Policy Plan encourages a minimum of 12% of the units as ADUs and/or workforce housing units (WDUs) for areas located in Urban Centers Suburban Centers Community Business Centers, Transit Station Areas and where the Area Plan envisions high density residential above the baseline recommendation. The site is not located in any of the identified centers, but does propose high density residential above the baseline recommendation of the Comprehensive Plan. To address the Policy Plan the applicant has proffered to provide workforce housing units above the required ADUs for a minimum of 12% as affordable units. Staff raised concerns that the affordable units would be located in the western building that may be undesirable due to its lack of proximity to parking. To address that concern the applicant proffered to distribute the ADUs/WDUs to avoid concentration on the west side of Anderson Lane. In staff's opinion, this criterion has been adequately addressed.

Heritage Resources (Appendix 6)

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 listed on, or determined eligible for listing on, the National Register of Historic Places or the Virginia Landmarks Register; determined to be a contributing structure within a district so listed or eligible for listing; located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 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. Sites with heritage resources are to preserve and/or document the resource.

The Comprehensive Plan encourages that the necessary architecture surveys are to be conducted to document the on-site resources of the Village. A historic property survey was conducted by Fairfax County Department of Planning and Zoning staff between December 2010 and February 2011. The survey documented the 44 properties within the village that were later part of the Comprehensive Plan Amendment. A historic overlay district was not recommended due to the lack of strong historical theme or context among the existing buildings as well as a lack of architectural integrity.

The Comprehensive Plan also acknowledges that there are known or predicted archaeological resources in this area related to Native Americans and that archaeological surveys should be conducted prior to any development or ground disturbing activity. The applicant proffered to conduct a Phase I archaeological survey and if required to conduct Phase II and/or Phase III surveys.

The Comprehensive Plan stats that: "Development adjacent to and across from Accotink United Methodist Church should be compatible with the church in terms of scale, height, and visual impact." While the site is not directly adjacent to the United Methodist Church the applicant was encouraged to provide a design that was

compatible in terms of scale, height and visual impact. At the northeast corner the applicant scales the building down by providing a 42 foot tall building with a three story townhouse appearance and continuing a similar roofline on the four story portions on the rest of the northern property boundary. Both the four and five story portion of the building would have loft spaces and dormers within the roofline. Staff still has a concern of the impact of the proposed height on the Accotink United Methodist Church and would like to see a graphic depicting the line of sight from the church to the proposed development to determine the extent of the visual impact.

The Comprehensive Plan states: "Where appropriate, public art, historical markers, and/or interpretive signage should be installed to commemorate the history of the Village of Accotink and provide a public education opportunity as endorsed in the Heritage Resources section of the Policy Plan." The applicant proffered to contribute \$1,960 towards a historic marker with the design and location to be determined by the Fairfax County History Commission.

In staff's opinion the applicant has addressed this criterion, but staff still remains concerned on the line of sight impact of the new development to the existing Accotink United Methodist Church.

ZONING ORDINANCE PROVISIONS (Appendix 20)

Planned Residential Mixed Use

The Planned Residential Mixed-Use (PRM) District was established to provide for high density, multiple family residential development, generally with a minimum density of 40 dwelling units per acre; for mixed use development consisting primarily of multiple family residential development, generally with a density of at least 20 dwelling units per acre, with secondary office and/or other commercial uses. PRM Districts are intended to 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 were designed to promote high standards in design and layout, to encourage compatibility among uses within the development and integration with adjacent developments, and otherwise implement the stated purpose and intent of this ordinance.

The site is planned for an option of residential mixed use development of 30-40 dwelling units per acre. The development is primarily residential with first floor retail and other secondary uses. In staff's opinion, the development proposes a high standard in design and layout and the uses are designed to be harmonious and will not adversely affect the use of adjacent properties.

Sect. 16-100 Standards for all Planned Developments

Section 16-101 contains six general standards that must be met by a planned development. Section 16-102 contains three design standards to which all Conceptual and Final Development Plans are subject. The standards are summarized below and included in Appendix 20.

Sect. 16-101, General Standards

The general standards require that the planned development conform with the Comprehensive Plan, achieve the purpose and intent of the planned development, address the efficient use of available land and protect environmental features, prevent injury to the use and value of adjacent properties, have adequate public facilities and provide linkages between internal and external facilities.

Staff believes the applicant satisfied the intent of the Comprehensive Plan in terms of character and intensity. A conventional district could not achieve the intensity and mix of uses envisioned by the Comprehensive Plan and a planned district is required for the envisioned high density residential development. Staff feels the applicant provided a high quality layout and façade treatment. The buildings are located close to Richmond Highway and provide the requested buffer to the adjacent residential to the north. Although the development was not able to preserve a significant tree on the site but does improve the RPA. The applicant proffered to relocate endangered plant species and perform an archeological survey. The applicant provided a stepped down building on the northern perimeter to transition to the single family houses to the north. Public facilities are available at the site and the applicant proffered to provide transportation improvements for the area. The development provides for a pedestrian network for the site. In staff's opinion, the general standards have been met.

Sect. 16-102, Design Standards

The design standards specify that the peripheral yards should generally conform with the setbacks for the most similar conventional district, provide for adequate parking and street system.

The closest conventional district would be the R-30 District (Residential, thirty dwelling units per acre) with affordable dwelling units. A conventional R-30 District would not allow for the density envisioned by the Comprehensive Plan of 40 dwelling units per acre. An R-30 Districts allows a maximum building height of 150 feet and the applicant is proposing a maximum height of 60 feet. An R-30 District with affordable dwelling units requires 15 foot front yards, 10 foot side and 15 foot rear yards. The applicant proposed approximately 10-22 foot wide front yard on Backlick Road and 17 feet from the building to the north portion of Anderson Lane and 5-20 feet on the western portion of Anderson Lane. Staff notes that part of the structure

actually passes over Anderson Lane. The northern boundary provides 65 foot setback, western provides 25 foot setback and eastern setback is 10-40 feet. The building is set back 35 feet from the southern property line and approximately 80-120 feet from the future right-of-way for Richmond Highway (Route 1). The R-30 District requires 26% open space and the applicant is providing 30%. In general the proposed planned district provides similar setbacks and open space as a conventional district but within a smaller building height than would be permitted in the conventional district. The applicant provided for the minimum required parking with an option to expand the surface parking if consolidation happens in the future.

Modifications/Waivers

Waiver to allow underground stormwater management (Appendix 3)

The applicant requests a waiver of Section 6-0303.8 of the Public Facilities Manual (PFM) to allow for an underground stormwater vault on a residential property (Waiver #5224-WPFM-001-1). The Board of Supervisors may grant the waiver after taking into consideration possible impacts on public safety, the environment, and the burden of maintenance. Underground stormwater management is required to be privately maintained, disclosed to future title owners, not located in a County storm drainage easement, and has a private maintenance agreement. The applicant feels that underground stormwater management is necessary to reduce the impact on the resource protection area and proposes to utilize two underground detention vaults.

The Department of Public Works and Environmental Services (DPWES) reviewed the requested waiver. The vaults will be located adjacent to the road and highly visible so unofficial access would be easily noticed. Staff proposed a condition requiring liability insurance and hold harmless for the County. The site is currently substantially cleared and the proposed vaults in staff's opinion would not cause an adverse impact on the environment from the construction and maintenance of the underground facilities. Staff proposed conditions requiring notice to future owners and the establishment of a maintenance fund. Staff supports the proposed waiver subject to the proposed conditions provided in Attachment 3A of Appendix 3.

Modification of Transitional Screening and Barrier Requirement

The applicant requests a modification of the transitional screening and waiver of the barrier requirement along the eastern boundary to permit the landscaping and barrier as shown on the CDP/FDP. The applicant requests a modification of the location of the barrier requirement along the northern property boundary as shown on the CDP/FDP.

In accordance with Section 13-303 of the Zoning Ordinance a Transitional Screening Type 1 (25 foot wide landscape buffer) is required along the eastern property boundary where the site is adjacent to single family detached units. The applicant provided for approximately 5-22 feet of transitional screening along the eastern

property line within the Backlick Road streetscape. The modification would allow for the landscaping as shown on the CDP/FDP.

In accordance with Section 13-304 of the Zoning Ordinance a Barrier D (42-48" tall chain link fence), E (six foot tall wall) or F (six foot tall fence) is required along the northern and eastern boundary where the site is adjacent to single family detached units. The applicant is not providing for a barrier along the eastern boundary and is requesting to waive that provision. The barrier provided along the northern property line is located on the property line instead of the interior of the transitional screening yard.

Section 13-305 of the Zoning Ordinance allows for modifications and waivers of the requirements. Specifically, Paragraph 3 allows for the modification and waivers when the barrier and buffer have been designed to minimize adverse impacts through a combination of architecture and landscape techniques. In staff's opinion, the proposed streetscape will be an enhancement to the area and the Comprehensive Plan specifically encourages buildings to be located in close proximity to the road and a 25 foot landscape setback and barrier would not be in accordance with the Comprehensive Plan guidance for Backlick Road. Staff supports the proposed location of the fence because if located on the inside of the transitional screening yard the transitional screening yard would be fenced in from the development as well as the adjacent parcel that already has a fence on the property line. Staff supports the proposed modification and waiver as shown on the CDP/FDP.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant proposed a development that consolidates most of the land bay and provides for future consolidation of the entire area. While staff would have preferred a full consolidation the applicant provided for a plan to consolidate the residual areas and incorporate them into the site after the Richmond Highway widening has been finished. The proposed multi-family structure provides for a mix of retail and residential uses in accordance with the Comprehensive Plan guidelines. In staff's opinion, the applicant provided for a high quality site design and architectural treatment of the buildings. The building provides a smaller height and different treatment adjacent to the single family detached dwellings to the north and east. The applicant made revisions to locate the structure close to Backlick Road and Richmond Highway, while still providing for an adequate streetscape. The proposed vacation of Anderson Lane will allow the road to be reconstructed as a private street and connect to Backlick Road. This will allow the adjacent Canterbury Apartments access to the road and future full intersection at Richmond Highway. The reconstruction of the road allows for the re-vegetation of the RPA in the northwest portion of the site. The development provides on-site affordable dwelling and workforce units, contributions to parks and schools in accordance with County policy.

The applicant provided for a green building design and adequately addressed transportation generated noise. In staff's opinion, the applicant met the residential development criteria and satisfied the general and design standards for a planned district.

Recommendations

Staff recommends approval of RZ 2012-MV-007 and the associated Conceptual Development Plan (CDP), subject to the execution of proffers consistent with those contained in Appendix 1 of the staff report.

Staff recommends approval of FDP 2012-MV-007, subject to the proposed Final Development Plan conditions contained in Appendix 2 of the staff report and the Board of Supervisors approval of RZ 2012-MV-007 and the associated Conceptual Development Plan (CDP).

Staff recommends approval of a waiver #5224-WPFM-001-1 of Section 6-0303.8 of the Public Facilities Manual (PFM) to allow for an underground stormwater vault on a residential property subject to the waiver conditions in Attachment 3A of Appendix 3 of the staff report.

Staff recommends approval of a modification of Section 13-303 of the Zoning Ordinance for the transitional screening requirement along the eastern boundary subject to the landscaping shown on the CDP/FDP.

Staff recommends approval of a waiver of Section 13-304 of the Zoning Ordinance for the barrier requirement along the eastern boundary and modification of the location along the northern boundary as shown on the CDP/FDP.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicants/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, 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 recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proffers
2. Final Development Conditions
3. Waiver #5224-WPFM-001-1 Analysis and Conditions
4. Statements of Justification
5. Affidavit

APPENDICES (Continued)

6. Comprehensive Plan/Land Use Analysis
7. Route 1 Corridor Urban Design Guidelines
8. Guidelines for Multifamily Residential Development
9. Residential Development Criteria
10. Office of Community Revitalization Analysis
11. Environmental Analysis
12. Stormwater Management Analysis
13. Urban Forest Management Analysis
14. Transportation Analysis
15. Public Schools Review
16. Park Authority Review
17. Sanitary Sewer Review
18. Fire and Rescue Review
19. Water Service Review
20. Applicable Zoning Ordinance Provisions
21. Glossary of Terms

BAINBRIDGE COMMUNITIES ACQUISITION, III LLC

**RZ 2012-MV-0007
PROFFERS**

- June 15, 2012**
- July 31, 2012**
- September 24, 2012**
- October 3, 2012**
- October 12, 2012**
- October 15, 2012**
- October 23, 2012**

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the Applicant and the property owner, who is the Applicant through power of attorney, in this rezoning proffers that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference – 109-1((1)) 5-9 and 13-16 (hereinafter referred to as the “Property”) shall be in accordance with the following conditions if, and only if, said rezoning request for the PRM District is granted by the Board of Supervisors of Fairfax County, Virginia (the "Board"). In the event said application request is denied or the Board’s approval is overturned by a court of competent jurisdiction, these proffers shall be null and void. The Applicant (“Applicant”), for itself, its successors and assigns, agrees that these proffers shall supersede any and all previously approved proffers and shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board, in accordance with applicable County and State statutory procedures. The proffered conditions are:

PREAMBLE

1. Conceptual/ Final Development Plan. The Property shall be developed in

substantial conformance with the Conceptual Development Plan ("CDP ") and Final Development Plan ("FDP ") entitled "Accotink Village" (CDP/FDP), prepared by Charles P. Johnson & Associates, Inc. dated March 27, 2012 and revised through October 3, 2012, consisting of Sheets 1 through 14.

2. Elements of CDP. Notwithstanding the fact that the CDP and FDP are presented on the same plan, the elements that are components of the CDP are limited to the perimeter points of access, the location of the buildings and amount and location of open space, uses, minimum and maximum number of dwelling units, the amount of non-residential uses, building heights, and setbacks from the peripheral lot lines and a modification to such elements shall require a subsequent CDPA or Proffered Condition Amendment. The Applicant reserves the right to request a Final Development Plan Amendment (FDPA) for elements other than Conceptual Development Plan (CDP) elements from the Planning Commission for all or a portion of the FDP in accordance with Section 16-402 of the Zoning Ordinance if such an amendment is in accordance with these Proffers as determined by the Zoning Administrator.

3. Minor Modifications. Minor modifications to the CDP/FDP may be permitted when necessitated by sound engineering or that may become necessary as part of final site design or engineering, pursuant to Section 16-403(4) of the Zoning Ordinance. Minor modifications of building footprints may be permitted and the number of residential units (as defined herein) and corresponding adjustments

made in required parking, Affordable Dwelling Units ("ADUs") may be made, so long as (a) the provided open space is not reduced; (b) the building height is not increased; (c) the setbacks to the peripheral lot lines are not diminished; (d) transitional screening and barriers as shown on the plan are not reduced; and, e) no increase in the total number of units or building size, and (f) the development otherwise is in substantial conformance with the CDP/FDP as determined by the Zoning Administrator.

GENERAL

4. Lot Yield and Uses. There shall be no more than 283 residential units within the building. The FAR shall not exceed 1.3 FAR for the site, overall. Secondary uses shall be permitted as provided in Sect. 6-403 of the Ordinance, with the exception of those listed below, provided adequate parking is demonstrated in accordance with the Ordinance. The areas on the CDP designated for secondary uses shall not be utilized as residential living units. Secondary uses may be phased to an ultimate maximum of 25,000 gross square feet with a minimum of 10,000 square feet of secondary uses to be developed concurrent with the residential units. Telecommunications may be permitted if flush mounted and approved as a feature shown or 2232. The following secondary uses which shall be prohibited:

- Service stations
- Service station/mini-mart
- Vehicle light service establishments
- Vehicle sale, rental and ancillary service establishments

- Commercial swimming pool, tennis courts or similar courts
- Hotel, Motel
- Church, chapel, temples or synagogues
- Light public utility
- Commercial off-street parking as a principal use
- Congregate living facilities
- Independent living facilities
- Theatres
- Transportation Facilities
- Vehicle Transportation service establishments
- Repair service establishments
- Billard Hall
- Skating facility
- Transportation facility

5. Architecture. The architectural design of the proposed building shall be in substantial conformance with the bulk, mass, proportion and type and quality of materials and elevations shown on the examples shown on pages 13 and 14 of the CDP/FDP (the “Conceptual Elevations”). The primary building material, exclusive of trim, gutters, downspouts, and windows, shall be limited to brick, stone, cementitious siding, shingles or other similar masonry materials. No EIFS shall be used. Bay windows, balconies, awnings, and other architectural details may be provided so long as such features do not extend more than eight (8) feet beyond the building footprints shown on the CDP/FDP, and provided that the streetscape features are maintained. Minor modifications may be

made with the final architectural designs provided such modifications are in substantial conformance with the CDP/FDP. Furthermore, the building shall incorporate a minimum of 35% (not including trim, gutter, windows, etc.) stone or brick materials with all water tables and first floor levels being clad in stone or brick. Horizontal cementitious siding (Hardie Plank), or (Hardie Board) with trim work, or architecturally equivalent shall be used for the remainder of the facades. In an effort to accentuate the first floor horizontal base of the building, the first floor of the building (not including trim, gutter, windows, balconies, etc.) will be clad in stone or brick.

6. Freestanding Lighting. All freestanding lighting within the project shall be colonial or village style in appearance, as shown on the typical illustration on the CDP/FDP.

7. Garage Lighting. The top-floor parking garage light fixtures will be installed as full cut off fixture products which will be focused downward on the parking structure. These light fixtures will be limited in height so as to not extend higher than the surrounding residential building rooflines. Furthermore, these pole light fixtures will only be installed on the center of the structure (the wall that constitutes the division of the two divergent parking ramps, 60 feet from either side of the parking structure). In addition, alternative lighting fixtures such as wall-mounted wall pack fixtures will be used to supplement the lighting design (if necessary) for the satisfaction of International Building Code lighting standards for a parking structure of this design. A lighting design for the top floor of the

parking garage will be submitted for approval along with the detailed project site plan.

TRANSPORTATION

8. Right-of-Way Dedication along Backlick Road. At the time of site plan approval, or upon demand by the Virginia Department of Transportation (VDOT) or Fairfax County, whichever occurs first, the Applicant shall dedicate, at no cost to Fairfax County and in fee simple, without encumbrances, to the Board, the right-of-way along the site frontage of Backlick Road and any associated ancillary easements, as generally shown on the CDP/FDP. All right-of-way dedications shall be subject to advanced density credit.

9. Private Road. The private streets shall be designed and constructed with materials and depth of pavement consistent with public street standards in accordance with the Public Facilities Manual (PFM), subject to the Department of Public Works and Environmental Services (DPWES) approval. The Applicant shall be responsible for maintenance of the private street.

10. Public Access Easement. At the time of record plat recordation, the Applicant shall cause to be recorded among the land records a public access easement running to the benefit of Fairfax County, in a form acceptable to the County Attorney, over the private street and over the interparcel access to the west, as generally shown on the

CDP/FDP. It is noted that the point of interparcel access to the west may be changed/relocated with the redevelopment of the adjacent property to the west.

11. Transportation Demand Management (TDM). The following transportation management strategies shall be implemented prior to issuance of the first RUP or NON-RUP for the Property:
- i. Designation of an individual(s) from the management company to act as the Transportation Coordinator(s) whose job description shall include, in part, implementation of the strategies below. The transportation strategies management position may be part of other duties assigned to the individual(s).
 - ii. Dissemination of information by the management company regarding Metro rail, Metro bus, Fairfax Connector, ridesharing, and other relevant transit options in residential and commercial lease packages;
 - iii. Making transit maps, schedules and forms, ridesharing and other relevant transit option information available to tenants and employees in a common area; such as a central lobby, community room, or building management office;
 - iv. Provision of bike parking/storage facilities within the residential structure or parking structure. The racks and storage facilities shall collectively accommodate parking for no less than 40 bikes. Additionally, bike rack(s) for a minimum of 5 bikes shall be provided in proximity to the retail establishments for customer parking.
 - v. Maintenance of a safe sidewalk system designed to encourage/facilitate pedestrian circulation with connections between internal pathways and the future bus shelter location and the clearing of the sidewalk(s) of snow within 24 hours of the end of a storm event.
12. Garage. In order to discourage cut-through traffic in an east/west direction through the garage, the following measures shall be implemented:

- Signs will be posted at the eastern and western entrance to the garage indicating “No through traffic.
- The lane through the garage that connects the eastern and western entrances shall have traffic calming measures.
- The connection from the eastern to the western garage entrance shall not be linear, but rather have barriers designed to require turning movements.

A “Green Screen”, defined as a lattice structure to accommodate vines and plants, shall be incorporated into any of the garage sides that are exposed to internal courtyards.

13. Right Turn Lane on Backlick. Prior to the issuance of the first Residential Use Permit, the Applicant shall construct a right turn lane from eastbound Backlick Road to southbound Richmond Highway (US Route 1). The Zoning Administrator may administratively approve a later date for completion of this transportation improvement without requiring a Proffered Condition Amendment (PCA) upon demonstration by the Applicant that despite diligent efforts and due to factors beyond the Applicant’s control, the required improvements have been delayed. It is anticipated that a project to widen Richmond Highway will be under construction at the same time as this project. If simultaneous construction is occurring on the subject site and on Richmond Highway, the applicant shall work with the Route 1 Widening Project Management Team to coordinate efforts, which may consist of construction of the turn lane by the applicant before or after

construction of the Route 1 project in the vicinity, construction of the turn lane by the Route 1 project at the applicants expense, or other mutually agreeable approach. If the applicant installs the right turn lane from Backlick Road onto Richmond Highway, the Applicant shall request and diligently pursue acceptance of this right turn lane by VDOT. If the Route 1 project installs the right turn lane, the Route 1 project will request and diligently pursue acceptance of the right turn lane by VDOT. In either case, VDOT acceptance shall not be required prior to the full release of any bond or escrow that may be held for the right turn lane nor will it preclude the issuance of any Residential Use Permits.

14. Backlick Road Streetscape. The Backlick Road streetscape shall include landscaping as shown on the CDP/FDP, street furniture, trash receptacles, public art piece(s), pedestrian scaled lighting, and special pavers in the plaza area and any crosswalks along Backlick Road frontage.

15. Anderson Lane Vacation of Right-of-way. No applications, plans, plats or permits for the development of the Property subsequent to the approval of RZ 2012-MV-007 shall be approved by the Board, its agents, officials, or employees, until the Board has approved the abandonment and/or vacation of Anderson Lane (Route 8445) as shown on the CDP/FDP as part of the Property, and no action challenging the approval has been filed within thirty (30) days of such approval in a court of competent jurisdiction. In the event the Board does not approve the abandonment and/or vacation, or in the event that the Board's approval is

overturned by a court of competent jurisdiction, any development of the Property shall require a PCA and the Applicant acknowledges and accepts that such amendment may result in a loss of density. The Applicant hereby waives any right to claim or assert a taking or any other cause of action that otherwise may arise out of a Board decision to deny in whole or in part the right-of-way abandonment or vacation.

CONSTRUCTION

16. Construction Access. The staging and parking of construction vehicles shall occur on the Property, including personal vehicles utilized by construction workers. The hours of construction shall be posted in English and in Spanish and shall be limited to the hours between 7:00am and 9:00 pm Monday through Friday and 8:00am to 9:00 pm on Saturdays. No construction shall occur on Sundays or major Federal holidays. The Applicant shall provide the Mount Vernon District Supervisor's office with a point of contact for construction related issues. The Applicant shall provide an initial response to construction related issues within 24 hours of receiving notice.

17. Erosion & Sedimentation Controls. To ensure off-site properties are not impacted by silt or associated run-off, the Applicant shall design and implement siltation control mechanisms that shall include "super silt" fencing or similar procedures as determined by DPWES. The functioning and integrity of all erosion and sedimentation controls (E&S controls) required by DPWES shall be inspected by the Applicant or their designated representative no later than the next business day

following each storm event during the period of construction on-site. If the E&S controls have been damaged or breached, the E&S controls shall be repaired in accordance with the requirements of the Fairfax County Public Facilities Manual as determined by DPWES.

ENVIRONMENTAL

18. Stormwater Management Facilities and Best Management Practices. Stormwater management shall be provided as generally depicted on the CDP/FDP and as approved by DPWES unless waived or modified. The stormwater management techniques may include but are not limited to the following: underground detention facilities (if a waiver is approved), rain gardens, filtera systems, infiltration trenches, drainage swales or bay filters. Additional Low Impact Development (LID) techniques shall be utilized and shall include but not be limited to: areas of pervious pavement and/or pavers with deep stone galleries and underdrains as shown on the CDP, deep rooted trees located within tree boxes along Backlick Road and Anderson Lane, a green roof on the roof of the garage as shown on the CDP, compost amended soils within landscaped areas designated for new plantings, and reforestation of approximately 22,000 square feet in the RPA with a conservation easement placed in a portion of the RPA. All such facilities shall be located in a manner that is in substantial conformance with the CDP/FDP. If warranted by final engineering, minor modifications to the size, location and configuration of the underground detention may be made in connection with site plan approval; provided however, that such changes shall not

serve to diminish the effectiveness of any required screening and landscaping. Adequate outfall shall be demonstrated in accordance with the PFM as determined by DPWES. If the options listed above are not approved by DPWES, a Proffered Condition Amendment or proffer interpretation will be required.

The requirements for maintaining non-County maintained SWM improvements shall be in a standard maintenance agreement between the County and the Applicant who is the land owner, its successor and assigns. This agreement shall be recorded in the County land records and run with the land. Should any deficiencies in the existing SWM or BMP facilities/improvements be identified by the Stormwater Management Maintenance Division during regular inspections, or when investigating a drainage complaint, then maintenance shall be performed in accordance with the recorded maintenance agreement.

19. Landscaping. At the time of subdivision plan review, the Applicant shall submit to DPWES, a landscape plan showing landscaping consistent with the quality, quantity and general location shown on the Landscape Plan of the CDP/FDP. This plan, including demonstration that the planting widths meet the PFM minimum requirements and potential modification of the proposed landscaping, shall be subject to review and approval of Urban Forest Management Division, DPWES. At the time of planting, the minimum caliper for deciduous trees shall be two (2.0) inches to three (3) inches and the minimum height for evergreen trees shall be eight (8) feet. Actual types and species of vegetation shall be determined

pursuant to more detailed landscape plans approved by Urban Forest Management at the time of site plan approval.

20. Energy Conservation. The Applicant will include, as part of the site plan 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—New Construction (LEED[®]-NC) rating system, or other LEED rating system determined to be applicable to the building(s) by the U.S. Green Building Council (USGBC), that the Applicant anticipates attaining. A LEED-accredited professional who is also a professional engineer or licensed architect will provide certification statements at both the time of site plan review and 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.

In addition, prior to site plan/subdivision plan approval, the Applicant will designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning (DPZ) as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

The Applicant will post a “green building escrow”, in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$2.00 per gross square foot. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of certification, by the U.S. Green Building Council, under the most current version of the LEED-NC rating system or other LEED rating system determined, by the U.S. Green Building Council, to be applicable to each building. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that each building 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 within one year of issuance of the last RUP/non-RUP for the building, the escrow will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

21. Interior Noise. In order to reduce interior noise to a level of approximately DNL 45 dBA within the highway noise impact zone of DNL 65-75 dBA, the Applicant shall employ the following acoustical treatment measures:
 - Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.

- Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20 percent of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20 percent of an exposed façade, then the glazing shall have an STC rating of at least 39.
- All surfaces shall be sealed and caulked in accordance with methods approved by the American Society of Testing and Materials (ASTM) to minimize sound transmission.

In lieu of applying these measures, the Applicant may submit a revised noise study, based on final grading and engineering plans, prior to filing for a building permit to determine appropriate noise attenuation measures in order to reduce interior noise to a level of approximately DNL 45 dBA for units which are within the highway noise impact zone of DNL 65-70 dBA. Noise attenuation measure may include but are not limited to appropriate STC ratings and construction for walls and windows. The noise study will be conducted by a qualified engineer and the noise attenuation measures shall be subject to the review and approval of the Environmental Branch of the Department of Planning and Zoning.

22. Tree # 20. The Applicant shall make best and reasonable efforts to coordinate with the adjacent property to have tree #20 as shown on the CDP/FDP removed, at no cost to the Applicant.

23. Limits of Clearing and Grading. The Applicant shall conform substantially to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities. Any trees impacted within the limits of clearing and grading as specified above shall be replaced on the site as determined by UFMD and the Chesapeake Bay Preservation Ordinance.
24. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing that meets the specifications outlined in the PFM. All tree protection fencing and tree preservation signage shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities,

but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

25. Endangered Species. Prior to site plan approval, the Applicant shall coordinate with the Virginia Department of Conservation and Recreation. Division of Natural Heritage (DNH) to determine if a state threatened and globally rare plant species occurs on the Property. If the species are present, the Applicant shall either avoid or minimize impact to or relocate the plants.
26. Resource Protection Area. The Resource Protection Area shall be reforested as generally shown on the CDP/FDP, as reviewed and approved by the UFMD.
27. Trees Along Richmond Highway. Any trees provided in the open space area along Richmond Highway shall be a species that enhances air quality and is resistant to reduced air quality per the PFM and as approved by UFMD.

RECREATION

28. Park Authority Contributions: The Applicant shall contribute \$457,216 to the Fairfax County Park Authority prior to site plan approval, for use at off-site

recreational facilities, construction of trails, and/or improvements to athletic fields intended to serve the future residents, as determined by FCPA in consultation with the Mt. Vernon Supervisor.

29. Parks and Recreation. Pursuant to Section 6-409 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall provide the recreational facilities to serve the Application Property as shown on the CDP/FDP. At the time of site plan review, the Applicant shall demonstrate that the value of any proposed recreational amenities are equivalent to a minimum of \$1,700 per non-ADU unit. In the event it is demonstrated that the proposed facilities do not have sufficient value, the Applicant shall contribute funds in the amount needed to achieve the overall proffered amount of \$1,700 per unit to the Fairfax County Park Authority ("FCPA") for off-site recreational facilities and/or athletic field improvements intended to serve the future residents within the Mount Vernon District.

OTHER

30. Temporary Signage. No temporary signs (including "popsicle" style paper, banner signs, 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-site or off-site by the Applicant or at the Applicant's direction to assist in the initial marketing and sale of homes on the subject Property. Furthermore, the Applicant shall

direct its agents and employees involved in marketing and/or sale of residential units on the subject Property to adhere to this proffer. The lessor of the retail space(s) shall include within any retail lease the requirement that the lessor or the management company approve any sign application prior to its submission to the County for approval. Further, the lease shall also include the provision that a copy of all approved sign permits shall be provided to the management company and if any sign is not approved by the County but erected, the management company has the right to remove it.

31. School Contribution. A contribution of \$553,302 (59 students X \$9,378) shall be made to the Board of Supervisors for transfer to Fairfax County Public Schools (FCPS) and designated for capital improvements, including athletic field improvements, directed to the Mount Vernon High School Pyramid. The contribution shall be made at the time of, or prior to, site plan approval. Following approval of this Application and prior to the Applicant's payment of the amount set forth in this Proffer, if Fairfax County should increase the ratio of students per high-rise multifamily unit or the amount of the contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current contribution. In addition, notification shall be given to FCPS when construction is anticipated to commence to assist FCPS by allowing for the timely projection of future students as a part of the Capital Improvement Program.

32. Affordable Dwelling Units ("ADUs"). The Applicant shall provide ADUs on the Property equal to 5.0% of all dwelling units to be constructed on the Property. The ADUs shall be administered in accordance with Part 8 of Article 2 of the Zoning Ordinance (the "ADU Ordinance") or as modified by the ADUAB (Affordable Dwelling Unit Advisory Board). The ADU's shall be provided and administered as rental units consistent with market rate units in the same building in accordance with the requirements of the ADU Ordinance or as modified by the ADUAB. All ADU units shall be proportionally distributed in the building to avoid concentration on the west side of Anderson Lane.

Workforce Dwelling Units ("WDUs"). In addition to the number of ADUs provided, the Applicant shall provide housing units on the Property that will be leased to future residents who have a household income that is no more than 100% of the Area Median Income ("AMI") for the currently defined Washington, D.C. Metropolitan Statistical Area as determined by the U.S. Department of Housing and Urban Development and no more than 120% of the AMI if for sale. If leased, the WDUs shall be equally distributed among two income tiers, with 50% for future residents who have a household income that is no more than 80% of the AMI and 50% for future residents who have a household income that is no more than 100% of the AMI. If for sale, the WDUs shall be equally distributed among three income tiers, with 1/3 for future residents who have a household income that is no more than 80% of the AMI, 1/3 for future residents who have a household income that is no more than 100% of the AMI, and 1/3 for future

residents who have a household income that is no more than 120% of the AMI.

The number of WDUs/ADUs to be provided on the Property shall be equal to 12% of all dwelling units to be constructed on the Property. The WDUs shall be administered as set forth in the Board of Supervisors Workforce Dwelling Unit Administrative Guidelines adopted October 15, 2007. All WDU units shall be proportionally distributed in the building to avoid concentration on the west side of Anderson Lane .

33. Phase 1 Archaeological. At least 30 days prior to any land disturbing activities on the Property, Applicant shall conduct a Phase I archaeological study on the Property and provide the results of such study to the Cultural Resources Management and Protection Section of the Fairfax County Park Authority (CRMP) for review and approval. If CRMP has not responded in writing within sixty (60) days of submission, the Phase I archaeological study shall be deemed approved. The study shall be conducted by a qualified archaeological professional. No land disturbance activities shall be conducted until this study is submitted to and approved by CRMP through action or default. If the Phase I study concludes that an additional Phase II study of the Property is warranted, the Applicant shall complete said study and provide the results to (CRMP); however, submission of the Phase II study to (CRMP) shall not be a pre-condition of Subdivision Plan approval or recordation of the same. If required, the Phase II study shall be approved prior to any land disturbing activity. If the Phase II study

concludes that additional Phase III evaluation and/or recovery is warranted, the Applicant shall also complete said work in consultation and coordination with (CRMP); however, any such Phase III work shall not be a pre-condition of Subdivision Plan approval or recordation of the same. If required, the Phase III study shall be approved prior to any land disturbing activity.

34. Historical Marker. The Applicant shall provide an historical marker, if such is approved by the Fairfax County History Commission on the subject property. Note that the marker may be located on the Residual Property as described in Proffer 37. The Applicant shall work with the History Commission and the Mount Vernon Supervisor's office on the type, style and location of the historical marker. If the History Commission finds there is no basis for a historical marker, the Applicant shall contribute \$1,960 to the Fairfax County Board of Supervisors, at the time of site plan approval, for a marker elsewhere in the Village of Accotink.

35. Acquisition of Adjacent Residual Property. The Applicant shall diligently pursue the acquisition of certain residual portions of land situated between the property boundary and the future anticipated right-of-way of an expanded Richmond Highway for landscaping and parking lot purposes as reflected on the CDP/FDP. Specifically, the Applicant shall accomplish the following:

- Prior to site plan approval, the Applicant shall conduct an appraisal of the portions of Tax Map 109-1 ((1)) 10, 11, 12 that are situated between the

subject property and the anticipated future edge of right-of-way of the widened Richmond Highway. The size and configuration of the property to be appraised shall be based on the most current right-of-way plans and approved by the Virginia Department of Transportation and/or the Fairfax County Department of Transportation (DOT). Any such appraisal shall be performed by an independent 3rd party appraiser certified as a Member of the Appraisal Institute (MAI).

- The appraised value of the Residual Property shall be placed in escrow prior to site plan approval. These escrow funds shall be released back to the Applicant to facilitate the purchase of the Residual Property as generally outlined below.
- Within sixty (60) days following the release of the Residual Property by VDOT, the Applicant shall make a written offer to purchase the Residual Property at fair market value, and diligently pursue the same. Such written offer shall again be based on a recent appraisal of the Residual Property performed by an appraiser certified as a Member of the Appraisal Institute (MAI). For the purpose of this proffer, the required diligent pursuit of the acquisition of the Residual Property shall include an obligation to potentially increase the proposed purchase price to amount equal to as much as 20% above that established by the MAI Appraisal referenced herein. Should the Applicant offer to purchase the Residual Property be declined, the Applicant shall be further obligated to diligently pursue a lease of license at rates and terms reflecting fair market value

based on the MAI appraisal, to obtain control of the Residual Property. Notwithstanding, this diligent pursuit of the required acquisition, if the Applicant is unable to acquire, or otherwise gain control of, the Residual Property, those funds held in escrow shall be released to the County for transportation and/or pedestrian amenities generally proximate to the subject property.

36. Development of Residual Portions of Tax Map 109-1((1))10,11 12. At the time of site plan approval, the Applicant shall escrow funds that reflect the cost necessary to develop the landscaping and parking elements and possibly an historical marker generally shown on the CDP/FDP for the Residual Property. The amount of this escrow shall be based on the Fairfax County Unit Price Schedule or similar objective standard as approved by DPWES. In the event the acquisition of the Residual Property contemplated by Proffer 35 above is accomplished, these escrowed funds shall be released to the Applicant for construction of the contemplated improvements. If the acquisition of the Residual Property is not accomplished and the Residual Property remains owned by VDOT, the Applicant shall pursue the construction of these improvements through an agreement with VDOT and the escrowed funds shall be released to the Applicant. The Applicant shall also assume maintenance responsibility for all improvements constructed on the Residual Property pursuant to this Proffer, subject to approval of such maintenance responsibility by VDOT. The improvements on the Residual Property may be provided

generally as shown on the CDP/FDP without approval of a Proffered Condition Amendment application provided the improvements are in conformance with the provisions of the zoning districts in which the properties are located.

37. Disclosure. Prior to entering into a contract for lease, it shall be disclosed to all prospective renters of first floor residential units that the first floor parking spaces shall not be controlled by secured access.
38. Escalation in Contribution Amounts. All proffers specifying contribution amounts or budgets for operational expenses shall escalate on a yearly basis from the base year of 2012 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code Section 15.2-2303.3.
39. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and their successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.
40. Counterparts. These Proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

SIGNATURES TO FOLLOW ON NEXT PAGES

Raymond T. Hicks

Owner of:

Tax Map Number 109-1((1))5

Signature: _____

Name: Raymond T Hicks

Title: Owner

Melvin L. Goss

Co-owner of:
Tax Map Number 109-1((1))6

Signature: _____
Name: Melvin L. Goss
Title: Co-owner

Dixie C. Goss

Co-owner of:

Tax Map Number 109-1((1))6

Signature: _____

Name: Dixie C. Goss

Title: Co-owner

David Warren Price

Co-owner of:
Tax Map Number 109-1((1))8

Signature: _____
Name: David Warren Price
Title: Co-owner of 109-1((1))8 and Co-Executor of the
Estate of Calvin W. Price

Karon Camp

Co-owner of:

Tax Map Number 109-1((1))8

Signature: _____

Name: Karon Camp

Title: Co-owner of 109-1((1))8 and Co-Executor of the
Estate of Calvin W. Price

Christine K. Bonnicksen

Owner of:

Tax Map Number 109-1((1))9

Signature: _____

Name: Christine K. Bonnicksen

Title: Owner

Tho Thi Nguyen

Co-owner of:

Tax Map Number 109-1((1))13

Signature: _____

Name: Tho Thi Nguyen

Title: Co-owner

Minh Anh Tran

Co-owner of:

Tax Map Number 109-1((1))13

Signature: _____

Name: Minh Anh Tran

Title: Co-owner

Thomas Cook

Co-owner of:

Tax Map Number 109-1((1))14

Signature: _____

Name: Thomas Cook

Title: Co-owner

Natalie A. Cook

Co-owner of:

Tax Map Number 109-1((1))13

Signature: _____

Name: Natalie A. Cook

Title: Co-owner

Edward J. Wall, Jr.

Co-owner of:

Tax Map Number 109-1((1))15

Signature: _____

Name: Edward J. Wall, Jr.

Title: Co-owner

Silas Brown

Owner of:

Tax Map Number 109-1((1))16

Signature: _____

Name: Silas Brown

Title: Owner

Canterbury Associates LP,
A Virginia Limited Partnership
Owner of:
Tax Map Number 109-1((1))2

By: KAI Canterbury, Inc., its
General Partner

By: _____
Name: Kenneth A. Isen
Title: Sole Director and President

Bainbridge Communities Acquisition III, LLC,
A Florida Limited Liability Company

BY: Bainbridge Holdings I, LLC, its sole equity member

BY: _____
Name: Richard A. Schechter
Title: Manager

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

Title Owner of Anderson Lane

Right-of-way

By:

Name:

Title: _____

PROPOSED FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS

FDP 2012-MV-007

November 1, 2012

If it is the intent of the Planning Commission to approve FDP 2012-MV-007 for residential development at Tax Maps 109-1 ((1)) 5-9, 13-16 staff recommends that the Planning Commission condition the approval by requiring conformance with the following development plan conditions.

1. Development of the property shall be in substantial conformance with the CDP/FDP titled: "Accotink Village" submitted by Charles P. Johnson & Associates consisting of 14 sheets dated March 27, 2012 as revised through October 3, 2012.
2. Prior to site plan approval the applicant shall submit details of the Urban Plaza design to the Planning Commission for review and administrative approval. If the applicant acquires the additional right-of-way as depicted on Sheet 6 of the FDP they shall submit the design of the expanded urban plaza to the Planning Commission for their approval prior to site plan approval.

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



County of Fairfax, Virginia

MEMORANDUM

DATE: September 27, 2012

TO: William Mayland, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Thakur Dhakal, Senior Engineer III *TP Dhakal*
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Accotink Village, RZ-2012-MV-007, Mixed Use Rezoning, Plan dated June 12, 2012, Tax Map #109-1-01-0005-0009, 109-1-01-0013-0016, Mount Vernon District

REFERENCE: Waiver #5224-WPFM-001-1 for the Location of Underground Facilities in a Residential Area

We have reviewed the referenced submission for consistency with Section 6-0303.8 of the Public Facilities Manual (PFM) which restricts use of underground Stormwater management facilities located in a residential development (Attachment B). The Board of Supervisors (Board) may grant a waiver after taking into consideration possible impacts on public safety, the environment, and the burden placed on prospective property owners for maintenance. Underground Stormwater management facilities located in residential developments allowed by the Board:

- shall be privately maintained,
- shall be disclosed as part of the chain of title to all future owners responsible for maintenance of the facilities,
- shall not be located in a County storm drainage easement, and
- shall have a private maintenance agreement, in a form acceptable to the Director of the Department of Public Works and Environmental Services (DPWES), executed before the construction plan is approved.

The owner of Accotink Village has submitted an updated development plan for its Planned Residential Mixed Use to allow the redevelopment of the site. The site currently provides seven single family homes along Backlick Road and Anderson Lane. The owners have proposed to replace those single family homes with 275 apartment units and 18,000 to 25,000 square feet of commercial/nonresidential area in a five story building.



The site was originally developed before the county's current detention requirements were promulgated; no detention facilities exist on the property. The property owner feels the underground storage may be necessary to reduce the impact of the development on RPA and to retain the use of available open space. The owner would like the ability to use on-site detention to meet the PFM's detention requirements and has proposed two detention vaults on the development plan.

ANALYSIS

An analysis of the possible impacts on public safety, the environment, and the burden placed on the owners for maintenance is as follows:

Impacts on Public Safety – Most of the underground facilities are proposed to be located under or adjacent to private roads. The access points to the facilities will be highly visible. Unofficial access to the facilities will be easily noticed.

If it is the intent of the Board to approve the waiver request, the property owner shall provide liability insurance in an amount acceptable to Fairfax County as a waiver condition. A typical liability insurance amount is \$1,000,000 against claims associated with underground facilities. The private maintenance agreement shall also hold Fairfax County harmless from any liability associated with the facilities. In addition, locking manholes and doors must be provided at each access point.

Impacts on the Environment – The site is currently developed and substantially cleared. The one vault proposed on the north would flow into a storm drain system and outfall into the floodplain on Mason Run. The detention vault #2 proposed on the south would flow into a proposed storm drain system and outfall into an existing storm drain system. Adequate outfall at these locations must be demonstrated before a site plan can be approved. Staff does not believe that there will be any adverse impact on the environment from the construction and maintenance of the underground facilities.

Burden Placed on Property Owner for Maintenance and Future Replacement

Underground storage facilities are normally required to be off-line. With an off-line design, should a facility become clogged, the storm drain system could continue to operate. When in-line facilities become clogged, the storm drain system's operations would cease. The storm drain system would back up and could overflow. Flooding may be possible depending on the intensity and duration of the storm event.

A minimum height of 72 inches for underground Stormwater structures is generally required to facilitate maintenance (PFM 6-1306.3H). Accessibility to the underground facilities is a concern in that sufficient head room is necessary for maintenance purposes. In the recent past, the height of underground facilities has been modified as low as 60 inches. Since the current plat shows a 48-inch height and a modification to an interior height as low as 48 inches is not likely to be approved.

The proposed vault is located under the proposed parking area and the parking will not be available at the time of replacement of the underground facility when it becomes necessary.

If it is the intent of the Board to approve the waiver request, the property owner must execute a maintenance agreement prior to site plan approval. Staff recommends the property owner be required to establish a financial plan for the operation, inspection, and maintenance of the underground facilities. The property owner should be required to establish a fund for the annual maintenance. Staff recommends that the property owner provide an initial deposit in an escrow account in an amount equal to the estimated costs for the first 20 years of maintenance of the facility. The engineer has provided \$5,000 as an estimate of the annual maintenance cost for the facility; staff finds this estimate reasonable. Before site plan approval, \$100,000 should be placed into escrow to fund 20 years of maintenance. About \$365 per residential unit would be escrowed. These monies would not be available to the owner until bond release.

The property owner should also be required, as a waiver condition, to address future replacement of the underground facilities as part of its private maintenance agreement with the County. In order to maximize the useful life of the underground facility, the property owner must be required to construct the underground facilities with reinforced concrete products only. A replacement cost fund, based on an estimated 50-year lifespan for concrete products, should be established. The replacement reserve fund must be separate from the annual maintenance fund to ensure the monies are available at the time replacement is necessary and have not been previously spent on maintenance activities. The engineer has estimated the construction cost of this facility to be about \$130,010; staff finds this estimate reasonable. The owner would be expected to contribute about \$24/year per each new house to a fund the facility's replacement. Average burden per household for maintenance and replacement of the Stormwater detention vault would be about \$43 per year.

RECOMMENDATION

DPWES recommends that the Board approve the waiver to locate underground facilities at Accotink Village, a residential development. If it is the intent of the Board to approve the waiver, DPWES recommends the approval be subject to Waiver #5224-WPFM-001-1 Conditions, Accotink Village, dated June 12, 2012, as contained in Attachment A.

If you have any questions, or need further assistance, please contact me at 703-324-1720.

ATTACHED DOCUMENTS

Attachment A – Waiver #5224-WPFM-001-1 Conditions, Fairway Apartments, dated April 21, 2011

Attachment B – PFM Section 6-0303.8

cc: Robert A. Stalzer, Deputy County Executive
James Patteson, Director, DPWES
Michelle Brickner, Director, Land Development Services, DPWES
Steve Aitcheson, Director, Maintenance and Stormwater Management Division, DPWES
Bijan Sistani, P.E., Chief, South Branch, SDID, DPWES
Zoning Application File (5224-ZONA-001)
Waiver File

Waiver #5224-WPFM-001-1 Conditions

Accotink Village
Rezoning Application #RZ-2012-MV-007
September 21, 2012

1. The underground facilities shall be constructed in accordance with the development plan and these conditions as determined by the Director of the Department of Public Works and Environmental Services (DPWES).
2. To provide greater accessibility for maintenance purposes, the underground facilities shall have a minimum height of 72 inches.
3. The underground facilities shall be constructed of reinforced concrete products only and incorporate safety features, such as including locking manholes and doors, as determined by DPWES at the time of construction plan submission.
4. The underground facilities shall be privately maintained and shall not be located in a County storm drain easement.
5. A private maintenance agreement, as reviewed and approved by the Fairfax County Attorney's Office, shall be executed and recorded in the Land Records of the County. The private maintenance agreement shall be executed prior to final plan approval.

The private maintenance agreement shall address:

- County inspection and all other issues as may be necessary to ensure the facilities are maintained by the property owner in good working condition acceptable to the County so as to control Stormwater generated from the redevelopment of the site and to minimize the possibility of clogging events;
 - a condition that the property owner and its successors or assigns shall not petition the County to assume maintenance of or to replace the underground facilities;
 - establishment of a reserve fund for future replacement of the underground facilities;
 - establishment of procedures to follow to facilitate inspection by the County, i.e. advance notice procedure, whom to contact, who has the access keys, etc.;
 - a condition that the property owner provide and continuously maintain liability insurance -- the typical liability insurance amount is at least \$1,000,000 against claims associated with underground facilities; and
 - a statement that Fairfax County shall be held harmless from any liability associated with the facilities.
6. Operation, inspection, and maintenance procedures associated with the underground facilities shall be incorporated into the site construction plan and private maintenance agreement that ensures safe operation, inspection, and maintenance of the facilities.
 7. A financial plan for the property owner to finance regular maintenance and full life-cycle replacement costs shall be established prior to site plan approval. A separate line item in the annual budget for operation, inspection, and maintenance shall be established. A reserve

fund for future replacement of the underground facilities shall also be established to receive annual deposits based on the initial construction cost and considering an estimated 50-year lifespan for concrete products.

8. Prior to final construction plan approval, the property owner shall escrow sufficient funds that will cover a 20-year maintenance cycle of the underground facilities. These monies shall not be made available to owner until after final bond release.

Fairfax County Government
Public Facilities Manual
Chapter 6 – Storm Drainage

§ 6-0303.8 (83-04-PFM, 24-88-PFM) Underground detention facilities may not be used in residential developments, including rental townhouses, condominiums and apartments, unless specifically waived by the Board of Supervisors (Board) in conjunction with the approval of a rezoning, proffered condition amendment, special exception, or special exception amendment. In addition, after receiving input from the Director regarding a request by the property owner(s) to use underground detention in a residential development, the Board may grant a waiver if an application for rezoning, proffered condition amendment, special exception, and special exception amendment was approved prior to, June 8, 2004, and if an underground detention facility was a feature shown on an approved proffered development plan or on an approved special exception plat. Any decision by the Board to grant a waiver shall take into consideration possible impacts on public safety, the environment, and the burden placed on prospective owners for maintenance of the facilities. Any property owner(s) seeking a waiver shall provide for adequate funding for maintenance of the facilities where deemed appropriate by the Board. Underground detention facilities approved for use in residential developments by the Board shall be privately maintained, shall be disclosed as part of the chain of title to all future homeowners (e.g., individual members of a homeowners' or condominium association) responsible for maintenance of the facilities, shall not be located in a County storm drainage easement, and a private maintenance agreement in a form acceptable to the Director must be executed before the construction plan is approved. Underground detention facilities may be used in commercial and industrial developments where private maintenance agreements are executed and the facilities are not located in a County storm drainage easement.

NARRATIVE STATEMENT OF JUSTIFICATION
for
Village of Accotink Mixed-Use Project
Rezoning Application
Bainbridge Communities Acquisition III, LLC
Tax Map # 109-1((1))5-9 & 13-16
January 20, 2012
March 30, 2012

RECEIVED
Department of Planning & Zoning
APR 02 2012
Zoning Evaluation Division

INTRODUCTION AND OVERVIEW

This application is a strategic consolidation of nine parcels to allow development and construction of 283 multifamily dwelling units and 24,825 square feet of secondary uses consistent with the recommendations of the Comprehensive Plan. This application is on behalf of Bainbridge Communities Acquisition III, LLC ("The Bainbridge Companies") and requests to rezone approximately 6.059 acres of property (the "Property") from the R-3, R-20, C-5, and C-8 Zoning District(s) to the PRM Zoning District.

PROPOSAL

The site is comprised of nine separate parcels with eight existing single-family homes which will be demolished as part of this application. The proposed 283 dwelling units and 24,825 square feet of secondary uses will front on to the future expanded Richmond Highway (US Hwy 1). This property will be a catalyst for the proposed revitalization of the village of Accotink as envisioned in the Comprehensive Plan Amendment approved on June 7, 2011. The goal of the proposed design is to take advantage of the site's strategic location along US Hwy 1 at the NW quadrant of the new Tulley Gate entrance/intersection to Fort Belvoir, to transform the dated, obsolete automobile-serving structures into a dynamic mixed-use project establishing a unique sense of place for the Village of Accotink. In addition, the project's design affords the creation of an inviting, pleasant, and safe pedestrian experience, and providing critical residential living and retail/service options convenient to an area of the County which is experiencing a great influx of new job growth.

DESCRIPTION OF CDP / FDP

- Strategic Consolidation of nine parcels
- Project has already been designed with future US Hwy 1 expansion in mind
- Compact development includes concealed structured parking
- First floor retail / mixed-use with critical convenient surface parking necessary for retail viability
- Substantial improvement to US Hwy 1 and Backlick Road connectivity and circulation
- Proposed Anderson Lane vacation will track concurrently with the zoning application

COMPLIANCE WITH COMPREHENSIVE PLAN

The consolidated property is located in Land Bay B in the *Village of Accotink Proposed Comprehensive Plan Amendment, ST11-IV-LP1*. The Property is planned for residential development at 283 multifamily units and 24,825 square feet of secondary uses. This application is a comprehensive and logical consolidation of nine parcels that will also allow adjacent parcels to redevelop consistent with the approved Comprehensive Plan. The proposed expansive open space buffer in the NW corner of the site will create a logical delineation for the new development and the existing creek that is protected as part of the Chesapeake Bay Watershed. Furthermore, this layout will provide vital housing and retail to smooth the implementation of BRAC activities occurring at Fort Belvoir.

COMPLIANCE WITH RESIDENTIAL DEVELOPMENT CRITERIA (*APPENDIX 9*)

For the reasons stated below, the subject rezoning fully complies with the applicable Residential Development Criteria contained in *Appendix 9* of the Fairfax County Comprehensive Plan, Land Use – 2011 Edition. Specific compliance with the Criteria is as follows:

I. SITE DESIGN. As shown on the Generalized Development Plan (GDP), high quality site design is proposed to maximize the creation of a pleasant and safe pedestrian experience, as well as a small but vibrant residential and retail enclave which can serve Accotink residents and visitors alike. Features of the development include an efficient layout, stewardship of the land, and multifamily residential homes that will enhance the fabric of the village.

(A) Consolidation. The proposed strategic consolidation of nine parcels creates a appropriately sized lot consolidation for the type of proposed density and uses. In addition, the consolidation and design does not preclude any of the other parcels in the Village of Accotink from redevelopment to their highest and best use.

(B) Layout. The proposed layout provides a logical and uniform plan to revitalize the current automobile and strip center land use in the Village. Land Bay B will be 283 multifamily units with 24,825 square feet of retail space that will activate both Backlick Road and Richmond Highway and create a new focal point. It will be a renewal and coordination of retail use along Richmond Highway and generate pedestrian-scale activity along Backlick Road. The height of the buildings will taper down to respect and create an enhanced neighborhood feel moving from Richmond Highway along Backlick Road.

(C) Open Space. Consistent with the preservation of the Chesapeake Bay Watershed, passive open space will be provided along the RPA protecting the existing creek adjacent to

the property. Walking trails will be provided within the open space for residents and visitors to highlight, experience, and enjoy the natural landscape.

(D) Landscaping. In addition to the preservation of such a significant area of open space, many new trees will be planted as part of the landscaping of the development. High quality attractive landscaping will be used on the project to enhance the presentation along Backlick Road and Richmond Highway resulting in leafy tree-line streets thereby fostering the walkability of the area and proposed project.

(E) Amenities. In addition to the open space and increased tree planting, amenities will include service and/or destination retail, lavishly landscaped courtyards, swimming pool, mixed use building amenities, concealed structured parking, fitness center, business center, basketball courts and secure parking at the retail ground level. In addition, the project itself will become a landmark and amenity due to its proximity to the expanded job base at Fort Belvoir and the new Hospital.

II. NEIGHBORHOOD CONTEXT. The predominant context of the surrounding area is characterized by Fort Belvoir is experiencing a great expansion from the implementation of BRAC. This development will provide much needed housing and retail options for residents, employees, and contractors at Fort Belvoir. Immediately within the neighborhood are several single family homes and two places of worship. The project will strive to respect the historic and cultural importance of these places of worship and produce a community feeling with the proposed development. The buildings of the project will progressively diminish in height moving from Richmond Highway along Backlick Road in order to be compatible with the scale and appearance of the church and pagoda complexes.

III. ENVIRONMENT. The proposed lot utilization is efficient and designed to create limits of clearing and grading that take into consideration the future planting of ornamental and street trees on-site. An underground reservoir will be utilized for stormwater management. To address the volume and velocity of stormwater runoff from the proposed development, infiltration will be managed underneath the area shown as a sport/basketball court on the plan. This will result in a significant improvement in both water quality and quantity as the existing Accotink Village structures and design predates modern stormwater management techniques. The project also fosters smart growth principles by providing opportunities for walking and biking to work at nearby Fort Belvoir, Fairfax County's largest employer.

The applicant is proposing to utilize green building techniques to construct the project in a manner that is consistent with an *Energy Star* (or equivalent) rating program which evaluates the sustainability aspects of the mixed-use project.

IV. TREE PRESERVATION AND TREE COVER REQUIREMENTS. The existing site can be characterized as open yards surrounding the existing single family homes. Most of the lots are

completely clear with only small trees. Tree cover is being preserved to the extent possible along the periphery of the Property and in the significant remaining open space. With these tools, the site is able to achieve the required 10-year tree canopy coverage of 10.6%.

V. TRANSPORTATION. To offset the potential traffic created by the project, the project itself will provide vital housing the shortest distance to the most recent influx of workers that are being relocated to Fort Belvoir as a result of the current BRAC activities. The convenient and central location of this project will provide future residents with the ability to walk or bike to most parts of the base property. In concert with the expansion of US Hwy 1 through the Village of Accotink, this intersection will be receiving a major upgrade and facelift. A ring road on the rear of the project will increase connectivity and greatly improve both auto and pedestrian circulation within the Village. The applicant supports working with adjacent Fort Belvoir to provide pedestrian, cycling, and bus opportunities to get to nearby major employment facilities such as the new Belvoir Hospital, Headquarters Complex, and Geo-Spatial Intelligence Agency.

VI. PUBLIC FACILITIES. The project will provide a new focal point along the Richmond Highway with the creation of a retail plaza that will anchor the new Tulley Gate entrance to Fort Belvoir. Furthermore, the project will serve as an inviting link from where Fairfax County Parkway intersects US Hwy 1 and then enters the base property. And finally, the open space provided along the existing creek will contain walking paths that will be open to the public.

VII. AFFORDABLE HOUSING. The proposed project will provide 5.0% affordable dwelling units after receiving a 17% increased adjusted density. The resulting unit count is 16 affordable dwelling units provided on-site with 283 total units in the project (267 market rate + 16 ADUs).

VIII. HERITAGE RESOURCES. During the approval of the Accotink Comprehensive Plan Amendment, historic and/or heritage resources that have been identified will be aggressively buffered and respected in the development and construction of this proposed project. Great care has been taken to ensure compatibility and inclusion with the current neighborhood fabric.

COMPLIANCE WITH MULTIFAMILY DEVELOPMENT GUIDELINES (APPENDIX 1)

The proposed development is very congruent with Appendix 1 of the 2011 Edition of the Fairfax County Comprehensive Plan, guidelines for Multifamily Residential Development for the reasons outlined below in each subsection:

GUIDELINES FOR SUBURBAN NEIGHBORHOODS

Narrative Statement of Justification
Village of Accotink Mixed Use Rezoning
January 20, 2012

1. **Proximity.** The proposed mixed-use community easily meets this objective and vision of the comprehensive plan. The project proposes over 20,000 of community-serving retail which will serve both residents and visitors to the village, employees of Fort Belvoir, and future residents of the multifamily project. In addition, the site is in close proximity to schools, recreational facilities, houses of worship, etc. as this is a part of Fairfax County which has been “developed” for some time.
2. **Transportation Circulation.** Much deliberation has gone into the proposed circulation of the project which applicant feels will greatly improve and compliment this intersection of US Hwy 1 with the Tulley Gate entrance. A minor or collector road is being provided which rings the rear of the site to provide a new access point from Backlick to US Hwy 1 which should alleviate some pressure on the existing intersection.
3. **Water & Sewer Availability.** Given the site’s long-developed nature, the project site is already served by adequate public water & sewer facilities.
4. **Project Size.** “Generally, in areas of the County which have a reasonable supply of vacant or underutilized land, sites should be above the size necessary to meet Zoning Ordinance requirements (a minimum of 200 units).” As mentioned in the previous language, the relatively square geometry of the consolidated site, along with the efficient design of the building, allows the project to meet all zoning ordinance requirements in the most efficient manner which will serve as a model for future compact development of this nature.
5. **External Environmental Factors.** The project will transition to a village feel and will have significant buffering to other lower density development. Backlick Road adjacent to the site will be transformed from a street with no sidewalks and driveways to a pedestrian welcoming design. The site is not subject to airport noise.

CONCLUSION

The proposed development is consistent with the current Comprehensive Plan recommendations and shall comply with all ordinances, regulations and adopted standards of Fairfax County. For all of the aforementioned reasons, the applicant respectfully requests the Staff and Planning Commission to endorse, and the Board of Supervisors to approve this rezoning request.

Respectfully submitted by

Lori R. Greenlief
Land Use Planner
McGuireWoods LLP

REZONING AFFIDAVIT

DATE: OCT 2 2012
 (enter date affidavit is notarized)

I, Lori R. Greenlief, 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

115775

in Application No.(s): RZ/FDP 2012-MV-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.)

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)
Bainbridge Communities Acquisition III LLC Agent: Joshua L. Wooldridge Thomas J. Keady Neil (nmi) Goradia	7700 Wisconsin Avenue, Suite 410 Bethesda, MD 20814	Applicant/Contract Purchaser of Tax Map Nos. 109-1 ((1)) 5, 6, 7, 8, 9, 13, 14, 15, 16
Eastwood Properties, Inc. Agent: Richard L. Labbe	3050 Chain Bridge Road, Suite 103 Fairfax, VA 22030	Title Owner of Tax Map No. 109-1 ((1)) 7/Agent for Applicant
Canterbury Associates L.P. Agent: Patricia J.M. Blackburn	3020 Hamaker Court, Suite 301 Fairfax, VA 22031	Title Owner of Tax Map No. 109-1 ((1)) 2

(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: OCT 2 2012
 (enter date affidavit is notarized)

115975

for Application No. (s): RZ/FDP 2012-MV-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)
Raymond T. Hicks	9116 Anderson Lane Ft. Belvoir, VA 22060	Title Owner of Tax Map No. 109-1 ((1)) 5
Melvin L. Goss Dixie C. Goss	1604 Ivanhoe Court Alexandria, VA 22304	Title Owners of Tax Map No. 109-1 ((1)) 6
David W. Price Karon (nmi) Camp	9416 Deek Creek Lane Fredericksburg, VA 22407	Title Owners of Tax Map No. 109-1 ((1)) 8
Christine K. Bonnicksen	9135 Anderson Lane Ft. Belvoir, VA 22060	Title Owner of Tax Map No. 109-1 ((1)) 9
Tho Thi Nguyen Anh Minh Tran	4407 San Carlos Drive Fairfax, VA 22030	Title Owners of Tax Map No. 109-1 ((1)) 13
Thomas (nmi) Cook Natalie A. Cook	9124 Backlick Road Ft. Belvoir, VA 22060	Title Owners of Tax Map No. 109-1 ((1)) 14
Edward J. Wall, Jr.	P.O. Box 290 Newington, VA 22121-0298	Title Owner of Tax Map No. 109-1 ((1)) 15
Silas (nmi) Brown	9112 Backlick Road Ft. Belvoir, VA 22060	Title Owner of Tax Map No. 109-1 ((1)) 16
Charles P. Johnson & Associates, Inc. Agent: Charles P. Johnson	3959 Pender Drive, #210 Fairfax, VA 22030	Engineer/Agent for Applicant
Kimley-Horn and Associates, Inc. Agent: Jeffrey H. Saxe	11400 Commercial Park Drive, Suite 400 Reston, VA 20191	Engineer/Agent for Applicant

(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: OCT 2 2012
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2012-MV-007
(enter County-assigned application number (s))

115975

(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)
McGuireWoods LLP Agents: Scott E. Adams Carson Lee Fifer, Jr. David R. Gill Jonathan P. Rak Gregory A. Riegle Mark M. Viani Kenneth W. Wire Sheri L. Akin Lisa M. Chiblow Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102	Attorney/Agent for Applicant Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent
The Eisen Group Architecture, LLC Agent: Jonathan B. Eisen Natasha Fahim Joe Fuentes Steve Joufflas Ana Stamenkovic Brian Ruhl	623 H Street, NW, Second Floor Washington, DC 20001	Architect/Agent for Applicant
Fairfax County Board of Supervisors Agent: Edward L. Long Jr.	12000 Government Center Parkway Fairfax, VA 22035	Title Owner of a portion of Anderson Lane right-of-way

(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: OCT 2 2012
(enter date affidavit is notarized)

115775

for Application No. (s): RZ/FDP 2012-MV-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)
Bainbridge Communities Acquisition III LLC
7700 Wisconsin Avenue, Suite 410
Bethesda, MD 20814

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)

Bainbridge Holdings I, LLC

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

Richard A. Schechter, President
Thomas J. Keady, Vice President
Richard P. Giles, Vice President

(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: OCT 2 2012
(enter date affidavit is notarized)

115975

for Application No. (s): RZ/FDP 2012-MV-007
(enter County-assigned application number (s))

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

Bainbridge Holdings I, LLC
12765 West Forest Hill Boulevard, Suite 1307
Wellington, FL 33414

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)

Manager: RAS Manager, LLC
 Members: Schechter Operating Capital LLLP Richard P. Giles
 Bainbridge Investor, LLC Robert W. Gaherty
 Thomas J. Keady

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

Richard A. Schechter, President
Thomas J. Keady, Vice President
Caren Cohen, Treasurer

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

RAS Manager, LLC
12765 West Forest Hill Boulevard, Suite 1307
Wellington, FL 33414

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)

Richard A. Schechter

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: OCT 2 2012
(enter date affidavit is notarized)

15975

for Application No. (s): RZ/FDP 2012-MV-007
(enter County-assigned application number (s))

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

Bainbridge Investor, LLC
12765 West Forest Hill Boulevard, Suite 1307
Wellington, FL 33414

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)

Philip P. Tsitseklis, Member/Manager

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)

Eastwood Properties, Inc.
3050 Chain Bridge Road, Suite 103
Fairfax, VA 22030

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)

Richard L. Labbe, sole shareholder

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

Richard L. Labbe, President/Vice-President/Secretary/Treasurer

(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: OCT 2 2012
(enter date affidavit is notarized)

115775

for Application No. (s): RZ/FDP 2012-MV-007
(enter County-assigned application number (s))

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

Charles P. Johnson & Associates, Inc.
3959 Pender Drive, #210
Fairfax, VA 22030

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)

Charles P. Johnson
Paul B. Johnson

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)

Kimley-Horn and Associates, Inc.
11400 Commercial Park Drive, Suite 400
Reston, VA 20191

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)

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: OCT 2 2012
(enter date affidavit is notarized)

115975

for Application No. (s): RZ/FDP 2012-MV-007
(enter County-assigned application number (s))

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

The Eisen Group Architecture, LLC
623 H Street, NW, Second Floor
Washington, DC 20001

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)

Jonathan B. Eisen

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)

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)

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: OCT 2 2012
(enter date affidavit is notarized)

115975

for Application No. (s): RZ/FDP 2012-MV-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)

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

(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)

Equity Partners of McGuireWoods LLP

- | | | |
|-------------------------|-----------------------|-----------------------|
| Adams, John D. | Beresford, Richard A. | Cairns, Scott S. |
| Alphonso, Gordon R. | Billik, R. E. | Capwell, Jeffrey R. |
| Anderson, Arthur E., II | Blank, Jonathan T. | Cason, Alan C. |
| Anderson, Mark E. | Boland, J. W. | Chaffin, Rebecca S. |
| Andre-Dumont, Hubert | Brenner, Irving M. | Chapman, Jeffrey J. |
| Bagley, Terrence M. | Brooks, Edwin E. | Cobb, John H. |
| Barger, Brian D. | Brose, R. C. | Cockrell, Geoffrey C. |
| Becker, Scott L. | Burk, Eric L. | Cogbill, John V., III |
| Becket, Thomas L. | Busch, Stephen D. | Covington, Peter J. |
| Belcher, Dennis I. | Cabaniss, Thomas E. | Cramer, Robert W. |
| Bell, Craig D. | Cacheris, Kimberly Q. | Cromwell, Richard J. |

(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 Attachment to Par. 1(c)

DATE: OCT 2 2012
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2012-MV-007
(enter County-assigned application number (s))

115975

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

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

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

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

- | | | |
|------------------------|---------------------------|----------------------------|
| Culbertson, Craig R. | Gold, Stephen (nmi) | King, Donald E. |
| Cullen, Richard (nmi) | Goldstein, Philip (nmi) | Kittrell, Steven D. |
| Daglio, Michael R. | Grant, Richard S. | Kobayashi, Naho (nmi) |
| De Ridder, Patrick A. | Greenberg, Richard T. | Kratz, Timothy H. |
| Dickerman, Dorothea W. | Gresham, A. B. | Krueger, Kurt J. |
| DiMattia, Michael J. | Grieb, John T. | Kutrow, Bradley R. |
| Dooley, Kathleen H. | Harmon, Jonathan P. | La Fratta, Mark J. |
| Doubet King, Sally | Harmon, T. C. | Lias-Booker, Ava E. |
| Downing, Scott P. | Hartsell, David L. | Little, Nancy R. |
| Edwards, Elizabeth F. | Hatcher, J. K. | Long, William M. |
| Ensing, Donald A. | Hayden, Patrick L. | Manning, Amy B. |
| Ey, Douglas W., Jr. | Hayes, Dion W. | Marianes, William B. |
| Farrell, Thomas M. | Heberton, George H. | Marks, Robert G. |
| Feller, Howard (nmi) | Hedrick, James T., Jr. | Marshall, Gary S. |
| Fennebresque, John C. | Horne, Patrick T. | Marshall, Harrison L., Jr. |
| Finkelson, David E. | Hornyak, David J. | Marsico, Leonard J. |
| Foley, Douglas M. | Hosmer, Patricia F. | Martin, Cecil E., III |
| Fox, Charles D., IV | Hutson, Benne C. | Martin, George K. |
| Franklin, Ronald G. | Isaf, Fred T. | Martinez, Peter W. |
| Fratkin, Bryan A. | Jackson, J. B. | Mason, Richard J. |
| Freedlander, Mark E. | Jordan, Hilary P. | Mathews, Eugene E., III |
| Freeman, Jeremy D. | Kanazawa, Sidney K. | Mayberry, William C. |
| Fuhr, Joy C. | Kannensohn, Kimberly J. | McDonald, John G. |
| Gambill, Michael A. | Katsantonis, Joanne (nmi) | McElligott, James P. |
| Gibson, Donald J., Jr. | Keeler, Steven J. | McFarland, Robert W. |
| Glassman, Margaret M. | Kerr, James Y., II | McGinnis, Kevin A. |
| Glickson, Scott L. | Kilpatrick, Gregory R. | McIntyre, Charles W. |

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

Rezoning Attachment to Par. 1(c)

DATE: OCT 2 2012
(enter date affidavit is notarized)

115975

for Application No. (s): RZ/FDP 2012-MV-007
(enter County-assigned application number (s))

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

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

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

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

- | | | |
|----------------------------|--------------------------|---------------------------|
| McLean, J. D. | Reid, Joseph K., III | Stein, Marta A. |
| McRill, Emery B. | Richardson, David L. | Stone, Jacquelyn E. |
| Milianti, Peter A. | Riegle, Gregory A. | Swan, David I. |
| Miller, Amy E. | Riley, James B., Jr. | Tackley, Michael O. |
| Moldovan, Victor L. | Riopelle, Brian C. | Tarry, Samuel L., Jr. |
| Muckenfuss, Robert A. | Roberts, Manley W. | Thornhill, James A. |
| Murphy, Sean F. | Robinson, Stephen W. | Van der Mersch, Xavier G. |
| Natarajan, Rajsekhar (nmi) | Roesenthaler, Michael J. | Vaughn, Scott P. |
| Neale, James F. | Rogers, Marvin L. | Vick, Howard C., Jr. |
| Nesbit, Christopher S. | Rohman, Thomas P. | Viola, Richard W. |
| Newhouse, Philip J. | Rosen, Gregg M. | Wade, H. L., Jr. |
| Nickens, Jacks C. | Rust, Dana L. | Walker, John T., IV |
| O'Grady, John B. | Satterwhite, Rodney A. | Walker, W. K., Jr. |
| O'Hare, James P. | Scheurer, P. C. | Walsh, James H. |
| Oakey, David N. | Schewel, Michael J. | Watts, Stephen H., II |
| Oostdyk, Scott C. | Schmidt, Gordon W. | Westwood, Scott E. |
| Padgett, John D. | Sellers, Jane W. | Whelpley, David B., Jr. |
| Parker, Brian K. | Shelley, Patrick M. | White, H. R., III |
| Perzek, Philip J. | Simmons, L. D., II | White, Walter H., Jr. |
| Phears, H. W. | Simmons, Robert W. | Wilburn, John D. |
| Phillips, Michael R. | Slone, Daniel K. | Williams, Steven R. |
| Pryor, Robert H. | Spahn, Thomas E. | Wren, Elizabeth G. |
| Pusateri, David P. | Spitz, Joel H. | Wrysinski, Matthew J. |
| Rak, Jonathan P. | Stallings, Thomas J. | Young, Kevin J. |
| Rakison, Robert B. | Steen, Bruce M. | |

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

Rezoning Attachment to Par. 1(c)

DATE: OCT 2 2012
(enter date affidavit is notarized)

115975

for Application No. (s): RZ/FDP 2012-MV-007
(enter County-assigned application number (s))

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

Schechter Operating Capital LLLP
12765 West Forest Hill Boulevard, Suite 1307
Wellington, FL 33414

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

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

General and Limited Partner:

Richard A. Schechter

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

Rezoning Attachment to Par. 1(c)

DATE: OCT 2 2012
(enter date affidavit is notarized)

115775

for Application No. (s): RZ/FDP 2012-MV-007
(enter County-assigned application number (s))

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

Canterbury Associates L.P.
3020 Hamaker Court, Suite 301
Fairfax, VA 22031

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

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

General Partners:

Robert T. Gates
Kenneth A. Isen

Limited Partner:

Jill Hudson Miller
Dana Hudson Hagenbuch
Patricia J.M. Blackburn
Richard J. Mazzucchelli
Jeffrey G. Weaver
Robert T. Gates
Kenneth A. Isen
Harold B. Isen
Charles S. Isen

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

REZONING AFFIDAVIT

OCT 2 2012

DATE: _____
(enter date affidavit is notarized)

115975

for Application No. (s): RZ/FDP 2012-MV-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: OCT 2 2012
(enter date affidavit is notarized)

115775

for Application No. (s): RZ/FDP 2012-MV-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)

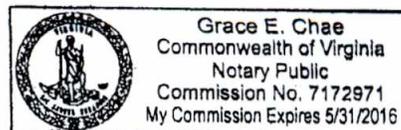
L.R. Greenief
 Applicant Applicant's Authorized Agent

Lori R. Greenief, Land Use Planner
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 2nd day of October 2012, in the State/Comm. of Virginia, County/City of Fairfax.

Grace E. Chae
Notary Public

My commission expires: 5/31/2016





County of Fairfax, Virginia

MEMORANDUM

October 11, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Land Use Analysis:
RZ/CDP/FDP 2012-MV-007 (Accotink Village)

The memorandum, prepared by Jennifer Lai, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning (RZ), Conceptual Development Plan (CDP) and Final Development Plan (FDP) applications dated March 27, 2012, as revised through October 3, 2012, and the latest proffers dated October 3, 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, Bainbridge Communities Acquisition, III LLC, is proposing to rezone an approximately 6.06 acre property from the R-3, R-20, C-5 and C-8 districts to Planned Residential Mixed Use (PRM). With a rezoning approval, the applicant would develop 324,880 gross square feet of multi-family residential use with up to 283 residential units, as well as 18,000 gross square feet of non-residential secondary uses located on the ground floor. The total gross development area of 342,880 square feet on the 6.06 acre property (264,000 square feet) will result in a floor-area ratio (FAR) of 1.30.

The multi-family residential component would be developed as one mid-rise building with a maximum height of 60 feet. The entire building would wrap around one six-level structured parking garage at approximately 50 feet in height. The parking garage will be accessed from Anderson Lane and Backlick Road via two separate ramps. A third garage entrance is proposed along Richmond Highway that will be constructed a future phase of development. A total of 550 parking spaces and six loading spaces are provided. In terms of parking, 533 are garage spaces and 17 are surface parking spaces located at the front of the building along Richmond Highway. The surface spaces are intended to serve visitors of the secondary uses; Proffer 4 includes a list of prohibited secondary uses. Additional surface parking spaces would be provided in later phases of development contingent upon the acquisition and development of the residual portion of the land bay remaining after the Virginia Department of Transportation (VDOT) widening project. Development of the residual land would consist of additional secondary uses up to maximum of 25,000 gross square feet, or an additional 7,000 gross square feet, and surface parking.

The site is located at the northwest quadrant of Richmond Highway and Backlick Road. The applicant is proposing a new right turn lane from Backlick Road. Access to the site will also be provided from Richmond Highway. The Anderson Lane right-of-way is proposed to be vacated. A curb cut will be provided for future access from the adjacent Canterbury Apartments.

The following waivers and modifications are being requested by the applicant:

1. Modification of the transitional screening requirement between the residential properties along Backlick Road and the subject property.
2. Waiver of barrier requirement between the residential properties along Backlick Road and the subject property, and between the residential property to the north and the subject property.
3. Waiver to allow underground detention for stormwater management in a residential development.

LOCATION AND CHARACTER OF THE AREA

The subject property is a portion of Land Bay B of the LP4 - Fort Belvoir Community Planning Sector, located in the Lower Potomac Planning District. The property is currently occupied by eight single family homes. Portions of these lots (Parcels 5 and 6) are within a Resource Protection Area (RPA.) The subject property is bounded by a gas station and strip retail uses to the south, Backlick Road to the east, Anderson Road to the west, and single family homes to the north.

Surrounding development includes single family homes and garden apartments to the east along Backlick Road, a gas station and strip retail uses to the south abutting Richmond Highway, Canterbury Square garden apartments to the west along Anderson Lane, and single family homes to the north. Accotink United Methodist Church is listed on the Fairfax County Inventory of Historic Sites and is located within the viewshed of this property. Tulley Gate is the visitor's entrance to Fort Belvoir and is situated across from the property on Richmond Highway.

COMPREHENSIVE PLAN CITATIONS:

Land Use

Fairfax County Comprehensive Plan, 2011 Edition, Area IV, Lower Potomac Planning District, Amended through June 19, 2012, LP4 – Fort Belvoir Community Planning Sector, Recommendations, Land Use, pp. 121-132:

“RECOMMENDATIONS

Land Use

Base Recommendation

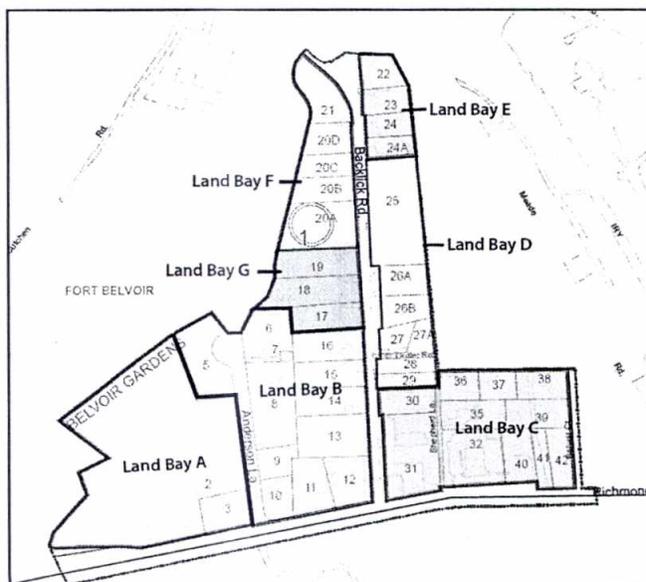
Residential and neighborhood-serving retail uses are recommended for the Village of Accotink as shown on the Comprehensive Plan Map. The retail uses are not intended to be expanded or intensified.

Residential densities range from 2-3 du/ac to 20-30 du/ac. Development of new residential use should provide appropriate consolidation, buffering and screening. Compliance with County ordinances and policies regarding workforce and affordable housing should be addressed...

Figure 46 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted...

5. The non-military area known as the Village of Accotink is planned as follows: (See Figure 47 for Land Bay boundaries)

Land Bay	Base		Option	
	RESIDENTIAL USE (dwelling units per acre)	NON-RESIDENTIAL USE (square feet)	RESIDENTIAL USE	NON-RESIDENTIAL USE
A	20-30 du/ac	Retail: 109-1 ((1)) 3	N/A	N/A
B	2-3 du/ac; 16-20 du/ac: (109-1((1)) 8, 9, 10)	Retail: 109-1 ((1)) 11, 12	30-40 du/ac	25,000 sf retail; 16,000 sf office as an alternative to an equivalent amount of residential square feet
C	2-3 du/ac: 109-1((1))30 5-8 du/ac: 109-1 ((1)) 35, 36, 37 38, 39,41, 42 16-20 du/ac: 109-1 ((1)) 31	Retail: 109-1 ((1)) 32, 40	16-20 du/ac	30,000 sf retail (.1 FAR)
D	2-3 du/ac	N/A	N/A	N/A
E	2-3 du/ac	N/A	N/A	N/A
F	2-3 du/ac	N/A	N/A	N/A
G	2-3 du/ac	N/A	5-8 du/ac	N/A



Accotink Village Land Bays – Figure

...

Option for Redevelopment

As an option, redevelopment of a portion of the Village of Accotink is recommended to create a walkable community that provides a mix of residential use, neighborhood-serving retail uses, and limited office use linked through open spaces and sidewalks. A mix of multi-family residential units with integrated support retail is envisioned to be located near the intersection of Richmond Highway and Backlick Road, tapering to lower intensity uses to the north. In total, residential use should comprise at least 70 percent of the entire village. A limited amount of office use is also appropriate. Redevelopment should be phased, and full consolidation of all parcels within each land bay is encouraged with each phase of development. If complete consolidation is not achieved, the redevelopment design should demonstrate how these parcels can be integrated at the option level. In the interim, unconsolidated parcels should provide interparcel vehicular and pedestrian access.

Land Bays B and C: Land Bay B is planned for residential use at a density of 30-40 du/ac with approximately 25,000 square feet of ground floor retail use. In place of an equal amount of residential square feet, office use up to 16,000 square feet located above ground floor retail may be appropriate. Land Bay C is planned for residential use at 16-20 du/ac with approximately 30,000 of ground floor retail use. Buffering and screening should be utilized along property lines that are adjacent to the existing cell tower.

In both land bays, the retail component should be of a neighborhood-serving character. Residential buildings should provide convenient access to open space, recreational space, and community-serving retail uses. Building height may be a maximum of 60 feet along Richmond Highway provided the height of structures within the land bay is tapered to create a satisfactory transition to adjoining single family residences. Affordable and workforce housing should be provided through compliance with the Affordable Dwelling Unit Ordinance and other relevant County policies.

Ground floor commercial uses should have direct public access and display windows oriented toward pedestrian walkways, and where appropriate, to vehicular drives and/or streets. Storefront windows along the facades should reflect a pedestrian scale. Blank walls of buildings, loading areas, or rear-facades should be treated in such a way that does not detract from the pedestrian experience. Consideration should be given to accommodate entranceways, sidewalk cafes, or other urban design amenities.

In order to foster walkability, single-use, free-standing commercial structures should be avoided. Similarly, drive-through uses are discouraged. In the case where free-standing structures and drive-through uses are beneficial in the short run as interim improvements, the structures should be of an appropriate character and scale. These uses should comply with the Guidelines for Interim Improvement of Commercial Establishments and other applicable County policies. The consolidation guidance in paragraph one under the Option for Redevelopment should be met.

Land Bay G: If the land bay is consolidated, residential use at a density of 5-8 du/ac may be appropriate. To the extent possible, building(s) should be oriented to Backlick Road. Parking should be located to the rear away from Backlick Road. The scale, height, and visual impact of development should be compatible with Accotink UMC.

Urban Design

High quality site design, architecture, landscaping, and lighting should contribute to the visual appeal of the area. With regard to landscaping, the use of native plant species that are common to Fairfax County is strongly encouraged. Buildings should be oriented to and aligned with the street on which they are located. Structures along Backlick Road should have minimal setbacks from the sidewalk to maintain the character of the area and create a walkable environment. Architectural design features such as variations of window and building details should be encouraged. To achieve a compatible transition from higher-density, mid-rise mixed-use development to low-density single family houses and/or institutional uses, buffering and screening should be utilized in the form of landscaping and/or through building design. Redevelopment adjacent to single-family detached and/or attached residential units should be compatible in terms of height, scale, and visual impact.

Surface parking should be limited to on-street or loading spaces. Underground parking is preferred; if structured parking is utilized, it should be consolidated into structures that are integrated into the streetscape in order to avoid adverse visual impacts to pedestrian or vehicular corridors and unconsolidated parcels. Façade treatments of parking structures should add visual interest to the streetscape. Measures should be incorporated to avoid a canyon-like appearance of structures.

Where appropriate, public art, historical markers, and/or interpretive signage should be installed to commemorate the history of the Village of Accotink and provide a public education opportunity as endorsed in the Heritage Resources section of the Policy Plan.

Circulation and Access

Pedestrian connections are necessary within parcels and between development projects to create a pleasant environment. A walkable environment along Backlick Road and Richmond Highway should be created; this can be achieved through the inclusion of trees, street furniture, appropriate landscaping, wide sidewalks, and minimal buildings setbacks from the sidewalk and/or property line. A pedestrian circulation system should interconnect interior sections of developments with destinations at the edges along Richmond Highway. On the edges of properties, wide sidewalks should be provided to allow for safe and more active pedestrian movement. Each phase of development should include a circulation plan to integrate pedestrian and bicycle movement through the site and between areas exterior to the development. Safe pedestrian and bicycle movement should be complemented through a system of walkways and crossings where possible. Individual vehicular access points onto Richmond Highway should be discouraged.

Transportation

Transportation demand management strategies should be implemented to mitigate adverse impacts on the adjacent roadway network and provided with each phase during the development review process. A traffic operational analysis of the intersection of Backlick Road and Richmond Highway is recommended prior to any action being taken to redevelop the study area.

The Transportation Plan Map recommends widening Richmond Highway to six lanes, adding a transitway on Richmond Highway, and including bicycle/pedestrian amenities. Coordination with Fairfax County and the Virginia Department of Transportation (VDOT) is needed to ensure that adequate right-of-way is provided to implement projects associated with the widening and other improvements, including placement of utilities. Redevelopment of the study area should accommodate transit operations. Safe and logical access and connectivity should be considered if transit service is expanded in the future.

A cul-de-sac located along Backlick Road at some point between the new development at Richmond Highway and the Beulah Road split may be appropriate to manage through traffic and should be analyzed. Resulting impacts to traffic operations due to the cul-de-sac at the intersections of Richmond Highway with the Fairfax County Parkway and Backlick/Pohick Road, in particular, should be evaluated. If a cul-de-sac is supported, ways to employ the cul-de-sac as a community focal point should be considered while respecting the historic context of the area and individual properties. A provision should be made for continuous access for emergency vehicles. Consultation with VDOT, Fort Belvoir, and other appropriate agencies should be undertaken during the study process.

Parks and Open Space

The option for redevelopment will generate the need for approximately 3 acres of additional parkland within the Village of Accotink. Playgrounds, basketball courts, an off-leash dog park, or other facilities should be included in the development plans for Land Bays B and C, and should be supported by a connected pedestrian network. The provision of publicly accessible outdoor spaces that are connected to park and recreation opportunities, such as fountains or other focal points of interest is recommended. If trails are proposed within the site, they should be constructed outside of the floodplain. Use of plant species native and common to Fairfax County is strongly encouraged. If on-site recreational needs cannot be accommodated, contributions to constructing a master planned park facility and/or replacing or improving aging park facilities at nearby parks is recommended.

Environment

Measures to preserve the existing Resource Protection Area (RPA) and Environmental Quality Corridor (EQC) in accordance with applicable County and state policy and guidelines are encouraged. A portion of existing development in Land Bay A encroaches in the RPA. Restoration and reforestation of the RPA is encouraged to the greatest extent possible.

Low-Impact Development (LID) measures should be incorporated into stormwater management controls to reduce runoff and improve surface waters over existing conditions. Innovative measures and controls should be used to mitigate the impact of development on water quality and quantity. Redevelopment should also include other sustainable practices in accordance with the Environment section of the Policy Plan.

Commitment to LEED certification or equivalent for non-residential development is strongly encouraged. For residential development, ENERGY STAR® Qualified Homes, or an equivalent residential rating system is recommended.

Transportation

Transportation recommendations for this sector are shown on Figures 48, 49, and 50...

Heritage Resources

Part of the Pohick Church Historic Overlay District lies within this sector. The provisions of the Pohick Church Historic Overlay District (Appendix 1, A1-100 of the Zoning Ordinance) limit development to single-family residential, local-serving commercial and tourist-oriented uses. All improvements shall be designed to be compatible with the scale and appearance of the church complex. All development must be reviewed by the Architectural Review Board.

The remains of the Belvoir site, which is located in the southern region of Fort Belvoir near the Potomac River, continue to reflect an important element of local heritage and should be protected.

Pohick Church, Mount Air and Woodlawn Historic Overlay Districts abut Fort Belvoir. Protection of these historic resources should be considered in any redevelopment of the Fort Belvoir property.

Part of the Mount Air Historic Overlay District Lies within this sector. Regulations for this district are discussed in sector S6 of the Springfield Planning District.

Part of the Woodlawn Historic Overlay District lies within this sector. Regulations for this district are discussed in sector MV8 of the Mount Vernon Planning District.

Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.

Accotink United Methodist Church (Accotink UMC) and cemetery (Parcel 109-1 ((1)) 25) have noted historical significance and are listed on the Fairfax County Inventory of Historic Sites. They should be preserved and protected. Development adjacent to and across from Accotink UMC should be compatible with the church in terms of scale, height, and visual impact. The lodge hall at 9012 Backlick Road (Parcel 109-1 ((1)) 21) and a house at 9121 Backlick Road (Parcel 109-1 ((1)) 29) are recommended to be documented and evaluated for inclusion in the Fairfax County Inventory of Historic Sites. If the house at 9121 Backlick Road is determined eligible for listing on the inventory, restoration and reuse of the house should be explored. Where appropriate, public art, historical markers, and/or interpretive signage should be installed to commemorate the history of the Village of Accotink and provide a public education opportunity as endorsed in the Heritage Resources section of the Policy Plan.

Prior to any zoning action, the Department of Planning and Zoning should be consulted as to what architectural surveys are necessary to document any on-site cultural resources. There are known or predicted archaeological resources in this area related to Native American and historic occupation or use. There is a high potential that such resources may remain undisturbed. Staff from the Cultural Resource Management and Protection Section of the Park Authority should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Should archaeological resources be discovered that are potentially eligible for inclusion in the National Register, further archaeological testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance or data recovery excavation and interpretation.

...

Comprehensive Plan Map: Retail, Residential

Fairfax County Comprehensive Plan, 2011 Edition, Lower Potomac Planning District, Amended through June 19, 2012, Overview, Major Objectives, Page 3:

“MAJOR OBJECTIVES

Planning objectives in the Lower Potomac Planning District are:

- Create a focal point of development or "Town Center" which includes retail businesses, office uses, cultural facilities and community services and establishes a strong "sense of place" and positive image for the Lorton-South Route 1 area;
- Preserve stable residential areas through infill development of a character and intensity or density that is compatible with existing residential uses;
- Limit commercial encroachment into residential neighborhoods and establish a clearly defined "edge" between commercial and residential areas;
- Encourage pedestrian access to retail and mixed-use areas;
- Encourage the creation of additional parks, open space and recreation areas and acquisition of additional acreage in environmentally sensitive areas as part of the Environmental Quality Corridor program;
- Identify, preserve and promote awareness of heritage resources through research, survey and community involvement; and
- Provide adequate buffering and screening and appropriate transitional land uses between residential areas and non-residential uses.”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Land Use, Amended through September 22, 2008, Land Use Compatibility, Pages 9-11:

LAND USE COMPATIBILITY

- Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.

...

Policy c. Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening.

...

Policy f. Utilize urban design principles to increase compatibility among adjoining uses

...

Policy i. Minimize the potential adverse impacts of the development of frontage parcels on major arterials through the control of land use, circulation and access.

...

Objective 15: Fairfax County should promote the use of sound urban design principles to increase functional efficiency, unify related areas and impart an appropriate character and appearance throughout the County.

Policy a. Apply urban design principles in the planning and development process.

...

Policy d. Encourage the use of art in public places to enhance both public and private development.

Comprehensive Plan Map: Retail, Residential

LAND USE ANALYSIS

Use and Intensity

The subject property is developed with single family homes and is planned at the baseline level for residential use at 2-3 or 16-20 du/ac and retail use. The Comprehensive Plan provides a redevelopment option for residential use at a density of 30-40 dwelling units per acre (du/ac) with the opportunity to develop 16,000 square feet of office use in place of an equivalent amount of residential square feet and retail use up to 25,000 square feet use. Under this option, residential development should comprise at least 70 percent of the entire village and building height is limited to a maximum of 60 feet along Richmond Highway. Additionally, at a minimum, redevelopment is subject to the conditions as listed in the Comprehensive Plan Citations.

The applicant is proposing a total of 342,880 square feet of gross floor area, with 283 residential units (324,880 square feet) and 18,000 square feet of retail. The total residential development proposed is 283 units (269 market rate units and 14 affordable dwelling units or ADUs). The maximum amount of development recommended by the Comprehensive Plan for the 6.06 acre subject property is 242 dwelling units and 25,000 square feet of retail use. When a 17 percent bonus is applied per the ADU ordinance, the applicant can develop an additional 41 market rate units for a total of 283 units, and 5 percent of these units or 14 are ADUs. The applicant is proposing 18,000 square feet of secondary uses that are a similar

character and type as the retail uses envisioned for the future redevelopment of subject property. Therefore, the proposed development meets the recommended intensity and land use guidance.

Urban Design

Redevelopment of this site is subject to conditions which include high quality architecture, pedestrian-focused site design, street-oriented building forms, mitigation of visual impacts through compatible transitions, buffering and screening, publicly accessible amenities, and underground or structured parking with limited surface parking.

Building Design

In the initial plan submissions, the building design details were not included and therefore the proposed development did not demonstrate high quality architecture recommended for this site. Objective 15 of the Land Use section of the Policy Plan also notes sound urban design principles should be applied in the planning and development process.

Resolution: The elevations shown below were submitted by the applicant on October 4, 2012. Staff feels the proposed building materials and design of bay windows, balconies, awnings and other architectural details demonstrate a commitment to high quality architecture and materials. Variations of the façade are proposed to break up the building mass and add visual interest while maintaining a consistent and unified character. A townhouse-style appearance and separate entrances are proposed for the portion of the building adjacent to the existing single-family homes (north elevation). The townhouse-style also extends to the northeast corner along Backlick Road (east elevation) which helps to address staff’s concern regarding transitions to single family homes along the proposed private street and Backlick Road.



WEST ELEVATION
SCALE: 1" = 20'



EAST ELEVATION
SCALE: 1" = 20'



NORTH ELEVATION 1
SCALE: 1" = 20'



NORTH ELEVATION 2
SCALE: 1" = 20'



SOUTH ELEVATION
SCALE: 1" = 20'

Building Height and Transitions

The Comprehensive Plan recommends a maximum building height of 60 feet along Richmond Highway with tapering of height within the land bay to create a satisfactory transition to adjoining single-family residences. The initial plan submissions did not clearly explain the proposed variations in building height. The submission dated July 31, 2012 shows 60 feet along Richmond Highway to just past the midpoint of the building, followed by a section at a height of 50 feet, and finally a small portion along the existing single family homes at 4 stories and 40 feet in height. Staff expressed concern regarding the height adjacent to the existing single family homes, particularly given the lack of screening and the distance between the property line and the single family home. Staff also had concerns with the 55 foot height along the Backlick Road garage entrance. In general, the relationship between the variations in buildings height within the structure itself and to adjacent existing development was not clear.

Resolution:

The submission dated October 3, 2012 more clearly illustrates the proposed building heights for the building. The portion of the building along the private street closest to the existing single family home is still shown at 40 feet from the middle of the roof line. While previously staff did not support this height, the entire building has been shifted approximately 15 feet closer to Richmond Highway, providing an approximately 25 foot buffer to the northern end of the site. The 25 foot buffer and the distance from the subject property line to the buffer (primarily the width of the private street and the 5 foot sidewalk) would provide at least a 55 foot setback from the subject property and the adjacent single family home. Design elements such as individual entrances, a three-story townhouse-style façade treatment, and proposed continuous landscaping with street trees would provide a satisfactory transition.

In terms of the 55 foot height along the garage entrance on Backlick Road, the applicant's proposed design and intent to hide the top level of the parking garage from view address staff's concern. The portion of the building adjacent to the EQC (northwest corner) is shown at approximately 58 feet. The west elevation indicates a height of 60 feet along Anderson Lane. While this does not conform to the Plan recommendation of a maximum of 60 feet along Richmond Highway, staff feels this height will not pose compatibility issues since existing higher density residential use (Canterbury Square apartments) and EQC is adjacent to this portion of the building. Furthermore, this west/northwest portion of the building will not detract from the envisioned character or hinder walkability throughout the site.

While staff no longer has serious concerns with the transitions to adjacent existing single family homes to the north and east, it would be beneficial for the applicant to provide a line of sight of the pedestrian view from Backlick Road and the single family home to the north. This would supplement the provided cross-sections.

Public space and amenities

The initial submission included multi-purpose courts located in the EQC. Those courts have been removed and a 2,000 square foot tot lot is proposed. The removal of the multi-purpose court presents a lost amenity for residents and there is no replacement outdoor recreational facility. In terms of accessibility to recreation amenities, the Plan notes that these facilities should be supported by a connected pedestrian network; the previous submissions did not include a sidewalk extending from tot lot to the west side of the "T" shaped portion of the building.

The proposed outdoor plaza did not meet the criteria for a high quality public or open space with a fountain or other focal point of interest. When the proposed western portion of the surface parking was removed (to be phased in at a later date), the applicant did not indicate an extension of the plaza around the corner to the sidewalk. The historical marker was shown along Richmond Highway, and staff was unsure whether this would be an appropriate location for the marker.

Resolution:

Staff still has concerns regarding the amount of open space that is easily accessible to the public. The applicant has added an approximately 6,660 square foot green roof to the northwest corner of the parking garage that can serve as an amenity. Proffer 14 dated October 3, 2012 notes the Backlick Road streetscape will include street furniture, public art piece(s), and special pavers in the plaza area. The

applicant has indicated a continuation of the plaza at the southeast along Backlick Road by providing landscaping. Appropriate placement of the historical marker will be determined in consultation with the History Commission and the Mount Vernon District Supervisors' office.

Parcel Consolidation

The applicant does not meet the criteria for full consolidation of Land Bay B as recommended in the Comprehensive Plan. As noted previously, a portion of this unconsolidated frontage will be taken by VDOT to widen Richmond Highway. Previous submissions depict a 5 foot concrete sidewalk connecting the residual unconsolidated piece after the VDOT widening project to the surface parking lot, noting "possible future open space." While the applicant did attempt to demonstrate how the residual land could be integrated in the future, staff did not feel the proposed future linear park would achieve an urban street presence that is desired along Richmond Highway. Staff's recommendation was for the applicant to acquire the frontage and therefore explore options to improve site design.

Resolution:

The applicant has provided a proffer commitment that adequately addresses the intent to acquire the residual portion of Land Bay B in a timely manner after VDOT completes the improvement for that section of Richmond Highway. In terms of site design, the applicant has agreed to phase in a portion of their convenience parking and retail use and eliminate the linear park concept. As noted previously, the building has been moved approximately 15 feet closer to Richmond Highway.

HERITAGE RESOURCES ANALYSIS

Heritage Resources

From a heritage resources point of view, a lowered building height to a maximum of 40 feet along the northeast corner would be desirable to limit the visual impact on Accotink United Methodist Church.

Resolution:

The applicant should include a line of sight from the church to the proposed development, providing staff with the opportunity to better evaluate the visual impact on the church. This would also help to address concerns regarding compatibility with Accotink United Methodist Church in terms of scale and height.

The church, including its steeple, is equivalent to approximately two stories in height or a maximum of 20 feet. The depiction of the church and current trees on Sheet 8 dated September 26, 2012 of the plans is inaccurate. One line of trees is shown between the Buddhist temple and the church to provide screening. However, these trees begin approximately 10 yards east of the curb and would not screen the proposed development.

PGN: JCL

Fairfax County Comprehensive Plan, 2011 Edition, Area IV, Lower Potomac Planning District, as amended through June 19, 2012, Fort Belvoir Community Planning Sector (LP4), on pages 135-136 states:

ROUTE 1 CORRIDOR URBAN DESIGN GUIDELINES

The following performance criteria are guidelines for the evaluation of development plans within the Route 1 Corridor. Acceptable prescriptive examples that may satisfy these performance criteria have been drafted as a dynamic report with Route 1 Urban Design Guidelines for approval and amendment by the Fairfax County Board of Supervisors from time to time.

Site Planning Checklist

- **General**
 - Integrate new development with existing and future adjacent land uses appropriately; ensure that new development provides adequate safe auto and pedestrian access.
 - Encourage type and scale of commercial office uses which will serve local area needs.
 - Utilize criteria for shared parking and open space between uses in site development, if feasible.
 - Provide pedestrian linkages to residential neighborhoods and community-wide amenity areas, services and facilities.
 - Preserve or recover and record significant heritage resources.

- **Access/Roads/Parking**
 - Provide adequate, safe auto access.
 - Provide well-screened off-street parking areas; keep these parking lots in scale with the development and neighborhood.
 - Minimize natural site amenity disturbance (e.g., quality trees, streams, etc.) through sensitive parking and building design/construction.
 - Establish distinct utility and landscaping corridors within street rights-of-way and parking areas.
 - Reduce impervious surfaces as much as possible (drives, parking, buildings, etc.) through use of cluster design or other techniques.
 - Provide an attractive appearance oriented toward the street, through use of screening, landscaping and/or buffering service areas from public view.

- **Open Space/Community Facilities**
 - Integrate natural open space amenities into overall site design and utilize natural (especially wooded) open space corridors/areas as transition areas, visual amenities and buffers.
 - Provide on-site pedestrian system links to neighborhood and community-wide pedestrian systems.

Appendix 7

- Consider inclusion of neighborhood-level facilities as part of a mixed-use program for neighborhood centers (e.g., recreation uses and small commercial, office and service uses, etc.).
- Design safe pedestrian systems on-site; incorporate handicapped-access elements, such as ramps, into system design.
- Buffers
 - Take advantage of natural landscape edges and elements in buffering and defining neighborhoods and centers.
 - Utilize architectural and landscape elements (such as walls, buildings, berms, trees, etc.) as visual and roadway noise buffers.
- Utility/Service Areas
 - Provide stormwater detention/retention structures, as needed, which can be retained as open space amenities.
 - Place all electrical utility lines underground; screen utility substations and service areas from public view.
 - Screen all service/maintenance areas from public view.

Architectural Design Checklist

- Scale/Mass/Form
 - Provide general consistency between neighborhood residential unit scale and proposed neighborhood/commercial/office complex scale.
 - Create interest through sensitive detailing.
 - Utilize varied building facades to create interesting architectural (mass) relationships to the street.
 - Cluster buildings around courtyard-like areas to reinforce neighborhood scale, where appropriate.
- Functional Relationships/Facade Treatment
 - Site buildings with respect to natural topography.
 - Establish consistent architectural themes within CBCs or Development Centers utilizing similar architectural materials.

Landscape Architectural Checklist

- Landscaping
 - Preserve existing quality vegetation to the greatest extent possible, integrating it into new designs.
 - Restore disturbed areas to a visually appealing landscape character through landscape architectural treatment.
 - Provide shade trees in all parking lots; use consistent species groupings to reinforce development character.

- Locate street trees along roadways and parking areas in landscape corridors away from underground utilities.
 - Utilize special landscape treatments to identify and reinforce entry areas.
 - Select low-maintenance landscape materials for areas not likely to receive consistent maintenance.
- Site Furnishings/Signing and Lighting/Walls
 - Provide well-designed commercial and residential development entry signs.
 - Ensure quality design for commercial signs on-site and on building facades; all buildings (within the same development) should have consistent signs and visible building numbers.
 - Control the use of temporary commercial advertising signs; do not use movable signs

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Land Use – Appendix 1, as amended through September 22, 2008, on page 13 states:

APPENDIX 1 GUIDELINES FOR MULTIFAMILY RESIDENTIAL DEVELOPMENT

The following guidelines are desirable characteristics for sites to be considered for multifamily development. Although the guidelines outline desired characteristics, certain circumstances might warrant multifamily development on a site even when these guidelines are not entirely met.

Guidelines for Suburban Neighborhoods:

1. Multifamily sites in designated Suburban Neighborhood areas should be in close proximity to community-serving retail. In addition, multifamily sites should be centrally located with respect to community services such as libraries, houses of worship, park/recreational facilities, and schools.
2. To accommodate traffic flow, the site should have adequate access to an arterial or to a collector street. An appropriate transportation analysis should be performed in conjunction with proposed multifamily development, with approval made contingent on the satisfactory resolution of identified transportation issues.
3. Sites for multifamily residential development should be located where it is County policy to provide public water and sewer service.
4. The required site size for multifamily development in Suburban Neighborhoods is dependent upon density, setback requirements, open space, parking, social and recreational amenities to be provided, and building height. These factors will tend to determine minimum site size. Generally, in areas of the County which have a reasonable supply of vacant or underutilized land, sites should be above the size necessary to meet Zoning Ordinance requirements (a minimum of 200 units). This enhances the ability to support a package of private amenities such as swimming pools, tennis courts, a clubhouse, etc. If proposed multifamily projects contain more than 600 units, diversity in architectural style, layout and transition should be encouraged.
5. Environmental concerns should be considered in site selection. Multifamily development is not appropriate in areas designated as Low Density Residential Areas. Environmental Quality Corridors and areas subject to airport noise greater than DNL 60 dBA generally should be avoided.

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.



MEMORANDUM

DATE: October 9, 2012

TO: Barbara C. Berlin, Director, Zoning Evaluation Division
Department of Planning & Zoning

FROM: Barbara A. Byron, Director
Office of Community Revitalization

SUBJECT: RZ 2012-MV-007; Accotink Village

The Office of Community Revitalization (OCR) has reviewed the above referenced rezoning application marked "Received" by the Department of Planning and Zoning on September 26, 2012, with updated architectural elevations received on September 28, 2012.

The OCR recognizes that although the application is not located in a designated revitalization area the project does impact revitalization efforts in the greater Richmond Highway corridor and thus offers the following comments and analysis for consideration.

Description:

The applicant is seeking to rezone a portion of Accotink Village Land Bay B and Anderson Lane near the intersection of Richmond Highway and Backlick Road from R-3 to PRM with a maximum density of 46.7 dwelling units per acre. Through the rezoning the applicant seeks to provide for an increase in gross floor area up to 1.3 FAR. Building heights will range from 38'10" to 60'. Principle use of the building will be residential and will include 13,500 sq. ft. of non-residential secondary use space. Parking will be located in the center of the project within a 5-story garage. An additional 17 "teaser" parking spaces are located in front of the building along Richmond Highway.

The applicant is proffering to make best efforts to acquire the adjacent future residual property along Richmond Highway resulting from the planned widening project by VDOT. They have submitted plans depicting how this residual property will be consolidated with the proposed development including landscaping, additional parking, and pedestrian improvements to be constructed by the applicant.



OCR Comments:

The application addresses several concerns raised by OCR, principally improving the building design and streetscape along Richmond Highway, Backlick Road, and Anderson Lane. Street trees, continuous sidewalks, and buildings facades with minimal setbacks and multiple entrances work to improve the street character and enhance the pedestrian environment. The applicant proposes to meet rear buffering and screening requirements by moving the entire building closer to Richmond Highway. The revised building elevations have been designed to reduce their visual impact to adjacent single-family residences by building the top story into the roof line.

The OCR has a number of outstanding concerns pertaining to the Conceptual/Final Development Plans:

1. The OCR is concerned about the viability of the proposed retail located along Richmond Highway and Backlick Road. We encourage the applicant to consider creative use of non-residential space such as community serving amenities, retail studios that require large footprints, use by non-profits, or office space designed for use by the residents of Accotink Village in case retail use is not viable.
2. Although small improvements were made to reduce the impact of the small building located on the west side of Anderson Lane, including the elimination of units over the roadway, the OCR would prefer no units be placed in this location and instead be incorporated into the main building. Parking access and the proximity to the RPA makes this site better suited for lower density recreational purposes that can work to enhance place-making and sense of community. If this building remains in the final plan, the affordable dwelling units should only be permitted within the main building.
3. The location of “teaser” parking can be better situated so that a double row of surface parking is not located directly in front of the building along Richmond Highway.
4. Calculations in the CDP/FDP indicate that 14.15 affordable dwelling units (ADUs) should be provided based upon the proposed density. Applicants are required to round calculations up to the next whole number; therefore 15 ADUs should be provided.
5. The design of the “outdoor plaza” at the intersection of Richmond Highway and Backlick Road should be better integrated into the site. The plaza should extend further towards Richmond Highway and be integrated with the parking and circulation in front of the retail.
6. High quality materials, pedestrian scaled lighting, and hardscape elements should be used to contribute to place-making. These elements should be planned for sidewalks, the outdoor plaza, and building entrance areas along Richmond Highway and Backlick Road.



7. The ultimate plan, which includes consolidation of the residual parcels along Richmond Highway described on sheet 6 - *Future Richmond Highway Improvements*, includes park space between the 10' trail that is within VDOT right-of-way and an addition to the teaser parking area. The park includes a meandering sidewalk that runs parallel to the trail along with seating, trees, and landscaping. It is recommended to remove the sidewalk and instead concentrate the park's seating, trees, and landscape elements along the VDOT trail. Mid-block sidewalk connections between the trail and building should be established. The OCR encourages a more innovative use of the residual space between the trail and teaser parking.

Cc. William Mayland, Senior Staffing Coordinator, DPZ
Elizabeth Hagg, Deputy Director, OCR
JoAnne Fiebe, Revitalization Program Manager, OCR
OCR Files





County of Fairfax, Virginia

APPENDIX 11

MEMORANDUM

DATE: October 9, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ/FDP 2012-MV-007
Accotink Village

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced development plan as revised through September 26, 2012. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, page 7 through 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:

- Minimize the amount of impervious surface created. . . .
- 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. . . .
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 19 and 20:

“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. . . .”

In the Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 11-12, the Plan states:

“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.

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.”

ENVIRONMENTAL ANALYSIS:

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

Resource Protection Area(RPA)/Environmental Quality Corridor (EQC)

A portion of the subject property includes RPA/EQC of the Mason Run stream valley. Staff had expressed concern about earlier versions of the development plan which indicated some intrusion into this area. Comprehensive Plan guidance provides a site-specific recommendation for the subject property to support the restoration and protection of the RPA/EQC area. The latest plans provide for this restoration and protection. The applicant has also provided commitments to provide stormwater management and water quality control measures to further ensure the health of this watershed. It appears that this issue has been adequately addressed.

Green Buildings

The Comprehensive Plan recommends that residential development on the subject property be certified as an Energy Star Qualified Home or an equivalent third party residential rating system. Consistent with this Comprehensive Plan guidance, it is staff's understanding that the applicant intends to seek LEED for Homes certification with the proposed development. However, details of implementation, such as a green building escrow, timing of the escrow, and identification of the specific LEED program are being worked out. It is staff's understanding that the applicant is working to amend their green building proffers in order to make them consistent with other approved green building proffers in the county. Staff feels that this issue will be addressed once those modifications have been made and deemed complete by DPZ staff.

Traffic Noise

The proposed development includes multi-family residential use in close proximity to Richmond Highway. A noise study was provided by the applicant which appears to demonstrate that no traffic noise in excess of 75 dBA DNL is anticipated to impact the proposed development. The applicant has proffered to provide noise mitigation measures for those portions of the structure which will be impacted by noise in excess of 65 dBA DNL in accordance with Comprehensive Plan guidance on traffic noise attenuation. Staff feels that this issue has been adequately addressed.

PGN:JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: May 23, 2012

TO: Laura Gumkowski, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Thakur Dhakal, Senior Engineer III 
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Rezoning Application #RZ/FDP 2012-MV-007, Accotink Village, Rezoning Plat dated 27th March 2012, LDS Project #5224-ZONA-001-1, Tax Map #109-1-01-0005 through 0009, 0013 through 0016, Mount Vernon District

We have reviewed the subject application and offer the following Stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is Resource Protection Area (RPA) on this site. RPA delineation shall be submitted separately and shall be approved prior to site plan approval. (LTI 8-12)

The proposed multipurpose court within RPA requires RPA exception. (CBPO 6-9)

Water quality controls are required for this project (PFM 6-0401.2, CBPO 118-3-2(f) (2)). The location of Filterra and Stormfilters are not depicted on the plat. In the site plan submission the detail design computation must be shown for Filterra and Stormfilters.

Floodplain

There is a major flood plain located within the property. A floodplain study for this property (5224-FP-001-1) was disapproved in September, 2011. A floodplain study must be approved prior to site plan approval. (PFM 6-1401.1)

Downstream Drainage Complaints

There are no recent downstream drainage complaints on file.

Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). Location of underground detention vaults are depicted on the plat.



Laura Gumkowski, Staff Coordinator
Rezoning Plan Application #RZ 2012-MV-007, Accotink Village
May 23, 2012
Page 2 of 2

Site Outfall

An outfall narrative has been provided, however, the description of the adequacy and stability of the outfall is not a part of the statement (ZO 9-011.J (2) (c)).

Stormwater Planning Comments

This case is located in the Accotink Creek Watershed. There is one Inspection/Enforcement Enhancement watershed management project (AC 9902) located near the subject site.

Dam Breach

None of this property is within the dam breach inundation zone.

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new Stormwater ordinance and updates to the PFM's Stormwater requirements are being developed as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance.

Please contact me at 703-324-1720 if you require additional information.

TD/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Stormwater Planning
Division, DPWES
Bijan Sistani, Chief, South Branch, SDID, DPWES
Zoning Application File



County of Fairfax, Virginia

APPENDIX 13

MEMORANDU

October 9, 2012

TO: Bill Mayland, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Jessica Strother, Urban Forester II
Forest Conservation Section, UFMD, Stormwater Management
DPWES *J. Strother*

SUBJECT: Bainbridge Communities Acquisition, III LC (Accotink Village),
RZ FDP 2012-MV-007

RE: Comments and Recommendations (2nd Full Review)

This review is based on the Conceptual/Final Development Plan (CDP/FDP) stamped as received by the Department of Planning and Zoning on September 26, 2012. Previous comments were provided to you on August 20, 2012, and consequent follow-up electronic information forwarded. Recommendations on the draft proffers dated October 3, 2012, are provided at the end of this memorandum.

1.Comment: The large diameter sycamore adjacent to Anderson Lane noted previously to be possibly preserved, is not recommended for preservation. A careful evaluation of this tree was conducted by the Forest Conservation Section staff, and due to disease and other stressors, it is not expected to survive long term in a newly built environment around it.

Recommendation: This tree should be labeled on the various sheets of the CDP/FDP to be removed. Several additional medium shade trees should be provided and shown on the CDP/FDP in the area to the south of the proposed parking lot, near the sycamore to be removed.

2.Comment: The transitional screening required along Backlick Road is reflected in groupings of trees, shrubs and small trees adjacent to walkways for access to the proposed buildings. The layout of this area should be revised to create a larger less fragmented screening-planting area, and to combine some of the walkways to allow for this. Additionally, sheet 6 of the CDP/FDP shows an extension of the parking lot into the screening yard along Backlick Road. The screening proposed is not effective.

Additionally, the barrier appears to be non-existent in this area. The Applicant has requested it be waived. Previously, a 7 foot architectural block or brick wall was recommended, and is typically provided where transition yards are reduced by two-thirds.



Recommendation: In order to improve the modified transitional screening yard, the changes noted above should be made to the CDP/FDP. Some type of barrier should be considered for this area.

3. **Comment:** The barrier proposed along the northern property line for transitional screening should be labeled as a board on board fence and should be located on the inside of the yard, rather than the outside, as reflected. This is a requirement of the Zoning Ordinance.

Recommendation: Revise the CDP/FDP to reflect an effective barrier.

4. **Comment:** The calculations for the interior parking lot landscaping are deficient because the proposed tree plantings on the parking structure do not have a planter detail or specifications for that provided. The Public Facilities Manual (PFM) requires that trees planted within planters have detailed specifications so that adequate design will ensure survivability. Generally, it is preferable to provide trees for interior parking lot landscaping at grade and next to the parking structure, and this was recommended earlier for this proposal.

Recommendation: If trees are intended on the parking structure, provide the required planter detail information and specifications, otherwise provide trees at grade in areas that have sufficient room for planting. Revise the CDP/FDP accordingly.

5. **Comment:** The proposed street trees along the northern travel aisle (9 large/medium shade trees) are proposed in a planting areas that does not meet the 8 foot wide PFM standard for planting trees in adequate sized areas. The area proposed is 4.5-5 feet, rather than 8 feet in width.

Recommendation: The CDP/FDP should be revised to show a full 8 foot in width planting area. If necessary, shift the travel aisle to the north and slightly reduce the adjacent screening yard to make up the required footage needed.

6. **Comment:** Sheet 10 and 11 of the CDP/FDP shows tree # 20 close to the Applicants property line, (it is off-site) and overhanging it. The private Arborist has noted that this tree's stability and health is in question. A cursory visual inspection was conducted by staff in the UFMD on 10/4/12 and it is noted that this tree appears to be a major hazard to the right-of-way of Anderson Lane at present.

Recommendation: The Applicant should immediately pursue coordination with the owner of the tree to have it removed. UFMD is available for questions regarding this matter.



7. Comment: The CDP/FDP Legend-Plant Schedule notes that the Resource Protection Area (RPA) to be planted in accordance with the PFM. It is unclear at this time if that is as effective as the standards in the Chesapeake Bay Ordinance and it is unclear if the Water Quality Impact Assessment review may require a different RPA reforestation approach.

Recommendation: The verbage in the Legend-Plant Schedule for the RPA should be changed to “May” be planted in accordance with PFM 12-0516.4.

8. Comment: Supplemental small trees should be provided in lieu of some shrubs around the multi-family hammerhead shaped building in the western portion of the site, as well as around the centrally located multi-family/commercial property in the middle of the project. The noted shrubs should be re-located around the proposed tot-lot.

Recommendation: Revise the CDP/FDP.

RECOMMENDATIONS ON DRAFT PROFFERS

1. Draft proffers # 21, 22, 23, 26, and 27 should be deleted. There are very few trees being preserved on the Applicant’s proposal, and these proffers are not necessary. This recommendation was made previously.
2. Draft proffer # 3: **add;** “E; or required transitional screening and barriers changed or reduced”
3. Draft proffer # 4: Revise Urban Forestry Management to: “Urban Forest Management Division”
4. **New Proffer Recommended:** The Applicant should provide a proffer that addresses: The provision of the right-of-way open space landscaping along Richmond Highway as reflected on the CDP/FDP, with VDOT approval. Additionally, a reference to providing trees that enhance air quality and are resistant to reduced air quality per the PFM, should be provided in the open space area long Richmond Highway.





County of Fairfax, Virginia

MEMORANDUM

DATE: July 16, 2012

TO: Barbara Berlin, Director
 Zoning Evaluation Division
 Department of Comprehensive Planning

FROM: Angela Kadar Rodeheaver, Chief
 Site Analysis Section
 Department of Transportation

FILE: 3-4 (RZ 2012-MV-007)

SUBJECT: Transportation Impact

REFERENCE: RZ 2012-MV-007; Bainbridge Communities, LLC (Accotink)
 Traffic Zone: 1560
 Land Identification Map: 109-1 ((01)) 5, 6, 7, 8, 9, 13, 14, 15, 16

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised plan dated June 6, 2012.

The applicant proposes to rezone approximately six acres of land from the R-3, R-20, C-5 and C-8 District to the PRM District. The proposed is for 283 dwelling units and 24,825 square feet of retail. The applicant also proposes to vacate Anderson Lane which changes the street designation from a public street to a private street.

Trip Generation- (Site generated peak hour traffic)

	AM Peak Hour	PM Peak Hour	Daily
Apartments (Approx. 275 units).....	100	121	1150
Retail (30,000 sq. ft.).....	76	284	3105
Total Site trips*	176	405	4255

*Note: The site's internal combined and pass-by trip projections will lessen the total trips shown above.

Barbara Berlin
July 16, 2012
Page two

This department has reviewed the subject application and provides the following comments.

- VDOT and FCDOT does not support the proposed site access to Backlick Road as it is too close to the Route 1 intersection and within VDOT's area of intersection influence.
- The applicant will have to resubmit the traffic impact study with revised analysis according to VDOT's comments and with approved access points. Warrants for turn lanes should also be included in the traffic study.
- The applicant proposes to vacate Anderson Lane and change its current public street designation to a private street. The applicant should verify if the Federal Property to the north of the Anderson Lane cul-de-sac would grant permission to sever such a possible road connection to Anderson Lane.
- The applicant should commit to a public access easement on Anderson Lane, if it becomes a private street, as well as provide a floating easement for the western portion of the site.
- The applicant should provide a light TDM program, with a major emphasis on pedestrian amenities, sidewalk and pedestrian connections, bike racks, and bus shelter easements.
- The applicant should provide an additional note on the development plan disclosing that the right-of-way shown for the FHWA Route 1 widening plan may be subject to change as the information is from a preliminary study.
- Additional sidewalk should be provided along Anderson Lane.



FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services
Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

June 27, 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: RZ 2012-MV-007

ACREAGE: 6.06 acres

TAX MAP: 109-1 ((1)) 5-9 and 13-16

The rezoning application proposes to rezone property from the R-3, R-20, C-5, and C-8 Districts to the PRM District to permit a mixed use, transit oriented development with two residential buildings containing a total of 283 multi-family units.

The rezoning application is within the Fort Belvoir Elementary, Whitman Middle, and Mount Vernon 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
Fort Belvoir ES	1125	1174	1243	-118	1406	-281
Whitman MS	1080/1215	1012	969	246	1290	-75
Mt Vernon HS	2435	1838	1889	546	2239	196

Capacity and enrollment are based on the FCPS FY 2013-17 CIP and spring enrollment projection.

** Whitman Middle currently is under renovation, which will be completed for the 2012-13 school year and will increase the capacity at the school.*

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, there is a capacity deficit projected for Fort Belvoir Elementary and Whitman Middle for the 2017-18 school year, although a capacity enhancement to add additional seats is scheduled for completion in the 2012-13 school year. Sufficient capacity is anticipated for Mount Vernon High. The projected capacity deficits at Ft. Belvoir Elementary remain the greatest concern where FCPS has previously recommended the construction of a new elementary school. At the elementary level, the average elementary class size for the current school year is 22 students, according to FCPS DIT. Based on the average elementary class size, the projected capacity deficit of -281 at Fort Belvoir in 2017-18 would equal a need for 13 additional classrooms.

The chart shows the number of students anticipated from this rezoning based on the current countywide student yield ratio.

School level	Low-rise multi-family ratio	Proposed # of units	Student yield
Elementary	.141	283	40
Middle	.036	283	10
High	.069	283	20
			70 Total

Proffer Recommendation

FCPS recommends a proffer amount based on the difference between the number of students anticipated if a parcel were to be developed by-right and the number of students anticipated based on the number of residential units proposed in a rezoning application. The Department of Planning and Zoning has indicated that under the current zoning a total of six single family dwellings and 23 multi-family dwelling units could be developed, yielding a total of approximately 11 students (6 elementary, 2 middle and 3 high school).

Excluding the students which would be anticipated under the by-right zoning, a total of 59 additional students could be anticipated as a result of the proposed development, based on county-wide student yield ratios. Currently, the per student recommended proffer amount is \$9,378. A proffer contribution of \$553,302 is recommended based on the per student proffer amount and number of students anticipated from this rezoning. It is recommended that the proffer contribution be provided in order to mitigate capital impacts to the schools serving the proposed development and/or schools in the Mount Vernon High School Pyramid at the time of site plan review and approval.

The suggested per student proffer contribution is updated on an annual basis to reflect current market conditions. The amount has decreased over the last few years as a result of the down turn in the economy and lower construction costs for FCPS. Given that timing of the proposed development is uncertain and may not occur for several years, it is recommended that the proffer contribution include an "escalation" clause which would allow the proffer to be based on either the current suggested per student proffer contribution at the time of zoning approval or the per student proffer contribution in effect at the time of development, whichever is greater. This would better offset the impact that new student yields will have on surrounding schools at the time of development. See the example provided below:

- A. Adjustment to Contribution Amounts. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should increase the ratio of students per high-rise multifamily unit or the amount of the contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.

It is also recommended that the developer proffer to 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 in projections as a result of the construction and occupancy of the proposed new residential project.

Attachment: Locator Map

cc: Dan Storck, School Board Member, Mount Vernon District

Ilryong 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
Deborah Tyler, Cluster IV, Assistant Superintendent
Jane Wilson, Principal, Fort Belvoir Elementary School
Jean Bell, Principal, Whitman Middle School
Nardos E. King, Principal, Mount Vernon High School



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 *SS*
Park Planning Branch, PDD

DATE: July 16, 2012

SUBJECT: RZ-FDP 2012-MV-007, Accotink Village
Tax Map Numbers: 109-1((1)) 5-9 & 13-16

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated March 27, 2012, for the above referenced application. The Development Plan requests a rezoning from the R-3, R-20, C-5, and C-8 Zoning Districts to the PRM Zoning District. The Development Plan shows 283 new multi-family dwelling units and 24,825 square feet of retail space in Land Bay B of the Village of Accotink. Based on an average multi-family household size of 1.87 in the Lower Potomac Planning District, the development could add 512 new residents (283 new units – [9 existing] = $274 \times 1.87 = 512$) to the Mount Vernon Supervisory District.

COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

Site-specific recommendations are found on page 127 of the Lower Potomac Planning District, LP4 Fort Belvoir Community Planning Sector.

Parks and Open Space Section:

“The redevelopment within the Village of Accotink will generate the need for additional parkland. Residential buildings should provide convenient access to open space, recreational space, and community-serving retail use. Playgrounds, basketball courts, an off-leash dog

park, or other facilities should be included in the development plans for Land Bays B and C, and should be supported by a connected pedestrian network. The provision of publicly accessible outdoor spaces that are connected to park and recreation opportunities, such as fountains or other focal points of interest is recommended. Use of plant species native and common to Fairfax County is strongly encouraged. If on-site recreational needs cannot be accommodated, contributions to constructing a master planned park facility and/or replacing or improving aging park facilities at nearby parks is recommended.”

ANALYSIS AND RECOMMENDATIONS

Park Needs:

Using adopted service level standards, staff has identified a need for all types of parkland and recreational facilities in this area. The existing nearby parks (Accotink Stream Valley, Grist Mill, McNaughton, Mount Air Historic Site, and Pole Road Parks) meet only a portion of the demand for parkland generated by residential development in the Mount Vernon District. In addition to parkland, the recreational facilities in greatest need in this area include neighborhood skate parks, adult softball fields, basketball courts, rectangle fields and playgrounds.

Onsite Facilities:

The applicant proposes to provide walking trails, open space and increased tree planting. Other amenities will include landscaped courtyards, a swimming pool, a fitness center and basketball courts. The Comprehensive Plan recommends the Village of Accotink create a walkable community that provides a mix of uses linked through open spaces and sidewalks. While sidewalks are provided, the open spaces are rather small and disconnected. Additional amenities should include picnic tables, benches, playground, a skate feature, and/or off-leash dog area. Staff is also concerned that the two courtyards, including the pool, that are shown sunken between the residential/retail buildings and parking garage will be dark and unattractive, due to minimal sun exposure. The applicant indicates high quality landscaping will be used to enhance the presentation along Backlick Road and Richmond Highway. This is consistent with the Plan recommendation to create a walkable environment along Backlick Road and Richmond Highway. In addition, the applicant indicates heritage resources that have been identified will be aggressively buffered which is in accordance with the Plan. The Comprehensive Plan recommendations for this area further states that alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources.

Recreational Impact of Residential Development:

The Fairfax County Zoning Ordinance requires provision of open space and recreational features within Planned Development Districts (see Zoning Ordinance Sections 6-110 and 16-404). The minimum expenditure for park and recreational facilities within these districts is set at \$1,700 per non-ADU residential unit for recreational facilities to serve the development population. Whenever possible, the facilities should be located within the residential development site. With 267 non-ADUs proposed, the Ordinance-required amount to be spent on site is \$453,900. Any portion of this amount not spent onsite should be conveyed to the Park Authority for recreational facility construction at one or more park sites in the service area of the development.

The \$1,700 per unit funds required by Ordinance offset only a portion of the impact to provide recreational facilities for the new residents generated by this development. Typically, a large

portion if not all of the Ordinance-required funds are used for recreational amenities onsite. As a result, the Park Authority is not compensated for the increased demands caused by residential development for other recreational facilities that the Park Authority must provide.

With the Countywide Comprehensive Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section), the Park Authority requests a fair share contribution of \$893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This allows the Park Authority to build additional facilities needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute \$457,216 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

Natural Resources Impact:

The Virginia Department of Conservation & Recreation Division of Natural Heritage (DNH) has records of rare state species occurring in the vicinity of the project site. The Park Authority recommends that the applicant work with the DNH to determine whether these species are present prior to any activity taking place on the property and if present, to take all necessary measures to avoid impact to them. The applicant should contact Rene Hypes at (804) 371-2708 at the Department of Conservation and Recreation Richmond Offices to coordinate this activity. If a species is found that is eligible for translocation, the Park Authority is willing to work with the applicant and DCR to find an appropriate location.

All plant materials to be installed should be non-invasive to reduce the spread of invasive species and protect the environmental health of natural areas.

Cultural Resources Impact:

The parcel was subjected to archival review. Research indicates that the parcels contain a number of buildings that appear on 1937 aerial photography. Therefore the parcels have high potential to contain both historic and Native American sites. It is recommended that areas to be improved undergo a Phase I archaeological survey, including documentation of the structures if found significant. If sites are found, they would be subject to a Phase II archaeological testing, in order to determine eligibility to the National Register of Historic Places. If sites are found eligible, avoidance, or Phase III data recovery is recommended.

At the completion of any cultural resource studies, the Park Authority requests that the applicant provide one copy of the archaeology report as well as field notes, photographs and artifacts to the Park Authority's Resource Management Division (Attention: Liz Crowell) within 30 days of completion of the study.

SUMMARY OF RECOMMENDATIONS

Proposed Uses	P-District Onsite Expenditure	Requested Park Proffer Amount	Total
Multifamily units	\$453,900	\$457,216	\$911,116

In addition, the analysis identified the following major issues:

- Playgrounds, basketball courts, an off-leash dog area, picnic tables, benches, skate spot, or other facilities should be included in the onsite park spaces.
- Conduct a Phase I archaeological study and any follow-up studies as needed.
- Remove invasive species from the landscape plan; consider using only native plantings.

Please note the Park Authority would like to review and comment on proffers related to park and recreation issues. We request that draft and final proffers be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Andy Galusha
DPZ Coordinator: Laura Gumkowski

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Chron Binder



County of Fairfax, Virginia

MEMORANDUM

DATE: June 14, 2012

TO: Laura Gumkowski
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. RZ FDP 2012-MV-007**
Tax Map No. 109-1- ((01)) – 5,6,7,8,9,13,14,15,16

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

- The application property is located in Accotink (M7) watershed. It would be sewerred into the Noman M. Cole Pollution Control Plant (NMCCPCP).
- Based upon current and committed flow, there is excess capacity in the NMCCPCP. 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.
- An existing 8 inch line located in Anderson Lane and within the properties is adequate for the proposed use at this time.
- 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	

- 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.fairfaxcountv.gov/dpwes





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 Rezoning/Final
Development Plan Application RZ/FDP 2012-MV-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 #424, **Woodlawn**
2. After construction programmed ___(n/a)___ this property will be serviced by the fire station _____(n/a)_____





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 16, 2012

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: RZ 2012-MV-007
FDP 2012-MV-007
Accotink Village
Tax Map: 109-1

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 can be served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 8-inch water main 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.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

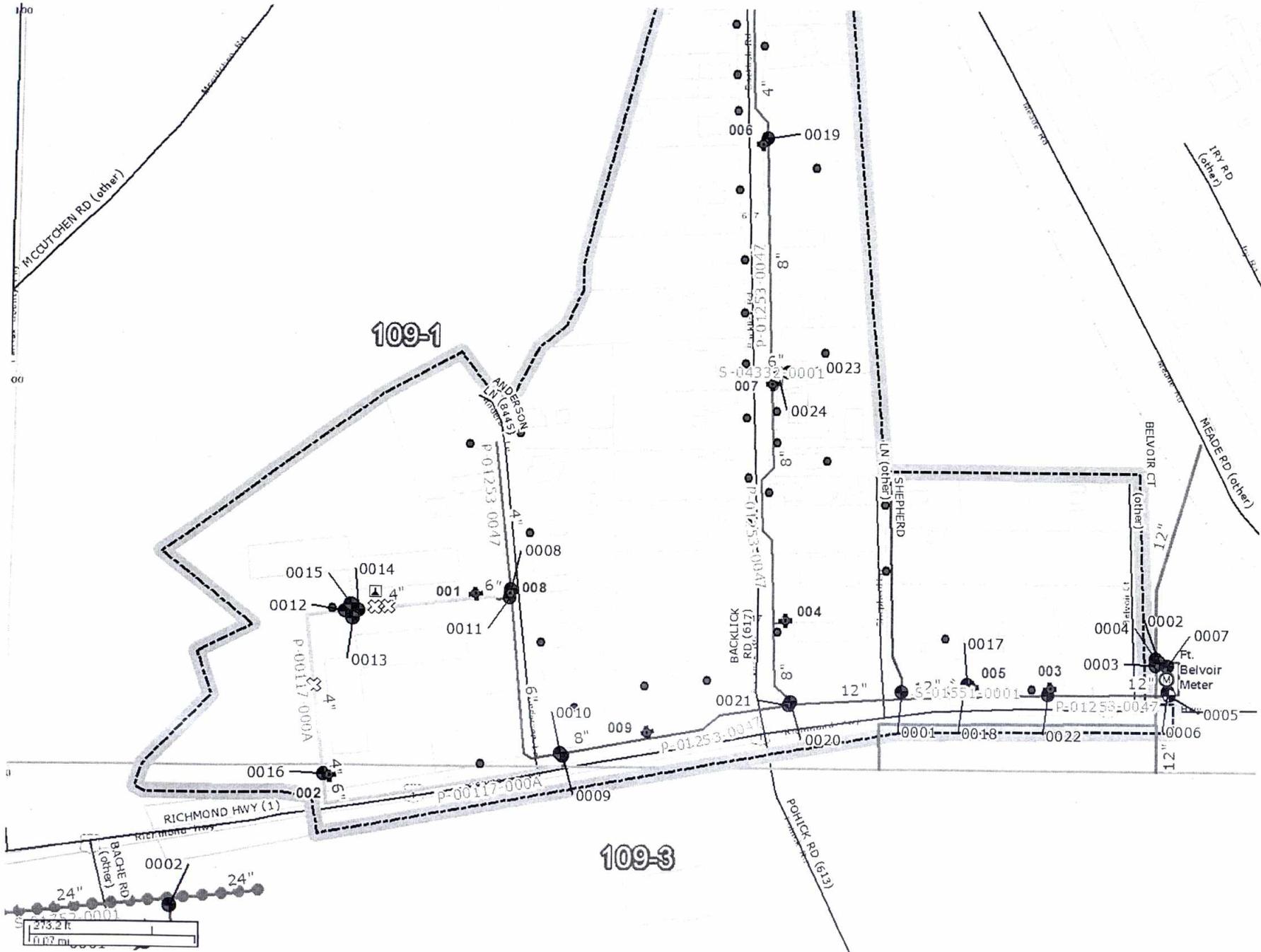
Sincerely,

A handwritten signature in black ink that reads "Traci K. Goldberg". The signature is written in a cursive, flowing style.

Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosure
cc: Lori Greenleif, McGuire Woods

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.



PART 4 6-400 PRM PLANNED RESIDENTIAL MIXED USE DISTRICT**6-401 Purpose and Intent**

The PRM District is established to provide for high density, multiple family residential development, generally with a minimum density of 40 dwelling units per acre; for mixed use development consisting primarily of multiple family residential development, generally with a density of at least 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 this Ordinance.

To these ends, rezoning to and development under this district will be permitted only in accordance with development plans prepared and approved in accordance with the provisions of Article 16.

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 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.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	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		