



APPLICATION ACCEPTED: April 10, 2012
PLANNING COMMISSION: April 18, 2013
BOARD OF SUPERVISORS: April 30, 2013

County of Fairfax, Virginia

April 3, 2013

CRD

STAFF REPORT

PCA C-108 / FDPA C-108-04 / SE 2012-PR-005

PROVIDENCE DISTRICT

APPLICANT: Arlington Boulevard Development, LLC

EXISTING ZONING: PDC, CRD, HC, SC

PARCEL(S): 51-3 ((1))-1D

ACREAGE: 2.58 acres

FAR: 2.02 (including ADUs and Bonuses)

OPEN SPACE: 27%

PLAN RECOMMENDATION: Mixed Use

SE CATEGORY: Category 5 – Fast Food Restaurant in PDC District

PROPOSAL: The applicant seeks to amend proffers and the final development plan in association with RZ C-108, previously approved for office and hotel at 1.88 FAR, to permit the development of a mixed use building containing 174 multi-family apartments, 14 single-family attached townhouses, and 14,800 sf. of retail space. Special exception approval is requested to permit fast food restaurant uses within a residential structure in the PDC district.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA C-108 subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Brent Krasner, AICP

Staff recommends approval of FDPA C-108-04.

Staff recommends approval of SE 2012-PR-005 subject to development conditions consistent with those found in Appendix 2 of this report.

Staff recommends a waiver to allow the total length of a group of single-family attached dwellings to measure 245 feet where a maximum of 240 feet is permitted.

Staff recommends a waiver of frontage improvements along Arlington Boulevard in favor of the frontage improvements shown on the CDPA/FDPA/SE Plat.

Staff recommends a modification of the trail requirements along Arlington Boulevard and South Street in favor of the sidewalks shown on the CDPA/FDPA/SE Plat.

Staff recommends a modification of loading space requirements in favor of the loading space shown on the CDPA/FDPA/SE Plat.

Staff recommends a reaffirmation of an increase in FAR above 1.5 in the PDC district.

Staff recommends a waiver of the privacy yard requirements for single-family attached dwellings in the PDC district in favor of the open space shown on the CDPA/FDPA/SE Plat.

Staff recommends modifications and waivers of the transitional screening and barrier requirements in favor of the plantings shown on the CDPA/FDPA/SE Plat.

Staff recommends approval of a modification of the PFM requirements at the time of site plan approval to locate underground stormwater management facilities in a residential area (PFM Section 6-0303.8) subject to the waiver conditions contained in Attachment A of Appendix 15 (Waiver #24549-WPFM-001-1).

Staff recommends approval of a modification of the Tree Preservation Target Area requirement in favor of the plantings shown on the CDPA/FDPA/SE Plat.

Staff recommends approval of a modification of the PFM for drive aisles and parking space geometrics to allow structural columns to extend by no more than four percent into the required stall area in parking structures and to allow 22 foot-wide aisles and ramps in areas indicated with no parking on the CDPA/FDPA/SE Plat.

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

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

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

O:\bkrasner\ZED\Applications\Proffered Condition Amendments\Arlington Boulevard Development, LLC-7 Corners CDPA C-109-02_FDPA C-105-02\Report\PCA C-108 Arlington Boulevard Development - Staff Report Cover_revised.docx



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

Proffered Condition Amendment

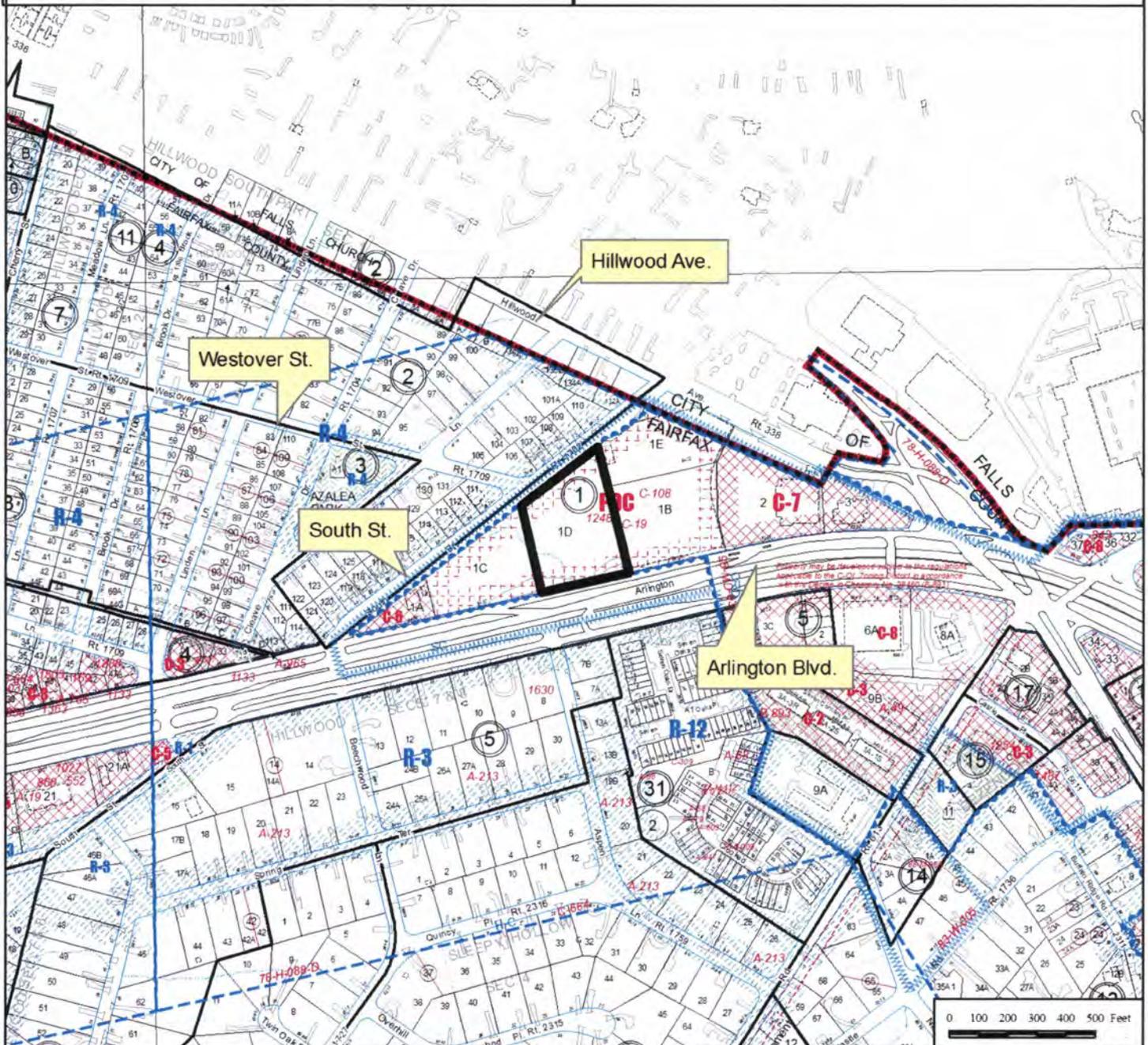
PCA -C -108

Final Development Plan Amendment

FDPA -C -108-04

Applicant: ARLINGTON BOULEVARD DEVELOPMENT, L.L.C.
Accepted: 04/10/2012
Proposed: AMEND RZ C-108 PREVIOUSLY APPROVED FOR OFFICE TOWER TO PERMIT MIXED USE BUILDING
Area: 2.58 AC OF LAND; DISTRICT - PROVIDENCE; ZIP - 22042
Located: NORTH SIDE OF ARLINGTON BOULEVARD APPROXIMATELY 500 FEET EAST OF ITS INTERSECTION WITH SOUTH STREET
Zoning: PDC
Overlay Dist: CRD, SC, HC
Map Ref Num: 051-3- /01/ /0001D

Applicant: ARLINGTON BOULEVARD DEVELOPMENT, L.L.C.
Accepted: 04/10/2012
Proposed: AMEND FDP C-108 PREVIOUSLY APPROVED FOR OFFICE TOWER TO PERMIT MIXED USE BUILDING
Area: 2.58 AC OF LAND; DISTRICT - PROVIDENCE ZIP - 22042
Located: NORTH SIDE OF ARLINGTON BOULEVARD APPROXIMATELY 500 FEET EAST OF ITS INTERSECTION WITH SOUTH STREET
Zoning: PDC
Overlay Dist: CRD, SC, HC
Map Ref Num: 051-3- /01/ /0001D



PROFFERED CONDITION AMENDMENT
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
FINAL DEVELOPMENT PLAN AMENDMENT
SPECIAL EXCEPTION PLAT

PCA C-108/CDPA C-108-02/FDPA C-108-04
SE 2012-PR-005

ARLINGTON BOULEVARD DEVELOPMENT, LLC
MIXED USE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

MARCH 12, 2012
JUNE 29, 2012
FEBRUARY 1, 2013
MARCH 13, 2013

SHEET INDEX:

CIVIL

- C-1 COVER SHEET
- C-2 NOTES AND TABULATIONS
- C-3 OVERALL CONTEXT PLAN EXHIBIT
- C-4 EXISTING CONDITIONS
- C-5 CDPA/FDPA SPECIAL EXCEPTION PLAT
- C-5A CDPA/FDPA SPECIAL EXCEPTION PLAT - ALTERNATE ENTRANCE OPTIONS
- C-6 VEHICULAR CIRCULATION PATTERN
- C-7 STORMWATER MANAGEMENT PLAN AND COMPUTATIONS
- C-8 ADEQUATE OUTFALL PLAN AND NARRATIVE
- C-9 EXISTING VEGETATION MAP
- C-10 STORMWATER WAIVER REQUEST
- C-11 SIGHT DISTANCE PROFILES
- C-12 SIGHT DISTANCE PROFILES
- C-13 SIGHT DISTANCE PROFILES

ARCHITECTURAL

- A-1 RETAIL LEVEL PLAN
- A-2 PARKING LEVEL AND UPPER LEVEL PLANS
- A-3 CONCEPT ELEVATIONS
- A-4 CONCEPT ELEVATIONS
- A-5 CONCEPT PERSPECTIVES
- A-5 SHADOW STUDIES
- A-6 APPROVED TOWER SHADOW STUDY
- A-7 APPROVED TOWER SHADOW STUDY

LANDSCAPE

- L-1 LANDSCAPE SITE PLAN
- L-11 LANDSCAPE CALCULATIONS PLAN
- L-2 COURTYARD PLANS
- L-21 OPEN SPACE PLANS
- L-3 SITE SECTIONS
- L-4 SITE SECTIONS
- L-5 SITE SECTIONS



ATTORNEY

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.
2200 CLARENDON BOULEVARD, SUITE 1300
ARLINGTON, VIRGINIA 22201
ATTN: ELIZABETH BAKER
(703) 528-4700

APPLICANT

ARLINGTON BOULEVARD DEVELOPMENT, LLC
C/O JBG ROSENFELD RETAIL
4445 WILLARD AVENUE, SUITE 700
CHEVY CHASE, MARYLAND 20815
ATTN: TOM SEBASTIAN
(301) 657-0700

ARCHITECT/LANDSCAPE ARCHITECT

HORD COPLAN MACHT, INC.
225 REINEKERS LANE, SUITE 205
ALEXANDRIA, VIRGINIA 22304
ATTN: JOE SCHNEIDER
(571) 388-7761

ENGINEER

VIKA INC. / VIKA VIRGINIA LLC
880 GREENSBORO DRIVE, SUITE 200
MCLEAN, VIRGINIA 22102
ATTN: P. CHRISTOPHER CHAMPAGNE, PE
ATTN: ROBERT COCHRAN, LS
(703) 442-7800

TRANSPORTATION

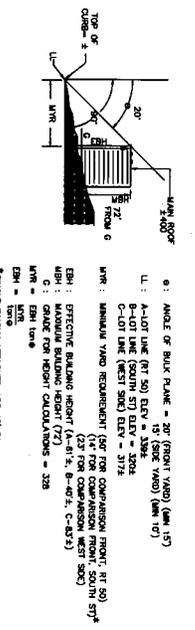
WELLS & ASSOCIATES, INC.
1420 SPRING HILL ROAD SUITE 600
MCLEAN, VIRGINIA 22102
ATTN: KEVIN FELLIN, PE
(703) 917-6620



NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS DEVELOPMENT CONSISTS OF THE PARCEL CENTERED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP 51-3 (11) PARCEL B. THE PROPERTY IS OWNED BY THE DEVELOPER, ARLINGTON BOULEVARD DEVELOPMENT, LLC. THE PROPERTY IS TO BE DEVELOPED AS A MIXED USE COMMERCIAL BUILDING AND RESIDENTIAL WITH A SPECIAL EXCEPTION FOR FIRST FLOOR RESTAURANT IN A RESIDENTIAL STRUCTURE.
2. THE HORIZONTAL DATUM IS WASHINGTON STATE DATUM 83.
3. THE PROPOSED BUILDING HEIGHT IS 200 FEET. THE TOTAL HEIGHT OF THE BUILDING SHALL BE 200 FEET TO THE TOP OF THE ROOF.
4. THE BUILDING INFORMATION IS RELAYED BY WVA, INC.
5. THE PROPERTY IS LOCATED IN THE "R-30" ZONING DISTRICT OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
6. PUBLIC UTILITIES AND SANITARY SERVICES ARE AVAILABLE TO SERVE THE DEVELOPMENT.
7. STREET WATER MANAGEMENT AND SANITARY SERVICES FOR THE PROPOSED DEVELOPMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE FAIRFAX COUNTY WATER MANAGEMENT PLAN. ALL APPLICABLE DESIGN STANDARDS SHALL BE PROVIDED IN ACCORDANCE WITH THE FAIRFAX COUNTY WATER MANAGEMENT PLAN. THE DEVELOPER SHALL PROVIDE A DRAINAGE PLAN AND A WATER MANAGEMENT PLAN TO THE COUNTY ENGINEER FOR REVIEW AND APPROVAL.
8. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
9. THERE ARE NO EXISTING STRUCTURES ON THE SUBJECT PROPERTY.
10. THE EXISTING SUBJECT PROPERTY IS LOCATED WITHIN AN AREA ZONED "R-30" FOR RESIDENTIAL, SINGLE-FAMILY, ONE-FAMILY HOMES.
11. THE EXISTING SUBJECT PROPERTY IS LOCATED WITHIN AN AREA ZONED "R-30" FOR RESIDENTIAL, SINGLE-FAMILY, ONE-FAMILY HOMES.
12. DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE FAIRFAX COUNTY PLANNING AND APPROVALS SUBJECT TO THE FOLLOWING CONDITIONS:
13. DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE FAIRFAX COUNTY PLANNING AND APPROVALS SUBJECT TO THE FOLLOWING CONDITIONS:
14. DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE FAIRFAX COUNTY PLANNING AND APPROVALS SUBJECT TO THE FOLLOWING CONDITIONS:
15. DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE FAIRFAX COUNTY PLANNING AND APPROVALS SUBJECT TO THE FOLLOWING CONDITIONS:
16. DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE FAIRFAX COUNTY PLANNING AND APPROVALS SUBJECT TO THE FOLLOWING CONDITIONS:
17. DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE FAIRFAX COUNTY PLANNING AND APPROVALS SUBJECT TO THE FOLLOWING CONDITIONS:
18. DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE FAIRFAX COUNTY PLANNING AND APPROVALS SUBJECT TO THE FOLLOWING CONDITIONS:
19. DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE FAIRFAX COUNTY PLANNING AND APPROVALS SUBJECT TO THE FOLLOWING CONDITIONS:
20. DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE FAIRFAX COUNTY PLANNING AND APPROVALS SUBJECT TO THE FOLLOWING CONDITIONS:
21. DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE FAIRFAX COUNTY PLANNING AND APPROVALS SUBJECT TO THE FOLLOWING CONDITIONS:
22. DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE FAIRFAX COUNTY PLANNING AND APPROVALS SUBJECT TO THE FOLLOWING CONDITIONS:
23. DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE FAIRFAX COUNTY PLANNING AND APPROVALS SUBJECT TO THE FOLLOWING CONDITIONS:
24. DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE FAIRFAX COUNTY PLANNING AND APPROVALS SUBJECT TO THE FOLLOWING CONDITIONS:
25. DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE FAIRFAX COUNTY PLANNING AND APPROVALS SUBJECT TO THE FOLLOWING CONDITIONS:
26. DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE FAIRFAX COUNTY PLANNING AND APPROVALS SUBJECT TO THE FOLLOWING CONDITIONS:
27. DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE FAIRFAX COUNTY PLANNING AND APPROVALS SUBJECT TO THE FOLLOWING CONDITIONS:
28. DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE FAIRFAX COUNTY PLANNING AND APPROVALS SUBJECT TO THE FOLLOWING CONDITIONS:
29. DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE FAIRFAX COUNTY PLANNING AND APPROVALS SUBJECT TO THE FOLLOWING CONDITIONS:
30. DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE FAIRFAX COUNTY PLANNING AND APPROVALS SUBJECT TO THE FOLLOWING CONDITIONS:
31. DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE FAIRFAX COUNTY PLANNING AND APPROVALS SUBJECT TO THE FOLLOWING CONDITIONS:
32. DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE FAIRFAX COUNTY PLANNING AND APPROVALS SUBJECT TO THE FOLLOWING CONDITIONS:
33. DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE FAIRFAX COUNTY PLANNING AND APPROVALS SUBJECT TO THE FOLLOWING CONDITIONS:

R-30 BULK PLANE ILLUSTRATION



- 1. ANGLE OF BULK PLANE = 45°
- 2. 40' SETBACK FROM FRONT YARD (MIN. 15')
- 3. 10' SETBACK FROM SIDE YARD (MIN. 10')
- 4. 10' SETBACK FROM REAR YARD (MIN. 10')
- 5. MAXIMUM BUILDING HEIGHT = 20'
- 6. MAXIMUM BUILDING HEIGHT = 20'
- 7. MAXIMUM BUILDING HEIGHT = 20'
- 8. MAXIMUM BUILDING HEIGHT = 20'
- 9. MAXIMUM BUILDING HEIGHT = 20'
- 10. MAXIMUM BUILDING HEIGHT = 20'
- 11. MAXIMUM BUILDING HEIGHT = 20'
- 12. MAXIMUM BUILDING HEIGHT = 20'
- 13. MAXIMUM BUILDING HEIGHT = 20'
- 14. MAXIMUM BUILDING HEIGHT = 20'
- 15. MAXIMUM BUILDING HEIGHT = 20'
- 16. MAXIMUM BUILDING HEIGHT = 20'
- 17. MAXIMUM BUILDING HEIGHT = 20'
- 18. MAXIMUM BUILDING HEIGHT = 20'
- 19. MAXIMUM BUILDING HEIGHT = 20'
- 20. MAXIMUM BUILDING HEIGHT = 20'
- 21. MAXIMUM BUILDING HEIGHT = 20'
- 22. MAXIMUM BUILDING HEIGHT = 20'
- 23. MAXIMUM BUILDING HEIGHT = 20'
- 24. MAXIMUM BUILDING HEIGHT = 20'
- 25. MAXIMUM BUILDING HEIGHT = 20'
- 26. MAXIMUM BUILDING HEIGHT = 20'
- 27. MAXIMUM BUILDING HEIGHT = 20'
- 28. MAXIMUM BUILDING HEIGHT = 20'
- 29. MAXIMUM BUILDING HEIGHT = 20'
- 30. MAXIMUM BUILDING HEIGHT = 20'
- 31. MAXIMUM BUILDING HEIGHT = 20'
- 32. MAXIMUM BUILDING HEIGHT = 20'
- 33. MAXIMUM BUILDING HEIGHT = 20'

DEVELOPMENT TABULATIONS - OVERALL

SITE AND BUILDING TABULATIONS - PARCEL 1D

ITEM	DESCRIPTION	VALUE
1	AREA	112,379 SF or 2.5644 ACRES
2	ZONING	R-30, C-10, R-1, and R-2
3	APPROXIMATE AREA	112,379 SF
4	APPROXIMATE VOLUME	2,247,580 CU YD
5	APPROXIMATE HEIGHT	200 FEET
6	APPROXIMATE DENSITY	1.00
7	APPROXIMATE VALUE	\$11,237,900
8	APPROXIMATE TAX VALUE	\$1,123,790
9	APPROXIMATE RENTAL VALUE	\$1,123,790
10	APPROXIMATE RETAIL VALUE	\$1,123,790
11	APPROXIMATE RESIDENTIAL VALUE	\$1,123,790
12	APPROXIMATE COMMERCIAL VALUE	\$1,123,790
13	APPROXIMATE INDUSTRIAL VALUE	\$1,123,790
14	APPROXIMATE OFFICE VALUE	\$1,123,790
15	APPROXIMATE EDUCATIONAL VALUE	\$1,123,790
16	APPROXIMATE CULTURAL VALUE	\$1,123,790
17	APPROXIMATE RECREATIONAL VALUE	\$1,123,790
18	APPROXIMATE HEALTH CARE VALUE	\$1,123,790
19	APPROXIMATE OTHER VALUE	\$1,123,790

OVERALL PDCS TABULATIONS FOR R-30-C-10

ITEM	DESCRIPTION	VALUE
1	AREA	112,379 SF
2	ZONING	R-30, C-10, R-1, and R-2
3	APPROXIMATE AREA	112,379 SF
4	APPROXIMATE VOLUME	2,247,580 CU YD
5	APPROXIMATE HEIGHT	200 FEET
6	APPROXIMATE DENSITY	1.00
7	APPROXIMATE VALUE	\$11,237,900
8	APPROXIMATE TAX VALUE	\$1,123,790
9	APPROXIMATE RENTAL VALUE	\$1,123,790
10	APPROXIMATE RETAIL VALUE	\$1,123,790
11	APPROXIMATE RESIDENTIAL VALUE	\$1,123,790
12	APPROXIMATE COMMERCIAL VALUE	\$1,123,790
13	APPROXIMATE INDUSTRIAL VALUE	\$1,123,790
14	APPROXIMATE OFFICE VALUE	\$1,123,790
15	APPROXIMATE EDUCATIONAL VALUE	\$1,123,790
16	APPROXIMATE CULTURAL VALUE	\$1,123,790
17	APPROXIMATE RECREATIONAL VALUE	\$1,123,790
18	APPROXIMATE HEALTH CARE VALUE	\$1,123,790
19	APPROXIMATE OTHER VALUE	\$1,123,790

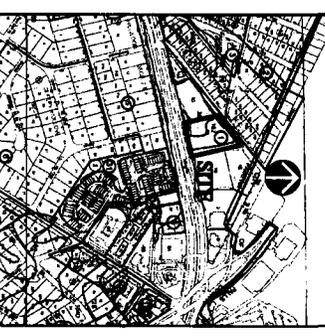
ZONING ORDINANCE MODIFICATIONS REQUESTED

1. A WAIVER OF SECTION 40-30 OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.
2. A WAIVER AND/OR MODIFICATION OF ZONING ORDINANCE SECTION 11-201 (PARAGRAPH 1) OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.
3. MODIFICATION OF RULES AND REGULATIONS REQUESTED IN FAVOR OF THE COMPREHENSIVE PLAN SPECIFICALLY SECTION 11-201 (PARAGRAPH 1) OF THE ZONING ORDINANCE.
4. A WAIVER OF SECTION 11-201 (PARAGRAPH 1) AND SECTION 11-201 (2) OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.
5. A WAIVER OF SECTION 11-201 (PARAGRAPH 1) AND SECTION 11-201 (2) OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.
6. A WAIVER OF SECTION 11-201 (PARAGRAPH 1) AND SECTION 11-201 (2) OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.
7. A WAIVER OF SECTION 11-201 (PARAGRAPH 1) AND SECTION 11-201 (2) OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.
8. A WAIVER OF SECTION 11-201 (PARAGRAPH 1) AND SECTION 11-201 (2) OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.
9. A WAIVER OF SECTION 11-201 (PARAGRAPH 1) AND SECTION 11-201 (2) OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.
10. A WAIVER OF SECTION 11-201 (PARAGRAPH 1) AND SECTION 11-201 (2) OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.

PFM WAIVERS REQUESTED

1. A WAIVER OF SECTION 11-201 (PARAGRAPH 1) AND SECTION 11-201 (2) OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.
2. A WAIVER OF SECTION 11-201 (PARAGRAPH 1) AND SECTION 11-201 (2) OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.
3. A WAIVER OF SECTION 11-201 (PARAGRAPH 1) AND SECTION 11-201 (2) OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.
4. A WAIVER OF SECTION 11-201 (PARAGRAPH 1) AND SECTION 11-201 (2) OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.
5. A WAIVER OF SECTION 11-201 (PARAGRAPH 1) AND SECTION 11-201 (2) OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.
6. A WAIVER OF SECTION 11-201 (PARAGRAPH 1) AND SECTION 11-201 (2) OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.
7. A WAIVER OF SECTION 11-201 (PARAGRAPH 1) AND SECTION 11-201 (2) OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.
8. A WAIVER OF SECTION 11-201 (PARAGRAPH 1) AND SECTION 11-201 (2) OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.
9. A WAIVER OF SECTION 11-201 (PARAGRAPH 1) AND SECTION 11-201 (2) OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.
10. A WAIVER OF SECTION 11-201 (PARAGRAPH 1) AND SECTION 11-201 (2) OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.

SOILS MAP 1" = 500'



SOIL TYPE CLASSIFICATIONS:

1. A WAIVER OF SECTION 11-201 (PARAGRAPH 1) AND SECTION 11-201 (2) OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.
2. A WAIVER OF SECTION 11-201 (PARAGRAPH 1) AND SECTION 11-201 (2) OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.
3. A WAIVER OF SECTION 11-201 (PARAGRAPH 1) AND SECTION 11-201 (2) OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.
4. A WAIVER OF SECTION 11-201 (PARAGRAPH 1) AND SECTION 11-201 (2) OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.
5. A WAIVER OF SECTION 11-201 (PARAGRAPH 1) AND SECTION 11-201 (2) OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.
6. A WAIVER OF SECTION 11-201 (PARAGRAPH 1) AND SECTION 11-201 (2) OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.
7. A WAIVER OF SECTION 11-201 (PARAGRAPH 1) AND SECTION 11-201 (2) OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.
8. A WAIVER OF SECTION 11-201 (PARAGRAPH 1) AND SECTION 11-201 (2) OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.
9. A WAIVER OF SECTION 11-201 (PARAGRAPH 1) AND SECTION 11-201 (2) OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.
10. A WAIVER OF SECTION 11-201 (PARAGRAPH 1) AND SECTION 11-201 (2) OF THE ZONING ORDINANCE TO PERMIT THE TOTAL HEIGHT OF ANY ONE BUILDING TO EXCEED 200 FEET TO WHAT IS SHOWN ON THE ZONING MAP.

PARKING AND LOADING TABULATIONS

COLLECTIVE	UNITS/SPACES	SCORE REQUIRED	AMOUNT REQUIRED	REQUIRED	PROVIDED	AMOUNT REMAINING
1	20	1.0	20	20	20	0
2	30	1.5	45	45	45	0
3	40	2.0	80	80	80	0
4	50	2.5	125	125	125	0
5	60	3.0	180	180	180	0
6	70	3.5	245	245	245	0
7	80	4.0	320	320	320	0
8	90	4.5	405	405	405	0
9	100	5.0	500	500	500	0
10	110	5.5	605	605	605	0
11	120	6.0	720	720	720	0
12	130	6.5	845	845	845	0
13	140	7.0	980	980	980	0
14	150	7.5	1125	1125	1125	0
15	160	8.0	1280	1280	1280	0
16	170	8.5	1445	1445	1445	0
17	180	9.0	1620	1620	1620	0
18	190	9.5	1805	1805	1805	0
19	200	10.0	2000	2000	2000	0

AREA TABULATION:

AREA	DESCRIPTION	AREA (SQ FT)	PERCENTAGE OF TOTAL
1	REAR YARD	112,379	100%
2	FRONT YARD	112,379	100%
3	SIDE YARD	112,379	100%
4	REAR YARD	112,379	100%
5	FRONT YARD	112,379	100%
6	SIDE YARD	112,379	100%

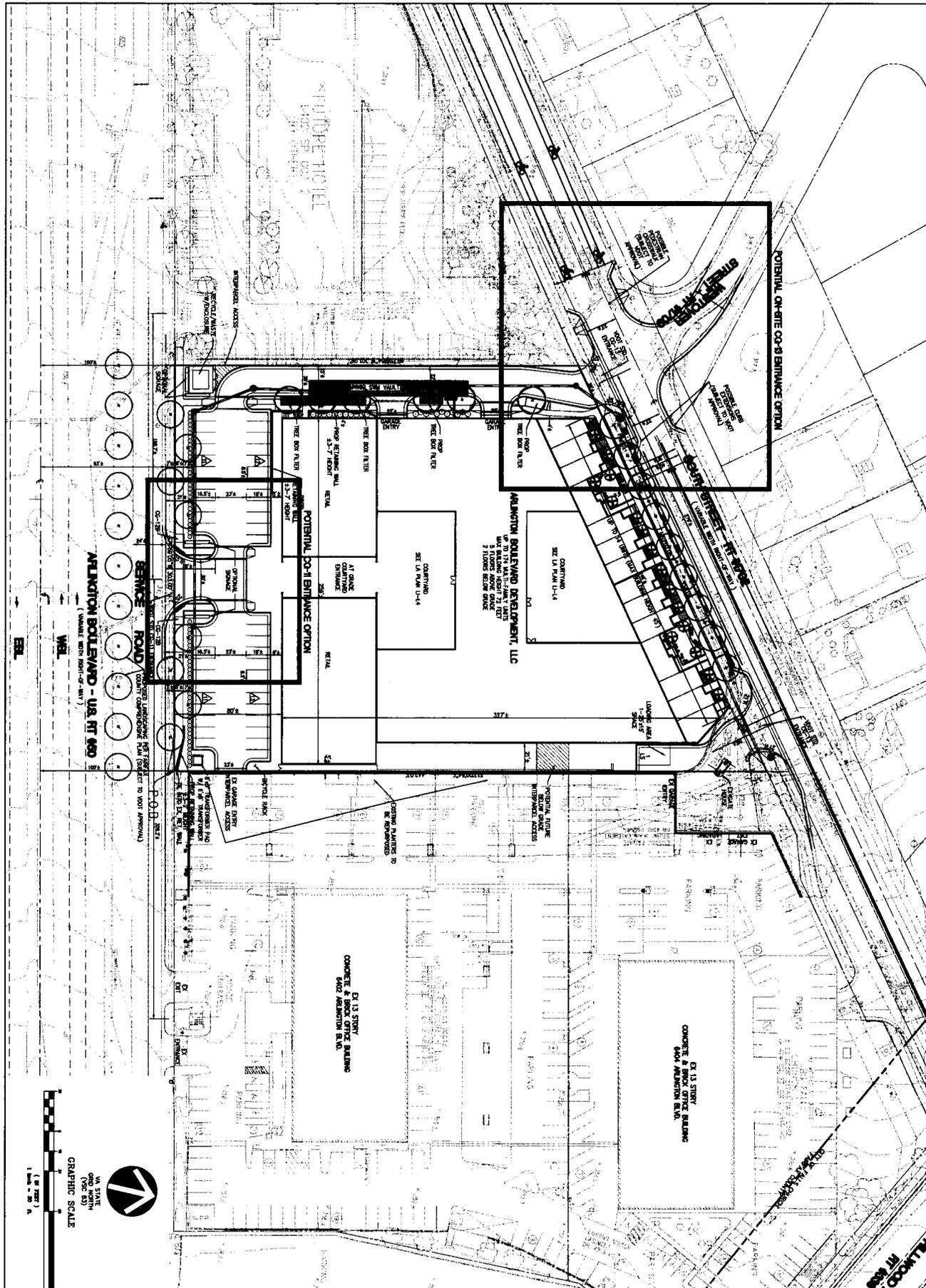
NOTES AND TABULATIONS

NO.	DESCRIPTION
1	REAR YARD
2	FRONT YARD
3	SIDE YARD
4	REAR YARD
5	FRONT YARD
6	SIDE YARD

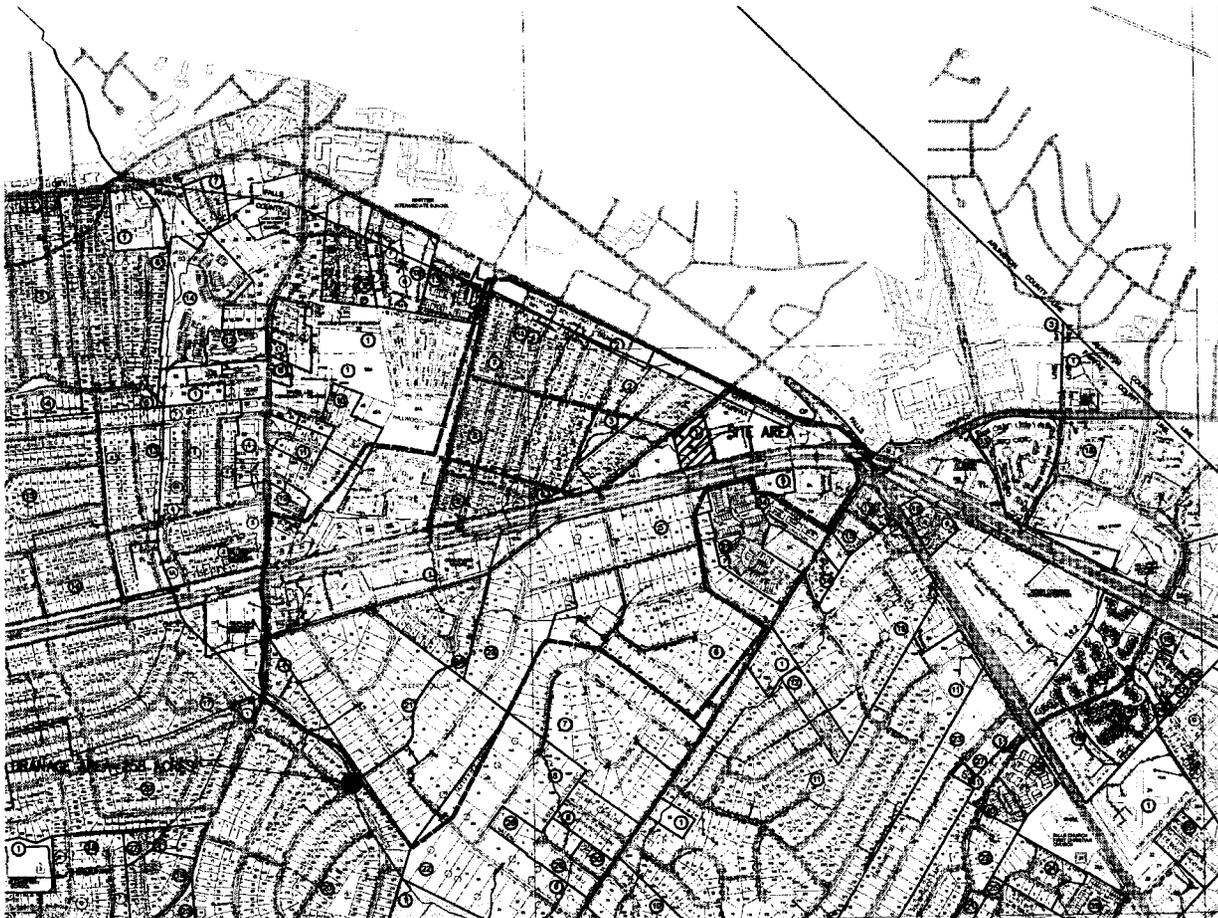
ARLINGTON BOULEVARD DEVELOPMENT, LLC
MIXED USE
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

VIFA
 ARCHITECTS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

1100 GREENBORO DRIVE ■ SUITE 200 ■ TYGARD CORNER, VIRGINIA 22102
 (703) 441-1100 ■ WWW.VIFA.COM



GRAPHIC SCALE
 1" = 20' 0"
 1" = 40' 0"
 1" = 80' 0"
 1" = 160' 0"
 1" = 320' 0"
 1" = 640' 0"
 1" = 1280' 0"
 1" = 2560' 0"
 1" = 5120' 0"
 1" = 10240' 0"
 1" = 20480' 0"
 1" = 40960' 0"
 1" = 81920' 0"
 1" = 163840' 0"
 1" = 327680' 0"
 1" = 655360' 0"
 1" = 1310720' 0"
 1" = 2621440' 0"
 1" = 5242880' 0"
 1" = 10485760' 0"
 1" = 20971520' 0"
 1" = 41943040' 0"
 1" = 83886080' 0"
 1" = 167772160' 0"
 1" = 335544320' 0"
 1" = 671088640' 0"
 1" = 1342177280' 0"
 1" = 2684354560' 0"
 1" = 5368709120' 0"
 1" = 10737418240' 0"
 1" = 21474836480' 0"
 1" = 42949672960' 0"
 1" = 85899345920' 0"
 1" = 171798691840' 0"
 1" = 343597383680' 0"
 1" = 687194767360' 0"
 1" = 1374389534720' 0"
 1" = 2748779069440' 0"
 1" = 5497558138880' 0"
 1" = 10995116277760' 0"
 1" = 21990232555520' 0"
 1" = 43980465111040' 0"
 1" = 87960930222080' 0"
 1" = 175921860444160' 0"
 1" = 351843720888320' 0"
 1" = 703687441776640' 0"
 1" = 1407374883553280' 0"
 1" = 2814749767106560' 0"
 1" = 5629499534213120' 0"
 1" = 11258999068426240' 0"
 1" = 22517998136852480' 0"
 1" = 45035996273704960' 0"
 1" = 90071992547409920' 0"
 1" = 180143985094819840' 0"
 1" = 360287970189639680' 0"
 1" = 720575940379279360' 0"
 1" = 1441151880758558720' 0"
 1" = 2882303761517117440' 0"
 1" = 5764607523034234880' 0"
 1" = 11529215046068469760' 0"
 1" = 23058430092136939520' 0"
 1" = 46116860184273879040' 0"
 1" = 92233720368547758080' 0"
 1" = 184467440737095516160' 0"
 1" = 368934881474191032320' 0"
 1" = 737869762948382064640' 0"
 1" = 1475739525896764129280' 0"
 1" = 2951479051793528258560' 0"
 1" = 5902958103587056517120' 0"
 1" = 11805916207174113034240' 0"
 1" = 23611832414348226068480' 0"
 1" = 47223664828696452136960' 0"
 1" = 94447329657392904273920' 0"
 1" = 188894659314785808547840' 0"
 1" = 377789318629571617095680' 0"
 1" = 755578637259143234191360' 0"
 1" = 1511157274518286468382720' 0"
 1" = 3022314549036572936765440' 0"
 1" = 6044629098073145873530880' 0"
 1" = 12089258196146291747061760' 0"
 1" = 24178516392292583494123520' 0"
 1" = 48357032784585166988247040' 0"
 1" = 96714065569170333976494080' 0"
 1" = 193428131138340667952988160' 0"
 1" = 386856262276681335905976320' 0"
 1" = 773712524553362671811952640' 0"
 1" = 1547425049106725343623905280' 0"
 1" = 3094850098213450687247810560' 0"
 1" = 6189700196426901374495621120' 0"
 1" = 12379400392853802748991242240' 0"
 1" = 24758800785707605497982484480' 0"
 1" = 49517601571415210995964968960' 0"
 1" = 99035203142830421991939937920' 0"
 1" = 198070406285660843983879875840' 0"
 1" = 396140812571321687967759751680' 0"
 1" = 792281625142643375935519503360' 0"
 1" = 1584563250285286751871039006720' 0"
 1" = 3169126500570573503742078013440' 0"
 1" = 6338253001141147007484156026880' 0"
 1" = 12676506002282294014968312053760' 0"
 1" = 25353012004564588029936624107520' 0"
 1" = 50706024009129176059873248215040' 0"
 1" = 101412048018258352119746496430080' 0"
 1" = 202824096036516704239492992860160' 0"
 1" = 405648192073033408478985985720320' 0"
 1" = 811296384146066816957971971440640' 0"
 1" = 1622592768322133633915943842881280' 0"
 1" = 3245185536644267267831887685762560' 0"
 1" = 6490371073288534535663775371525120' 0"
 1" = 12980742146577069071327550743002240' 0"
 1" = 25961484293154138142655101486004480' 0"
 1" = 51922968586308276285310202972008960' 0"
 1" = 103845937172616552570620405944079360' 0"
 1" = 2076918743452331051412408118881487360' 0"
 1" = 41538374869046621028248162377629760' 0"
 1" = 83076749738093242056496324755259520' 0"
 1" = 166153499476186484112992649510519040' 0"
 1" = 332306998952372968225985299021038080' 0"
 1" = 664613997904745936451970598042076160' 0"
 1" = 1329227995809491872903941196084152320' 0"
 1" = 2658455991618983745807882392168304640' 0"
 1" = 5316911983237967491601764784336609280' 0"
 1" = 10633823966475934983203529568673178560' 0"
 1" = 21267647932951869966407059137346357120' 0"
 1" = 42535295865903739932814118274692714240' 0"
 1" = 8507059173180747986562823654938542880' 0"
 1" = 17014118346361495973125647309877085760' 0"
 1" = 34028236692722991946251294619754171520' 0"
 1" = 68056473385445983892502589239508343040' 0"
 1" = 136112946770891967785005178479016686080' 0"
 1" = 272225893541783935570010356958033372160' 0"
 1" = 544451787083567871140020713916066744320' 0"
 1" = 1088903574167135742280041427832133488640' 0"
 1" = 2177807148334271484560082857664266973120' 0"
 1" = 4355614296668542969120165715328533946240' 0"
 1" = 871122859333708593824033143065706992480' 0"
 1" = 1742245718667417187648066286131413989760' 0"
 1" = 3484491437334834375296132572262827979520' 0"
 1" = 6968982874669668750592265144525655959040' 0"
 1" = 13937965749339337501185312889051311918080' 0"
 1" = 27875931498678675002370625778102623836160' 0"
 1" = 55751862997357350004741251556205246673280' 0"
 1" = 111503725994714700009482503112410493346560' 0"
 1" = 223007451989429400018965006224820986693120' 0"
 1" = 446014903978858800037930012449641973386240' 0"
 1" = 892029807957717600075860024899283867747840' 0"
 1" = 1784059615915435200151720049798567735495680' 0"
 1" = 356811923183087040030344009959713508913280' 0"
 1" = 7136238463661740800606880199194270178285440' 0"
 1" = 14272476927323481600121376398388440356710880' 0"
 1" = 28544953854646963200242751976776887133422160' 0"
 1" = 5708990770929392640048551395355377426844320' 0"
 1" = 11417981541858785280097102790710754853688640' 0"
 1" = 22835963083717570560194205581421508707377280' 0"
 1" = 45671926167435141120388411162842117414754560' 0"
 1" = 91343852334870282240776822325684234829509120' 0"
 1" = 182687704669740564481553644651364686559018240' 0"
 1" = 365375409339481128963107289302729317118036480' 0"
 1" = 730750818678962257926214578605458634236072960' 0"
 1" = 146150163735792451585242915721091728472114560' 0"
 1" = 292300327471584903170485831442182446944229120' 0"
 1" = 584600654943169806340971662884364893888452240' 0"
 1" = 1169201309886339612681943325768729787776904640' 0"
 1" = 2338402619772679225363886651537459575553809280' 0"
 1" = 46768052395453584507277733030749191511077116640' 0"
 1" = 9353610479090716901455546606149838222214433280' 0"
 1" = 1870722095818143380291109321229967644442886720' 0"
 1" = 374144419163628676058221864245993488888573440' 0"
 1" = 748288838327257352116443728491986977777146880' 0"
 1" = 149657767665451470423288745698397395555433760' 0"
 1" = 299315535330902940846577491396794791110867520' 0"
 1" = 598631070661805881693154982793589582221732480' 0"
 1" = 119726214132361176338630996558717904444464960' 0"
 1" = 239452428264722352677261993117435808888929920' 0"
 1" = 47890485652944470535452398623487167777785840' 0"
 1" = 95780971305888941070904797246974355555711680' 0"
 1" = 191561942611777882141809544493948711111423680' 0"
 1" = 38312388522355576428361908898789422222847360' 0"
 1" = 76624777044711152856723817797578844444694720' 0"
 1" = 153249554089422305713447635595157688888888640' 0"
 1" = 306499108178844611426895271190315377777777280' 0"
 1" = 612998216357689222853790542380630755555555520' 0"
 1" = 122599643271537844570758108476126151111111040' 0"
 1" = 24519928654307568914151621695225222222222080' 0"
 1" = 490398573086151378283032433904504444444445120' 0"
 1" = 98079714617230275656606486780900888888890240' 0"
 1" = 196159429244460551313212973561801777777780480' 0"
 1" = 39231885848892110262645947112360355555560960' 0"
 1" = 78463771697784220525291894224720711111121920' 0"
 1" = 15692754339556844105058378844944142222243840' 0"
 1" = 31385508679113688210116757689888284444487680' 0"
 1" = 627710173582273764202335153797776888875360' 0"
 1" = 1255420347164547528044703287595557777750720' 0"
 1" = 2510840694329095056089406575191115555501440' 0"
 1" = 50216813886581901121788131503822222102880' 0"
 1" = 10043362777316380224357626307644444205760' 0"
 1" = 20086725554632760448715252615288888411151360' 0"
 1" = 40173451109265520897430512230577777822720' 0"
 1" = 80346902218531041794861024461155556454444480' 0"
 1" = 16069380443706208358972204892231111108888960' 0"
 1" = 32138760887412416717944409784462222217777920' 0"
 1" = 642775217748248334358888195689244443555840' 0"
 1" = 1285550435496496668717777911378488871111680' 0"
 1" = 257110087099299333743555582275697777336320' 0"
 1" = 514220174198598667487111164551395556672640' 0"
 1" = 10284403483971973349742223291027111133280' 0"
 1" = 20568806967943946699484446582054222266560' 0"
 1" = 41137613935887893398968893164084444133120' 0"
 1" = 82275227871775786797937786328168888266240' 0"
 1" = 16455045574355157359587557265637777532480' 0"
 1" = 32910091148710314719175114531275555064960' 0"
 1" = 65820182297420629438350229062511111209920' 0"
 1" = 131640364594841258876700458125022222419840' 0"
 1" = 26328072918968251775340091625004444839680' 0"
 1" = 5265614583793650355068018250008888679360' 0"
 1" = 10531229167873300710136036500017777358720' 0"
 1" = 21062458335746601420272073000035557177440' 0"
 1" = 4212491667149320284054414600007111143680' 0"
 1" = 842498333429864056810882800001422287360' 0"
 1" = 168499666845972811362176560000284474720' 0"
 1" = 336999333691945622724353120000568949440' 0"
 1" = 6739986673838912454487062400011378898880' 0"
 1" = 13479973347677824888974124800022777777760' 0"
 1" = 2695994669535564977794824960004555555520' 0"
 1" = 5391989339071129955589649920009111111040' 0"
 1" = 10783978678142259911179199840018222222080' 0"
 1" = 21567957356284519822358399680036444445120' 0"
 1" = 431359147125690396447167993600728888810240' 0"
 1" = 862718294251380792894335987200147777720480' 0"
 1" = 17254365885027615857886719744029555540960' 0"
 1" = 34508731770055231715773439488059111181920' 0"
 1" = 69017463540110463431546878976011822233760' 0"
 1" = 13803492708022092686309377955202344475360' 0"
 1" = 2760698541604418537261875591040468890880' 0"
 1" = 5521397083208837074523751182080937781760' 0"
 1" = 1104279416641767414904750374017875535360' 0"
 1" = 2208558833283534829809500748035551110720' 0"
 1" = 4417117666567069659619001496071112221440' 0"
 1" = 883423533313413931923800299214224442880' 0"
 1" = 176684706662682786384760059842844897760' 0"
 1" = 353369413325365572769520119685689955520' 0"
 1" = 706738826650731145539040393771379911040' 0"
 1" = 1413477653301462291078080787542759822080' 0"
 1" = 2826955306602924582156161575085518444480' 0"
 1" = 565391061320584916431232315017108888960' 0"
 1" = 1130782122641169832862464630034217777920' 0"
 1" = 226156424528233966572492926006843555440' 0"
 1" = 45231284905646793314498585201368711118880' 0"
 1" = 9046256981129358662899717040273742237760' 0"
 1" = 18092513962258717325799434080547484475520' 0"
 1" = 361850279245174346515988681609089789440' 0"
 1" = 723700558490348693031977363218179578880' 0"
 1" = 144740111698069738606395472643635957760' 0"
 1" = 289480223396139477212790945287271915520' 0"
 1" = 578960446792278954425581890574543831040' 0"
 1" = 1157920893584557908851163781149087662080' 0"
 1" = 2315841787169115817702327562298175324160' 0"
 1" = 4631683574338231635404655124596350648320' 0"
 1" = 9263367148676463270809310249192701296640' 0"
 1" = 1852673435735292654161862049838542559360' 0"
 1" = 3705346871470585308323724099677091118880' 0"
 1" = 7410693742941170616647448199354182237760' 0"
 1" = 1482138748588234123329489639870844475520' 0"
 1" = 29642774971764682466589787977417889440' 0"
 1" = 59285549943529364933179575954835778880' 0"
 1" = 118571099887058729866359151909671557760' 0"
 1" = 237142199774117459732718303819343115520' 0"
 1" = 47428439954823491946543660763868231040' 0"
 1" = 94856879909646983893087321527736462080' 0"
 1" = 18971375981929396778617464305548924160' 0"
 1" = 379427519638587935572349286110



ADEQUATE OUTFALL NARRATIVE

THE SUBJECT PROPERTY IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 051-3 (101) 00010, AND IS LOCATED ON THE EASTERN SIDE OF FAIRFAX COUNTY AT THE FALLS CHURCH BOULEVARD. THE SUBJECT PROPERTY IS ZONED PDC AND IS BORDERED BY A FUTURE HOTEL TO THE WEST (PDC), SOUTH STREET TO THE NORTH, ARLINGTON BOULEVARD TO THE SOUTH, AND OTHERS TO THE EAST (PDC).

THERE ARE TWO OUTFALLS ASSOCIATED WITH THE SITE LOCATED AT THE NORTHWESTERN CORNER AND WESTERN SIDE OF THE SITE. THE MAJORITY OF THE WATER FLOWS INTO AN EXISTING 42" PIPE AT THE NORTHWESTERN CORNER, WHERE IT LEAVES THE PROPERTY VIA AN EXISTING CLOSED CONDUIT STORM SYSTEM THAT CROSSES SOUTH STREET. THE OTHER OUTFALL ENTERS INTO AN EXISTING 24" PIPE AT THE WESTERN SIDE OF THE SITE. THE TWO PIPES JOIN ON CLEAVE DRIVE, WHERE THE STORMWATER CONTINUES TO TRAVEL SOUTHWEST, CROSSING ARLINGTON BOULEVARD AND EVENTUALLY DISCHARGING INTO TRIPPS RUN. THE AREA OF THE SITE THAT OUTFALLS TO THIS LOCATION IS 2.58 ACRES. THE TOTAL AREA THAT DISCHARGES INTO TRIPPS RUN AT THIS POINT IS 303 ACRES, SATISFYING THE FAIRFAX COUNTY ZONING ORDINANCE REQUIREMENT OF THE OUTFALL HAVING A DRAINAGE AREA OF AT LEAST 100 TIMES THE SITE AREA (258 AC).

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

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirements with justification shall be attached. Note: Reviewers will be asked upon expiration. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (S-011 2J & 2L) Special Exceptions (S-011 2J & 2L)
 Cluster Subdivision (S-016 1G & 1H) Commercial Redevelopment Districts (S-022 2A (12) & (14))
 Development Plans (PDC) District (S-002 3 A & 4) PDC Plan (S-002 3 A & 4)
 FDP P Districts (except PDC) (S-002 1F & 1G) Amendments (S-002 10F & 10H)

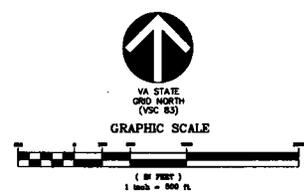
- 1. Plot is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100')
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodations the stormwater management facility(ies), storm drainage pipe systems and outlet position, pond spillways, access roads, site utilities, energy dissipation devices, and stream stabilization measures as shown on sheet N/A (STORM VAULTS)
- 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sq ft)	Storage Volume (cu ft)	Height (ft)
SIM V AULT	2.23		2.23	1,352	10,000	N/A
Total						

- 4. Onsite drainage channels, outfalls and pipe systems are shown on sheet C-8.
Pond inlet and outlet pipe systems are shown on sheet C-8.
- 5. Maintenance access (road to stormwater management facility(ies) and limits of clearing and grading accommodations) Type of maintenance access road surface noted on the plan is N/A (asphalt, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on sheet N/A (STORM VAULTS).
- 7. A stormwater management narrative which contains a description of how detention and best management practices requirements will be met is provided on sheet C-8.
- 8. A description of the existing conditions of each numbered site outfall adjacent downstream from the site to a pond which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on sheet C-8.
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on sheet C-8.
- 10. Existing topography with maximum contour (planes) of two (2) feet and a note as to whether it is an ear scarp or field run is provided on sheet C-8.
- 11. A submission waiver is requested for ALLOW UNDERGROUND SIM V AULT TO SERVE RESIDENTIAL UNITS
- 12. Stormwater management is not required because _____.

LEGEND:

- DRAINAGE AREA
- SITE AREA



VIA
 CONSULTING ENGINEERS & ARCHITECTS
 1400 WEST 17TH AVENUE, SUITE 200
 DENVER, COLORADO 80202
 (303) 733-7877
 WWW.VIA-CA.COM

**ARLINGTON BOULEVARD
 DEVELOPMENT, LLC**
 MIXED USE
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

**ADEQUATE OUTFALL
 PLAN AND NARRATIVE**

VIA REVISIONS

NO.	DATE	DESCRIPTION
4R	3/13/2013	REVISED
3D	2/10/2013	REVISED
2B	8/29/2012	REVISED
DATE	MARCH 13, 2012	
DES.	JS	DWH, RMC
SCALE:	1"=500'	
PROJECT/FILE NO.	V7454A	
SHEET NO.	C-8	

P:\Planning\Projects\7454A\7454A.dwg 1/17/2013 8:17:12 AM JBT

June 29, 2012

Mr. Durga Kharel
Fairfax County
Chief Stormwater Engineer - Risk Review Post
12803 Government Center Parkway
Fairfax, VA 22035

RE: **Underground SWM/BMP Waiver Request (P773)**
Arlington Boulevard Development (P400) Arlington Blvd.
Fairfax County PCBPA C-108-02/FDPA C-108-04, RE 2012-FR-005
VISA #774544

Mr. Kharel:

On behalf of our client, we are submitting this request to waive the requirement of section 6-0003 of the Fairfax County Public Facilities Manual (PFM) regarding the use of underground stormwater facilities in residential developments. Please be aware that the development proposed on the subject property will not be entirely residential, but will be mixed use consisting of residential units and commercial space. The urban nature of the proposed development does not lend itself to conventional at grade Storm Water Management (SWM) and Best Management Practice (BMP) facilities, necessitating the facilities be placed underground. The proposed stormwater vault will be located at the north entrance to the site and will capture/control runoff from the parking lot and the proposed building footprint.

Accompanying this waiver request are several attachments. These include preliminary information regarding the locations and dimensions of the proposed SWM/BMP facility. Additionally, approximate type and dimensions of access points for the proposed facilities have been indicated on the detailed sheet plans accompanying this waiver request. Each BMP facility has three access points (manholes). All the SWM facilities have two separate chambers (detention and clear well). The clear well chamber will have one manhole access point. The detention chamber will have two access points, one manhole and one 4' x 4' door. These access points are typically located in surface parking areas or next to paved areas/travel lanes, addressing the perceived concern regarding access points in open space areas. While the points of access to the facility are located in the entrance drive, note that the plan includes notation that the final location design of the facilities is subject to change.

It should be noted that due to the high number of residential units proposed in the subject development, costs for maintaining and/or replacing these SWM/BMP facilities are not expected to place a significant burden on the HOA or any residents. Please see the attached sheets for preliminary cost information including replacement cost, annual maintenance cost, as well as the gross square footage of various uses.

VIVA, Incorporated
8180 Crossroads Drive, Suite 200 • McLean, Virginia 22101 • 703.442.7800 Fax 703.741.2787
Arlington, VA • Greenbelt, MD • Washington, DC
www.viva.com

Mr. Durga Kharel
Fairfax County
RE: **Underground SWM/BMP Waiver Request (P773)**
Arlington Boulevard Development (P400) Arlington Blvd.
Fairfax County PCBPA C-108-02/FDPA C-108-04, RE 2012-FR-005
VISA #774544
June 29, 2012
Page 2 of 2

costs. Additionally, please note that some of these "residential" units could be apartments and not necessarily condominiums which would not impact individual owners.

I trust this request provides sufficient information to justify the granting of the requested waiver. Please feel free to contact me with any questions or concerns.

Sincerely,
VIVA, Inc.

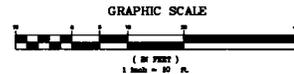
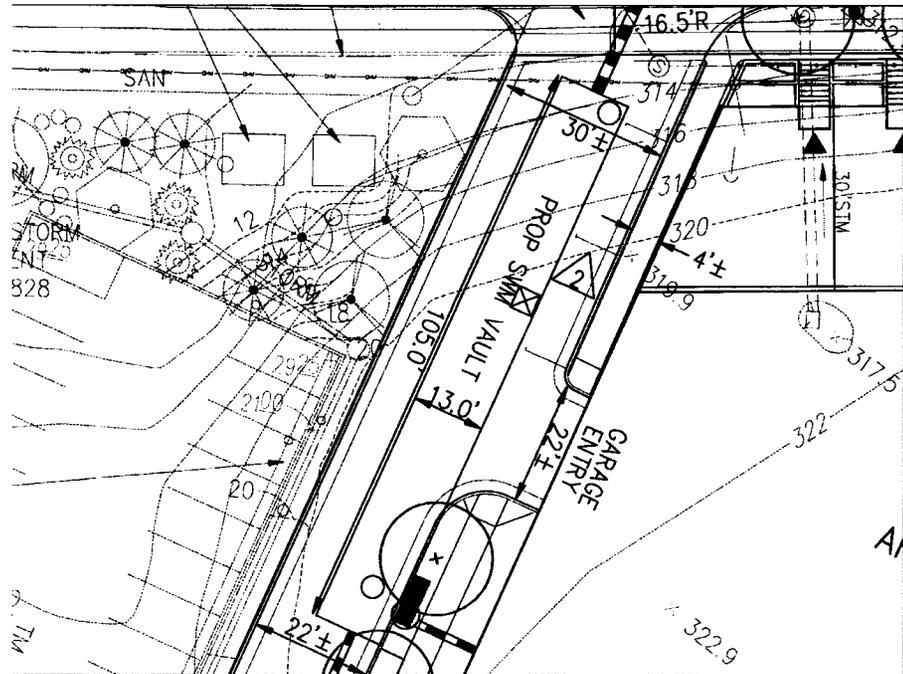
Sincerely,
VIVA, Inc.

P. Christopher Champagne, PE, LEED AP
Director of Engineering / Principal Associate

John P. Ametetti, PE
Principal

PCC/ljh

Enclosure: Arlington Boulevard Development - Preliminary Site and Cost Information
Detailed Sketch of SWM vault



ARLINGTON BOULEVARD DEVELOPMENT - CDPA/FDPA/SE

Facility Name / Building Location	SIZE OF VAULT (CF)	COST FACTOR COST PER CU YD	MAINTENANCE COST PER YEAR PER CU YD	YEARLY COST
SWM VAULT	10,500	\$26.75	\$5.75	\$287,625

* yearly cost has been calculated assuming a 20-year life expectancy for the concrete vault structure

Facility Name / Building Location	USE	TOTAL GROSS SQUARE FOOTAGE (SF)	COST FOR COMMERCIAL AREA (\$/SQ FT)	COST FOR TOTAL RESIDENTIAL AREA (\$/SQ FT)	COMMERCIAL UNIT (\$/UNIT)	RESIDENTIAL UNIT (\$/UNIT)
SWM VAULT	COMMERCIAL	11,000	\$26.75	\$274,375		
	RESIDENTIAL	230,100		\$2,714,100		\$12.15

**100 total units

VIVA
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • SUSTAINABLE DESIGN
6100 GREENBURY DRIVE, SUITE 200 • FAIRFAX COUNTY, VIRGINIA 22030
(703) 442-7800 • FAX (703) 741-2787
WWW.VIVA.COM

ARLINGTON BOULEVARD DEVELOPMENT, LLC
MIXED USE PROJECT
12803 GOVERNMENT CENTER PARKWAY
FAIRFAX COUNTY, VIRGINIA

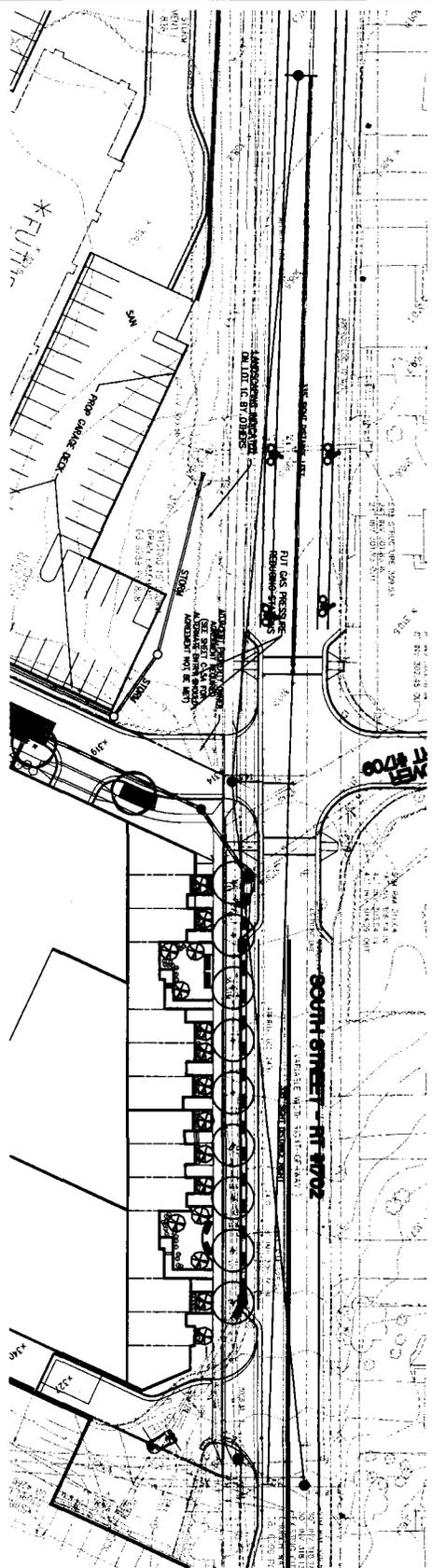
STORMWATER WAIVER REQUEST

VISA REVISIONS

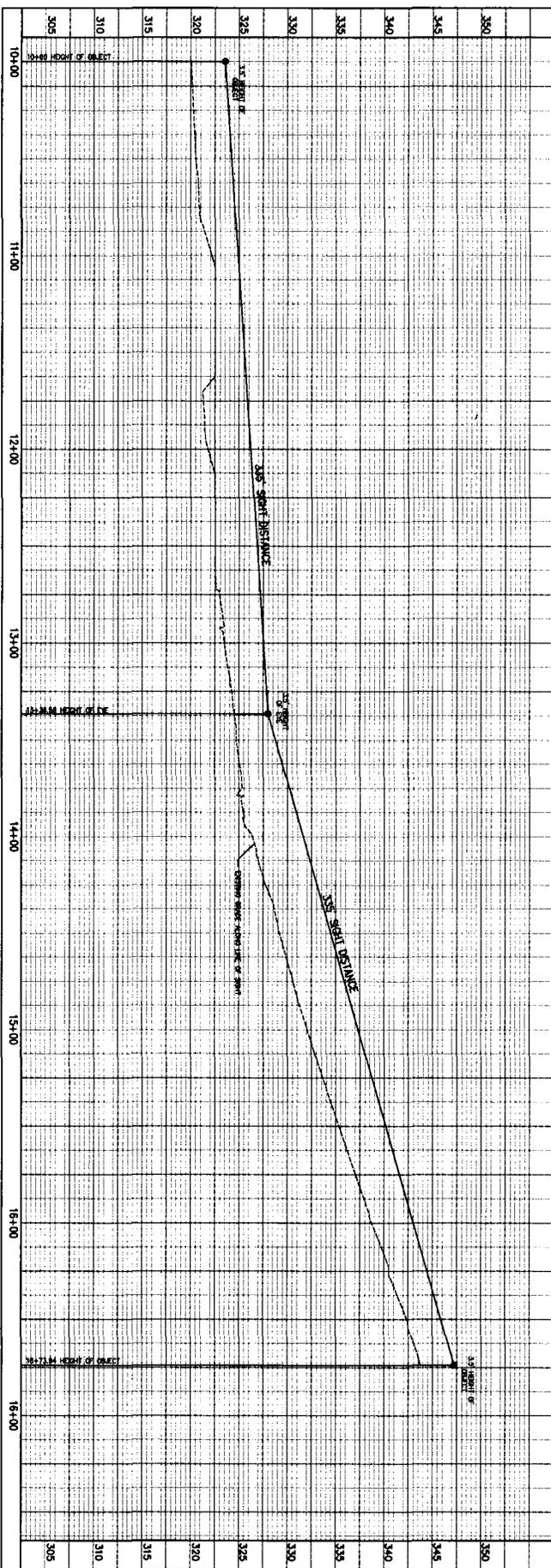
NO.	DESCRIPTION	BY	APPROVED	DATE

4th SUB-3/13/2013
3rd SUB-2/07/2013
2nd SUB-8/29/2012
DATE: MARCH 13, 2012
DES. PCC DWL KB
SCALE: 1"=10'
PROJECT/FILE NO. V74544
SHEET NO. C-10

REVISION APPROVED BY: [Signature]
SITE PLAN REVIEW AND INSPECTIONS DIVISION



SOUTH STREET - RT #702
 (WALKWAY WITH LIGHTS - 20' WIDE)
 (WALKWAY WITH LIGHTS - 20' WIDE)
 (WALKWAY WITH LIGHTS - 20' WIDE)



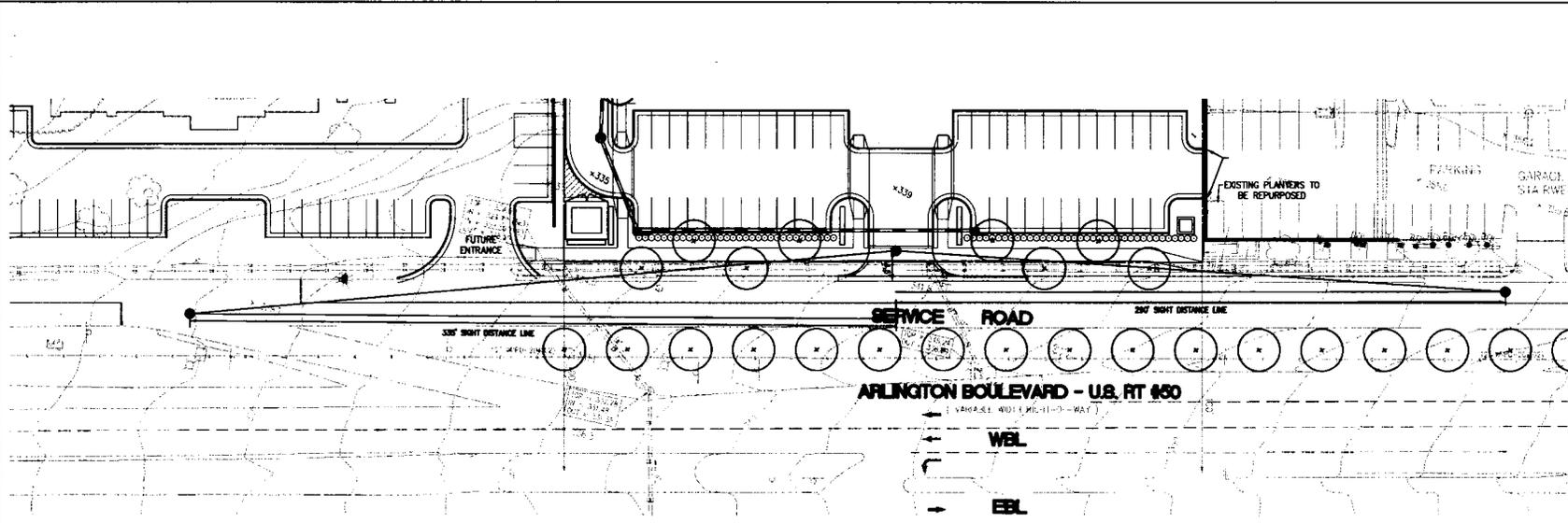
350	10+00	11+00	12+00	13+00	14+00	15+00	16+00
345							
340							
335							
330							
325							
320							
315							
310							
305							

SIGHT DISTANCE PROFILES

ARLINGTON BOULEVARD DEVELOPMENT, LLC
 MIXED USE
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

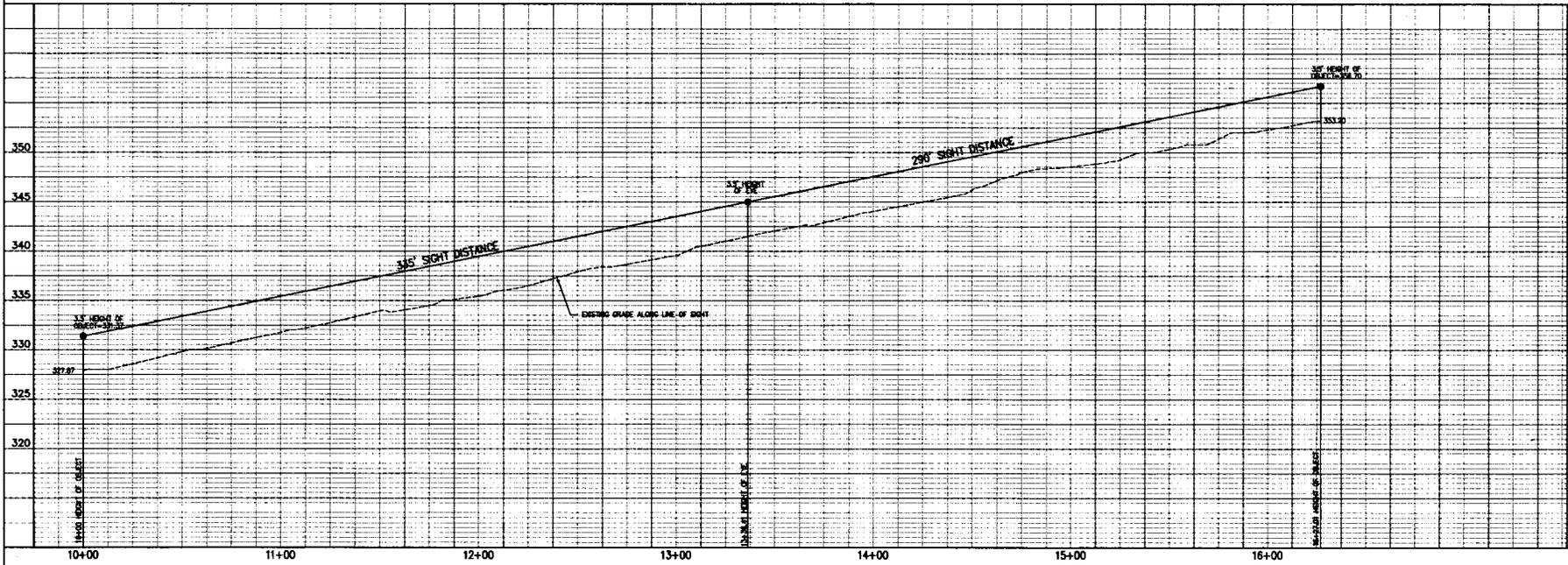
VIFA
 DESIGNERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

MKA INCORPORATED
 8150 GREENBURG DRIVE SUITE 200 B FORDS CORNER, VIRGINIA 22102
 (703) 442-7800 ■ FAX (703) 781-2787
 WWW.VIFA.COM



ARLINGTON BOULEVARD (ON SERVICE ROAD)

DESIGN SPEED: 30 MPH
POSTED SPEED: 25 MPH



DIRECTORS OF PLANNING & LANDSCAPE ARCHITECTS & SURVEYORS & INSTRUMENTAL DESIGN
VIFA ASSOCIATES
445-7800 # FAX (303) 781-1287
WWW.VIFA.COM

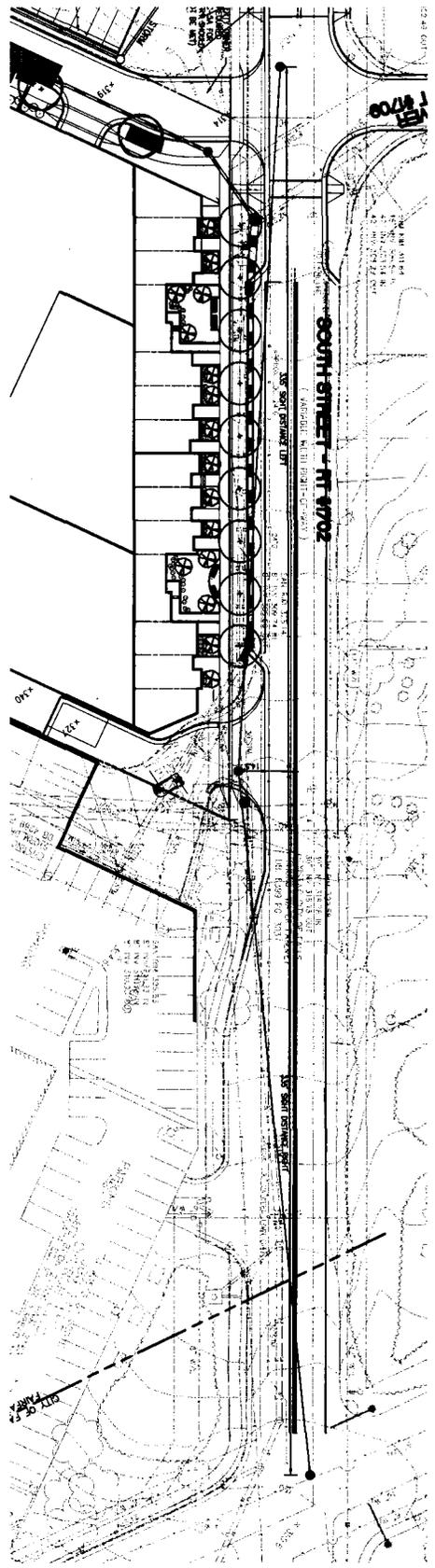
ARLINGTON BOULEVARD
DEVELOPMENT, LLC
MIXED USE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SIGHT DISTANCE
PROFILES

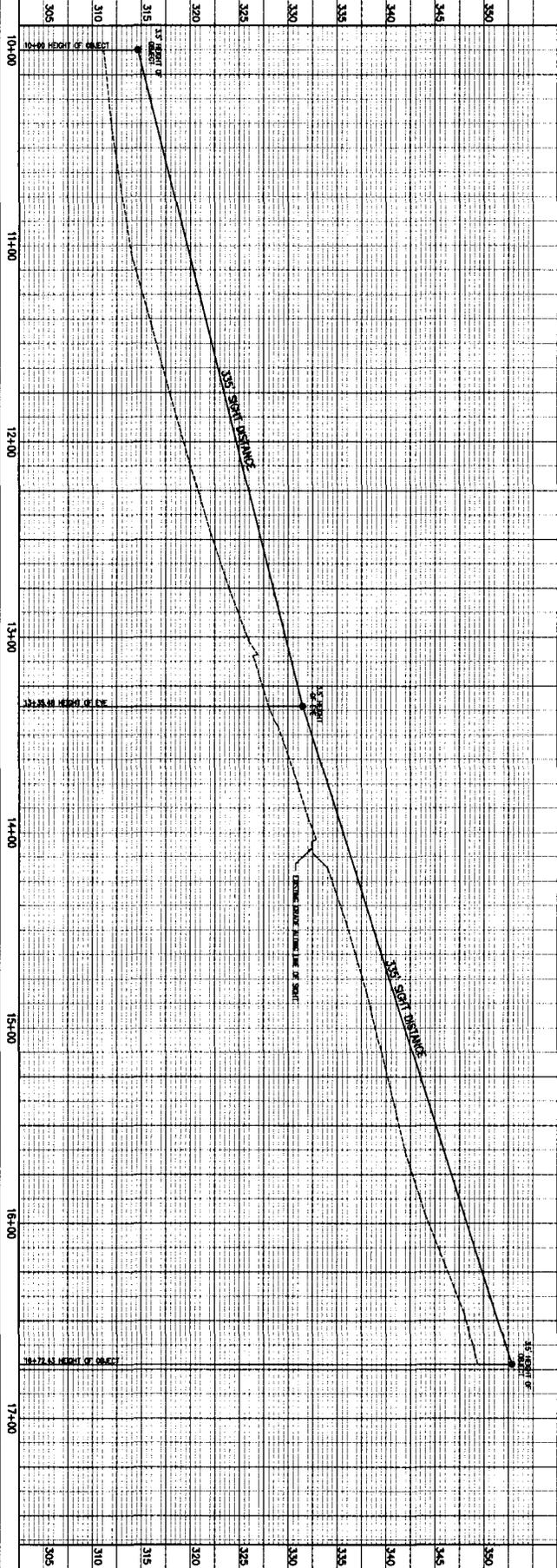
VKA REVISIONS

4TH SUB - 3/13/2013
3RD SUB - 2/20/2013
2ND SUB - 8/29/2013
DATE: MARCH 12, 2012
DES. IS DWN. DM
SCALE: V. 1"=5'
H. 1"=25'
PROJECT/FILE NO. VFA54A
SHEET NO. C-12

P:\Projects\Projects\5420\5420.dwg 3/12/2013 8:31:13 AM 01



SOUTH STREET - RT #1702



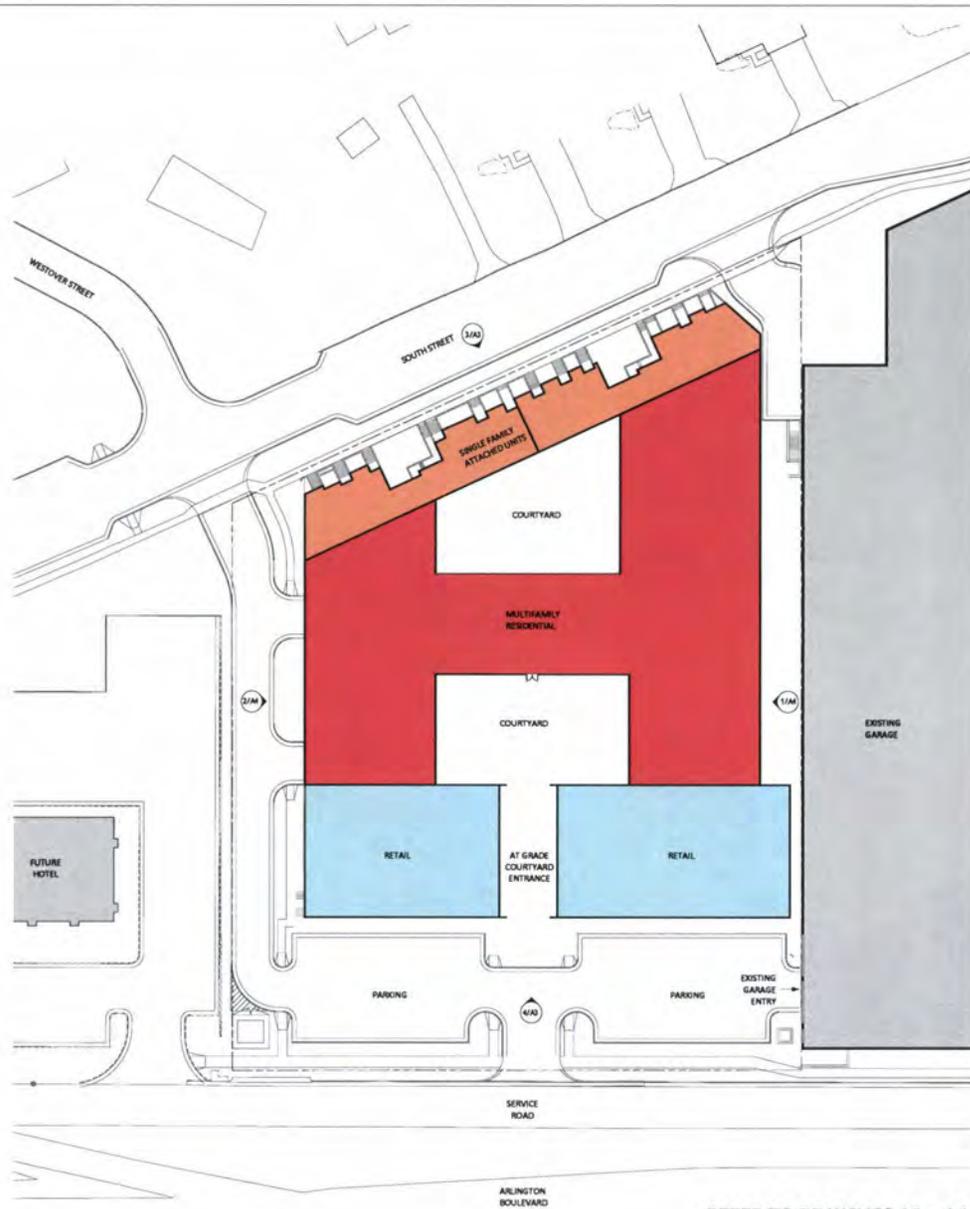
350	315
345	310
340	305
335	
330	
325	
320	
315	
310	
305	

SIGHT DISTANCE PROFILES

ARLINGTON BOULEVARD DEVELOPMENT, LLC
MIXED USE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

VIFA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIFA INCORPORATED
8180 GREENBROOK DRIVE, SUITE 200 @ TYSONS CORNER, VIRGINIA 22102
(703) 442-7000 ■ FAX (703) 781-2787
WWW.VIFA.COM



1 LEVEL 01
A1 1" = 30'-0"

REFER TO DRAWINGS A3 + A4 FOR
EXTERIOR BUILDING ELEVATIONS

CONCEPT DESIGN ARCHITECT: NILES BOLTON ASSOCIATES

hord | coplan | macht



PROFESSIONAL ARCHITECTURAL SERVICES: THIS DRAWING IS THE PROPERTY OF HORD/COPPLAN/MACHT AND SHALL REMAIN THEIR PROPERTY. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF HORD/COPPLAN/MACHT.

No.	Date	Revision
1	20 APRIL 2012	2ND SUBMISSION
2	01 FEBR 2013	3RD SUBMISSION
3	13 MAR 2013	4TH SUBMISSION

Project Number: 232008.00
Project: ARLINGTON BOULEVARD DEVELOPMENT, LLC

Client: ARLINGTON BOULEVARD DEVELOPMENT, LLC
Phase: PROVISIONAL

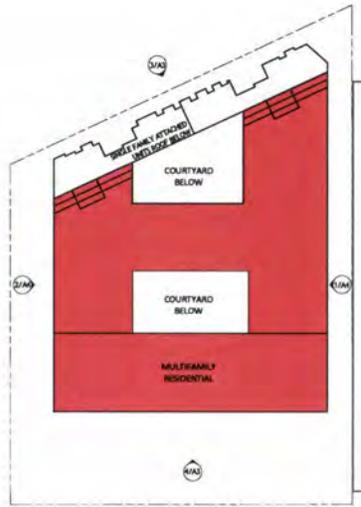
Location: PROVIDENCE DISTRICT
FAIRFAX COUNTY, VA

Date: 12 MARCH 2012
Scale: 1" = 30'-0"

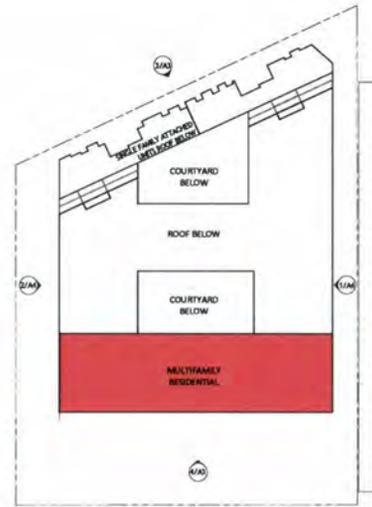
Drawing: RETAIL LEVEL PLAN

No. A-1

© Hord Coplan Macht, Inc.



1 LEVELS 02-04
A1 T=30'-0"



2 LEVEL 05
A1 T=30'-0"

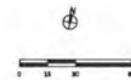


3 LEVEL P1
A1 T=30'-0"



4 LEVEL P2
A1 T=30'-0"

REFER TO DRAWINGS A3 + A4 FOR
EXTERIOR BUILDING ELEVATIONS



CONCEPT DESIGN ARCHITECT: NILES BOLTON ASSOCIATES

hord | coplan | macht



REVISIONS

NO.	DATE	DESCRIPTION
1	29 JUNE 2012	ISSUE FOR SUBMISSION
2	01 FEB 2013	ISSUE FOR SUBMISSION
3	13 MAR 2013	4TH SUBMISSION

Project Number: 212006.00
Project: ARLINGTON BOULEVARD DEVELOPMENT, LLC
Phase: PROVIDENCE DISTRICT FAIRFAX COUNTY, VA
Date: 12 MARCH 2012
Scale: 1" = 30'-0"
Drawing: PARKING + UPPER LEVEL PLANS

A-2

© Hord Coplan Macht, Inc.



1 SOUTH STREET PERSPECTIVE
43 NTS



2 ARLINGTON BOULEVARD PERSPECTIVE
43 NTS



3 SOUTH STREET ELEVATION
43 1/8" = 1'-0"



4 ARLINGTON BOULEVARD ELEVATION
43 1/8" = 1'-0"

ELEVATIONS + PERSPECTIVES ARE FOR
ILLUSTRATIVE PURPOSES ONLY

CONCEPT DESIGN ARCHITECT: NILES BOLTON ASSOCIATES

hord | coplan | macht



PROFESSIONAL SEAL REQUIRED TO SIGN AND SEAL THESE DRAWINGS AND PERMIT THEM TO BE USED FOR THE PROJECT AND DATE OF SEALING.

- 3 13 MAR 2013 4TH SUBMISSION
- 2 01 FEB 2013 3RD SUBMISSION
- 1 29 APR 2012 2ND SUBMISSION

Project Number: 212006-00

Project: ARLINGTON BOULEVARD DEVELOPMENT, LLC

Place: PROVIDENCE DISTRICT FAIRFAX COUNTY, VA

Date: 12 MARCH 2012

Scale: Drawing: CONCEPT ELEVATIONS

No. A-3

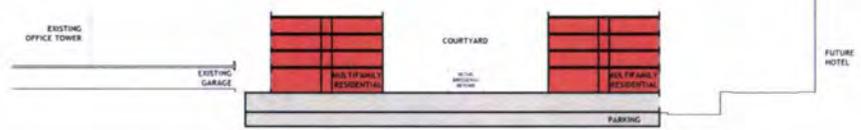
© Hord Coplan Macht, Inc.



1 EAST ELEVATION
 AS 1/8" = 1'-0"



2 WEST ELEVATION
 AS 1/8" = 1'-0"



3 E-W BUILDING SECTION
 AS 1/32" = 1'-0"

ELEVATIONS + PERSPECTIVES ARE FOR
 ILLUSTRATIVE PURPOSES ONLY

CONCEPT DESIGN ARCHITECT: NILES BULTON ASSOCIATES

hord | coplan | macht



PROVISIONAL SUBMISSION - USE AT YOUR OWN RISK. ACCURACY AND RELIABILITY OF INFORMATION AND DATA NOT GUARANTEED. REVISED DATES INDICATED BY AN ADDITIONAL DATE LINE.

1	20 JUNE 2012	2ND SUBMISSION
2	01 FEB 2013	3RD SUBMISSION
3	13 MAR 2013	4TH SUBMISSION

Project Number: 212008.00
 Project: ARLINGTON BOULEVARD DEVELOPMENT, LLC

ARLINGTON BOULEVARD DEVELOPMENT, LLC

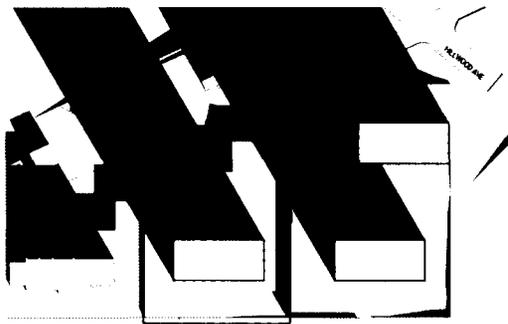
PROVIDENCE DISTRICT FAIRFAX COUNTY, VA

Date: 12 MARCH 2013

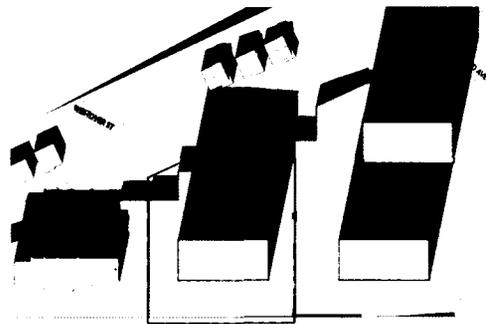
Drawing: CONCEPT ELEVATIONS

A-4

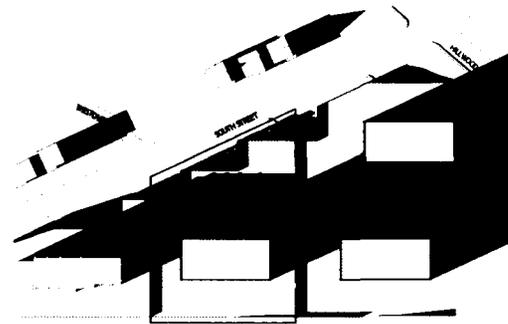
© Hord Coplan Macht, Inc.



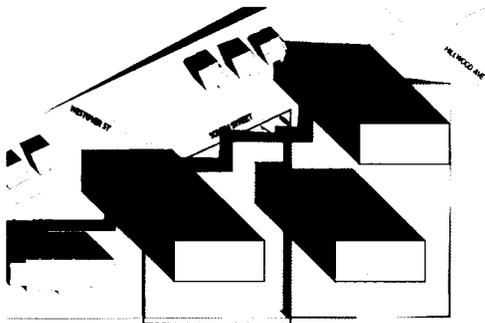
ARLINGTON BLVD
WINTER SOLSTICE, 9 AM



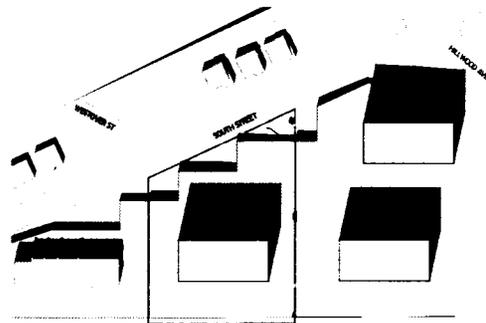
ARLINGTON BLVD
WINTER SOLSTICE, 12 PM



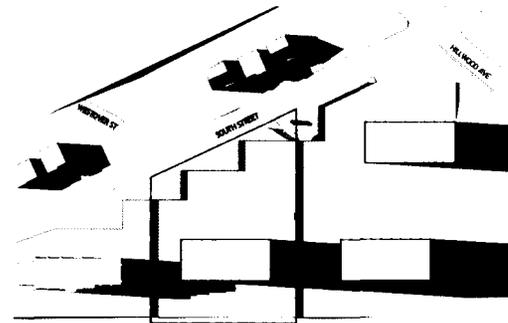
ARLINGTON BLVD
WINTER SOLSTICE, 5 PM



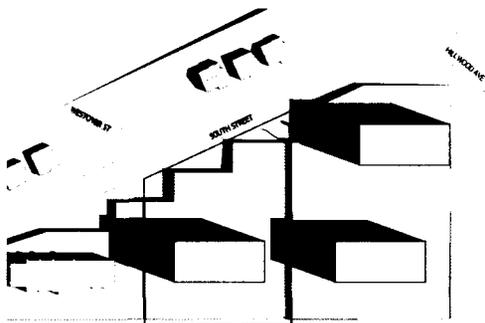
ARLINGTON BLVD
VERNAL/AUTUMNAL EQUINOX, 9 AM



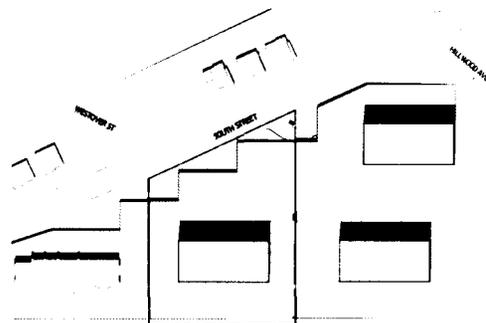
ARLINGTON BLVD
VERNAL/AUTUMNAL EQUINOX, 12 PM



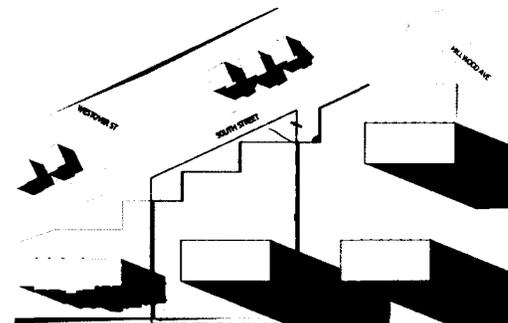
ARLINGTON BLVD
VERNAL/AUTUMNAL EQUINOX, 5 PM



ARLINGTON BLVD
SUMMER SOLSTICE, 9 AM



ARLINGTON BLVD
SUMMER SOLSTICE, 12 PM



ARLINGTON BLVD
SUMMER SOLSTICE, 5 PM

CONCEPT DESIGN ARCHITECT: **NILES BOLTON ASSOCIATES**

hord | coplan | mach



PROVIDENCE DISTRICT, FAIRFAX COUNTY, VA
12 MARCH 2012

13 MARCH 2012 4TH SUBMISSION
21 FEBRUARY 2012 3RD SUBMISSION
20 MARCH 2012 2ND SUBMISSION

Project Number: 212000.00

Project: ARLINGTON BOULEVARD DEVELOPMENT, LLC

Client: PROVIDENCE DISTRICT FAIRFAX COUNTY, VA

Date: 12 MARCH 2012

Drawing: APPROVED TOWER SHADOW STUDIES

A-6

© Hord Coplan Mach, Inc.



1 COURTYARD PERSPECTIVE
AT WTS



2 BREEZEWAY PERSPECTIVE
AT WTS

CONCEPT DESIGN ARCHITECT: NILES BOLTON ASSOCIATES

hord | coplan | macth



PROVIDENCE DISTRICT DEVELOPMENT, LLC
6406 BOULEVARD
PROVIDENCE, VA 22006

3 13 MAY 2013 4TH SUBMISSION
2 23 JAN 2013 3RD SUBMISSION
1 23 APRIL 2012 2ND SUBMISSION

Project Number: 212006.00

Project: ARLINGTON BOULEVARD DEVELOPMENT, LLC

Phase: PROVIDENCE DISTRICT FAIRFAX COUNTY, VA

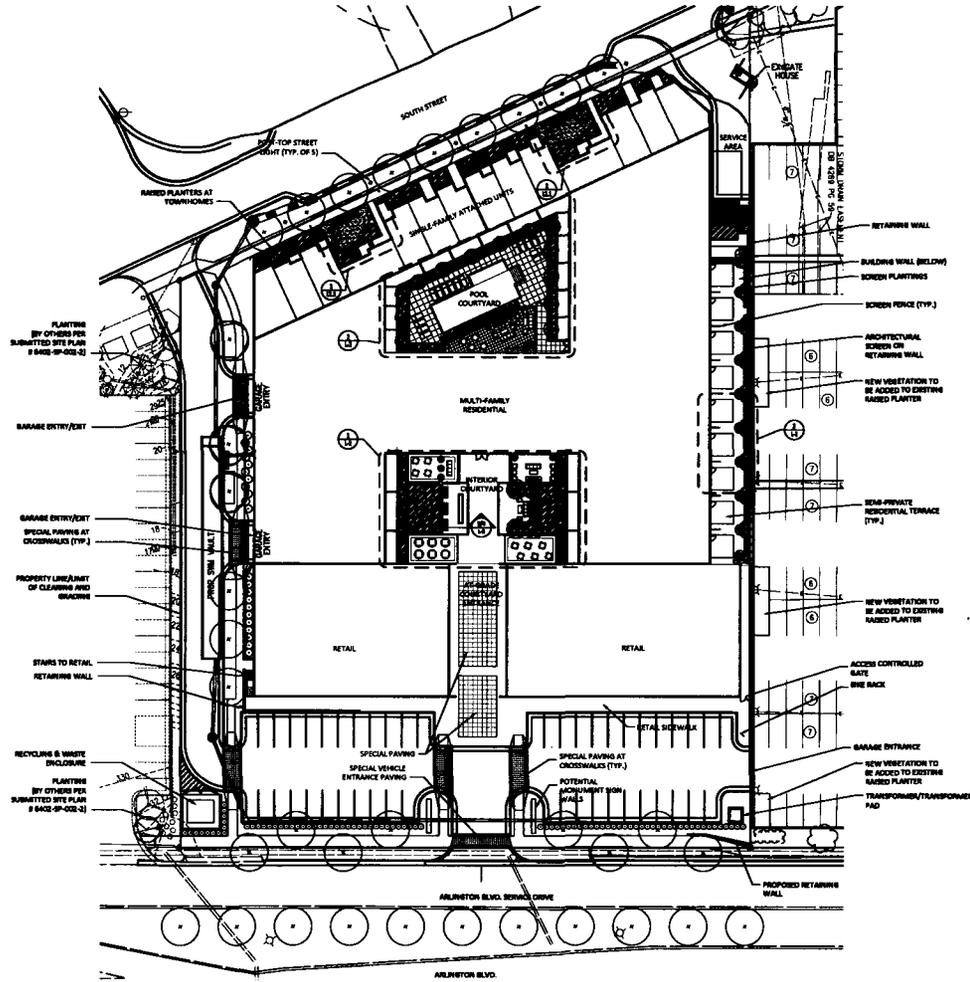
Date: 23 JANUARY 2013

Scale: Drawing: COURTYARD AND BREEZEWAY PERSPECTIVES

ELEVATIONS + PERSPECTIVES ARE FOR ILLUSTRATIVE PURPOSES ONLY

A-7

© Hord Coplan Macht, Inc.



LANDSCAPE SITE PLAN
1" = 30'-0"

NOTE
 - SEE SHEETS L-2, L-4 AND L-5 FOR SITE SECTIONS
 - SEE SHEET C-6 FOR NOTE REGARDING TREES IN ARLINGTON BLVD. MEDIAN

- LEGEND**
- DECIDUOUS TREES
 - DECIDUOUS TREES
 - DECIDUOUS TREES
 - EVERGREEN TREES
 - SHRUBS/ROUNDCOVER

hord | coplan | macht



PROJECT NUMBER	212008.00
DATE	13 MARCH 2022
SCALE	1" = 30'-0"
DRAWN BY	ML
CHECKED BY	ML
DATE	13 MARCH 2022

ARLINGTON BOULEVARD DEVELOPMENT, LLC

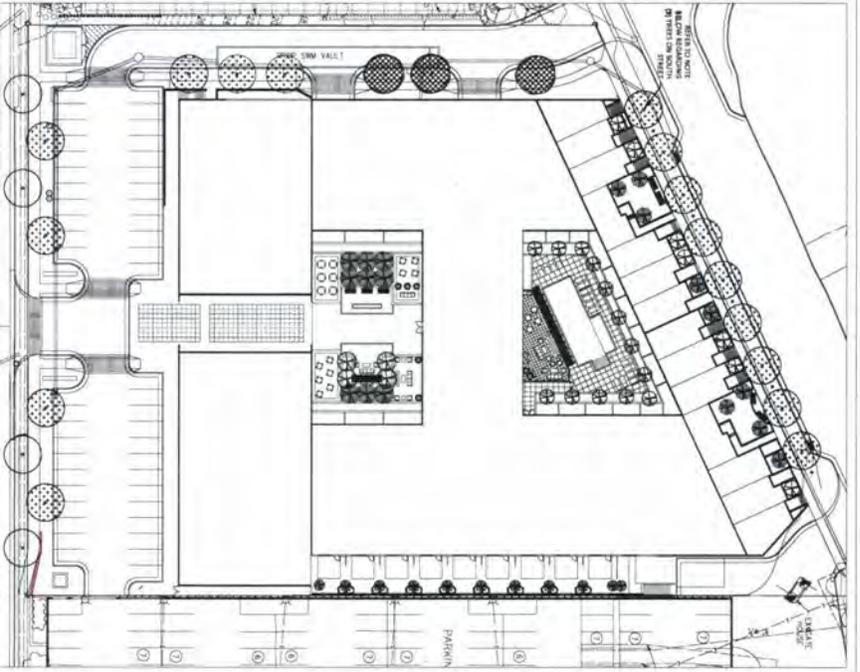
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VA

13 MARCH 2022
1" = 30'-0"

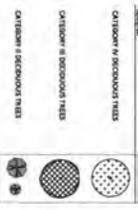
LANDSCAPE SITE PLAN

L-1

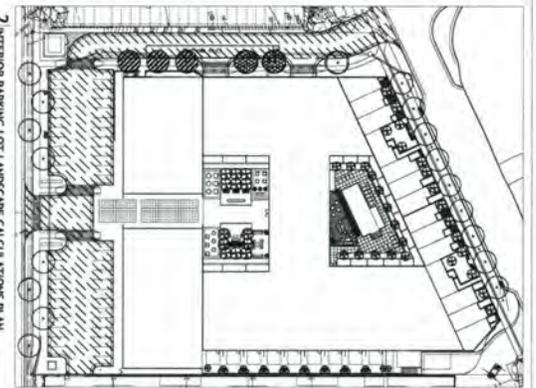
© Hord Coplan Macht, Inc.



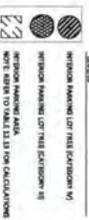
1.0-YEAR TREE CANOPY CALCULATIONS PLAN



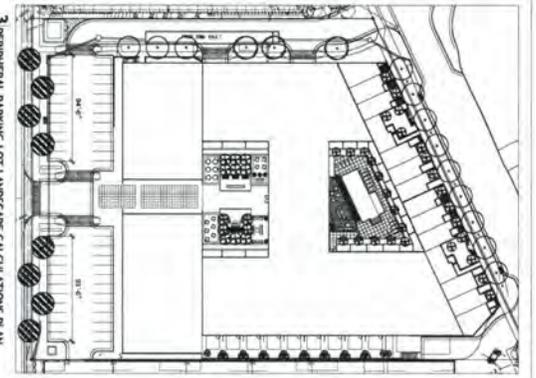
NOTE: THE TREE CANOPY CALCULATIONS SHOWN HERE INCLUDE 0% TREE CANOPY AND LOCATED WITHIN PROPERTY LINES. TREE CANOPY CALCULATIONS FOR THE ADJACENT PROPERTY HAVE BEEN INCLUDED IN THESE COMPUTATIONS.



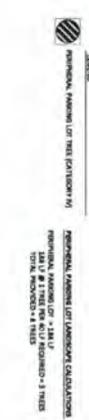
2. INTERIOR PARKING LOT LANDSCAPE CALCULATIONS PLAN



NOTE: REFER TO TABLE 13.1 FOR CALCULATIONS.



3. PERIPHERAL PARKING LOT LANDSCAPE CALCULATIONS PLAN



NOTE: REFER TO TABLE 13.1 FOR CALCULATIONS.

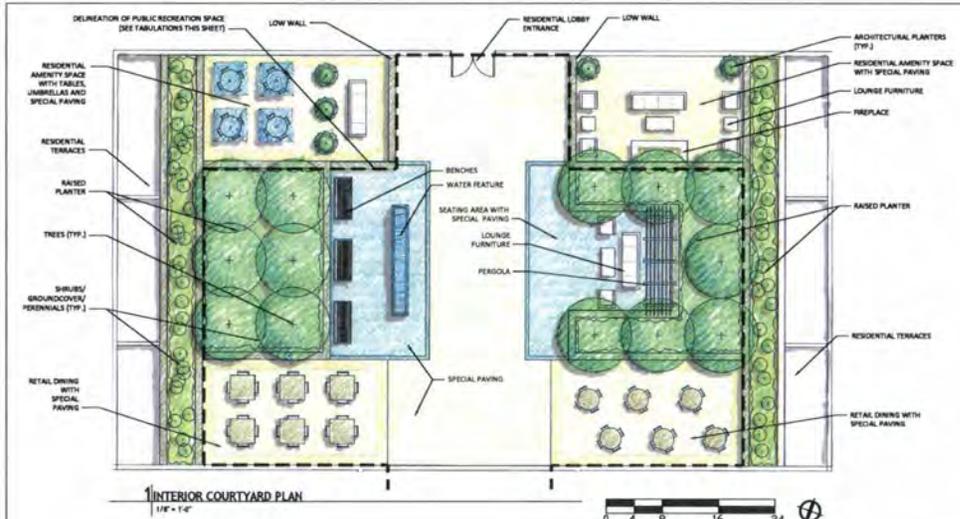
Table 13.1 Tree Preservation Target Calculations and Summary

Item	Description	Value	Unit	Notes
A	Pre-determined area of existing tree canopy (per 13.1.2.1)	12,148	Sq Ft	13.1.2.1.2
B	Percentage of open lot to be planted (per 13.1.2.1.2)	1%	%	13.1.2.1.2
C	Percentage of lot area to be planted (per 13.1.2.1.2)	121.48	Sq Ft	13.1.2.1.2
D	Target percentage of canopy replacement (per 13.1.2.1.2)	1%	%	13.1.2.1.2
E	Target area of canopy replacement (per 13.1.2.1.2)	121.48	Sq Ft	13.1.2.1.2
F	Area of canopy provided by existing trees (per 13.1.2.1.2)	12,148	Sq Ft	13.1.2.1.2
G	Area of canopy provided by new trees (per 13.1.2.1.2)	121.48	Sq Ft	13.1.2.1.2
H	Total area of canopy provided (per 13.1.2.1.2)	12,269.48	Sq Ft	13.1.2.1.2
I	Area of canopy provided by new trees (per 13.1.2.1.2)	121.48	Sq Ft	13.1.2.1.2
J	Area of canopy provided by existing trees (per 13.1.2.1.2)	12,148	Sq Ft	13.1.2.1.2
K	Area of canopy provided by new trees (per 13.1.2.1.2)	121.48	Sq Ft	13.1.2.1.2
L	Total area of canopy provided (per 13.1.2.1.2)	12,269.48	Sq Ft	13.1.2.1.2

Table 13.1.3 Interior Parking Lot Landscaping Calculations

Item	Description	Value	Unit	Notes
1	Area of canopy provided by existing trees (per 13.1.3.1)	12,148	Sq Ft	13.1.3.1
2	Area of canopy provided by new trees (per 13.1.3.1)	121.48	Sq Ft	13.1.3.1
3	Total area of canopy provided (per 13.1.3.1)	12,269.48	Sq Ft	13.1.3.1
4	Area of canopy provided by existing trees (per 13.1.3.1)	12,148	Sq Ft	13.1.3.1
5	Area of canopy provided by new trees (per 13.1.3.1)	121.48	Sq Ft	13.1.3.1
6	Total area of canopy provided (per 13.1.3.1)	12,269.48	Sq Ft	13.1.3.1

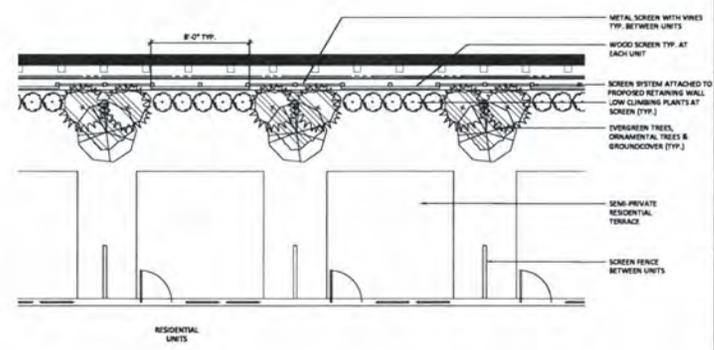
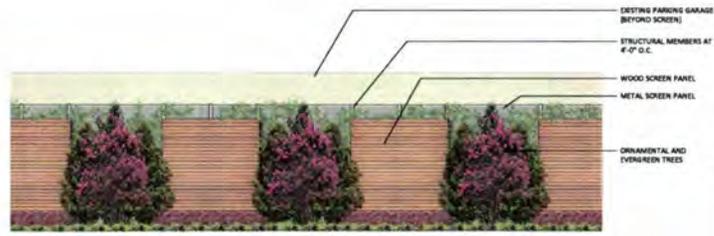
LANDSCAPE CALCULATIONS PLAN
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VA
 13 MARCH 2024
 hord coplan machi
 L-1.1



NOTE: THE INFORMATION SHOWN ON THIS SHEET IS CONCEPTUAL AND SUBJECT TO CHANGE DURING THE DESIGN PHASE, HOWEVER, IT IS INDICATIVE OF THE CONCEPT AND GENERAL CHARACTER OF THE FINAL DESIGN. AMENDMENTS MAY VARY.

RECREATION SPACE TABULATIONS

INTERIOR PUBLIC COURTYARD (INCLUDING BREEZEWAY) - 5,821 SF
 POOL COURTYARD - 4,738 SF
 OPEN SPACE SOUTH STREET (WEST) - 982 SF (SEE SHEET L-1.1)
 OPEN SPACE SOUTH STREET (EAST) - 384 SF (SEE SHEET L-2.1)
 TOTAL RECREATION AREA PROVIDED - 12,465 SF



hord | coplan | macht



NO.	DATE	REVISION
1	23 FEB 2013	3RD SUBMISSION
2	28 FEB 2013	2ND SUBMISSION

Project Number: 212008.00
 Project: ARLINGTON BOULEVARD DEVELOPMENT, LLC

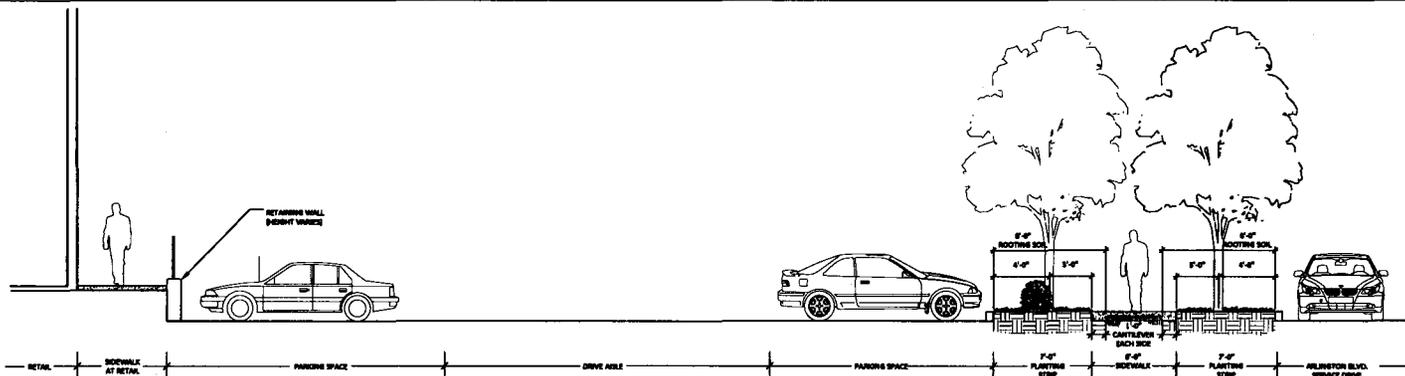
Client: PROVIDENCE DISTRICT FAIRFAX COUNTY, VA

Date: 18 MARCH 2012
 Scale: 1/8" = 1'-0"

Sheet: COURTYARD PLANS

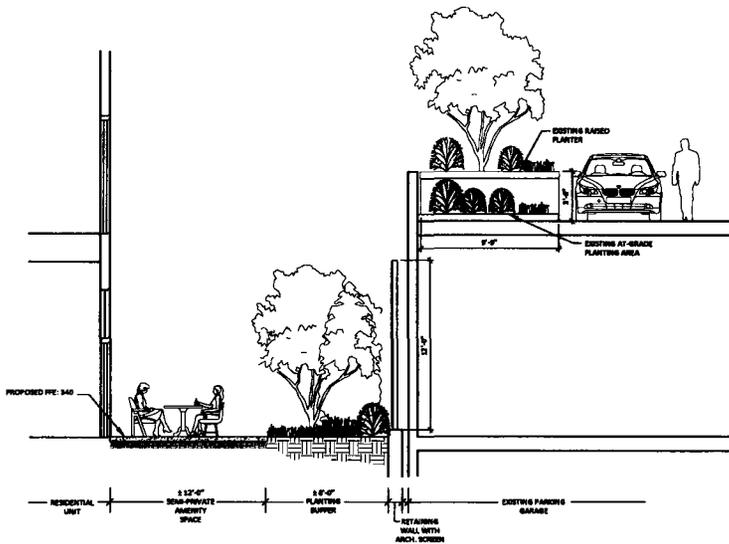
Sheet Number: L-2

© Hord Coplan Macht, Inc.

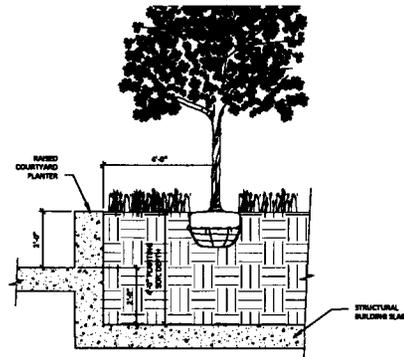


NOTE: THE CANTILEVERED SIDEWALK ALTERNATES ON EACH SIDE OF THE SIDEWALK AT EACH TREE LOCATION.

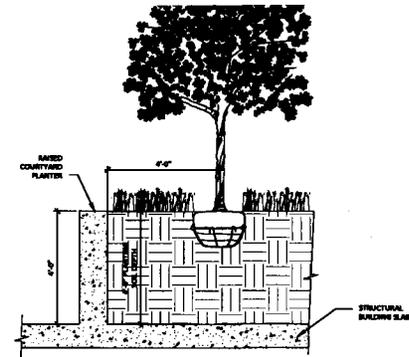
1 SECTION - ARLINGTON BOULEVARD FRONTAGE
1/4" = 1'-0"



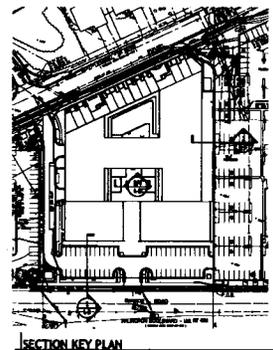
2 SECTION - RESIDENTIAL UNIT AT PARKING GARAGE
1/4" = 1'-0"



3 SECTION - INTERIOR COURTYARD RAISED PLANTER (OPTION A)
1/2" = 1'-0"



4 SECTION - INTERIOR COURTYARD RAISED PLANTER (OPTION B)
1/2" = 1'-0"



SECTION KEY PLAN

hord | coplan | macht



PROVIDENCE DISTRICT FAIRFAX COUNTY, VA
13 MARCH 2013
1/4" = 1'-0"

1	18 FEB 2013	END OF WORK
2	20 MAR 2013	END OF WORK
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Project Number: 213088.00
Project: ARLINGTON BOULEVARD DEVELOPMENT, LLC

PROVIDENCE DISTRICT FAIRFAX COUNTY, VA
13 MARCH 2013
1/4" = 1'-0"

ARLINGTON BOULEVARD DEVELOPMENT, LLC

PROVIDENCE DISTRICT FAIRFAX COUNTY, VA
13 MARCH 2013
1/4" = 1'-0"

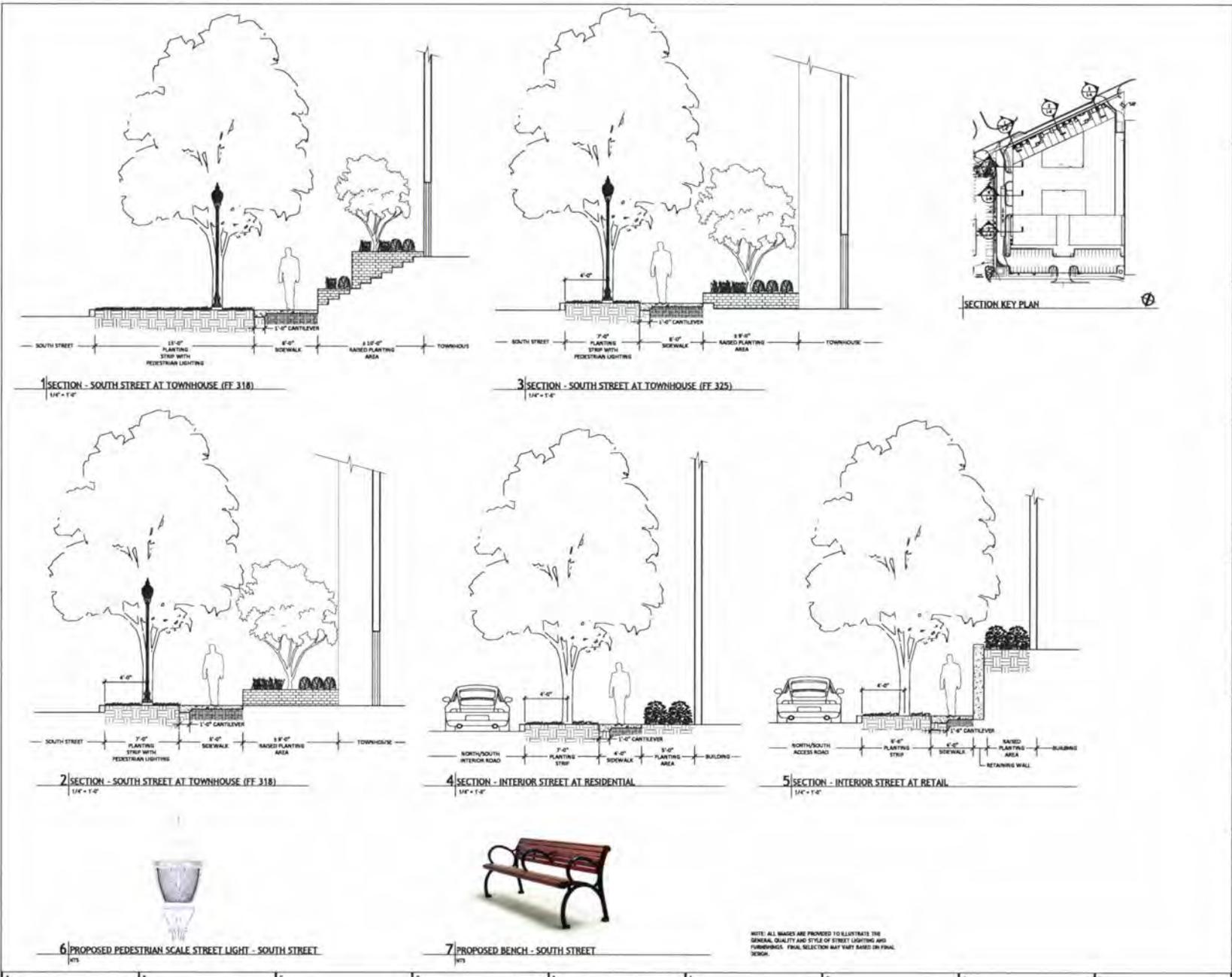
SITE SECTIONS

13 MARCH 2013
1/4" = 1'-0"

SITE SECTIONS

L-3

© Hord Coplan Macht, Inc.



hord | coplan | macht



DATE	BY	REVISION
01 FEB 2012	BOJ	ISSUED FOR PERMIT
20 MAR 2012	BOJ	REVISED PER COMMENTS
NO	DATE	REVISION

Project Number:
213006.00
Project:

ARLINGTON BOULEVARD DEVELOPMENT, LLC

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VA

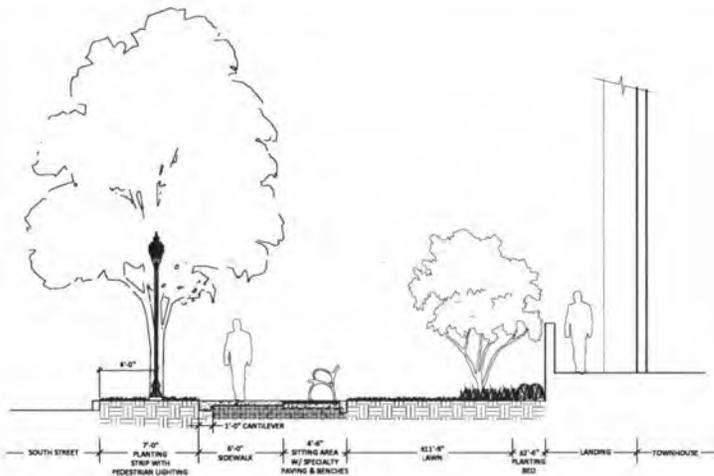
13 MARCH 2012
Scale:
1/4" = 1'-0"

SITE SECTIONS

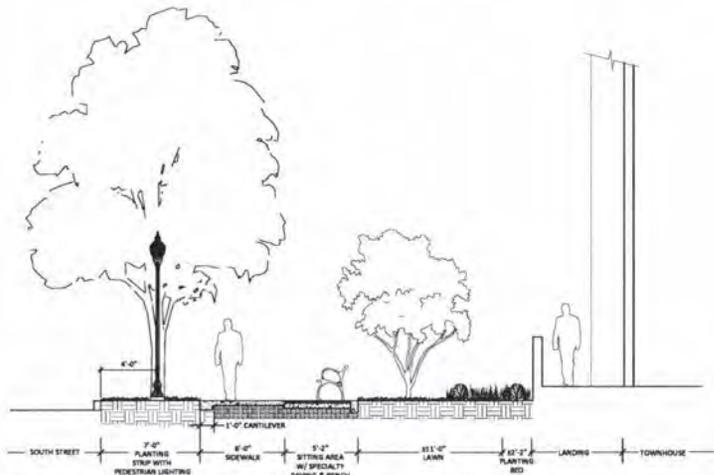
Sheet

L-4

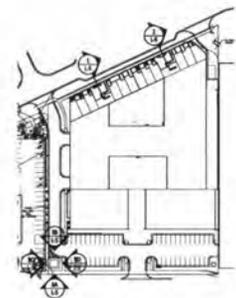
© Hord Coplan Macht, Inc.



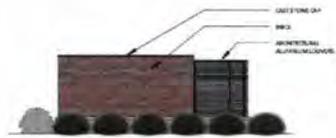
1 SECTION - SOUTH STREET POCKET PARK (WEST)
1/8" = 1'-0"



2 SECTION - SOUTH STREET POCKET PARK (EAST)
1/8" = 1'-0"



SECTION KEY PLAN



ELEVATION 3A - REAR



ELEVATION 3C - RIGHT SIDE



ELEVATION 3B - FRONT



ELEVATION 3D - LEFT SIDE

3 RECYCLING AND WASTE ENCLOSURE

NOTE: IMAGE IS PROVIDED TO ILLUSTRATE THE GENERAL STYLE OF THE ENCLOSURE. MATERIALS AND APPEARANCE MAY VARY BASED ON FINAL DESIGN.

hord | coplan | macht



PROVIDENCE DISTRICT DEVELOPMENT, LLC
18 MARCH 2012

No.	Date	Revision
1	18 MAR 2012	PROJ SUBMISSION
2	20 MAR 2012	200 SUB-MODIFICATION

Product Number
212006.00

Project
ARLINGTON BOULEVARD DEVELOPMENT, LLC

Providence District
Fairfax County, VA

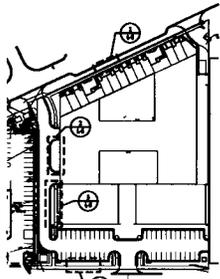
18 MARCH 2012

Scale
1/8" = 1'-0"

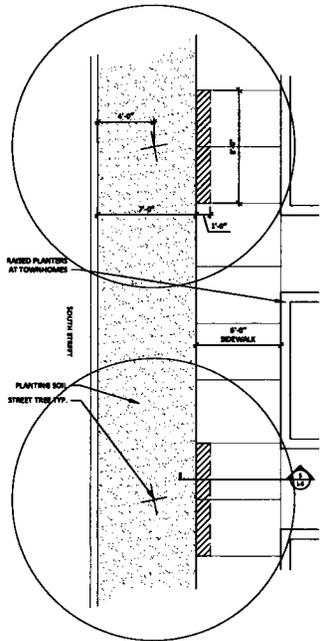
Drawing
SITE SECTIONS

Sheet
L-5

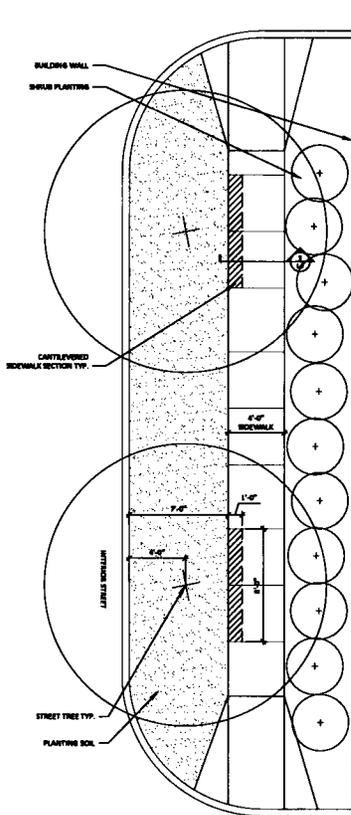
© Hord Coplan Macht, Inc.



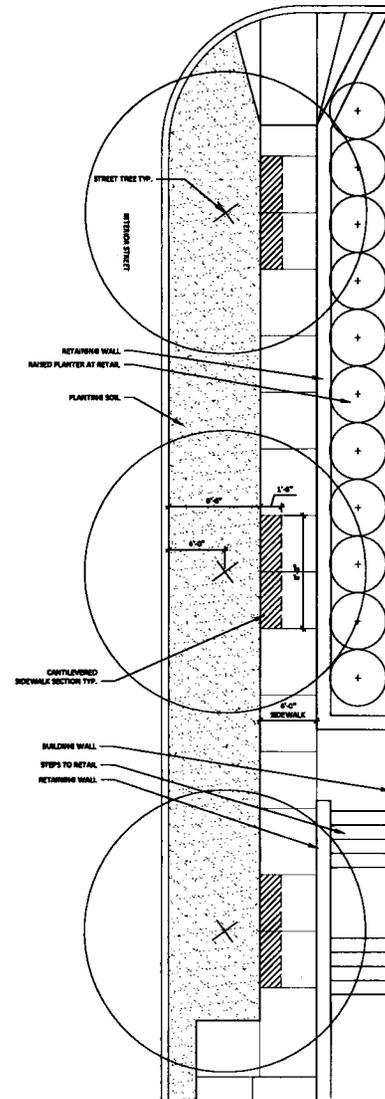
SECTION KEY PLAN



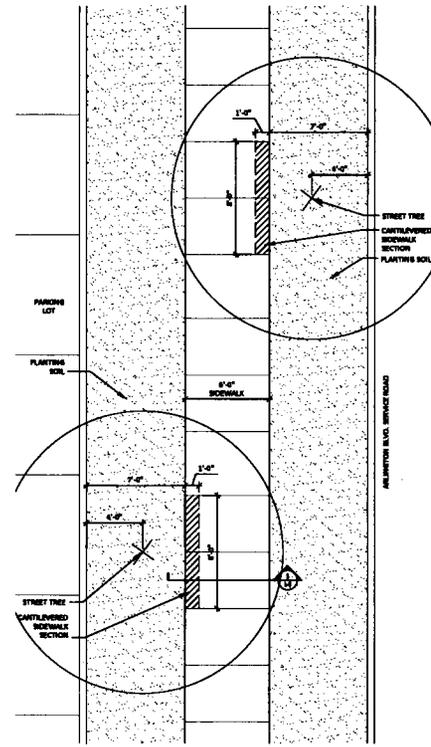
1 SOUTH STREET STREET TREE PLANTING - PLAN DETAIL
1/4" = 1'-0"



2 INTERIOR STREET TREE PLANTING AT RESIDENTIAL - PLAN DETAIL
1/4" = 1'-0"

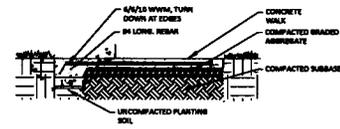


3 INTERIOR STREET TREE PLANTING AT RETAIL - PLAN DETAIL
1/4" = 1'-0"



4 STREET TREE PLANTING AT ARLINGTON BLVD. - PLAN DETAIL
1/4" = 1'-0"

CONTIGUOUS SIDE WALK (MIN.): 6.5' BY 6" DEPTH = 2.68 SQ FT
3 TREES PROPOSED = 1.38 SQ FT TREE



5 CANTILEVERED SIDEWALK SECTION - TYPICAL
1/2" = 1'-0"

hord | coplan | macht



1	01 FEB 2023	REV SUBMITTAL
2	20 MAR 2023	REV SUBMITTAL
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		

ARLINGTON BOULEVARD DEVELOPMENT, LLC
 25m
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VA
 18 MARCH 2023
 Scale: 1/4" = 1'-0"
 Title: STREET TREE PLANTING PLAN DETAILS

L-6

© Hord Coplan Macht, Inc.

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

DESCRIPTION OF THE APPLICATION

The applicant, Arlington Boulevard Development, LLC, requests approval of a Proffered Condition Amendment, Final Development Plan Amendment, and a Special Exception to amend the previously approved CDP/FDP for office use at 1.88 FAR, in order to permit the construction of a mixed-use residential and commercial development. The applicant is proposing a single and multi-family residential structure with ground floor retail and two levels of underground parking containing a total gross floor area of 227,445 sf. The building would contain a total of 188 residential units (174 multifamily, 14 single-family attached) housed in a three to five story structure with 14,800 square feet of retail and service uses on the ground floor built atop two levels of underground parking. In addition, the applicant seeks approval of a special exception to locate one or more fast food restaurants in a residential building in the PDC district, pursuant to paragraph 10.B of Sect. 6-206.

A reduced copy of the Conceptual Development Plan Amendment /Final Development Plan Amendment /Special Exception Plat (CDPA/FDPA/SE Plat) is included at the front of this report. The proposed proffers, special exception development conditions, the Applicant's Affidavit, and the Statement of Justification are contained in Appendices 1, 2, 3 and 4, respectively.

Waivers and Modifications:

- Waiver to allow the total length of a group of single-family attached dwellings to measure 245 feet where a maximum of 240 feet is permitted.
- Waiver of frontage improvements along Arlington Boulevard in favor of the frontage improvements shown on the CDPA/FDPA/SE Plat.
- Modification of the trail requirements along Arlington Boulevard and South Street in favor of the sidewalks shown on the CDPA/FDPA/SE Plat.
- Modification of loading space requirements in favor of the loading space shown on the CDPA/FDPA/SE Plat.
- Reaffirmation of an increase in FAR above 1.5 in the PDC district.
- Waiver of the privacy yard requirements for single-family attached dwellings in the PDC district in favor of the open space shown on the CDPA/FDPA/SE Plat.
- Modifications and waivers of the transitional screening and barrier requirements in favor of the plantings shown on the CDPA/FDPA/SE Plat.
- Modification of the PFM requirements at the time of site plan approval to locate underground stormwater management facilities in a residential area (PFM Section 6-0303.8) subject to the waiver conditions contained in Attachment A of Appendix 15 (Waiver #24549-WPFM-001-1).
- Modification of the Tree Preservation Target Area requirement in favor of the plantings shown on the CDPA/FDPA/SE Plat.

- Modification of the PFM for drive aisles and parking space geometrics to allow structural columns to extend by no more than four percent into the required stall area in parking structures and to allow 22 foot-wide aisles and ramps in areas indicated with no parking on the CDPA/FDPA/SE Plat.

LOCATION AND CHARACTER

Location:

The 2.58 acre property is located on the north side of Arlington Boulevard (U.S. Route 50) and the southeast side of South Street, 1,200 feet west of the seven corners intersection and 500 feet east of South Street's intersection with Route 50. Access to the property will be via one driveway from the Route 50 service drive and one driveway from South Street.

Site Description:

The property is currently vacant and consists of mainly of an open lawn area with a small area of mature trees in the southwest portion of the lot. The land slopes down steeply from Route 50 to South Street.



Figure 1 – Aerial View of Site and Surrounding Area

Surrounding Area Description:

To the east, the property abuts two 13-story office towers built atop a three level parking structure. The lot to the west is vacant but a by-right site plan application has been submitted for an eight-story hotel and approval is pending. Single family residences are located to the north across South Street. Additional single family homes and townhouses are located across Arlington Boulevard to the south. (See Figure 1). A summary of the surrounding uses, zoning, and comprehensive plan recommendations is provided in the following table:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Residential (SFD) (Hillwood)	R-4	Residential @ 4 du/ac.
East	Office	PDC	Office/Mixed-Use
South	Residential (SFD/A) (Seven Oaks)	R-3/R-12	Single Family detached at 3 du/ac. / Townhouses at 12 du/ac.
West	Vacant (zoning approval for Hotel)	PDC	Mixed-Use

BACKGROUND

The subject property is undeveloped. The property is part of a larger parcel of land that has been subject to the following zoning applications:

- April 1956 – Board approved Application #1248 which rezoned the area from Residential to General Business.
- July 1969 – The Board approved RZ C-19 which rezoned the property and surrounding area from C-D to C-OH and CDM (Office and Motel).
- April 1970 – The Board approved RZ C-108 which rezoned the subject property (Lot 1D) and the surrounding parcels (Lots 1B, C, and E) from C-OH and CDM to PDC and approved a development plan that included three 13-story office towers and an eight story hotel at a total FAR of 1.88.

- May 1974- Site Plan #1699 approved for the southern office tower (6400 Arlington Blvd.) on Lot 1B.
- August 1980 – The Board denied CDPA/FDPA-C-108-1 to amend the 1970 development plan to substitute an apartment building for the motel use.
- May 1989 – Site Plan 5636-SP-01-3 approved for the northern office tower (6402 Arlington Boulevard) on Lot 1E
- November 1991 – Planning Commission approved FDPA-C-108-2 to allow Arlington County EMS to house communications equipment and install roof-mounted antennae on the southern office Tower (Lot 1B - 6400 Arlington Blvd.)
- March 2006 – Planning Commission approved FDPA-C-108-3 to allow additional communications equipment and antennae at the southern office tower (Lot 1B - 6400 Arlington Blvd.)
- October 2007 through February 2011 a series of four interpretations were issued to review plans and subsequent modifications and revisions for a Hampton Inn and Suites on Lot 1C. Site plan for an eight story hotel was determined to be in conformance with the 1970 rezoning (RZ C-108).
- March 2013 – As of publication, Site Plan 6402-SP-002-2 for the Hampton Inn and Suites on Lot 1C is under review, final approval not yet granted.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area:	I
Planning District:	Jefferson
Planning Sector:	J-1, Hillwood
Special Area:	Seven Corners Community Business Center, Land Unit E
Plan Map:	Mixed-Use
Plan Text:	

The Fairfax County Comprehensive Plan (2011 Edition, Seven Corners Community Business Center as amended through June 19, 2012, Land Unit E, p.126) provides land use recommendations specific to the subject property. The comprehensive plan's

discussion of Land Unit E states that Tax Map Parcel 51-3((1))-1D (the subject property) along with parcels 1A, B, C, and E (the BB&T office towers and adjacent parcel to the west) are planned for mixed-use and should continue at existing intensities (for reference, the existing approved FDP is at 1.88 FAR). The plan also includes numerous urban design, streetscape, and transportation recommendations for the wider Seven Corners area which are discussed in more detail in the land use analysis section.

CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT ANALYSIS

Conceptual Development Plan Amendment /Final Development Plan Amendment/Special Exception Plat (CDPA/FDPA/ SE Plat)

(Copy at front of report)

Title of CDPA/FDPA/SE Plat: "Conceptual/Final Development Plan Amendment – Special Exception Plat Arlington Boulevard Development, LLC Mixed Use)

Prepared By: VIKA, Incorporated

Original and Revision Dates: March 12, 2012, revised through March 13, 2013

Description of CDPA/FDPA/SE Plat:

Proposed Layout

The applicant's CDPA/FDPA/SE Plat (see Figure 2) shows a trapezoidal shaped building, mirroring the shape of the lot, situated in the center of the property, with a substantial setback from Arlington Boulevard. The building steps down in height from five stories on Arlington Boulevard to three stories along South Street. Retail and service uses, as well as the main entrance courtyard for the multifamily units face Route 50 behind two rows of surface parking spaces. The 14 townhouses are located along South Street with front doors and porches that open directly onto South Street. Two small pocket parks are shown along South Street located between the townhouses. The multifamily building features an H-shaped floor plate with two interior courtyards, one public, one private, that provide a passive seating area and an outdoor swimming pool. Vehicles access the property from the service drive along Route 50 as well as from one driveway along South Street. The South Street access point connects to the front of the building via a surface alleyway and provides two separate access points to the parking garage. An existing curb cut along South Street for the office tower parking garage would continue to provide access to a loading and service area. A future below-grade access between the parking garage and the office tower garage is also indicated on the plans.

Parking

The parking tabulations on Sheet 2 of the CDPA/FDPA/SE Plat show the proposal will meet the zoning ordinance requirement for multifamily, single family, and retail uses. The 174 multifamily units and 14 single family units generate the need for 317 spaces, while the 14,800 sf. of retail space requires a total of 64 parking spaces for a grand total of 381 parking spaces. The applicant will fully accommodate the required parking by providing 254 spaces in the new parking garage, 47 surface spaces in front of the building along Arlington Boulevard, and 80 spaces that will be reserved for the exclusive use of the residential and retail uses in the adjacent office tower garage, also owned by the applicant.¹ A proffer has been provided that provides for the reservation of the 80 spaces in the existing office tower garage.

Vehicular and Pedestrian Circulation

Access to the site will be provided via a driveway from the Arlington Boulevard Service Drive, as well as from a second access point on South Street, opposite Westover Street. A two-way, 22 foot wide alley, runs along the west side of the site and provides a connection from Arlington Boulevard side of the building to South Street. The ingress and egress points for the new parking garage are also located along this alley, towards South Street. Access to the adjacent office tower garage is provided at the east end of the surface parking area in front of the retail space. Access to a loading area is provided at the northeast corner of the site from the existing curb cut on South Street, adjacent to the guardhouse and garage entrance for the office towers. Sidewalks are provided along Route 50, South Street, and along the alleyway at the west side of the building. The proposed sidewalk along the alley will allow for pedestrian access from South Street and the Hillwood neighborhood to the retail uses fronting Route 50.

¹ Paragraph 1 of Section 11-102 of the Zoning Ordinance allows for parking spaces to be located on a contiguous lot which has the same zoning classification and is under of the same ownership, or is subject to agreements satisfactory to the Director. The office tower garage (Tax Map Parcel 51-3((1))-1E&B) is also zoned PDC, is contiguous to the application property, and is owned by a subsidiary of the applicant.

Landscape and Open Space

The Zoning Ordinance requires a minimum of 15% open space for the 2.58 acre site; 27% (0.70 acres) is being provided, primarily through two landscaped courtyards. Sheets L-1 through L-5 of the CDPA/FDPA/SE Plat show the proposed landscape design for the site. The entrance courtyard to the multi-family units (see Figure 3) is accessed through a breezeway adjacent to the retail uses and Route 50. This rectangular space features: seating areas; tables for passive recreation and retail dining; a water feature; raised planting beds for shade trees; and shrubs and grasses. This space will be open to the public as well as residents. The private interior courtyard is shown with a swimming pool and accessory seating and tables. Shade trees and accent plantings are shown at the periphery of the space in raised planting beds. In addition to the courtyards, the plan also provides for two pocket parks interspersed among the townhouses along the South Street (see Figure 4). These areas each contain a small lawn area and benches accented with ornamental trees and shrubs. Street trees and foundation plantings are shown along Route 50 and South Street. The calculations provided on Sheet L-1.1 indicate that the proposal exceeds the 10 year tree canopy and interior parking lot planting requirements.

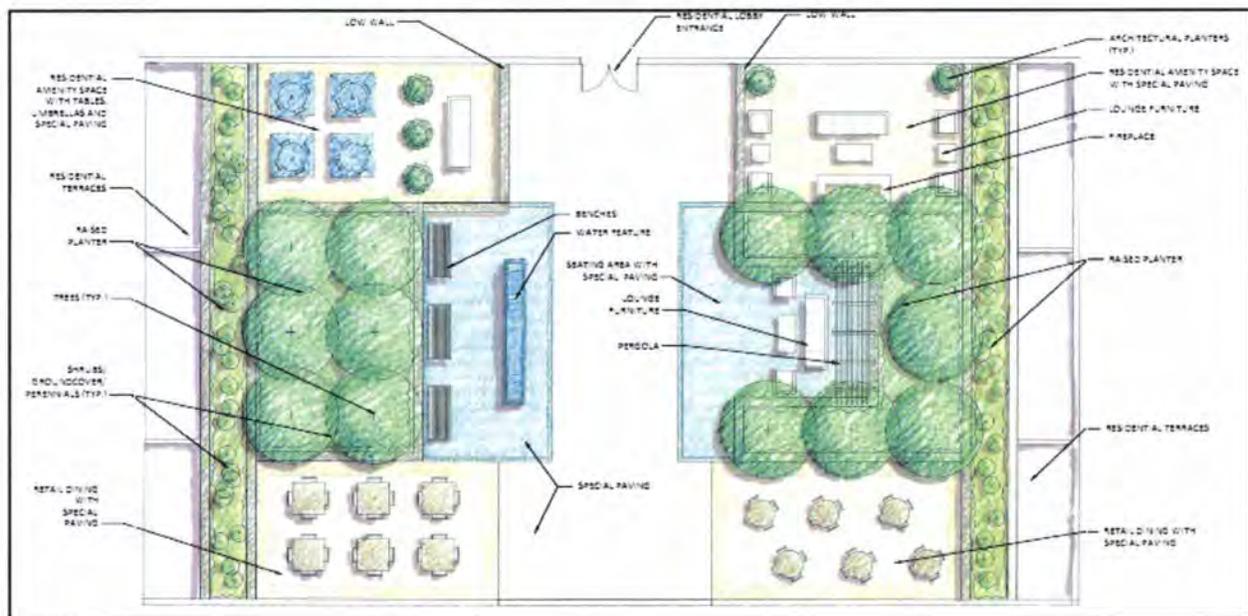


Figure 3 – Entrance Courtyard

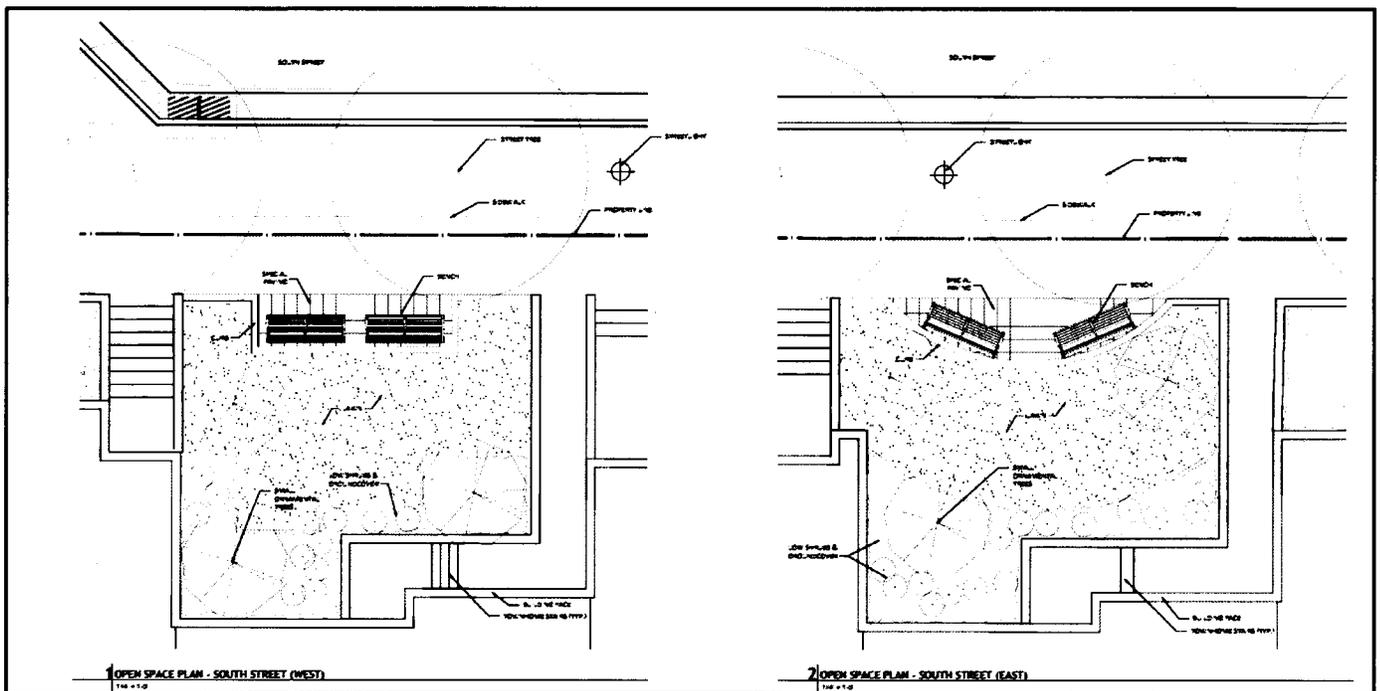


Figure 4 – South Street Seating Areas

Architecture

Proposed building elevations have been provided on Sheets A3 and A4 of the CDPA/FDPA/SE Plat. The design of townhouses resembles urban-style row houses and includes brick facades with flat roofs and parapets (see Figure 4). The setbacks of these units have been varied to modulate the street wall along South Street. This articulated façade is further accentuated by the two pocket parks. The townhouses are shown with three stories measuring 45 feet in height. The multifamily building rises in height behind the townhomes as it steps back from South Street reaching five stories and 72 feet in height fronting Arlington Boulevard. The design of the multifamily portion of the building is identical on all four sides and features generous fenestration, terraces, and a modulated façade. This façade and the neutral color palette and projecting cornices depicted in the conceptual rendering (see Figure 5) is designed, according to the applicant, to relate to the neighboring office towers, albeit in a purposefully diminutive form. The ground level retail space along Arlington Boulevard features large display windows with a masonry or stone façade. The design of the building effectively conceals the parking garage between and beneath the single-family and multifamily portions of the building.



Figure 5 – Proposed Façade of Townhouses along South Street



Figure 6 – Conceptual rendering of view from Arlington Boulevard

Stormwater Management

The site falls within the Cameron Run watershed. The stormwater management (SWM) and adequate outfall narratives on Sheets C-7 and C-8 of the CDPA/FDPA/SE Plat indicates that stormwater for the site will be accommodated by a large underground detention vault located under the alleyway along the western side of the building. The underground facility requires a waiver to be approved by the Board of Supervisors in conjunction with this application in order to be located in a residential development (PFM 6-0303.8). An application for the waiver was received and recommended for approval by DPWES (see the Waiver and

Modifications Section). The underground structure will outfall to an existing 42" storm drain under South Street that flows west towards Cleave Drive and then south crossing Arlington Boulevard and discharging to Tripps Run. According to the SWM narrative, as there are no existing stormwater controls at the subject site, the project will reduce post-development peak flows below pre-development levels. Storm filters and tree box filters are proposed to meet the BMP requirements for 40% phosphorous reduction.

STAFF ANALYSIS

Land Use (Appendix 6)

Land Use

According to the Comprehensive Plan, the subject property is planned for mixed use that should continue at existing intensities (the existing approved FDP for the site allows a 13-story office building at a 1.88 FAR). The Plan recognizes that residential use may be considered as "alternative land uses" throughout the Seven Corners Community Business Center. The proposed residential component under this application is therefore viewed as an alternative land use. According to the Comprehensive Plan, a residential use can be considered as alternate use if the proposal demonstrates it is compatible with the surrounding development and with the Plan's transportation, pedestrian, and urban design recommendations. Staff finds that the application is consistent with specified criteria on traffic impact mitigation, land use compatibility, pedestrian orientation and urban design.

Staff notes that the proposal, with single-family attached units along South Street, results in a better transition to the nearby single-family detached homes than the approved development plan for a 13-story office tower and large parking structure. Twelve percent of the dwellings will be provided as either affordable dwelling units (ADUs) or workforce dwelling units (WDUs) in keeping with Zoning Ordinance requirements and the County's workforce housing policy.

Urban Design and Connectivity

The property is located within the Seven Corners Community Business Center (CBC), and thus, conformance with the streetscape and urban design guidelines for the CBC is expected. These guidelines are designed to create a pedestrian friendly environment, high quality, attractive development, protection of adjacent residential neighborhoods through landscape buffers, and to allow for public pedestrian access between employment and residential destinations. In addition, the guidelines have specific recommendations on building design and arrangement, design compatibility, landscaping, pedestrian connections, vehicular circulation, parking, buffers, lighting, and signage.

As stated, residential uses may be considered when a viable, quality living environment can be created which provides recreational facilities and other amenities for residents, and where its scale is similar to proposed nonresidential uses.

The applicant's proposal for a five-story residential tower with ground floor retail provides an appropriate transition from the existing single-family detached homes on South Street. The streetscape along South Street includes high quality treatments with green space and landscaping which can be shared with area residents. The exposed face of the existing adjacent parking structure to the east (that serves the two 13-story office towers) will be treated with screening elements, and then primarily blocked from the existing residential neighborhood's view by the new residential tower. The tower's west façade will be treated with similar building materials and design as the north- and south-facing portions, with landscaping and a sidewalk for pedestrian circulation. Streetscape along Arlington Boulevard will substantially conform to the Plan's design guidelines. Efforts to extend the new streetscape to the service drive median fronting the subject parcel, subject to VDOT approval, will further advance the Plan's goal of revitalizing the neighborhood.

In addition, given the proximity of the property to the East Falls Church Metro station and the Seven Corners Transit Facility, the applicant has proffered to provide a shuttle to both stations, and will make it available to the residents of the Hillwood Civic Association on a space available basis.

The applicant's proposed design for the new building utilizes high-quality materials and finishes. It is staff's opinion that the generous streetscape and modern design adequately address the urban design and connectivity guidelines in the Comprehensive Plan. The applicant has provided a proffer commitment to utilize a final design that is generally consistent with the quality of materials and overall aesthetics depicted in renderings provided in CDPA/FDPA/SE Plat. In summary, Planning Division Staff finds that the proposed use is in harmony with the land use recommendations of the Comprehensive Plan.

Residential Development Criteria (Appendix 7)

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 public facilities, being responsive to historic heritage, contributing to the provision of affordable housing, and being responsive to the unique, site specific considerations of the property. Accordingly, all rezoning requests for new residential development are evaluated based on the following eight criteria:

1. Site Design

The Site Design criterion requires that the development proposal address consolidation goals in the plan, further the integration of adjacent parcels, and not preclude adjacent parcels from developing in accordance with the Plan. In

addition, the proposed development should provide useable, accessible and well-integrated open space, appropriate landscaping and other amenities.

The application property was originally rezoned to PDC along with the adjacent parcels to the east and west and planned for mixed use. The approved FDP called for the property to be developed with three office towers and a hotel at an FAR of 1.88. Two office towers were constructed in the 1970s and 80s; however, construction of third office tower and hotel did not occur (a site plan has been filed for the hotel site but has not received final approval). No further consolidation is envisioned by the Comprehensive Plan. The applicant has provided direct vehicle and pedestrian connections to the office tower parcels to the east. A possible future interparcel access to the hotel site to the west has been reserved on the CDPA/FDPA/SE Plat at the southwest corner to the site. The layout has been revised over several iterations to respond to staff and neighborhood concerns, and now includes four discrete open space areas. These include a public and private courtyard accessed from the Arlington Boulevard, plus two pocket parks along South Street. Conceptual renderings of these areas included in the CDPA/FDPA/SE Plat show a well-designed environment with high quality materials and plantings. Overall, staff finds that this criterion has been met.

2. Neighborhood Context

The Neighborhood Context Development Criterion requires the development proposal to fit into the fabric of the community as evidenced by an evaluation of the bulk/mass/orientation of proposed dwelling units, lot sizes, architectural elevations/materials, and changes to existing topography and vegetation in comparison to surrounding uses.

In staff's opinion, the proposal for the site is sensitive to the surrounding neighborhood context. The design of the building, with three-story townhouses along South Street rising to a five story building with ground floor retail facing Arlington Boulevard, not only provides a logical response to the topographical conditions at the site, but more importantly, provides an appropriate transition from the single-family detached homes in the Hillwood neighborhood to the commercial uses along Arlington Boulevard and Seven Corners. Stepping back the façade provides the added benefit of softening the bulk and mass of the building as viewed from the west. The articulated design of the townhouses with masonry facades is compatible with the colonial style of the recently constructed homes along South Street. It is staff's opinion that this criterion has been met.

3. Environment (See Appendix 6 for Environmental Analysis)

This Criterion requires that developments respect the natural environment by conserving natural environmental resources, account for soil and topographic conditions and protect current and future residents from the impacts of noise and light. Developments should minimize off-site impacts from stormwater runoff and adverse water quality impacts.

As the site presently consists of a maintained lawn area, environmental issues center mainly on the proper handling and treatment of stormwater. Since no stormwater measures currently exist at the property, the addition of a modern stormwater management system will provide numerous benefits over existing conditions. Stormwater issues are discussed in greater detail in the public facilities analysis of this report; however in summary, staff feels this criterion has been met through the use of a storm filter and tree box filters for BMPs. Any potential noise and light impacts have been adequately addressed through site design and proffer commitments.

Green Building

Within the Seven Corners Community Business Center, applicants are expected to commit to green building practices through certification under established rating systems like LEED or another comparable third-party system. The applicant has proffered to obtain LEED for New Construction at the silver level. Staff commends the applicant for voluntarily committing to greater than the base level of certification.

Noise Mitigation

The Policy Plan recommends mitigation of the effects of noise generated by transportation to levels of no greater than DNL 65 dBA for outdoor activity areas, and DNL 45 dBA for interior areas of residences. The applicant has submitted a Noise Testing and Analysis of the property dated October 1, 2012. The analysis indicates that projected traffic noise will be greater than 65 dBA Ldn within the interior of some dwelling units facing Route 50 but that no dwelling units will be impacted by noise as high as 70 dBA Ldn.

The applicant has proffered to submit a refined traffic noise impact study including a building shell analysis prior to final site plan submission. Based on the findings of that report, the applicant will identify units on the site plan that are impacted by noise at 65 dBA Ldn or greater and will provide noise attenuation measures with enhanced exterior walls, doors and glazing, and surfaces sealed and caulked to achieve noise levels to DNL 45 dBA for interior areas of residences.

4. Tree Preservation & Tree Cover Requirements

This Criterion states that all developments should be designed to take advantage of existing tree cover and developed appropriately to disturb as little existing tree cover as possible, including the extension of utility improvements to the site.

Few trees exist at the site today and they are of poor quality and/or in poor health. The applicant will plant new trees and landscaping that will satisfy the tree canopy coverage requirements. Additional comments related to tree planting requirements are discussed in the urban forest management analysis.

Urban Forest Management Analysis (Appendix 8)

Staff notes that the site consists mainly of an open lawn area with only a few mature trees. It will be fully cleared as part of the development proposal. The Urban Forest Management (UFM) Branch of DPWES reviewed the application and initially identified several concerns related to the tree preservation target area, tree canopy credit, native tree credit and the peripheral parking lot landscaping. After several revisions to the plans, these issues have been largely addressed; however, the applicant is continuing to work with staff to demonstrate conformance with the tree canopy requirements. In addition, staff has one outstanding concern regarding the applicant's request to reduce the required planting area width below the eight foot minimum. Staff commented that it appeared sufficient space existed to provide the 8 foot minimum width. If such space cannot be provided, justification must be provided pursuant to PFM section 12-0510.4E(5). In addition, staff recommended an alternate planting detail that utilizes structural cell technology to provide adequate planting area and soil volumes, subject to UFM approval. The applicant is currently preparing a revision to the CDPA/FDPA/SE Plat that will provide this planting detail and the requested justification. Final determination as to adequacy of the planting area will be made by UFM during site plan review.

5. Transportation

Criterion 5 requires that development provide safe and adequate access to the surrounding road network, and that transit and pedestrian travel and interconnection of streets should be encouraged. In addition, alternative street designs may be appropriate where conditions merit.

The proposed development would be accessed from the Arlington Boulevard service drive and South Street. Adequate sidewalks and internal pedestrian connections have been provided. The applicant has proffered to provide a free shuttle bus service to the East Falls Church metro station that will also be available to residents of the Hillwood neighborhood. Proffers have been included to provide bike lanes along South Street and to fund possible future traffic calming on adjacent streets. Staff believes this criterion has been met.

Transportation Analysis (See Appendix 9 for FCDOT and VDOT memorandums)

The applicant's statement of justification provides a narrative which indicates the peak traffic generated by the proposed uses will be 3,565 vehicle trips per day with 167 trips in the AM peak hour and 366 trips in PM peak hour. FCDOT and VDOT have reviewed the proposal and identified several concerns. These concerns have largely been addressed by the most recent plan submission and are summarized here:

South Street Access Point

VDOT commented that the configuration of the access point on South Street did not meet state standards because of the skewed alignment and turning radii. In response to this concern, the applicant has developed two options for the South Street entrance. Option 1, which is now the preferred option, would provide a 90 degree angle, but would require obtaining an easement from the owners of Lot 1C (the hotel site), to the west. If the easement cannot be obtained, Option II provides for a less skewed design of the previously shown access point situated entirely on the applicant's property. In addition, both options utilize a CG-13 entrance configuration and have increased the throat length to acceptable VDOT standards. Either option is an improvement over the previous design. As of the publication of this report, the applicant is in the process of pursuing permission for the easement. Staff continues to work with the applicant to include the easement in the proffers.

Arlington Boulevard Access Point

VDOT requested that the access point on the Arlington Boulevard service drive utilize a CG-11 configuration, rather than the CG-13 that was originally shown. The applicant has revised the plan to show the CG-11 as requested, but has stated they would prefer to utilize the CG-13 as it allows for an at-grade pedestrian crossing which coordinates with the site's grading. Final approval of the type of entrance of configuration will be made by VDOT during site plan review.

Internal Circulation

FCDOT staff had initially raised concerns with internal circulation pattern, and recommended that the applicant utilize a one-way northbound configuration for the drive along the western property line. After discussions with the applicant and the surrounding community, it was determined that such a pattern was not preferable, because it would add more vehicles onto South Street. In addition, the applicant desired to have full access to both South Street and Arlington Boulevard. Through further discussions with VDOT, the possibility of closing the existing Arlington Boulevard service drive slip ramp has been suggested and further analysis may be required. Under such an arrangement it would be unadvisable to constrain the north-south travelway on-site. Final determination will be made during site plan review with consultation of the Providence District Office, VDOT, and FCDOT.

Street Tree Plantings in ROW

VDOT has noted that the street tree plantings shown in the service drive median may not be permissible under VDOT regulations, however smaller shrubs or ground cover may be allowed. The applicant has included notes on the plan and proffer language that indicates any trees in the ROW are subject to VDOT approval; any trees which are identified as posing site distance

problems will be relocated elsewhere on the site or removed in coordination with VDOT, FCDOT, and UFM. Any trees used for tree canopy will be relocated elsewhere on the site.

Interparcel Access

FCDOT recommended that interparcel access be provided both to the office building and the future hotel site. The applicant's plans now show a direct connection to the office building garage from the surface parking area. A potential future sub-surface connection between the proposed and existing parking garages is also indicated. Lastly, the applicant has reserved land at the southwest corner of the site for a possible future interparcel connection to the hotel site. Proffers have been provided for these connections, pending approval from the adjacent owner to the west.

Traffic Demand Management (TDM) – Metro Shuttle Service

Earlier concerns with the applicant's TDM proffer have been addressed in the current set of commitments. One of the key components of the program is a free shuttle bus service from the site to the East Falls Church Metro Station that will be provided to future residents and neighbors in the Hillwood community. The applicant currently operates a shuttle service for tenants of the adjacent office towers. It is envisioned that the new shuttle would operate as an expansion of this service. The applicant has provided a proffer commitment which outlines the details of the shuttle bus. The shuttle service will operate on weekdays during the morning (6:00 AM to 9:00 AM) and evening peak (4:00 PM to 7:00 PM) hours as well as on Saturdays between 11:00 AM and 7:00 PM, subject to demand. In order to accommodate Hillwood residents, the bus will stop along South Street, in addition to the front of the building facing Arlington Boulevard. Adequacy and evaluation of the shuttle service will be provided as part of the annual report submitted to FCDOT.

Neighborhood Traffic Calming

Residents of the surrounding Hillwood neighborhood voiced concerns about increased traffic volumes along South Street as well as on Westover Street which functions as the main through street in the neighborhood. The applicant conducted a traffic calming study which analyzed the effects of the proposed development, as well as from a nearby by-right development at the other end of Westover Street. While the results of the study did not indicate an immediate need for physical traffic calming measures, the applicant has provided a proffer commitment for \$100,000 for any future traffic calming, traffic management, pedestrian enhancements and/or parking management measures deemed appropriate. In addition, the applicant is proposing to install curb extensions at the four corners of the South Street-Westover Street-site driveway intersection to help slow traffic speeds.

South Street Bicycle Lanes

At the suggestion of Staff and the Providence District Supervisor, the applicant has also proffered to install bicycle lanes and/or sharrows along both sides of the full length of South Street within Fairfax County. Not only will these lanes provide a cycling amenity that will connect with existing lanes in the City of Falls Church, but by narrowing the perceived width of the roadway, they will help to further reduce vehicle speeds.

6. Public Facilities

Criterion 6 states that residential developments should offset their impacts upon public facility systems (i.e. schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). Impacts may be offset by the dedication of land, construction of public facilities, contribution of in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects.

The applicant has proffered to provide a monetary contribution for public schools and recreational facilities. The applicant has proposed BMPs and other stormwater measures that, subject to DPWES approval, will provide a tangible benefit. Overall, staff believes this criterion is adequately addressed. Specific Public Facilities issues are discussed in detail in Appendices 10 – 16.

Park Authority (Appendix 10)

The Park Authority reviewed the application and identified several issues and recommendations. While some of these have been addressed, several remain at least partially unresolved:

Courtyards/Pocket Parks

Staff is concerned that the design of the entrance courtyard will differentiate between public and private space. The applicant maintains the entire entrance courtyard will be fully open to both residents and members of the public. Similarly, staff has recommended that the pocket parks along South Street be expanded, or at a minimum, redesigned to better utilize the lawn areas and seating space. The applicant has indicated that final design of the pocket park areas will be made at site plan consistent with Sheet L-2.1 and they will investigate possible changes that could increase the utility of these spaces.

Phase I Archeological Study

The Park Authority had requested that the applicant commit to undertaking a Phase I Archeological study and, if necessary, subsequent studies. The applicant has proffered to this; thus, this issue has been addressed.

Recreation Contribution

While the applicant has proffered to expend the \$1,700 per non-ADU unit required for open space and recreational features in the PDC district (per Sec.6-209 and 16-404 of the Zoning Ordinance), the Park Authority maintains that this offsets only a portion of the impact on recreational facilities anticipated to be generated by new residents of the development. Therefore, staff has requested that the applicant contribute a fair share contribution of \$893 per new resident to offset the effects to service levels at nearby facilities (438 residents = \$391,134). The applicant has not proffered to provide a fair share contribution; as such, this issue remains unresolved; however, staff is continuing to negotiate with the applicant. The applicant is considering a contribution for improvements at the James Lee Community Center, administered by the Department of Neighborhood and Community Services.

South Street Crosswalk

The Park Authority has raised concerns that the proposed crosswalk at Westover Street does not connect to an existing sidewalk. The applicant has submitted revised the plans that now show that curb extensions (bump-outs) will be provided at all four corners of the proposed intersection with Westover Street, South Street, and the site driveway. This will allow the crosswalk to connect to a ramp and concrete apron at both ends. While no additional sidewalk is proposed along Westover Street, staff finds that this issue has been addressed.

Fairfax County Public Schools (FCPS) (Appendix 11)

The proposed development would be served by Beech Tree Elementary School, Glasgow Middle School and Stuart High School. If development occurs within the next six years, Glasgow MS and Stuart High School are projected to have a capacity deficit, while Beech Tree ES is projected to have capacity. The total number of students generated by the development proposal is anticipated to be 25 students (14 elementary, 3 Middle, 8 high school). Staff requests that the applicant contribute \$272,688 (or if fewer units are built, an amount equal to \$10,488 per student based on a ratio 0.110 students per multi-family units and 0.440 students per townhouse) to offset potential impacts from the additional students on the schools. The applicant has proffered to make the contribution for capital improvements to Fairfax County schools in conformance with the guidelines in effect at the time the application was filed and accepted. FCPS has indicated this contribution is acceptable. No issues remain.

Sanitary Sewer (Appendix 12)

The property is located within the Cameron Run Watershed, and would be ultimately serviced by the Alexandria Sanitation Authority (Alex Renew Enterprises) Treatment Plant on Eisenhower Avenue in the City of Alexandria. There is an existing 8-inch line located in an easement on the property, which is deemed adequate at this time.

Water Service (Appendix 13)

Water service for the property will be provided by Falls Church Water from an existing main in Arlington Boulevard.²

Fire and Rescue (Appendix 14)

The proposed development would be served by Fire Station #428-Seven Corners Based on a review of the CDPA/FDPA/SE Plat, the Fire Marshal has not identified any concerns with the proposed layout, but has noted that vehicular travelways must support fire vehicles.

7. Affordable Housing

This Criterion states that 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 Fairfax County. This Criterion may be satisfied by the construction of units, dedication of land, or by a contribution to the Housing Trust Fund.

The applicant has agreed to fully comply with the Affordable Dwelling Unit ordinance on-site. A proffer has been proposed that will provide for 5% of the multifamily units and 12.5% of the single family units to be affordable in accordance with Part 2 of Article 8 of the Zoning Ordinance. This criterion has been met.

8. Heritage Resources

This Criterion requires that developments address potential impacts on historical and/or archaeological resources through research, protection, preservation, or recordation.

The applicant has proffered to undertake a Phase I archaeological assessment to determine if any resources are located on the property. A proffer has been proposed requiring the applicant to conduct additional studies (Phase II and III) if warranted, in consultation with Park Authority. This criterion has been addressed.

Stormwater Management (Appendix 15)

According to the applicant's stormwater narrative and adequate outfall analysis, an underground detention facility is proposed beneath the alleyway along the west side

² Falls Church Water will be purchased by Fairfax Water in 2014, subject to the results of a City of Falls Church ballot question scheduled for November 2013,

of the building. A Storm Filter that provides 50% phosphorus removal and tree box filters that remove 65% of phosphorous are proposed to meet the water quality (BMP) requirement. A waiver from the PFM (Section 6-0303.8) is required to locate an underground detention facility in a residential development. This waiver must be approved by the Board concurrently with the rezoning application. DPWES has reviewed the waiver request (#24549-WPFM-001-1) and recommended approval subject to conditions listed in Attachment "A" of Appendix 15, and referenced in the proffers. Final determination of the adequacy of the proposed system will be made by DPWES at the time of site plan review.

Office of Community Revitalization (Appendix 16)

As the property is located within the Seven Corners Community Business Center (one of the County's CRD overlay areas), staff from the Office of Community Revitalization (OCR) has reviewed the proposal. Overall, OCR states that application will positively contribute to the revitalization of the Seven Corners area. Staff has provided several recommendations related to the design and layout of the project.

Building Design

In order to avoid creating an uninviting tunnel effect, staff recommends that the applicant commit to the design of the courtyard and breezeway as depicted in the conceptual renderings (see Figure 6). The applicant has now provided a proffer to this effect that requires a minimum 50% glazing (windows) in the breezeway area.

Streetscape

OCR staff has recommended that the applicant consider reducing the amount of surface parking in front of the retail space to allow for a wider sidewalk and additional plantings. Planning staff has echoed this concern. The applicant has indicated the surface parking spaces are vital for the success of the retail tenants and expressed a strong desire to maintain the number of spaces shown on the plan. Staff continues to recommend that fewer parking spaces in this location could provide for both sufficient convenient parking and additional planting areas. Staff has also recommended that the street trees shown within median of the Route 50 service drive be extended in front of the office buildings, to the east. The applicant has as revised the CDPA/FDPA/SE Plat to reflect this, but notes any plantings in the right-of-way are subject to VDOT approval. VDOT may ultimately allow only low shrubs and ground-cover in this location.



Figure 6 – Conceptual Rendering of Breezeway and Courtyard Area

Trash Enclosure

The prominent location of the trash enclosure at the southwest corner of the site was identified as potential problem. Ideally, the trash enclosure would be located out of site from any of the abutting right-of-ways. If the enclosure is to remain in the location shown on the plan, staff recommends that it be fully screened from Arlington Boulevard. The applicant has revised the CDPA/FDPA/SE Plat to show additional screening around this feature. A detail has also been added to that shows a masonry enclosure that will match the façade of the building. Lastly, the applicant has provided a proffer commitment to bury all of the utility lines currently running along the edges of the property on South Street and Arlington Boulevard.

ZONING ORDINANCE PROVISIONS (Appendix 17)

Planned Development District Standards

All rezoning proposals in a “planned” District must comply with the Zoning Ordinance provisions found in Article 6, Planned Development District Regulations and Article 16, Development Plans.

Article 6**Sect. 6-201 Purpose and Intent**

This section states that the PDC District is established to encourage the innovative and creative design of commercial development. The district regulations are designed to accommodate preferred high density land uses which could produce detrimental effects on neighboring properties if not strictly controlled as to location and design; to insure high standards in lay-out, design, and construction of commercial developments; and otherwise implement the stated purpose and intent of this Ordinance.

The currently approved Final Development Plan for the subject property calls for a 13-story office tower built atop a parking garage podium, similar to the two existing towers on the lots to the east. In lieu of this, the proposed amendment to this plan would provide for a mixed use three to five story residential building with accessory retail uses. The layout has been creatively designed to address the topographical constraints of the site and to provide an appropriate transition to the adjacent Hillwood neighborhood. The townhouses provide a suitable compliment to the single family detached homes on South Street and the retail uses are confined to Arlington Boulevard. Adequate open space and pedestrian connections are provided. While the overall bulk of the approved and proposed plans are similar, it is staff's opinion that the amendment represents a preferable option for the site in almost every measure. Therefore, it is staff's opinion that the CDPA/FDPA/SE Plat, as proposed, meets the purpose and intent of the PDC District.

Sect. 6-202, 6-203, 6-206 Planned Development Commercial (PDC) District – Principal and Secondary Permitted Uses, Use Limitations

The existing Final Development Plan which includes the properties to the east and west calls for the existing two office towers on the parcels to the east to remain and for a hotel on the parcel to the west. Per Section 6-202 of the Zoning Ordinance, offices and hotels uses are among the principal permitted uses in the PDC District. Dwellings and fast food restaurants are permitted (per Par. 7 of Sect. 6-203) as secondary uses, only in a PDC District which contains one or more principal uses. In addition, Par. 5 of Sect. 6-206 states that dwellings shall not exceed fifty (50) percent and all other uses not more than twenty-five (25) percent of the total gross floor area of all principal uses in the development, exclusive of ADU bonuses. The total proposed floor area of the residential portion of the building, exclusive of bonuses, is 184,855 sf. This area is less than 50 percent of the floor area of the two office buildings and the proposed hotel which total approximately 520,000 sf. Similarly, the 14,800 sf. of retail space, a portion of which may be occupied by one or more fast food restaurants, is well below 25 percent of the floor area of the office buildings and hotel. Therefore, the proposal is in conformance with the use regulations for the PDC district.

Sect. 6-207, 6-208 Lot Size Requirements, Bulk Regulations

This section states that there is no minimum lot size in the PDC District, but a 200 sf. privacy yard is required for single family attached units, unless waived by the Board. The maximum permitted FAR is 1.5, which may be increased by the Board up to 2.5 (exclusive of bonuses).

The applicant has requested a waiver of the privacy yard requirement and has requested a reaffirmation of the increase in FAR above 1.5 (Requesting 1.64, exclusive of bonuses). Both of these requests are discussed in greater detail in the waivers and modifications section.

Sect 6-409 Open Space

Par. 1 of this section requires a minimum of 15% of the gross area as open space in the PDC District. Par. 2 of this section requires that recreational amenities be provided in the amount of \$1,700/du.

The applicant proposes to provide 27% of the site as open space, primarily in the courtyards and pocket parks. The applicant has also proffered to provide the required monetary contribution per unit to be provided on-site or at nearby FCPA facilities.

Article 16**Section 16-101 General Standards**

General Standard 1 states that 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.

The comprehensive plan recommends the subject site for mixed-use at existing intensities. If approved, the subject application would provide residential and retail/service uses in addition to the office and hotel uses on the adjacent parcels, thus creating range of complimentary uses. The existing office buildings measure approximately 210,000 sf. each and the site plan for the proposed hotel shows a 101,866 sf. structure. Combining these buildings with the subject application for a 227,455 sf. building (inclusive of ADUs) would yield an effective FAR of approximately 1.93 on the 8.89 acres subject to the original PDC rezoning. The existing approved FDP with the third office tower would yield an FAR of about 1.88 over the total PDC area. Thus, the proposal is comparable to the existing approved intensity and is in conformance with the Comprehensive Plan.

General Standard 2 states that 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.

It is staff's opinion that the FDPA provides a creative layout with a high standard of design as intended in the PDC District more so than would a development proposal under a conventional district and even the existing FDP. The mixture of high density residential (>70du/ac) with retail uses would not be permitted under any conventional residential or commercial district. Only in a planned district could such a project be permitted under the Zoning Ordinance. In exchange for this added intensity and relaxation of certain bulk standards, the Zoning Ordinance calls for an innovative project that provides a high quality residential and commercial environment with well-designed public spaces, attractive architectural design, and high quality building materials. It is staff's opinion that these elements have been provided in the current application as evidenced by the thoughtful transition from the townhomes to the multifamily and retail, the masonry facades, and the well-designed pocket parks and courtyards; thus, this standard has been met.

General Standard 3 states that 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.

The site presently consists of a maintained grass slope with few existing trees and no notable scenic or natural features. A total of 27 percent of the 2.58 acre lot is proposed as open space. The largest portions of this space are provided in the courtyards and pocket parks. The design of the building has taken the steep grades into account and the proposed building rises in height from South Street to Arlington Boulevard following the natural slope of the land. This standard has been met.

General Standard 4 states that 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.

The surrounding properties consist of two 13-story office towers built atop a three level parking structure, single family residences to the north, and additional single family homes and townhouses across Arlington Boulevard to the south. The vacant parcel to the west is planned for a hotel use. It is staff's opinion that the applicant's proposal does not present an immediate conflict or negative effect on the use, value, or future development of any of these properties. The building has been designed to be compatible with the adjacent single family homes on South Street in scale and appearance. The proposed residential and retail uses are complimentary to the existing and planned development surrounding it. Staff believes this standard has been met.

General Standard 5 states that 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 developed.

Adequate public facilities and utility services are available. In addition, the applicant has proffered to provide future residents with a connection to rail transit via a free shuttle service to the East Falls Church metro station. This standard is satisfied.

General Standard 6 states that 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.

The site layout includes internal pedestrian and vehicular connections to the adjacent office towers. A future interparcel access to the hotel site has also been reserved at the southwest corner of the property. The building will have direct vehicular and pedestrian access points to South Street and the Arlington Boulevard service drive. Future residents of the single-family attached and multifamily units have direct pedestrian access to the common areas of the site as well as the retail space. Sidewalk facilities are also shown along both street frontages. It is staff's opinion that this standard has been met.

Section 16-102 Design Standards

Design Standard 1 states that in order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, 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.

The single-family attached units provide a minimum 15 foot front yard setback to South Street. The retail/multifamily side of the building is set back 80 feet from the Arlington Boulevard service drive. While no conventional zoning district provides an exact comparison that would still allow for the proposed mix of uses, these figures do exceed the normally required setbacks for higher density residential districts (R-12 and above; including the 25 degree angle of bulk plane requirement for the R-30 district), as well as commercial districts that allow retail and fast food restaurants by special exception. As shown on the CDPA/FDPA/SE Plat, the proposed peripheral parking lot landscaping and tree canopy coverage requirements also meet the Zoning Ordinance standards. The applicant has requested a modification of the transitional screening and barrier requirements along both street frontages. Staff supports these modifications; additional discussion of the screening plantings is provided in the waivers and modifications section.

Design Standard 2 states that 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.

The application meets or exceeds the open space, parking, and signage requirements that would typically be required for a conventional district. Staff is supporting a modification of the loading space requirement. Staff feels this standard has been met.

Design Standard 3 states that 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.

The application provides for one access point onto the Arlington Boulevard service drive and a second access point on South Street. A 22 foot wide two-way alleyway along the west side of the building provides a vehicular and pedestrian connection to the parking garage and also makes a connection from one side of the development to the other. Pedestrians coming from South Street can utilize the proposed sidewalk along the alleyway to reach the retail uses and courtyard areas at the Arlington Boulevard side of the development. Sidewalks along South Street and Arlington Boulevard allow for access to the adjacent properties. Overall, staff supports the vehicular and pedestrian circulation network depicted on the CDPA/FDPA/SE Plat; however, staff continues to recommend fewer parking spaces in front of the retail uses along Arlington Boulevard. This standard has been met.

Overlay District Requirements

Baileys Crossroads/Seven Corners Community Revitalization District (CRD) (Part 2 Sect. A7-200)

The zoning provisions for the Baileys Crossroads/Seven Corners CRD allow a waiver or modification of any zoning ordinance requirement as well as the substitution of screening or parking area planting requirements for streetscape treatments identified in the Comprehensive Plan. The applicant is requesting to utilize the Seven Corners planting and streetscape standard in lieu of the standard Zoning Ordinance requirement. This request is discussed in the waivers and modifications section.

Sign Control Overlay District (SC) (Sect. 7-500)

The additional regulations of the Sign Control Overlay district restrict the commercial uses on the subject property to one freestanding sign limited to 40 square feet in area and eight feet in height. The CDPA/FDPA/SE Plat shows three locations for optional freestanding signage along the site's Arlington Boulevard frontage. The multifamily residential use is also permitted to have one freestanding sign. A note on the plan indicates that the applicant intends to comply with the provisions of Article 12 or will file a Comprehensive Sign Plan.

Highway Corridor Overlay District (HC) (Sect. 7-600)

The proposed fast food restaurant(s) are subject to additional regulations on auto-oriented, fast service, or quick-turn over uses within a Highway Corridor Overlay District. Paragraph 1 of Sect. 7-608 requires that:

A) Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties. B) Such a use shall have access designed so as not to impede traffic on a public street intended to carry through traffic. To such end, access via the following means may be given favorable consideration: (1) Access to the site is provided by a public street other than one intended to carry through traffic, and/or (2) Access to the site is provided via the internal circulation of a shopping center, which center contains at least six (6) other commercial uses, or an office complex having a limited number of well-designed access points to the public street system and no additional direct access is provided to the site from a public street intended to carry through traffic over and above those entrances which may exist to provide access to the shopping center, and/or (3) Access to the site is provided by a functional service drive, which provided controlled access to the site; and C) There shall be no outdoor storage or display of goods offered for sale except for outdoor storage or display of goods permitted at a service station or service station/mini-mart.

The proposed fast food restaurant(s) will be located in the retail space located in the ground floor of the building. Surface parking spaces are provided immediately in front of this area. Vehicular and pedestrian access is fully integrated with the other uses on the site as well as with adjacent properties. Access to the site is via the service drive for Arlington Boulevard as well as from South Street, a non-through traffic street. Finally, no outdoor storage or display of goods is proposed. This standard is satisfied.

Paragraphs 2 through 5 of Sect. 7-608 relate to auto-oriented uses in commercial and industrial zoning districts and are not applicable.

Special Exception Requirements

Per Par. 10.B of Sect. 6-206, fast food restaurants are permitted by Special Exception within residential structures the PDC district as secondary uses. Accordingly, evaluation of the following special exception standards for such uses contained in Section 9-505 is applicable for the subject application:

General Special Exception Standards (Sect. 9-006)

General Standard 1 states that the proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.

The mixture of uses proposed at the site, including the restaurant and retail uses, are in agreement with the recommendations in the Comprehensive Plan; additionally, as stated in the Land Use Analysis, staff believes that the design of the development is compatible with the future vision of the Seven Corners area as described in the Plan.

General Standard 2 states that the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

The proposed restaurant use(s) is permitted as a secondary use in the PDC District; overall, it is staff's opinion that the development embodies the high standards in design and layout that are the purpose and intent of the PDC District.

General Standard 3 requires that the proposed use *shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan.* The restaurant use(s) would be located along Arlington Boulevard, and would function like quick-service casual restaurants, as opposed to traditional fast food operations with drive-through lanes. It is staff's opinion they will have minimal or no adverse effect on the use and development of adjacent properties and will be complimentary to the neighboring office, residential and hotel uses.

General Standard 4 states that *the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.* Surface parking spaces are provided immediately in front of the proposed retail area along Arlington Boulevard. Vehicular and pedestrian access is fully integrated with the other uses on the site as well as with adjacent properties. Primary access will be from the Arlington Boulevard service drive. No conflicts with traffic in the surrounding neighborhood are anticipated.

General Standard 5 requires *that landscaping and screening be provided in accordance with the provisions of Article 13.* **General Standard 6** requires that *open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.* **General Standard 7** requires that *adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided.* All of these standards are discussed with the P-District standards and have been determined to be satisfied.

General Standard 8 requires that *signs be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.* A note on the plan indicates that signage will be in conformance with Article 12 or with an approved Comprehensive Sign Plan.

Standards for all Category 5 uses (Sect. 9-503)

Standards 1, 2, and 3 for Category 5 Uses states that *all uses shall comply with the lot size, bulk regulations, and performance standards of the zoning district in which it is located and shall be subject to the provisions of Article 17, Site Plans.*

As previously discussed in the P-district analysis, the application meets these standards.

Additional Standards for Fast Food Restaurants (9-505)

Standard 1 requires that *A) such use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood in which it is associated, B) be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties, and C) be designed to minimize the*

potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site; D) the lot is of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors; and E) [for drive-through pharmacies and is not applicable].

The restaurant use(s) are fully integrated, architecturally, into the proposed building. FCDOT supports the current CDPA/FPDA/SE Plat. Their review has determined that the vehicle and pedestrian circulation is adequate and is designed to facilitate safe on-site circulation. Parking is provided immediately in front of the retail spaces and no drive-through windows are proposed. By locating the restaurant uses along Arlington Boulevard and away from any existing residences, any adverse effects on neighboring properties will be minimized or eliminated. A development condition is proposed limiting hours of operation from 6:00AM to 12:00AM. It is staff's opinion that this standard is satisfied.

Standards 2 through 5 are not applicable.

Standard 6 requires that A) [for uses in PDH Districts and is not applicable] and B) *In the PDC District, fast food restaurants may be permitted only in accordance with the provisions of Sect. 6-206. Paragraph 10.B of Section 6-206 for fast food restaurants in residential buildings in the PDC District requires that (1) The structure containing the fast food restaurant shall be designed as an integral component of a building complex, and shall be reviewed for compatibility with the approved PDC development; and (2) The fast food restaurant shall be safely and conveniently accessible from surrounding uses via a clearly defined pedestrian circulation system which minimizes points of conflict between vehicular and pedestrian traffic.*

The fast food restaurant(s) are fully integrated into the multi-family residential building. Vehicular access is shared with the same access points as the remainder of the development and no separate entrance is provided. Overall, staff believes that pedestrian and vehicular access both internally and from adjacent properties has been adequately addressed. This standard is satisfied.

Standard 7 is for uses in the PTC District and is not applicable.

Waivers/Modifications:

Waiver of Section 20-300 of the Zoning Ordinance to allow the total length of a group of single family attached dwellings to measure 245 feet where a maximum of 240 feet is permitted.

The applicant requests to exceed the maximum permitted group length for single-family attached units by five feet. The intent of this provision is to prevent townhouse developments with the appearance of long, homogenous-looking rows. The request for a five foot deviation from the standard represents a minor modification; moreover,

the townhouses have been designed with an articulated façade that breaks up their appearance from South Street. Staff does not object to the requested waiver.

Waiver pursuant to Section 17-201 of the Zoning Ordinance for frontage improvements along Arlington Boulevard in favor of the frontage improvements shown on the CDPA/FDPA/SE Plat.

FCDOT has reviewed the proposal and determined that the frontage improvements proposed by the applicant are adequate and comply with the streetscape standards for Seven Corners. No additional reservation or dedication of right-of-way is called for at this time.

Modification pursuant to Section 17-201 of the Zoning Ordinance of the trail requirements along Arlington Boulevard and South Street in favor of the sidewalks shown on the CDPA/FDPA/SE Plat.

While they differ from the County-wide trails plan, the six foot wide sidewalks shown along Arlington Boulevard and South Street comply with the streetscape standards for the Seven Corners Community Business Center in the Comprehensive Plan. As such, staff supports the modification.

Modification of loading space requirements in Section of 11-200 of the Zoning Ordinance in favor of the loading space shown on the CDPA/FDPA/SE Plat.

Per Section 11-203, the 212,655 sf. of residential and 14,800 sf. of retail generate the requirement for four loading spaces. The applicant has provided one formal loading space accessed from South Street at the northeast corner of the building. The applicant has indicated that they do not require additional loading spaces, and given the small area of site, providing additional loading spaces would utilize surface parking or open space areas. Therefore, staff supports the requested modification.

Reaffirmation of approval of an increase in FAR above 1.5 in the PDC district, pursuant to Paragraph 3 of Section 6-208 of the Zoning Ordinance.

Par. 3 of Sect. 6-208 provides that the Board may increase the maximum floor area ratio in the PDC district above the normal maximum of 1.5 up to a limit of 2.5 (exclusive of bonuses) if the development plan provides for additional open space, unique design features which achieve attractive development, and sub-surface or enclosed parking, subject to limitations. The existing approved FDP for the site would yield an FAR in of approximately 1.88. The applicant's CDPA/FDPA proposal, exclusive of bonuses, yields an FAR of 1.64. The plan includes open space in excess of the 15% minimum required, attractive design features, and subsurface parking. Therefore, staff recommends that the Board reaffirm the increase in FAR as depicted on the CDPA/FDPA /SE Plat

Waiver of privacy yard requirement from single family attached dwellings pursuant to Paragraph 2 of Section 6-207 of the Zoning Ordinance.

A 200 sf. privacy yard is normally required for each single-family attached unit in the PDC district unless waived by the Board in conjunction with approval of a development plan. The applicant's concept for the project is more urban in nature than a typical townhouse development. The townhouses along South Street, although meeting the definition of single-family attached units, will actually function more as multi-level condominiums. The owners of these units will have full access to the public and private courtyard spaces. Given this, and the small size of the development parcel, staff recommends approval of the waiver.

Modifications and waivers of transitional screening and barrier requirements pursuant to Section 13-305 of the Zoning Ordinance in favor of the plantings shown on the CDPA/FDPA/SE Plat.

The plantings provided along South Street and Arlington Boulevard comply with the Seven Corners CBC Streetscape standards in the Comprehensive Plan. The provisions of the Seven Corners Commercial Revitalization District in Par. 5.C(2) of Sect. A7-209 provide the where the Comprehensive Plan calls for a planting strip or streetscape standard that is narrower than the required transitional screen, the Comprehensive Plan recommendation shall apply. In this case, the applicant has proposed a modified version of the Seven Corners streetscape standards that provides for a similar amount of plant material, located within a narrower planting area. Along Arlington Boulevard the applicant has also included street tree plantings in the service drive median, subject VDOT approval. Staff believes the proposed streetscape will provide a similar visual affect as that shown in the Comprehensive Plan and supports the modification subject to final review and approval from UFM. In addition, there are transitional screening requirements between the residential and retail uses on the property. Given the mixed-use nature of the project, staff supports a waiver of these requirements.

Modification of the PFM requirements at the time of site plan approval to locate underground stormwater management facilities in a residential area (PFM Section 6-0303.8) subject to the waiver conditions contained in Attachment A of Appendix 15 (Waiver #24549-WPFM-001-1).

Stormwater detention on the site has been proposed to be provided by an underground storage facility located beneath the alleyway along the western side of the building. The applicant has proffered to provide stormwater management as depicted on the CDPA/FDPA/SE Plat and in conformance with Waiver # 24549-WPFM -001-1 and all applicable provisions of the County's PFM. DPWES recommends that the Board approve the waiver to locate underground facilities in a residential area, subject to Waiver # 245949-WPFM -001-1 and conditions dated August 15, 2012, as contained in Appendix 15, as Attachment A, and referenced in the proffers.

Modification of the Tree Preservation Target Area requirement pursuant to Section 12-0508.3 of the PFM in favor of the plantings shown on the CDPA/FDPA/SE Plat.

The applicant has requested a modification of the tree preservation target and has submitted justification to DPWES (see Sheet C-9 of the CDPA/FDPA/SE Plat) indicating that conformance would preclude development of the use and intensity permitted by the Zoning Ordinance and because construction activities could reasonably be expected to impact existing trees. The property contains only a few mature trees; all of which are unremarkable and in poor condition. As such, staff does not object the requested waiver.

Modification of Section 7-0800 of the PFM for drive aisles and parking space geometrics to allow structural columns to extend by no more than four percent into the required stall area in parking structures and for 22 foot wide drive aisles and ramps.

The applicant has requested a modification of the PFM requirements to allow narrower drive aisles and for support columns to encroach by up to 4% into parking spaces. The applicant states that their intent is not have any encroachments, but they are requesting the modification in advance in the event they occur after construction. As such, staff supports the modification but recommends that the number of such column encroachments be kept as small as possible.

CONCLUSION AND RECOMMENDATIONS

Conclusion

The applicant's proposal is noteworthy for several reasons: it provides new, high-quality residential units, including affordable units, in a gateway area of the County well served by major transportation routes and transit; it represents the most significant new investment in the Seven Corners CBC in at least a decade, likely much longer; and it has the potential to jump start additional redevelopment in one of the County's targeted revitalization areas. The applicant has worked diligently to address all issues raised by Staff as well by residents of the surrounding community. Over the course of many months, the applicant has made multiple revisions and provided additional proffered commitments in direct response to neighborhood concerns including significant commitments to address neighborhood traffic calming, attain LEED silver certification, and to provide a free metro shuttle service. The high-quality design of the building and the landscaped open spaces embody the purpose and intent of a planned district as well as the vision for Seven Corners in the Comprehensive Plan.

Accordingly, it is staff's opinion that the request for approval of the Proffered Condition Amendment, Final Development Plan Amendment, and Special Exception are in conformance with Comprehensive Plan and all applicable provisions of the Zoning Ordinance.

Staff Recommendations

Staff recommends approval of PCA C-108 subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of FDPA C-108-04.

Staff recommends approval of SE 2012-PR-005 subject to development conditions consistent with those found in Appendix 2 of this report.

Staff recommends a waiver to allow the total length of a group of single-family attached dwellings to measure 245 feet where a maximum of 240 feet is permitted.

Staff recommends a waiver of frontage improvements along Arlington Boulevard in favor of the frontage improvements shown on the CDPA/FDPA/SE Plat.

Staff recommends a modification of the trail requirements along Arlington Boulevard and South Street in favor of the sidewalks shown on the CDPA/FDPA/SE Plat.

Staff recommends a modification of loading space requirements in favor of the loading space shown on the CDPA/FDPA/SE Plat.

Staff recommends a reaffirmation of an increase in FAR above 1.5 in the PDC district.

Staff recommends a waiver of the privacy yard requirements for single-family attached dwellings in the PDC district in favor of the open space shown on the CDPA/FDPA/SE Plat.

Staff recommends modifications and waivers of the transitional screening and barrier requirements in favor of the plantings shown on the CDPA/FDPA/SE Plat.

Staff recommends approval of a modification of the PFM requirements at the time of site plan approval to locate underground stormwater management facilities in a residential area (PFM Section 6-0303.8) subject to the waiver conditions contained in Attachment A of Appendix 15 (Waiver #24549-WPFM-001-1).

Staff recommends approval of a modification of the Tree Preservation Target Area requirement in favor of the plantings shown on the CDPA/FDPA/SE Plat.

Staff recommends approval of a modification of the PFM for drive aisles and parking space geometrics to allow structural columns to extend by no more than four percent into the required stall area in parking structures and to allow 22 foot-wide aisles and ramps in areas indicated with no parking on the CDPA/FDPA/SE Plat

It should be noted that it is not the intent of staff to recommend that the Board or Planning Commission, in adopting any development conditions or conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Draft Proffers
2. Proposed Special Exception Development Conditions
3. Affidavit
4. Statement of Justification
5. Comprehensive Plan Citations
6. Land Use and Environmental Analysis
7. Residential Development Criteria
8. Urban Forest Management Analysis
9. Transportation (FCDOT and VDOT) Analysis
10. Park Authority Analysis
11. Fairfax County Public Schools
12. Sanitary Sewer Analysis
13. Water Service Analysis
14. Fire and Rescue Analysis
15. Stormwater Management Analysis
16. Office of Community Revitalization Analysis
17. Zoning Ordinance Provisions
18. Glossary

DRAFT

PROFFERS ARLINGTON BOULEVARD DEVELOPMENT, L.L.C. PCA C-108

March 13, 2013

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner/applicant, for itself and its successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffers that the development of the parcel under consideration and shown on the 2013 Fairfax County tax maps as Tax Map 51-3 ((1)) 1D (the "Property") shall be in accordance with the following conditions if, and only if, Proffered Condition Amendment application C-108 is granted.

GENERAL

1. Conceptual/Final Development Plan. The Property shall be developed in substantial conformance with the Conceptual Development Plan Amendment ("CDPA") and Final Development Plan Amendment ("FDPA") entitled Arlington Boulevard Development, L.L.C. Conceptual Development Plan Amendment/Final Development Plan Amendment dated March 12, 2012 and revised through March 13, 2013, prepared by VIKA, Incorporated and Hord Coplan Macht, Inc. (the "CDPA/FDPA").
2. Elements of CDP. Notwithstanding the fact that the CDPA and FDPA are presented on the same plan, the elements that are components of the CDPA are limited to the perimeter points of access, the general location of the building and open space, uses, maximum number of dwelling units, the amount of non-residential uses, building heights, and setbacks from the peripheral lot lines shown on Sheets C-5 and C-5 of the CDPA/FDPA and only a future amendment to such elements shall require a subsequent CDPA or Proffered Condition Amendment.
3. Minor Modifications. Minor modifications to the CDPA/FDPA 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. The building footprint may be altered and the number of residential units (as defined herein) and corresponding adjustments made in required parking, Affordable Dwelling Units ("ADUs") and Workforce Dwelling Units ("WDUs") may be made, so long as (a) the minimum provided open space is not reduced; (b) the building height is not increased; (c) the setbacks to the peripheral lot lines are not diminished; and (d) the development otherwise is in substantial conformance with the CDPA/FDPA as determined by the Zoning Administrator.
4. Proposed Development. Development on the Property shall include a maximum of 227,455 square feet of gross floor area ("GFA"), including bonus GFA associated with

the provision of Affordable Dwelling Units (ADUs) and Workforce Dwelling Units (WDUs). The primary use of the Property shall be residential, which may include accessory uses and home occupations as defined by the Zoning Ordinance. A maximum of 174 multi-family dwelling units and 14 single-family attached dwellings are permitted. Approximately 14,800 square feet of GFA of non-residential uses shall be permitted on the ground floor as shown on the CDPA/FDPA. The "Retail" category identified in the development tabulations on Sheet C-2 of the CDPA/FDPA may include business service and supply establishments, eating establishments, financial institutions, garment cleaning establishments, offices, personal service establishments, repair service establishments, retail sales establishments, automated teller machines, fast food restaurants, quick service food stores, health clubs and private schools of general or special education, subject to the Use Limitations in Section 6-206 of the Zoning Ordinance. Rooftop telecommunication facilities are permitted, provided such facilities are flush mounted and integrated in to the architecture. Telecommunications equipment may also be architecturally integrated onto the facades of the building where necessary to ensure on-street and/or open space coverage.

The Applicant reserves the right to construct service, resident amenity and storage uses in the cellar. The cellar space shall not contain habitable residential units.

5. Special Exception/Special Permit Uses. Uses allowed by special exception or special permit in the PDC District may be authorized through a separate special exception or special permit process without the need for a PCA or CDPA, provided the use is in general conformance with the approved CDPA.
6. Building Height. The maximum building height shall be no greater than 72 feet adjacent to Arlington Boulevard and 45 feet adjacent to South Street. Building height shall be measured in accordance with the provisions of the Fairfax County Zoning Ordinance and shall be exclusive of those structures that are excluded from the maximum height regulations as set forth in Section 2-506 of the Zoning Ordinance.

PARKING

7. Zoning Ordinance Requirements. Parking shall be provided in conformance with the requirements of Article 11 of the Fairfax County Zoning Ordinance in effect at the time of approval of this application, or at the Applicant's option, at a lower requirement that may be adopted as a future amendment to the Fairfax County Zoning Ordinance. Up to 80 parking spaces within the adjacent garage on 2013 Tax Map 51-3 ((1)) 1B and 1E, which through a parking agreement have been made available for the exclusive use of the residential and retail uses on the Property, may serve as required parking for the Property in keeping with the provisions of Section 11-102, Paragraph 1 of the Zoning Ordinance.
8. Bicycle Parking. The Applicant shall install a bicycle rack in the location generally shown on Sheet C-5 of the CDPA/FDPA and provide bicycle parking facilities within the residential structure or parking structure. A minimum of 30 bicycle parking spaces shall be provided. Bike racks shall be inverted U-style racks or other design approved by

Fairfax County Department of Transportation ("FCDOT"). The final location of bicycle parking facilities shall be reviewed by FCDOT prior to site plan approval.

TRANSPORTATION

9. South Street.

A. If approved by the Virginia Department of Transportation ("VDOT"), the Applicant shall construct: (a) curb extensions on all four corners of the intersection of South Street with Westover Street and the Property's western entrance and (b) curb extensions on the south side of South Street at the Property's existing eastern entrance, as shown on Sheet C-5 of the CDP. Should VDOT not approve the curb extensions, the Applicant shall construct standard entrances to the Property on South Street as approved by VDOT.

B. The construction of the Property's entrance on South Street opposite Westover Street as shown on Sheet C-5 will require an easement from adjacent property identified as 2013 Tax Map 51-3 ((1)) 1C ("Parcel 1C"). Should the Applicant be unable to obtain an easement from Parcel C1 through a cooperative agreement with the owner of Parcel C1, the Applicant shall construct the entrance and intersection in keeping with the design shown on Sheet C-5A of the CDP.

C. If approved by VDOT, the Applicant shall restripe and sign South Street between Arlington Boulevard and Hillwood Avenue to accommodate bike lanes and/or sharrows (shared vehicle/bicycle lanes).

D. Construction of improvements to South Street shall occur concurrent with development of the Property.

10. Inter-Parcel Access. At the time of site plan approval for the Property, the Applicant shall record an inter-parcel access easement, in a form acceptable to the County Attorney, to permit future connection of the drive aisle on the Property to Parcel 1C as shown on Sheet C-5 of the CDPA/FDPA. Should a site plan for Parcel 1C be approved with a drive aisle connection aligned with the inter-parcel easement shown on Sheet C-5 prior to approval of the final site plan for the Property, the Applicant shall construct the drive-aisle on the Property to the western property line.

11. Transportation Demand Management Plan. The proffered elements of the Transportation Demand Management Program (the "TDM Program") as set forth below are more fully described in the Arlington Boulevard Development, L,L,C, Mixed Use Transportation Demand Management Plan prepared by M.J. Wells + Associates, Inc. dated June 12, 2012 (the "TDM Plan"). It is the intent of this Proffer that the TDM Plan will adapt over time to respond to the changing transportation related circumstances of the Property, the surrounding community and the region, as well as to technological and/or other improvements, all with the objective of meeting the trip reduction goal as set forth in this Proffer. Accordingly, modifications, revisions, and supplements to the TDM Plan as coordinated with FCDOT can be made without the need for a PCA provided that the

TDM Plan continues to reflect the proffered elements of the TDM Program as set forth below.

- A. Definitions. For purposes of this Proffer, “Build Out” shall be deemed to occur upon the issuance of (i) 100% of all RUP (Residential Use Permit(s)) for the residential units site plan approved and constructed on the Property, and (ii) Non-RUPs (Non-Residential Use Permit(s)) representing 80% of the maximum gross floor area for the retail uses site plan approved and constructed on the Property.

- B. Trip Reduction Objective. The objective of this TDM Program shall be to reduce the vehicle trips generated by residents of the Property (i.e., not including trips associated with the retail uses), during weekday peak hours associated with the adjacent streets as more fully described in the TDM Plan, by 25%. This trip reduction percentage shall be multiplied by the total number of residential vehicle trips that would be expected to be generated by the dwelling units developed on the Property as determined by the application of the Institute of Traffic Engineers, 8th Edition, Trip Generation rates and/or equations (the “ITE Trip Generation”), and the number of trips determined by the product of such equation shall be referred to herein as the “Maximum Trips After Reduction.” For purposes of this calculation, the maximum number of dwelling units proposed to be constructed on the Property as determined at the time of site plan approval shall be applied to the calculation described in the preceding sentence.

- C. TDM Program Components. The TDM Program shall include, but not necessarily be limited to, the following components, each of which is more fully described in the TDM Plan:
 - (i) Site-wide TDM Program Management.
 - (ii) Transportation Program Web Site.
 - (iii) Promote Real Time Transit Information.
 - (iv) Local Transportation Access Guide.
 - (v) Dissemination of County/Regional Program Information.
 - (vi) Live-Work-Plan Marketing.
 - (vii) Bicycle facilities, as set forth in Proffer 8.
 - (viii) Regular monitoring/reporting.
 - (ix) Parking Management/Try Transit Campaign

- D. Process of Implementation. The TDM Program shall be implemented as follows, provided that modifications, revisions, and supplements to the implementation

process as set forth herein as coordinated with FCDOT can be made without requiring a PCA.

- (i) TDM Program Manager. The Applicant shall appoint and continuously employ, or cause to be employed, a TDM Program Manager (TPM) for the Property. The TPM shall be appointed no later than sixty (60) days after the issuance of the building permit for the Property. The TPM duties may be part of other duties associated with the appointee. The Applicant shall notify FCDOT and the District Supervisor in writing within 10 days of the appointment of the TPM. Thereafter the Applicant shall do the same within ten (10) days of any change in such appointment.

- (ii) TDM Work Plan, TDM Budget and Subsequent Annual Reports. If not already effectuated for the then-current calendar year, the TPM shall prepare and submit to FCDOT an initial TDM Work Plan and TDM Budget no later than 180 days after issuance of the first building permit associated with the Property. The TDM Work Plan shall include, at a minimum:
 - a. Details as to the start-up/on-going components of the TDM Work Plan;
 - b. The budget needed to implement the TDM program (the "TDM Budget") for the coming calendar year;
 - c. A determination of the applicable Maximum Trips After Reduction for the Property in accordance with Paragraph B above;
 - d. Adequacy and evaluation of the shuttle service described more fully in Proffer 12 below; and
 - e. Provision of the specific details associated with the monitoring and reporting requirements of the TDM Program in accordance with the TDM Plan.

The initial TDM Work Plan shall be reviewed by FCDOT. If FCDOT has not responded with comments within sixty (60) days after submission, then the TDM Work Plan shall be deemed approved and the TDM Plan shall be implemented. If FCDOT responds with comments on the TDM Work Plan, then the TPM will meet with FCDOT staff within fifteen (15) days of receipt of the County's comments. Thereafter but in any event, no later than thirty (30) days after the meeting, the TPM shall submit such revisions to the TDM Program as discussed and agreed to with FCDOT and begin implementation of the approved program and fund the approved TDM Budget.

Each year thereafter, the TPM shall prepare a report summarizing the results of the TDM Program (the "Annual Report") and submit it to

FCDOT no later than February 1st. The Annual Report shall update the TDM Program and TDM Budget for each succeeding calendar year, modify or enhance program elements and establish a budget to cover the costs of implementation of the TDM Program for such year. The expected annual amounts of the TDM Budget are further described in Section 4.0 of the TDM Plan. The Annual Reports shall be subject to the same review and approval process as described in this Proffer 11D (ii) for the initial TDM Work Plan.

- (iii) TDM Account. If not previously established, the TPM shall establish a separate interest bearing account with a bank or other financial institution qualified to do business in Virginia (the "TDM Account") within 30 days after approval of the TDM Work Plan and TDM Budget. All interest earned on the principal shall remain in the TDM Account and shall be used by the TPM for TDM purposes. The TDM Account shall be funded by the Applicant, through the TPM. Funds in the TDM Account shall not be utilized for purposes other than to fund TDM strategies/programs and/or specific infrastructure needs as may be approved in consultation with FCDOT.

Funding of the TDM Account shall be in accordance with the budget for the TDM Program elements to be implemented in a year's Annual Report. In no event shall the TDM Budget exceed the start-up budget of \$41,500 (this amount shall be adjusted annually as set forth in Proffer 34. The TPM shall provide written documentation to FCDOT demonstrating the establishment of the TDM Account within ten (10) days of its establishment. The TDM Account shall be replenished annually thereafter following the establishment of each year's TDM Budget. The TDM Account shall be managed by the TPM.

- (iv) TDM Remedy Fund. At the same time the TPM creates and funds the TDM Account, the TPM shall establish a separate interest bearing account (referred to as the "TDM Remedy Fund") with a bank or other financial institution qualified to do business in Virginia. Funding of the TDM Remedy Fund shall be at the rate of \$0.20 per gross square foot of new residential uses on the Property. Funding shall be provided by the Applicant prior to the issuance of the first initial RUP associated with the Property. This amount shall be adjusted annually as set forth in Proffer 34 below. Funds from the TDM Remedy Fund shall be drawn upon only for purposes of immediate need for TDM funding and may be drawn on prior to any TDM Budget adjustments as may be required.
- (v) TDM Incentive Fund. The "TDM Incentive Fund" is an account into which the Applicant through the TPM, shall deposit contributions to fund a transit incentive program for initial purchasers/lessees within the Subject development. Such contributions shall be made one time at the rate of \$0.02 per gross square foot of new residential uses constructed on the

Property and provided prior to the issuance of the first RUP. This amount shall be adjusted annually as set forth in Proffer 34 below. If funds remain after incentives are provided to initial purchasers/lessees, the Applicant shall continue to provide incentives until the fund is depleted.

- (vi) Monitoring. The Applicant shall verify that the proffered trip reduction goals are being met through the provision of person surveys, trip counts of residential uses and/or other such methods as may be reviewed and approved by FCDOT. Surveys shall be conducted and traffic counts collected for the Property at Build-Out. Surveys shall be conducted every three years and traffic counts shall be collected annually until the results of three consecutive traffic counts show that the applicable Maximum Trips After Reduction for the Property are not exceeded.

E. Remedies. If the TDM Program monitoring reveals that the Maximum Trips After Reduction for the Property is exceeded, then the TPM shall meet and coordinate with FCDOT to address, develop and implement such remedial measures as may be identified in the TDM Plan and Annual Report.

- (i) Remedies. If it is determined at Build-Out that the TDM Program monitoring reveals that the Maximum Trips After Reduction for the Property is exceeded, then the TPM shall meet and coordinate with FCDOT to address, develop and implement such remedial measures as may be, but not limited to those, identified in the TDM Plan and Annual Report. Such remedial measures shall be funded by the Remedy Fund; the amount of additional monies to be expended annually on remedial measures shall be based on the following scale:

<u>Trip Goals Exceeded</u>	<u>Remedy Expenditure</u>
Up to 1%	No Remedy needed
1.1% to 3%	1% of Remedy fund
3.1% to 6%	2% of Remedy Fund
6.1% to 10%	4% of Remedy Fund
Over 10%	8% of Remedy Fund

- (ii) There is no requirement to replenish the TDM Remedy Fund at any time. Any cash left in the Remedy Fund shall be released to the Applicant once three consecutive counts conducted upon Build-Out show that the Maximum Trips After Reduction have not been exceeded.

F. Additional Trip Counts. If an Annual Report indicates that a change has occurred that is significant enough to reasonably call into question whether the applicable vehicle trip reduction goals are continuing to be met, then FCDOT may require the TPM to conduct additional Trip Counts (pursuant to the methodology set forth in the TDM Plan) within 90 days to determine whether in fact such objectives are being met. If any such Trip Counts demonstrate that the applicable vehicle trip reduction goals are not being met, then the TPM shall meet with FCDOT to

review the TDM strategies in place and to develop modifications to the TDM Plan to address the surplus of trips.

- G. Review of Trip Reduction Goals. Upon Build-Out and concurrent with remedial actions as outlined in Paragraph E, the Applicant may request that FCDOT review the vehicle trip reduction goals established for the Property and set a revised lower goal for the Property consistent with the results of such surveys and traffic counts provided for by this Proffer. In the event a revised lower goal is established for the Property, the Maximum Trips After Reduction shall be revised accordingly for the subsequent review period without the need for a PCA.
 - H. Continuing Implementation. The Applicant through the TPM shall bear sole responsibility for the implementation of the TDM Program and compliance with this Proffer. The Applicant through the TPM shall continue to administer the TDM Program in the ordinary course in accordance with this Proffer including submission of Annual Reports.
 - I. Notice to Owners. The current owner shall advise all successor owners and/or developers of their funding obligations pursuant to the requirements of this Proffer prior to purchase and the requirements of the TDM Program, including the annual contribution to the TDM Program (as provided herein), shall be included in all initial and subsequent purchase documents.
 - J. Enforcement. IF the TPM fails to timely submit a report to FCDOT as required by this Proffer, Fairfax County will thereafter issue the TPM a written notice stating the TPM has violated the terms of this Proffer and providing the TPM with sixty (60) days within which to cure such violation. If after such sixty (60) day period the TPM has not submitted the delinquent report, then the Applicant shall be subject to a penalty of \$100 per day until such time as the report is submitted to FCDOT. Such penalties shall be payable to Fairfax County and shall be used for transit, transportation, or congestion management improvements within the vicinity of the Property.
12. Shuttle Component Applicable to the Property. The Applicant shall provide a shuttle bus/van service from the Property to the East Falls Church Metro Station and/or the Seven Corners Transit Facility individually or in partnership with the adjacent office buildings to the east. Residents of the Hillwood/Westover neighborhood (generally located north of Route 50 between Cherry Street and South Street in Fairfax County) may utilize the shuttle on a space available basis, and to that end a shuttle stop shall be provided on South Street or another location in close proximity to South Street. The TPM shall be responsible for instituting a shuttle pass or similar system for residents in the Hillwood/Westover neighborhood. The shuttle service shall commence service to/from the Property prior to the occupancy of the 150th RUP on the Property. The shuttle service shall provide for at least fifteen (15) passengers and shall, at a minimum, operate on weekdays (except for federal holidays) for three hours during the morning peak (6:00 AM to 9:00 AM) and three hours during the evening peak (4:00 PM to 7:00 PM) and may (at the Applicant's sole discretion) run on Saturdays between 11:00 AM and 7:00 PM.

The frequency of trips shall be adjusted to reasonably meet demand as determined by periodic surveys/evaluations and in consultation with FCDOT. Adequacy and evaluation of the shuttle service shall be provided as part of the Annual Report submitted to FCDOT in conjunction with the TDM proffer outlined above. It is the intent that the shuttle service remain in operation for as long as a shuttle service is being provided for the adjacent office buildings. However, if it is determined by the Applicant that demand for the shuttle service to the Property does not warrant continuation, the Applicant may after consultation with FCDOT elect to cease operation.

13. Traffic Assessment and Management Plan. A traffic assessment and management plan for the Hillwood/Westover neighborhood, prepared by Wells + Associates, Inc. and dated November 30, 2012, was provided to the County and the Hillwood/Westover neighborhood for their consideration. Prior to the issuance of the 100th RUP on the Property, the Applicant shall provide a contribution of \$100,000.00 to the Fairfax County Board of Supervisors for the benefit of the Hillwood/Westover neighborhood, to fund traffic calming, traffic management, pedestrian enhancements and/or parking management measures as deemed appropriate by the County and the Hillwood/Westover neighborhood. Should all or a portion of the contribution not be utilized for traffic management measures, then the contributed amount may be used to fund improvements to nearby Azalea Park or other community facilities as determined jointly by the County and the Hillwood/Westover neighborhood.

SITE DESIGN AND AMENITIES

14. Landscape Plan. The CDPA/FDPA includes a conceptual landscape plan for the Property (Sheet L-1) and detail sheets (Sheets L-1 through L-6) illustrating the plantings and other features to be provided. As part of each site plan submission, the Applicant shall submit to Urban Forest Management Division ("UFMD") of the Department of Public Works and Environmental Services ("DPWES") for review and approval a detailed landscape and tree cover plan (the "Landscape Plan"), which shall be consistent with the quality and quantity of plantings and materials shown on the CDPA/FDPA. Adjustments to the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings shall be permitted in consultation with DPZ, and as approved by UFMD. The Applicant shall provide for the maintenance and replacement, as may be needed, of all plantings on the Property.
15. Streetscaping. Streetscape improvements and plantings shall be provided as indicated on Sheets L-1, L-3, L-4 and L-5 of the CDPA/FDPA.
 - A. All plantings shown within VDOT rights-of-way shall be subject to VDOT review and approval.
 - B. Trees shown in median between Arlington Boulevard and the associated service drive in front of the Property and in front of the adjacent office building to the east shall be installed by the Applicant subject to VDOT review and approval and provided installation does not require relocation of existing utilities.

- C. Other street trees shown along the Applicant's South Street and Arlington Boulevard frontages shall be provided as shown, and the Applicant agrees to relocate existing utilities, if needed, to accommodate the trees. Notwithstanding the foregoing, the Applicant reserves the right, in consultation with the Zoning Administrator, to shift the location of street trees along the proposed streetscapes to accommodate final architectural design, utilities and layout considerations, and sight distance requirements so long as such modifications are in general conformance with the CDPA/FDPA and do not reduce the overall quantity of plantings
16. Parking Garage Screening. To screen the view of the existing parking garage located on adjacent property to the east identified as Tax Map 51-3 ((1)) 1B and 1E from residential units on the Property, the Applicant shall install an architectural metal, wood, or wood alternative screen panel system and a mixture of evergreen and ornamental plantings as shown on Sheet L-2 of the CDPA/FDPA.
17. Pedestrian Circulation. In combination with the streetscape improvements identified in these Proffers, the Applicant shall provide sidewalks of varying widths and crosswalks at site entrances, as indicated on the CDPA/FDPA. A painted crosswalk shall be provided across South Street in the vicinity of Westover Street. This crosswalk and all sidewalk improvements located within existing or proposed rights-of-way shall be subject to approval and approval by VDOT.
18. Amenities and Facilities for Residents. The Applicant shall provide on-site recreational facilities for the future residents of the Property. Pursuant to Paragraph 2 of Section 6-110 and Paragraph 2 of Section 16-404 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall expend a minimum of \$1,700 per market-rate and workforce residential unit on such recreation facilities. Prior to final bond release for the Property, the balance of any funds not expended on-site shall be contributed to the Fairfax County Board of Supervisors for use by the Fairfax County Park Authority for the provision of recreation facilities located in proximity to the Property.

The Applicant shall provide the following facilities or amenities:

- A. Private recreational courtyards as illustrated on Sheet L-2 of the CDPA/FDPA, with informal seating areas, specialty landscaping, hardscape areas, passive recreation areas, and a swimming pool;
- B. Clubroom for community gatherings with a minimum square footage of 1,000 square feet;
- C. Fitness center with a minimum square footage of 1,000 square feet, with equipment such as stationary bikes, treadmills, weight machines, free weights, etc.; and
- D. Bicycle parking/storage facilities as described in Proffer 8.

19. Lighting. Outdoor lighting shall comply with the Outdoor Lighting Standards of Section 14-900 of the Zoning Ordinance. Building mounted security lighting shall utilize full cut-off fixtures with shielding such that the lamp surface is not directly visible.
20. Signage. Signage for the Property shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance or pursuant to a Comprehensive Sign Plan approved by the Planning Commission.

ARCHITECTURAL DESIGN

21. Building Design and Materials. The general architectural design of the proposed building is shown on Sheets A-3 and A-4 of the CDPA/FDPA (the "Concept Elevations"). The Concept Elevations are conceptual in nature and may be modified by the Applicant as part of final engineering and building design, provided that such modifications provide a similar quality of design and are in general conformance with that shown.
 - A. The facades of the single family attached dwellings along South Street shall be predominately brick or masonry with architectural details and accents in complementary materials as reflected on the Concept Elevations.
 - B. Building materials for the multi-family portion of the building, as generally reflected on the Concept Elevations, shall be selected from among the following: brick, cementitious or other composite architectural panels and trim materials, masonry/stone, aluminum trim, glass, steel, split-face block, pre-cast panels, and other incidental components or materials, provided that final architectural details and accents may include other materials. The same quality of building materials shall be utilized on all four sides of the multi-family building.
 - C. 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 CDPA/FDPA, and provided that the streetscape features are maintained.
 - D. The breezeway connecting the front of the building facing Route 50 to the interior courtyard shall be constructed with a minimum of 50% transparent glazing of the side walls up to a height of 10 feet above the walkway.
22. Green Building Certifications.
 - A. The Applicant shall include, as part of the building plan submission for each residential building to be constructed on the Property, 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 at the time of the project's registration, or other LEED rating system determined to be applicable by the U.S. Green Building Council (USGBC), or its equivalent (as determined jointly by the Applicant and Fairfax County), that the Applicant anticipates attaining.

- B. In addition, the Applicant shall 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.
- C. Except as otherwise provided below as an alternative, a LEED or equivalent-accredited professional ("LEED-AP") who is also a professional engineer or licensed architect will provide certification statements at the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED-NC certification of the project.
- D. Prior to building plan approval, the Applicant shall post a "green building escrow," in the form of cash, bond or a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual ("PFM"), in the amount of \$2.00/square foot of GFA. This green building escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of the most current version of LEED-NC certification at the time of the project's registration, or other LEED rating system determined, by the USGBC, to be applicable to each building. The provision to the Environment and Development Review Branch of DPZ of documentation from the USGBC that each building has attained LEED-NC certification will be sufficient to satisfy this commitment. At the time LEED-NC certification is demonstrated to the Environment and Development Review Branch of DPZ, the escrowed funds shall be released to the Applicant.

If the Applicant provides to the Environment and Development Review Branch of DPZ, within two (2) years of issuance of the final RUP for the building, documentation demonstrating that LEED-NC certification for the building has not been attained but that the building has been determined by the USGBC to fall within three (3) points of attainment of LEED-NC certification, 50% of the green building escrow will be released to the Applicant; the other 50% will be released to Fairfax County (the "County") and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the Applicant fails to provide, within two (2) years of issuance of the final RUP for the building, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED-NC certification or demonstrating that the building has fallen short of LEED-NC certification by more than three (3) points, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the Environment and Development Review Branch of DPZ, that

USGBC completion of the review of the LEED-NC certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the proffered time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

- E. As an alternative to the actions outlined in the paragraphs B and C above, the Applicant may choose at its sole discretion to pursue a certification higher than LEED-NC, in which case a LEED or equivalent-accredited professional will provide certification statements at the time of building plan review confirming that the items on the list of specific credits will meet at least the minimum number of credits necessary to attain LEED-NC Silver certification.

Prior to final building plan approval for the building to be constructed, the Applicant shall submit documentation, to the Environment and Development Review Branch of DPZ, regarding the USGBC's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED-NC Silver certification. Under this alternative, the Applicant is not required to provide a "green building escrow" unless the Applicant fails to provide the above referenced documentation that the building is anticipated to attain LEED NC Silver certification.

23. Shared Energy. To allow potential future energy sharing between the Property and adjacent office buildings to the east, including but not limited to combined heat and power (CHP) (co-generation), micro-CHP, distributed energy resources, and district heating and/or cooling, the Applicant shall ensure that a utility sleeve is provided between the two properties to accommodate a pipe/facility a maximum of 12 inches in diameter.

ENVIRONMENT

24. Stormwater Management Facilities.
- A. Stormwater Quantity. On-site stormwater detention facilities shall be provided to meet the Public Facilities Manual ("PFM") requirement for detention of the two and ten year storms.
- B. Best Management Practices. Best Management Practices ("BMP") shall be provided in order to improve water quality associated with stormwater runoff. Using structural and/or non-structural BMPs such as sand filters, storm filters, Filterra devices or a combination thereof, the site plan shall demonstrate that, after the full build-out, there is a forty percent (40%) reduction of the phosphorous loading from the Property

- C. Low Impact Development. The Applicant shall, subject to approval by DPWES and VDOT, incorporate Low Impact Development (“LID”) strategies, in the courtyards and streetscapes where feasible. Specific details concerning the plantings and design elements of the courtyard areas and streetscapes shall be included on the Landscape Plan be submitted pursuant to these Proffers.
- D. Maintenance Responsibility. The Applicant shall provide for the maintenance of the stormwater facilities as set forth in the conditions associated with Waiver #24549-WPFM-001-1 dated August 15, 2012.
25. Noise Attenuation. The Applicant has submitted a Noise Testing and Analysis of the Property prepared by Polysonics Acoustics and Technology Consulting, dated October 1, 2012. The analysis indicates that projected traffic noise will be greater than 65 dBA Ldn for some dwelling units but that no dwelling units will be impacted by noise as high as 70 dBA Ldn. Prior to final site plan submission, the Applicant shall submit a refined traffic noise impact study including a building shell analysis to the Environment and Development Review Branch of DPZ for review. Based on the findings of that report, the Applicant shall identify units on the site plan that are impacted by noise at 65 dBA Ldn or greater and shall provide the following noise attenuation measures, unless otherwise modified by the findings of the refined noise impact study.

In order to reduce interior noise to a level of approximately 45 dBA Ldn, dwelling units anticipated by the study to be impacted by traffic noise having levels projected to be between 65 and 70 dBA Ldn, shall be constructed with the following acoustical 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% of any façade exposed to noise levels of 65 to 70 dBA Ldn. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a STC rating of up to 34 as dictated by the percent of glass. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

AFFORDABLE/WORKFORCE HOUSING

26. Affordable Dwelling Units (“ADUs”). The Applicant shall provide ADUs on the Property equal to 5% of all multi-family dwelling units and 12.5% of all single-family attached dwelling units to be constructed on the Property. The ADUs generated by the single-family attached dwelling units may be provided as multi-family units. The ADUs shall be administered in accordance with Part 8 of Article 2 of the Zoning Ordinance.
27. Workforce Dwelling Units (“WDUs”). In addition to the number of ADUs provided, the Applicant shall provide WDUs on the Property equal to 7% of all non-ADU and ADU bonus multi-family 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.

PUBLIC/COMMUNITY FACILITIES

28. Public School Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on September 9, 2002, and revised July, 2006, the Applicant shall contribute \$9,378 per expected student (based on a ratio of 0.087 students per multi-family residential unit and 0.379 students per single family attached unit) to the Fairfax County School Board to be utilized for capital improvements to schools that any students generated by the Property will attend. Such contribution shall be made prior to the issuance of the first RUP for the Property and shall be based on the actual number of dwelling units built.

MISCELLANEOUS

29. Utilities. Concurrent with development of the Property, the Applicant shall place the existing overhead utilities along its South Street frontage underground.
30. Construction Management.
- A. The name and telephone number of a contact person for construction issues shall be provided in writing to the President of the Hillwood Civic Association and the District Supervisor, and be posted on the Property, prior to the start of construction.
- B. Outdoor construction activities on the Property shall occur only between the hours of 7:00 a.m. and 9:00 p.m. Monday-Saturday, and 9:00 a.m. to 7:00 p.m. on Sundays and federal holidays; provided, however, that there shall be no outdoor construction on January 1st, July 4th, Thanksgiving Day and Christmas Day each year. The Applicants shall inform all contractors and subcontractors of the permitted hours of construction, and signs designating such construction hours shall be published in both English and Spanish and posted at all construction entrances.
- C. Eighty (80) parking spaces within the adjacent garage on 2013 Tax Map 51-3 ((1)) 1B and 1E shall be provided for construction worker parking.
31. Trash Collection. Trash collection on the Property shall only occur between the hours of 7:00 AM and 9:00 PM, Monday through Saturday. The trash enclosure located in the southwest corner of the Property shall be constructed in substantial conformance with the illustrations on Sheet L-5 of the CDP.
32. Archaeological Review. A Phase I Archeological investigation by an archeological professional shall be conducted in areas identified by the Cultural Resource Management and Protection Section (CRMP) of the Park Authority 30 days before any land disturbance activities on the Property. Results of the Phase I study shall be provided to the CRMP. If the Phase I study warrants a Phase II archeological investigation that investigation shall also be conducted and submitted to the CRMP but shall not delay the approval of the site plan. If that Phase II study warrants a Phase III evaluation and

recovery effort, that process shall not be a precondition of site plan approval but rather shall be carried out in conjunction with site construction.

33. Owners Association. Should the residential units be offered for individual sale, the Applicant shall cause the recordation of a declaration creating a condominium owners' association (referred to as the "COA"). The COA documents (including budgets provided in any offering or sale materials) shall disclose the various proffer and maintenance obligations set forth in these Proffers. Purchasers shall be advised in writing of these obligations, and other restrictions, prior to entering into a lease/contract of sale for units.
34. Adjustments in Contribution Amounts. For all proffers specifying contribution amounts or budgets for operational expenses, the contribution and/or budget amount shall adjust on a yearly basis from the base year of 2013 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.
35. Advanced Density Credit. Advanced density credit is reserved consistent with the provisions of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.
36. Severability. Pursuant to Section 18-204 of the Zoning Ordinance, any portion of the Property may be the subject of a proffered condition amendment ("PCA"), Special Exception ("SE"), Special Permit ("SP"), or Final Development Plan Amendment ("FDPA") without joinder and/or consent of the owners of the other portions of the Property, provided that such PCA, SE, SP or FDPA does not materially adversely affect the other phases. Previously approved zoning applications applicable to the balance of the Property that is not the subject of such a PCA, SE, SP or FDPA shall otherwise remain in full force and effect.
37. 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.
38. Counterparts. These Proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

[SIGNATURE ON THE NEXT PAGE]

APPLICANT / TITLE OWNER OF TAX MAP
51-3 ((1)) 1D

ARLINGTON BOULEVARD DEVELOPMENT, L.L.C.

By: JBG/Company Manager IV, L.L.C.,
its Managing Member

By: W. Matt Kelly
Its: Managing Manager

[SIGNATURE ENDS]

PROPOSED DEVELOPMENT CONDITIONS

SE 2012-PR-005

March 29, 2013

If it is the intent of the Board of Supervisors to approve SE 2012-PR-005, located at Tax Map 51-3 ((1)) 1D for a special exception to permit a fast food restaurant within a residential structure in the PDC District pursuant to Sect. 6-206 and 9-505 of the Fairfax County Zoning Ordinance, Staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Arlington Boulevard Development, LLC," prepared by VIKA, Inc. dated March 12, 2012, as revised March 13, 2013, consisting of 30 sheets, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of this Special Exception and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
5. Exterior building and parking lot lighting shall comply with Par. 9 of Art. 14 of the Zoning Ordinance.
6. Hours of operation shall be limited to the following: 6:00 a.m.-12:00 a.m., daily.
7. All signage on the property shall conform to Article 12 of the Zoning Ordinance. The following types of signs shall be prohibited: inflatable signs, such as balloons; pennants; signs powered by any mechanical means; ground waver (sail banner) signs and pole signs. Retail wall signage shall be generally consistent in size and location for the

different retail uses located at the application property while still allowing for variation among individual tenants..

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. If the project is phased, development of the initial phase shall be considered to establish the use for the entire development as shown herein. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

REZONING AFFIDAVIT

DATE: March 11, 2013
 (enter date affidavit is notarized)

I, Elizabeth D. Baker, agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 115809e

in Application No.(s): PCA C-108/FDPA C-108-04
 (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)
Arlington Boulevard Development, L.L.C. Agents: Thomas A. Sebastian C. Michael Skena Jason ("Jay") W. Klug Grant M. Ehat Robert J.T. Rosenfeld James J. Garibaldi, Jr. David G. Wagner Krista C. Di Iaconi Angelo N. Alexander	4445 Willard Avenue, Suite 400 Chevy Chase, MD 20815	Applicant/Title Owner of Tax Map 51-3 ((1)) 1D

(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: March 11, 2013
 (enter date affidavit is notarized)

115 809c

for Application No. (s): PCA C-108/FDPA C-108-04
 (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)
Hord Coplan Macht, Inc. Agents: Joseph A. Schneider Edward M. Hord Miguel I. Iraola Chris J. Harvey John J. Harris Chris L. Schein	225 Reinekers Lane Suite 205 Alexandria, Virginia 22314	Architect/Landscape Architect/Agent
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci Kevin R. Fellin Priyatham Konda Brian J. Horan	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
VIKA, Incorporated Agents: Robert R. Cochran P. Christopher Champagne John F. Amatetti	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineers/Agent
VIKA Virginia, LLC Agents: Robert R. Cochran P. Christopher Champagne John F. Amatetti	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineers/Agent

(check if applicable)

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

Rezoning Attachment to Par. 1(a)

DATE: March 11, 2013
 (enter date affidavit is notarized)

115 809c

for Application No. (s): PCA C-108/FDPA C-108-04
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg ● Elizabeth A. Nicholson f/k/a Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
Polysonics Corp. Agents: Robert M. Brenneman Gordon E. Jacobs George (nmi) Spano Daniel A. Oldakowski	5115 MacArthur Boulevard, NW Washington, DC 20016	Noise Consultant/Agent
Quality Counts, LLC Agents: Adam M. Patterson Derek J. Osmon Jeffrey A. Walton Daniel J. Brennan	513 Council Court, NE Vienna, VA 22180	Data Collection Technician/Traffic/Agent
★ Niles Bolton Associates, Inc. Agent: Stephen W. Gresham	300 N. Lee Street, Suite 502 Alexandria, Virginia 22314	Conceptual Design Architect/Agent

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

● name change
 ★ added since 2/6/13

REZONING AFFIDAVIT

DATE: March 11, 2013
(enter date affidavit is notarized)

115809c

for Application No. (s): PCA C-108/FDPA C-108-04
(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)
Arlington Boulevard Development, L.L.C.
4445 Willard Avenue, Suite 400
Chevy Chase, MD 20815

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)

JBG Investment Fund VII, L.L.C., Member
JBG/Company Manager IV, L.L.C., Managing Member

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

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: March 11, 2013
(enter date affidavit is notarized)

115809c

for Application No. (s): PCA C-108/FDPA C-108-04
(enter County-assigned application number (s))

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

JBG/Company Manager IV, L.L.C.
4445 Willard Avenue, Suite 400
Chevy Chase, MD 20815

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)

Managing Members: James L. Iker, W. Matt Kelly, Brian P. Coulter, Robert A. Stewart, Michael J. Glosserman

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)

JBG Investment Fund VII, L.L.C.
4445 Willard Avenue, Suite 400
Chevy Chase, MD 20815

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)

JBG/Fund VII Qualified Investor, L.L.C., Member

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: March 11, 2013
(enter date affidavit is notarized)

115809c

for Application No. (s): PCA C-108/FDPA C-108-04
(enter County-assigned application number (s))

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

JBG/Fund VII Qualified Investor, L.L.C.
4445 Willard Avenue, Suite 400
Chevy Chase, MD 20815

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)

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

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

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: March 11, 2013
(enter date affidavit is notarized)

115809c

for Application No. (s): PCA C-108/FDPA C-108-04
(enter County-assigned application number (s))

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

VIKA, Incorporated
8180 Greensboro Drive, Suite 200
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

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

VIKA Virginia, LLC
8180 Greensboro Drive, #200
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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: March 11, 2013
(enter date affidavit is notarized)

115809c

for Application No. (s): PCA C-108/FDPA C-108-04
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Hord Coplan Macht, Inc.
225 Reinekers Lane, Suite 205
Alexandria, Virginia 22314

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Edward M. Hord, Lee E. Coplan, Carol D. Macht

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: March 11, 2013
(enter date affidavit is notarized)

115809c

for Application No. (s): PCA C-108/FDPA C-108-04
(enter County-assigned application number (s))

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

Polysonics Corp.
5115 MacArthur Boulevard, NW
Washington, DC 20016

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Gordon E. Jacobs, Denise A. Jacobs

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)

Quality Counts, LLC
513 Council Court, NE
Vienna, VA 22180

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)

Gerald A. Wegehaupt, Carlos P. Stevenson, Conley J. Bergh, Peter J. Kurtz, Adam M. Patterson

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: March 11, 2013
(enter date affidavit is notarized)

115809c

for Application No. (s): PCA C-108/FDPA C-108-04
(enter County-assigned application number (s))

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

★ Niles Bolton Associates, Inc.
300 N. Lee Street, Suite 502
Alexandria, Virginia 22314

DESCRIPTION OF CORPORATION: (check one statement)

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

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

G. Niles Bolton

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.

★ New since 2/6/13

REZONING AFFIDAVIT

DATE: March 11, 2013
(enter date affidavit is notarized)

115809c

for Application No. (s): PCA C-108/FDPA C-108-04
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: March 11, 2013
(enter date affidavit is notarized)

115809c

for Application No. (s): PCA C-108/FDPA C-108-04
(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: March 11, 2013
(enter date affidavit is notarized)

115809c

for Application No. (s): PCA C-108/FDPA C-108-04
(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)

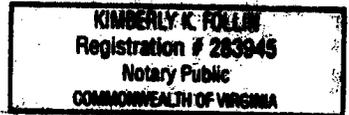
Elizabeth D. Baker
[] Applicant [x] Applicant's Authorized Agent

Elizabeth D. Baker, agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 11 day of March 2013, in the State/Comm. of Virginia, County/City of Arlington

Kimberly K. Follen
Notary Public

My commission expires: 11/30/2015



SPECIAL EXCEPTION AFFIDAVIT

DATE: March 11, 2013
(enter date affidavit is notarized)

I, Elizabeth D. Baker, agent, do hereby state that I am an
(enter name of applicant or authorized agent)

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

115808c

in Application No.(s): SE 2012-PR-005
(enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(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)
Arlington Boulevard Development, L.L.C. Agents: Thomas A. Sebastian C. Michael Skena Jason ("Jay") W. Klug Grant M. Ehat Robert J.T. Rosenfeld James J. Garibaldi, Jr. David G. Wagner Krista C. Di Iaconi Angelo N. Alexander	4445 Willard Avenue, Suite 400 Chevy Chase, MD 20815	Applicant/Title Owner of Tax Map 51-3 ((1)) ID

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception 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).

Special Exception Attachment to Par. 1(a)DATE: March 11, 2013
(enter date affidavit is notarized)

115808c

for Application No. (s): SE 2012-PR-005
(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)
Hord Coplan Macht, Inc. Agents: Joseph A. Schneider Edward M. Hord Miguel I. Iraola Chris J. Harvey John J. Harris Chris L. Schein	225 Reinekers Lane Suite 205 Alexandria, Virginia 22314	Architect/Landscape Architect/Agent
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci Kevin R. Fellin Priyatham Konda Brian J. Horan	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
VIKA, Incorporated Agents: Robert R. Cochran P. Christopher Champagne John F. Amatetti	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineers/Agent
VIKA Virginia, LLC Agents: Robert R. Cochran P. Christopher Champagne John F. Amatetti	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineers/Agent

(check if applicable)

 There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

Special Exception Attachment to Par. 1(a)

DATE: March 11, 2013
 (enter date affidavit is notarized)

115808c

for Application No. (s): SE 2012-PR-005
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg ● Elizabeth A. Nicholson f/k/a Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
Polysomics Corp. Agents: Robert M. Brenneman Gordon E. Jacobs George (nmi) Spano Daniel A. Oldakowski	5115 MacArthur Boulevard, NW Washington, DC 20016	Noise Consultant/Agent
Quality Counts, LLC Agents: Adam M. Patterson Derek J. Osmon Jeffrey A. Walton Daniel J. Brennan	513 Council Court, NE Vienna, VA 22180	Data Collection Technician/Traffic/Agent
★ Niles Bolton Associates, Inc. Agent: Stephen W. Gresham	300 N. Lee Street, Suite 502 Alexandria, Virginia 22314	Conceptual Design Architect/Agent

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

● name change
 ★ Added since 2/6/13

SPECIAL EXCEPTION AFFIDAVIT

DATE: March 11, 2013
(enter date affidavit is notarized)

115808c

for Application No. (s): SE 2012-PR-005
(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:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) Arlington Boulevard Development, L.L.C.
4445 Willard Avenue, Suite 400
Chevy Chase, MD 20815

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)
JBG Investment Fund VII, L.L.C., Member
JBG/Company Manager IV, L.L.C.,
Managing Member

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit 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.

Special Exception Attachment to Par. 1(b)

DATE: March 11, 2013
(enter date affidavit is notarized)

115808c

for Application No. (s): SE 2012-PR-005
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
JBG/Company Manager IV, L.L.C.
4445 Willard Avenue, Suite 400
Chevy Chase, MD 20815

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Manager Members: James L. Iker, W. Matt
Kelly, Brian P. Coulter, Robert A. Stewart,
Michael J. Glosserman

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
JBG Investment Fund VII, L.L.C.
4445 Willard Avenue, Suite 400
Chevy Chase, MD 20815

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)

JBG/Fund VII Qualified Investor, L.L.C.,
Member

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

Special Exception Attachment to Par. 1(b)

DATE: March 11, 2013
(enter date affidavit is notarized)

115808c

for Application No. (s): SE 2012-PR-005
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
JBG/Fund VII Qualified Investor, L.L.C.
4445 Willard Avenue, Suite 400
Chevy Chase, MD 20815

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)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

Special Exception Attachment to Par. 1(b)

DATE: March 11, 2013
(enter date affidavit is notarized)

115808c

for Application No. (s): SE 2012-PR-005
(enter County-assigned application number (s))

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

VIKA, Incorporated
8180 Greensboro Drive, Suite 200
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

VIKA Virginia, LLC
8180 Greensboro Drive, #200
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

Special Exception Attachment to Par. 1(b)

DATE: March 11, 2013
(enter date affidavit is notarized)

115808c

for Application No. (s): SE 2012-PR-005
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

Hord Coplan Macht, Inc.
225 Reinekers Lane, Suite 205
Alexandria, Virginia 22314

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Edward M. Hord, Lee E. Coplan,
Carol D. Macht

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

Special Exception Attachment to Par. 1(b)

DATE: March 11, 2013
(enter date affidavit is notarized)

115888c

for Application No. (s): SE 2012-PR-005
(enter County-assigned application number (s))

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

Polysonics Corp.
5115 MacArthur Boulevard, NW
Washington, DC 20016

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Gordon E. Jacobs, Denise A. Jacobs

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

Quality Counts, LLC
513 Council Court, NE
Vienna, VA 22180

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)

Gerald A. Wegehaupt, Carlos P. Stevenson,
Conley J. Bergh, Peter J. Kurtz, Adam M.
Patterson

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

Special Exception Attachment to Par. 1(b)

DATE: March 11, 2013
(enter date affidavit is notarized)

115808c

for Application No. (s): SE 2012-PR-005
(enter County-assigned application number (s))

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

★ Niles Bolton Associates, Inc.
300 N. Lee Street, Suite 502
Alexandria, Virginia 22314

DESCRIPTION OF CORPORATION: (check one statement)

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

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

G. Niles Bolton

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)

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

★ added since 2/16/13

SPECIAL EXCEPTION AFFIDAVIT

DATE: March 11, 2013
(enter date affidavit is notarized)

115808c

for Application No. (s): SE 2012-PR-005
(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, and number, street, city, state, and zip code)
None

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

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

(check if applicable) [] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: March 11, 2013
(enter date affidavit is notarized)

115 808c

for Application No. (s): SE 2012-PR-005
(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 "Special Exception Attachment to Par. 2" form.

Application No.(s): SE 2012-PR-005
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: March 11, 2013
(enter date affidavit is notarized)

115808c

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 "Special Exception 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.

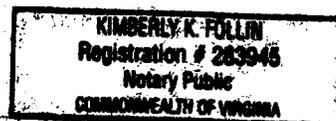
WITNESS the following signature: *Elizabeth D. Baker*
(check one) [] Applicant [x] Applicant's Authorized Agent

Elizabeth D. Baker, agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 11 day of March, 2013, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015





WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

Elizabeth D. Baker
Senior Land Use Planner
(703) 528-4700 Ext. 5414
ebaker@arl.thelandlawyers.com

March 25, 2013

RECEIVED
Department of Planning & Zoning

MAR 25 2013

Zoning Evaluation Division

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

Re: Arlington Boulevard Development, L.L.C. (the "Applicant")
Applications for Conceptual Development Plan Amendment, Final Development
Plan Amendment and Special Exception
Tax Map 51-3 ((1)) 1D (the "Application Property")

Dear Ms. Berlin:

This letter serves as a revised statement of justification for applications seeking conceptual development plan amendment, final development plan amendment and a special exception affecting 2.58 acres of property in the Seven Corners area of Fairfax County. The Application Property and adjacent properties identified as Tax Map 51-3 ((1)) 1B, 1C and 1E were zoned to the Planned Development Commercial (PDC) District in 1970 through application RZ C-108. The Application Property is also located within the Bailey's Crossroads/Seven Corners Commercial Revitalization District (CRD) as well as the Highway Corridor (HC) and Sign Control (SC) Overlay Districts. The approval of RZ C-108 included a development plan, but no proffers or development conditions. In 1970, when the rezoning application was approved, Fairfax County made no distinction between conceptual and final development plans. The development plan that was approved contains the basic elements of a conceptual development plan, such as the points of access, the total number of stories, general location of buildings, and common open space areas, but does not contain the details found in a typical final development plan. The development plan provides for three office towers and a hotel on the overall PDC zoned area. A thirteen story rectangular office building with dimensions of 182' by 82' on top of a large parking structure is shown on the portion of the development plan affecting the Application Property.

The Applicant and property owner, Arlington Boulevard Development, L.L.C., seeks to amend the approved development plan for an office tower to permit development of a mixed use building including multi-family and single family attached dwellings and retail/service uses. In addition, a special exception is sought to permit fast food restaurants to be located within a residential structure in the PDC District.

PHONE 703 528 4700 | FAX 703 525 3197 | WWW.THELANDLAWYERS.COM
COURTHOUSE PLAZA | 2200 CLARENDON BLVD., THIRTEENTH FLOOR | ARLINGTON, VA 22201-3359

{A0553496.DOC / 1 Justification Letter 3/23/13 000602600762} LONDON OFFICE 703 776 3633 | PRINCE WILLIAM OFFICE 703 680 4664

The Application Property is located immediately north of Arlington Boulevard (Route 50) and immediately south of South Street, approximately 500 feet east of the intersection of Arlington Boulevard and South Street. It is currently undeveloped. Immediately to the east properties are developed with high-rise office buildings; additional retail uses are located further east. To the west lies undeveloped land approved for hotel use. Across South Street to the north are single family residential dwellings and to the south across Arlington Boulevard are a variety of commercial uses.

The Applicant proposes to develop a three to five story mixed-use building and associated underground parking structure with a total gross floor area of 227,455 square feet. The five-story section fronts on to Arlington Boulevard and includes 14,800 square feet of ground level retail, restaurant, and/or service uses and four levels of multi-family dwellings. The building transitions to lower heights in the northern portion of the site such that the building façade along South Street is a maximum of three stories in height. This northern façade is designed as single family attached residential units with individual entrances on the street providing an attractive streetscape across from existing residential uses. The proposed treatment along South Street results in a better transition to the nearby single family detached homes than the approved development plan for a 13 story office tower and large parking structure. A total of 188 residential units are proposed of which 174 are multi-family units and 14 are single family attached dwellings. Twelve percent (12%) of the dwellings will be provided as either affordable dwelling units (ADUs) or workforce dwelling units (WDUs) in keeping with Zoning Ordinance requirements and the County's workforce housing policy.

Parking for customers, residents and visitors is provided in surface spaces at the front of the building along the Arlington Boulevard, in a parking structure beneath the building accessed from a north-south drive aisle along the western perimeter of the Application Property, and within the existing garage of the office development on adjacent Parcel 1B. Loading spaces are accommodated at the building's northeastern corner.

Open space and landscaping is proposed for the development with streetscape sections and details as specified in the Comprehensive Plan along the Arlington Boulevard and South Street frontages. A double row of trees and expanded sidewalk section are proposed along Arlington Boulevard. The South Street frontage is treated with a 23 foot wide streetscape design consisting of a seven foot amenity panel with street trees, a six foot sidewalk and additional landscaping area between the sidewalk and the front facades of the single family attached residences. Two pocket parks are provided in expanded areas behind the sidewalk. Landscaped open space areas are also provided in two courtyards within the building footprint. The first courtyard, located closest to Arlington Boulevard, will be an amenity space with a water feature and seating areas for the enjoyment of the project's customers, tenants, residents and their guests. This courtyard will provide outdoor dining areas for the building's anticipated restaurants as well. With a combination of hardscape and softscape elements, this key amenity area will be a major focal point of the development. The second courtyard will be a private space for use by residents and their guests. This courtyard provides space for a swimming pool, outdoor gathering areas and passive activities. While urban in nature, this proposal offers 27 percent open space,

more than the 15 percent open space required under the PDC District. In addition to the exterior amenities, the residential building will include an indoor fitness center, and clubroom.

Storm water management for the Application Property will be accommodated in an underground vault. Best Management Practices (BMP) treatment will be provided through low impact development techniques such as tree box filters and the use of structural filter systems located in the underground vault. Additional environmental benefits will be attained through the LEED or similar certification of the new structure.

In addition to the request for a CDPA/FDPA, the Applicant requests approval of a Special Exception to permit fast food restaurants to be located in a residential structure in the PDC District pursuant Section 6-206, Paragraph 10B and Section 9-611 of the Zoning Ordinance. In accordance with the Ordinance requirements of Article 9-011, please accept the following information regarding the proposed special exception application:

- The type of operation proposed includes one or more fast food restaurants. The Applicant envisions that the ground floor retail space proposed on the site will be an attractive location for a variety of fast food / fast casual eateries in addition to other retail and/or service establishments. The number of fast food restaurants will be contingent upon tenant size and market demand. No drive-thru operations are proposed.
- The hours of operation proposed are variable. The Applicant anticipates a range of fast food restaurants – some catering to the morning peak with others catering to the lunch-time/evening peak. The overall range of hours will be from 6AM to midnight, though each restaurant will have varying hours.
- The number and type of tenants will determine the estimated number of patrons per day.
- The number and type of tenants will determine the total number of fast food employees.
- Fast food restaurants will be mixed with residential uses as well as other retail and/or service establishments in the building. The estimated traffic generation of the mixed use building is approximately 3256 vehicle trips per day with 149 trips in the AM peak hour and 292 trips in the PM peak hour.
- The proposed operation will serve the residents of the project, the tenants in nearby office projects and the general Seven Corners area.
- The building façade and architecture will feature high quality building materials to complement the various uses. Building materials may include masonry, glass, and metal. Conceptual architectural renderings are included with the Special Exception Plat (SE Plat).

- To the best of our knowledge, there are no known hazardous or toxic materials on the Application Property, nor are there any planned with the proposed use.
- The proposed development complies with all adopted standards, ordinances, and regulations except as noted on the CDPA/FDPA/SE Plat and in this letter.

The Application Property is located in the Area I portion of the Comprehensive Plan (the "Plan"), specifically within the Baileys Planning District, Seven Corners Community Business Center. The Plan's stated vision for the Seven Corners Commercial Business Center, is to provide "in addition to community-serving retail uses, a mixture of neighborhood-serving retail, office, residential, and recreational/cultural uses developed with a pedestrian scale and character. This combination of compatible land uses developed with an emphasis on enhanced appearance and accessibility will strengthen the area's ability to contribute to the quality of life of its residents and those of nearby neighborhoods." Located within Land Unit E, the Plan considers the area of the Application Property as a visual gateway to Fairfax County. More specifically, the Plan states that the Application Property, along with adjacent properties, is planned for mixed use and should continue at the same intensity.

The Applicant's proposed development is in conformance with the Plan's recommendations.

- Mix of Uses: The proposal to provide residential and retail/service uses will augment the mixture of uses in the area. With approval of these applications, The Falls Church Corporate Center will include office, hotel, residential and retail uses. Retail and service units will provide retail and dining opportunities for adjacent office workers as well as the larger community. The inclusion of residential will bring new housing opportunities to the area, and new residential is often the catalyst for revitalization of older commercial uses.
- Intensity: The 227,455 square feet of development on the Application Property results in an FAR of 1.64, excluding ADUs, as well as ADU and WDU bonuses (2.02 including ADUs, ADU and WDU bonuses). When analyzed in the context of all PDC property zoned pursuant to RZ C-108, the overall FAR is 1.85 excluding ADUs, ADU and WDU bonuses (1.96 including ADUs, ADU and WDU bonuses). While the approved zoning did not specify a set FAR, Parcel 1C has approval for a 101,866 square foot hotel, and the existing office buildings on Parcel 1B and 1E are 210,048 and 210,728 square feet respectively. Assuming that the un-built office building on Parcel 1D would also be approximately 210,000 square feet, the overall GFA of the approved zoning would be 732,642, with a resultant FAR of 1.91. Thus the intensity of the overall PDC district with the proposal is the same intensity as the approved uses.

An analysis of the residential development criteria is enclosed.

To the best of our knowledge and belief, the proposed use will be in conformance with all applicable ordinances, regulations and adopted standards with the following exceptions requested below:

Zoning Ordinance Modifications and Waivers

1. The Applicant requests a waiver of Section 20-300 of the Zoning Ordinance to allow the total length of a group of single family attached units to exceed 240 feet in favor of what is shown on the CDP/FDP.
2. The Applicant hereby requests a waiver and/or modification to not require any further dedication, construction or widening of existing roads beyond that which is indicated on the CDPA/FDPA pursuant to Section 17-201, Paragraph 4 of the Zoning Ordinance. Dedication and improvements shown of the CDPA/FDPA shall be deemed to meet all Comprehensive Plan Policy Plan requirements.
3. The Applicant hereby requests a waiver and/or modification of all trails and bike trails in favor of the Comprehensive Plan streetscape section shown on the CDPA/FDPA.
4. The Applicant hereby requests a modification of the requirements for loading spaces in favor of those shown on the CDPA/FDPA pursuant to Sections 11-201, Paragraph 4 and 11-203 of the Zoning Ordinance.
5. The Applicant hereby requests a waiver of the Comprehensive Plan's transportation recommendation for widening of Arlington Boulevard to six (6) lanes pursuant to Section 17-201, Paragraph 4 of the Zoning Ordinance.
6. The Applicant hereby requests a reaffirmation of an increase of the FAR above 1.5 in the PDC District pursuant to Section 6-208, Paragraph 3 of the Zoning Ordinance.
7. The Applicant hereby requests a waiver of the transitional yard screening and barrier requirements between the single-family attached, multi-family residential uses and retail/commercial uses within the development pursuant to Section 13-305, Paragraphs 1 and 6 of the Zoning Ordinance.
8. Pursuant to Section 13-305, Paragraph 11 of the Zoning Ordinance, the Applicant hereby requests a modification of transitional screening and a waiver of the barrier requirement adjacent to Route 50 in favor of the streetscape shown on the CDPA/FDPA.
9. Pursuant to Section 13-305, Paragraphs 1 and 6 of the Zoning Ordinance, the Applicant hereby requests a modification of transitional screening and a waiver of the barrier requirement in favor of that shown on the CDPA/FDPA.

10. Pursuant to Section 6-207, Paragraph 2 of the Zoning Ordinance, the Applicant requests a waiver of the requirement for a 200 square foot minimum privacy yard for single family attached dwellings.

Public Facilities Manual (PFM) Modifications and Waivers

1. The Applicant requests a modification to allow for the projection, by no more than 4% of the stall area of structural columns into parking stalls in parking structures pursuant to Section 7-0802.2 of the PFM and Section 11-102, Paragraph 12 of the Zoning Ordinance.
2. The Applicant requests a waiver to allow stormwater management (SWM) and Best Management Practices (BMPs) to be satisfied by underground systems for the proposed residential development pursuant to Section 6-0303.8 of the PFM.
3. The Applicant requests a modification of the tree preservation target pursuant to Sections 12-0507.3A (1) and 12-0507.3A (3) of the PFM. Meeting the tree preservation target would preclude the development of uses and densities otherwise envisioned by the Comprehensive Plan.
4. The Applicant requests a modification of Section 7-800 of the PFM to permit 22 foot drive aisles and ramps for vehicular access and circulation in areas indicated on the CDPA/FDPA with no parking.
5. In keeping with the urban concept of this development, the Applicant requests a modification to permit the reduction of the minimum planting area for trees planted to satisfy the tree cover requirement to reduce the width from eight (8) feet to a minimum of seven (7) feet as shown on the CDPA/FDPA pursuant to PFM Standard 12-0510 4E (5).
6. The Applicant requests modification of Section 12-0515.6B of the PFM to allow for trees located above any proposed percolation trench or bio-retention areas to count toward tree cover requirements.

The proposed development implements the vision of the Comprehensive Plan to revitalize Seven Corners into a more attractive, economically viable, and functionally efficient mixed use center. The proposed development creates an exciting community where people can live and play in convenient distance to shopping, transit and employment opportunities. Care has been taken to provide a transition from the bustling activity on Arlington Boulevard to the residential character along South Street. A high level of detail to site design, architectural style, green building practices, and landscaping will create an exceptional residential opportunity to help transform Seven Corners from an aging commercial area in to a vibrant community.

Justification
Page 7

Thank you very much for your attention to this matter. Should you require any additional information, please call me.

Very truly yours,

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

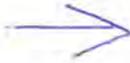

Elizabeth D. Baker
Senior Land Use Planner

Enclosure

Sub-Unit D-2

Parcel 51-3((1))9B is separated from land to the north by a substantial change of elevation and is oriented to Sleepy Hollow Road. It is developed and planned for community-serving office use at the existing intensity. The area to the west (Parcels 51-3((34))1A-3R) is developed and planned for townhouse style office use at the existing intensity. Parcel 51-3((1))9A, on Sleepy Hollow Road, is developed and planned for public facility use as a hospital at the existing intensity.

LAND UNIT E



Land Unit E is a triangular-shaped area bounded by the Fairfax County line parallel to Hillwood Avenue to the northeast, South Street to the northwest, and Arlington Boulevard to the south. The area is bordered by a stable residential neighborhood to the northeast and by automobile sales and service uses to the north, in Falls Church. Because of its location adjacent to the Seven Corners intersection, this land unit serves as a visual gateway to Fairfax County.

This land unit includes areas planned and developed for neighborhood-serving retail uses on Parcels 51-3((1))2-3, and the visually prominent First Virginia Plaza located on Parcels 51-3((1))1B-1D. A small automobile service use is located on Parcel 51-3((1))1A, at the intersection of Arlington Boulevard and South Street. Parcels 51-3((1))1A-1D are planned for mixed use and should continue at the same intensity.

As an option, Parcels 51-3((1))2 and 3, located directly at the intersection of Arlington Boulevard and Hillwood Avenue may be considered for retail and/or office use up to .50 FAR if the two parcels are consolidated and access coordinated with Virginia Plaza or provided as far west of the intersection as possible. As a further option, the entire sub-unit may be considered for retail/office mixed use up to .70 FAR provided that full consolidation is achieved and higher structures are located to the east, away from adjacent residential areas. At this higher intensity, a traffic study at the time of redevelopment should be performed.

With any redevelopment, primary access points should be minimized with parking lots or structures situated to minimize visual and noise impacts on adjacent residential uses. The type of buffering and screening provided along South Street should be designed to maintain the residential character of this street.



County of Fairfax, Virginia

MEMORANDUM

DATE March 20, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Land Use Analysis and Environmental Assessment:**
SE 2012-PR-005 / FDPA C-108-04 / CPA C-108
Arlington Boulevard Development, LLC

The memorandum, prepared by Bernard Suchicital, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the special exception plat as revised through March 13, 2013. 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 approximately 2.58-acre subject property is located on the north side of Arlington Boulevard (U.S. Route 50) and the southeast side of South Street 1,200 feet west of the Seven Corners Intersection and 500 feet east of South Street's intersection with Route 50. The application seeks approval of a Proffered Condition Amendment, Final Development Plan Amendment, and a Special Exception to permit a residential tower and ancillary ground floor retail use development. Specifically, the applicant is proposing a three- to five-story multi-family residential and retail structure with two levels of underground parking containing a total gross floor area of 227,445 square feet. A special exception is requested to allow a fast food restaurant within a residential building in the Planned Development Commercial District (PDC). The property was zoned in 1970 with the adjacent parcels for three office towers, a hotel, and parking garage structure. A thirteen-story rectangular office building on top of a large parking structure is shown on the portion of the currently approved development plan affecting the application property. Under this application, the proposed building is to be sited in center of the property, with 14 single-family attached units facing South Street, 14,800 square feet of retail on the ground floor will face Arlington Boulevard, and 174 multifamily units will occupy the center. The building height is limited to 72 feet. A total of 224 parking spaces are provided. Storm

Department of Planning and Zoning

Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



below ground system.

LOCATION AND CHARACTER OF THE AREA

The subject property is located in Area I, Seven Corners Community Business Center, Baileys Planning District. The property is zoned PDC. Properties to the north are developed with single-family detached residential, and zoned R-4. Properties to the east are developed with office uses and zoned PDC. The property to the west is vacant and zoned PDC, with an approved hotel for the site. US Highway Route 50 – Arlington Boulevard – fronts the property to the south, with properties developed with single-family detached and attached residential, and zoned R-3 and R-12.

COMPREHENSIVE PLAN CITATIONS

Land Use

Fairfax County Comprehensive Plan, 2011 Edition, Area I Volume, Baileys Planning District, as amended through June 19, 2012, Seven Corners Community Planning District, Land Unit Recommendations, page 126:

“Land Unit E:

Land Unit E is a triangular-shaped area bounded by the Fairfax County line parallel to Hillwood Avenue to the northeast, South Street to the northwest, and Arlington Boulevard to the south. The area is bordered by a stable residential neighborhood to the northeast and by automobile-sales and service uses to the north, in Falls Church. Because of its location adjacent to the Seven Corners intersection, this land unit serves as a visual gateway to Fairfax County.

This land unit includes areas planned and developed for neighborhood-serving retail uses on Parcels 51-3((1))2-3, and the visually prominent First Virginia Plaza located on Parcels 51-3((1))1B-1D. A small automobile service use is located on Parcel 51-3((1))1A, at the intersection of Arlington Boulevard and South Street. Parcels 51-3((1))1A-1D are planned for mixed use and should continue at the same intensity.

As an option, Parcels 51-3((1))2 and 3, located directly at the intersection of Arlington Boulevard and Hillwood Avenue may be considered for retail and/or office use up to .50 FAR if the two parcels are consolidated and access coordinated with Virginia Plaza or provided as far west of the intersection as possible. As a further option, the entire sub-unit may be considered for retail/office mixed use up to .70 FAR provided that full consolidation is achieved and higher structures are located to the east, away from adjacent residential areas. At this higher intensity, a traffic study at the time of redevelopment should be performed.

With any redevelopment, primary access points should be minimized with parking lots or structures situated to minimize visual and noise impacts on adjacent residential uses. The type of buffering and screening provide along South Street should be designed to maintain the residential character of this street.”

Fairfax County Comprehensive Plan, 2011 Edition, Area I Volume, Baileys Planning District, as amended through June 19, 2012, Seven Corners Community Business Center, pages 111-112:

“Land Use Guidelines:

Achievement of the vision of Seven Corners on which the land use concept is based will be a long-term process. Because of this, additional guidance beyond that specified in the Land Unit Recommendations section is also essential. In reviewing development proposals within the CBC, several situations may arise that the land unit recommendations may not adequately address: parcel consolidation, infill development, affordable housing, and other land uses that could be compatible alternatives to those specified in the land unit recommendations. The following guidelines apply in these situations

- Transitions Between Uses – Emphasis should be placed on encouraging transitions between commercial and low density residential uses as a tapering or step-down from higher intensity use to lower intensity use. Multifamily residential developments may also function as transitional uses.
- Alternative Land Uses – When an alternative land use, as mentioned below, can be demonstrated to be compatible with the surrounding development and when the Plan’s transportation needs, pedestrian orientation, and other urban design aspects called for in the Plan are adequately addressed, such uses may be considered. Residential uses may be considered when a viable, quality living environment can be created which provides recreational facilities and other amenities for residents, and where its scale is similar to the proposed nonresidential use... Also, flexibility should be applied to ensure that a viable mix of local-serving or support retail and service uses will result by allowing these uses to be provided within office and residential buildings.
- Affordable Housing – For all development proposals with a residential component, affordable housing should be provided in accordance with the Affordable Dwelling Unit Ordinance and/or other Board-adopted policies regarding affordable housing.

Fairfax County Comprehensive Plan, 2011 Edition, Area I Volume, Baileys Planning District, as amended through June 19, 2012, Seven Corners Community Business Center, pages 113-117:

“Building Orientation and Character:

The visual appearance of an area, and the character that this appearance communicates, relies on the streetscape as a setting and buildings or building complexes to establish focal points. In Seven

Corners, guidance for building orientation and character is intended to enhance the area by improving the visual quality of the area and by fostering a clearly recognizable “sense of place” for the CBC. In particular, the following guidelines should be considered in the development review process:

- Buildings should be set back 15-30 feet from the curb if no off-street parking is provided in front of the building.
- Structured parking should not be located at the front of the building but at the back or side. Surface parking may be located at the front of buildings but should have interior landscaping as well as landscaping between the parking area and the sidewalk. Such parking should be attractively integrated with major pedestrian networks and accessible from side streets or exterior passageways between buildings. On-street parking should not be permitted on arterial and collector streets, or on service drives but allowed on local or pedestrian oriented streets. A particular emphasis should be placed on providing shared parking, particularly for mixed-use developments.
- Attractive and safe pedestrian linkages between buildings and parking areas should be provided and open spaces and pedestrian amenities should be directly accessible to the pedestrian network with pedestrian connections to adjacent blocks encouraged. Also, landscaped design features, such as seating areas and ornamental plantings, should be incorporated into parking lots, plazas, and streetside areas to complement architectural features and carry the Seven Corners streetscape design theme into private areas.
- A variety of building heights, façade articulation, and roof forms, as well as incorporating the upper story of buildings having over three stories within the roof structure, should be encouraged.
- Development and redevelopment should create a positive spatial relationship between the buildings and street while providing adequate buffers to residential properties to the rear.
- Building façades should establish a pedestrian scale relationship to the street or adjacent parking areas with architectural design features, such as variations of window or building details, texture, pattern, and color of materials. Public space furniture and entry accent features are encouraged as are arcades, awnings, or other building features that distinguish ground floor retail uses.
- Curb cuts should be minimized through consolidation of street access and provision of inter-parcel access.
- Building-mounted signs or monument-styled signs incorporated within a planting strip should be encouraged. Pole-mounted signs should be discouraged.

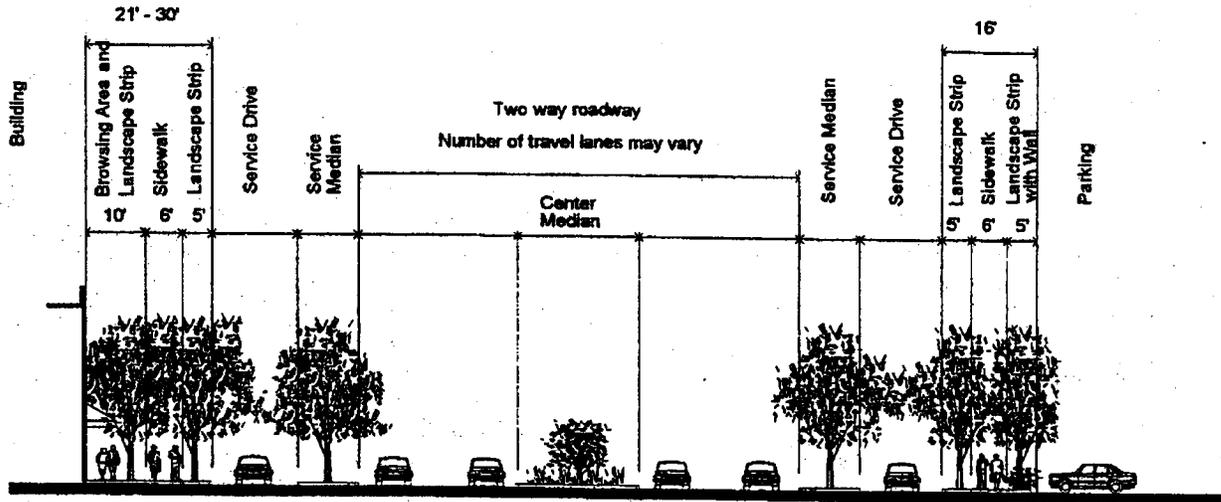
- Points of entry indicate entrance to an area and convey the first visual images to visitors. Parcels in such gateway areas should be particularly sensitive to landscaping and signage to emphasize this gateway function.

Leesburg Pike and Arlington Boulevard Streetscape Design Guidelines:

For the areas fronting on Leesburg Pike or Arlington Boulevard, plant materials, design details, lighting, and street furniture should be consistent with or similar to the above guidance for materials and features. A typical cross-section would include the following (see Figure 24).

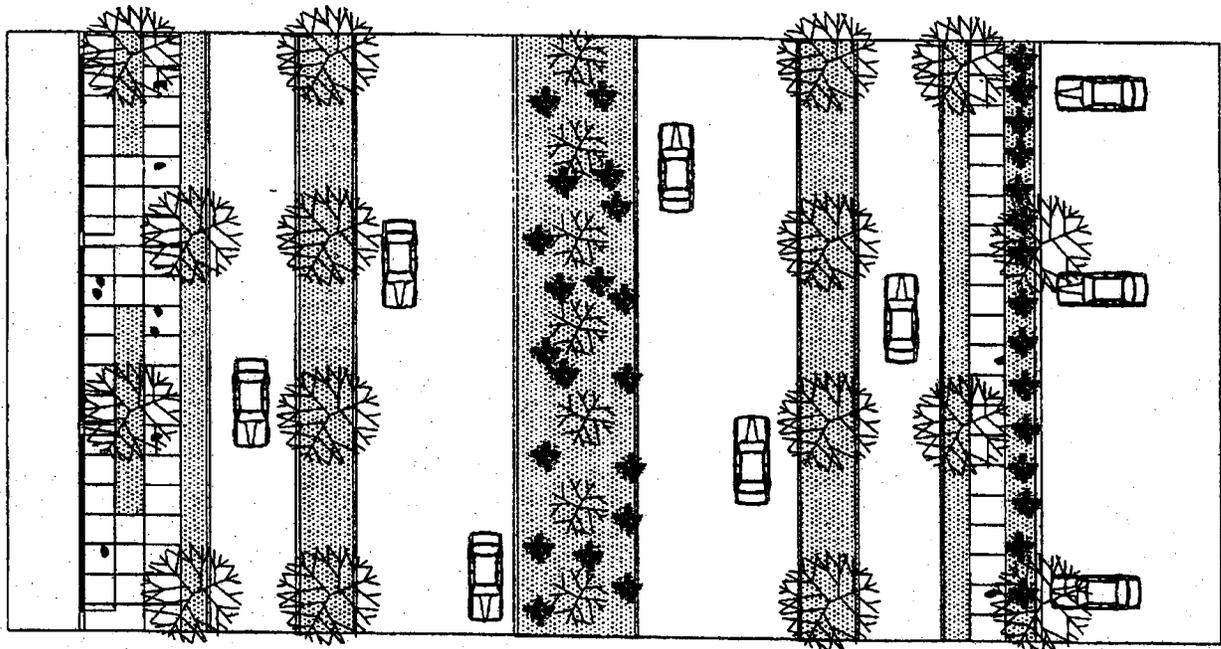
- If a center median is provided, it should be planted where possible with a single row of shade trees approximately 30 feet on center, or ornamental trees 20 feet on center supplemented with ornamental plantings and tree groupings at points of entry to the CBC; if a service median is required, it should be planted with a single row of shade trees approximately 30 feet on center;
- The pedestrian area extends from the street curb to the building line or parking area. This area should be 16 feet at a minimum and include a curbside planting strip five feet wide (four feet may be appropriate when limited by existing conditions) planted with a row of shade trees spaced approximately 40 to 50 feet on center, a sidewalk six feet in width, and a secondary planting strip with a second row of shade trees similarly spaced. This secondary strip should be a minimum of five feet wide if adjacent to a parking area. If adjacent to a building line, this strip should be 10 feet wide and may include a paved browsing strip approximately five feet wide adjacent to a building housing a retail use. Trees in the two parallel planting strips should offset thus creating a canopy over the sidewalk with an effective tree spacing of approximately 20 to 35 feet. Additional landscaping should be provided in this pedestrian area including low parking lot walls or hedges and interior parking lot landscaping when parking areas front on the street.”

Figure 24 – Streetscape Guidelines for Leesburg Pike and Arlington Boulevard



Streetscape -- LEESBURG PIKE AND ARLINGTON BOULEVARD

(with Medians & Service Drives) Scale: 1" = 30'



Environment

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

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

- Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements. . . .
- Policy f. Where practical and feasible, retrofit older stormwater management facilities to perform water quality functions to better protect downstream areas from degradation. . . .
- Policy j. Regulate land use activities to protect surface and groundwater resources.
- Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques.”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, on page 11:

“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.

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 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 exposure exceeding DNL 75 dBA...

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 18:

“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

- Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.
- Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.”

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

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

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

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

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage

commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.

Policy b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more stories within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient to attain certification through the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:

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

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

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

COMPREHENSIVE PLAN MAP: Mixed Use

LAND USE ANALYSIS

The applicant is proposing to develop the subject property with a three to five story residential building with ancillary ground floor retail use, and associated underground parking structure

with a total gross floor area of 227,445 square feet. The five-story section fronts on to Arlington Boulevard and includes 14,800 square feet of round level retail, restaurant, and/or service uses and four levels of multifamily dwellings. The building transitions to lower heights in the northern portion of the site such that the building façade along South Street is a maximum of three stories in height. This northern façade is designed as single-family attached residential units with individual entrances on the street providing an element of streetscaping across from existing residential uses. The Comprehensive Plan recommends mixed use that should continue at existing intensities. The applicant is requesting approval of a proffered condition amendment and final development plan amendment to allow for residential and ancillary retail development in lieu of a third office tower on the subject property as shown on the original 1970 development plan, which also included land for a hotel west of the subject parcel. The proposed building would contain a total of 188 residential units (174 multifamily, 14 single-family attached) housed in a three- to five-story building with ground floor retail and service uses atop two levels of underground parking, with an overall Floor Area Ratio (FAR) of 2.02.

The Plan also recognizes that residential use may be considered as “alternative land uses” throughout the Seven Corners Community Business Center. The proposed residential component under this application is therefore viewed as an alternative land use. According to the Comprehensive Plan the residential use can be considered if the proposal demonstrates to be compatible with the surrounding development and when the Plan’s transportation needs, pedestrian orientation, and other urban design aspects called for in the Plan are adequately addressed. Given the proximity of the property to the East Falls Church Metro station and the Seven Corners Transit Facility, the applicant has proffered to provide a shuttle to both stations, and will make it available to the residents of the Hillwood Civic Association on a space available basis. Staff finds that the application is consistent with specified criteria on traffic impact mitigation, land use compatibility, pedestrian orientation and urban design. Additional staff analysis on conformance with this guidance is provided in the following urban design and connectivity section.

Twelve percent of the dwellings will be provided as either affordable dwelling units (ADUs) or workforce dwelling units (WDUs) in keeping with Zoning Ordinance requirements and the County’s workforce housing policy.

Urban design and connectivity

The property is located within the Seven Corners Community Business Center, and thus conformity with streetscape and urban design guidelines is expected. These guidelines have wide-ranging objectives which include creating a pedestrian friendly environment, creating high quality, attractive development, protection of adjacent residential neighborhoods through landscape buffers, and allowing for public pedestrian access between employment and residential destinations. In addition, the guidelines have specific recommendations on building design and arrangement, design compatibility, landscaping, pedestrian connections, vehicular circulation, parking, buffers, lighting, and signage.

The Comprehensive Plan provides an option for alternative land uses if the application can be demonstrated to be compatible with the surrounding development and when the Plan's transportation needs, pedestrian orientation, and other urban design aspects called for in the Plan are adequately addressed. Residential uses may be considered when a viable, quality living environment can be created which provides recreational facilities and other amenities for residents, and where its scale is similar to the proposed nonresidential uses.

The submitted proposal for a five-story residential tower with ground floor retail on the south side that tapers down to three-story townhouses to the north provide for a more appropriate transition than the currently approved 13-story tower and large parking structure from the existing single-family detached homes that front South Street. The townhomes provide a high quality streetscape with green space and landscaping along South Street and can be shared with area residents. The exposed face of the adjacent aboveground parking structure to the east that serves two 13-story office towers will be treated with screening elements, and then primarily be blocked from the existing residential neighborhood's view with the rise of the new residential tower. The tower's west façade will be treated with similar building materials and design as the north- and south-facing portions, with landscaping and a sidewalk for easy pedestrian circulation of the site.

Streetscaping along Arlington Boulevard will substantially conform to the Plan's streetscape design guidelines. The applicant has submitted plans to construct a 6-foot wide sidewalk along Arlington Boulevard per the Plan, with 7-foot wide planting strips on either side (two feet more than the Comprehensive Plan), and plantings within the median in Arlington Boulevard and the Service Road, per subject to VDOT approval. Along South Street, the submitted plans will also conform substantially with the streetscape guidelines for other streets within the Seven Corners CBC. These elements include providing a 6-foot wide sidewalk, which is beyond the Plan's recommendation for 5-foot wide sidewalk. Recommendations for planting strips on either side of the sidewalk are ten feet on the building side, and five feet on the street side. The applicant will provide dimensions ranging from 7-feet with parallel street-side parking, to 15-foot wide between South Street and the sidewalk, and 9-10 feet wide planting areas in front of the townhouse units.

The applicant has also proposed an interior courtyard that will be accessible to the general public via an arcade that opens out to Arlington Boulevard and the retail component on this side of the building. A separate interior courtyard will provide residents of the building with an outdoor swimming pool and lounge area.

The applicant's proposed design for the new building utilizes high-quality materials and finishes. It is staff's opinion that the substantial streetscaping and modern design adequately address the urban design guidelines in the Comprehensive Plan that calls for high quality architectural design. The applicant has agreed to commit to the utilization of submitted rendering and other similar drawings as a reference point for final design that is generally consistent with the quality of materials and overall aesthetics depicted in this image.

The Planning Division staff finds that the proposed use is in general conformance with the land use recommendations of the Comprehensive Plan.

ENVIRONMENTAL ANALYSIS

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

Green Building

The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment. There is a Policy Plan expectation for LEED certification or equivalent third party green building certification because the proposed development is requesting a change of use under zoning and is located in a Community Business Center. In conformance with this green building policy, the applicant has committed to the attainment of LEED-NC certification for the proposed building.

Noise Mitigation

The Policy Plan recommends mitigation of the effects of noise generated by transportation to levels of no greater than DNL 65 dBA for outdoor activity areas, and DNL 45 dBA for interior areas of residences. The applicant proposes 174 multifamily units, 14 single-family attached units, and an outdoor seating area on property fronting Arlington Boulevard. The applicant has submitted a Noise Testing and Analysis of the property dated October 1, 2012. The analysis indicates that projected traffic noise will be greater than 65 dBA Ldn within the interior of some dwelling units but that no dwelling units will be impacted by noise as high as 70 dBA Ldn.

The applicant has proffered to submit prior to final site plan submission, a refined traffic noise impact study including a building shell analysis to the Department of Planning and Zoning for review. Based on the findings of that report, the applicant will identify units on the site plan that are impacted by noise at 65 dBA Ldn or greater and will provide noise attenuation measures with enhanced exterior walls, doors and glazing, and surfaces sealed and caulked to achieve noise levels to DNL 45 dBA for interior areas of residences.

Stormwater

The applicant proposes to manage stormwater through an underground vault, to be located under the driveway along the western edge of the property. Three bio-retention areas, tree box filters (an LID technique) are proposed along the same perimeter of the property, between the building/sidewalk and the driveway. These elements will be used to obtain the required 40%

Barbara Berlin
SE 2012-PR-005
Page 13

phosphorous removal. Any SWM/BMP measure will be subject to review and comment by the Department of Public Works and Environmental Service.

PGN: BSS

APPENDIX 9

RESIDENTIAL DEVELOPMENT CRITERIA

Fairfax County expects new residential development to enhance the community by: fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on other public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing and, being responsive to the unique site specific considerations of the property. To that end, the following criteria are to be used in evaluating zoning requests for new residential development. The resolution of issues identified during the evaluation of a specific development proposal is critical if the proposal is to receive favorable consideration.

Where the Plan recommends a possible increase in density above the existing zoning of the property, achievement of the requested density will be based, in substantial part, on whether development related issues are satisfactorily addressed as determined by application of these development criteria. Most, if not all, of the criteria will be applicable in every application; however, due to the differing nature of specific development proposals and their impacts, the development criteria need not be equally weighted. If there are extraordinary circumstances, a single criterion or several criteria may be overriding in evaluating the merits of a particular proposal. Use of these criteria as an evaluation tool is not intended to be limiting in regard to review of the application with respect to other guidance found in the Plan or other aspects that the applicant incorporates into the development proposal. Applicants are encouraged to submit the best possible development proposals. In applying the Residential Development Criteria to specific projects and in determining whether a criterion has been satisfied, factors such as the following may be considered:

- the size of the project
- site specific issues that affect the applicant's ability to address in a meaningful way relevant development issues
- whether the proposal is advancing the guidance found in the area plans or other planning and policy goals (e.g. revitalization).

When there has been an identified need or problem, credit toward satisfying the criteria will be awarded based upon whether proposed commitments by the applicant will significantly advance problem resolution. In all cases, the responsibility for demonstrating satisfaction of the criteria rests with the applicant.

1. Site Design:

All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the proposed density, will be evaluated based upon the following principles, although not all of the principles may be applicable for all developments.

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

- b) *Layout*: The layout should:
- provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);
 - provide dwelling units that are oriented appropriately to adjacent streets and homes;
 - include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities;
 - provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units, and the use of pipestem lots;
 - provide convenient access to transit facilities;
 - Identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.
- c) *Open Space*: Developments should provide usable, accessible, and well-integrated open space. This principle is applicable to all projects where open space is required by the Zoning Ordinance and should be considered, where appropriate, in other circumstances.
- d) *Landscaping*: Developments should provide appropriate landscaping: for example, in parking lots, in open space areas, along streets, in and around stormwater management facilities, and on individual lots.
- e) *Amenities*: Developments should provide amenities such as benches, gazebos, recreational amenities, play areas for children, walls and fences, special paving treatments, street furniture, and lighting.

2. Neighborhood Context:

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

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

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

3. Environment:

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

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

4. Tree Preservation and Tree Cover Requirements:

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

sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas. Air quality-sensitive tree preservation and planting efforts (see Objective 1, Policy c in the Environment section of this document) are also encouraged.

5. Transportation:

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

- a) *Transportation Improvements:* Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely accommodate traffic, and offset the impact of additional traffic through commitments to the following:
 - Capacity enhancements to nearby arterial and collector streets;
 - Street design features that improve safety and mobility for non-motorized forms of transportation;
 - Signals and other traffic control measures;
 - Development phasing to coincide with identified transportation improvements;
 - Right-of-way dedication;
 - Construction of other improvements beyond ordinance requirements;
 - Monetary contributions for improvements in the vicinity of the development.

- b) *Transit/Transportation Management:* Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by:
 - Provision of bus shelters;
 - Implementation and/or participation in a shuttle bus service;
 - Participation in programs designed to reduce vehicular trips;
 - Incorporation of transit facilities within the development and integration of transit with adjacent areas;
 - Provision of trails and facilities that increase safety and mobility for non-motorized travel.

- c) *Interconnection of the Street Network:* Vehicular connections between neighborhoods should be provided, as follows:
 - Local streets within the development should be connected with adjacent local streets to improve neighborhood circulation;
 - When appropriate, existing stub streets should be connected to adjoining parcels. If street connections are dedicated but not constructed with development, they should be identified with signage that indicates the street is to be extended;
 - Streets should be designed and constructed to accommodate safe and convenient usage by buses and non-motorized forms of transportation;
 - Traffic calming measures should be implemented where needed to discourage cut-through traffic, increase safety and reduce vehicular speed;

- The number and length of long, single-ended roadways should be minimized;
 - Sufficient access for public safety vehicles should be ensured.
- d) *Streets*: Public streets are preferred. If private streets are proposed in single family detached developments, the applicant shall demonstrate the benefits for such streets. Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process.
- e) *Non-motorized Facilities*: Non-motorized facilities, such as those listed below, should be provided:
- Connections to transit facilities;
 - Connections between adjoining neighborhoods;
 - Connections to existing non-motorized facilities;
 - Connections to off-site retail/commercial uses, public/community facilities, and natural and recreational areas;
 - An internal non-motorized facility network with pedestrian and natural amenities, particularly those included in the Comprehensive Plan;
 - Offsite non-motorized facilities, particularly those included in the Comprehensive Plan;
 - Driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways;
 - Construction of non-motorized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.
- f) *Alternative Street Designs*: Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modifications to the public street standards may be considered.

6. Public Facilities:

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

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

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

Furthermore, phasing of development may be required to ensure mitigation of impacts.

7. Affordable Housing:

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County.

Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

- a) *Dedication of Units or Land:* If the applicant elects to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance: a maximum density of 20% above the upper limit of the Plan range could be achieved if 12.5% of the total number of single family detached and attached units are provided pursuant to the Affordable Dwelling Unit Program; and, a maximum density of 10% or 20% above the upper limit of the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number of multifamily units are provided to the Affordable Dwelling Unit Program. As an alternative, land, adequate and ready to be developed for an equal number of units may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity as may be approved by the Board.
- b) *Housing Trust Fund Contributions:* Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs. This contribution shall be payable prior to the issuance of the first building permit. For for-sale projects, the percentage set forth above is based upon the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. For rental projects, the amount of the contribution is based upon the total development cost of the portion of the project subject to the contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined by the Department of Housing and Community Development, in consultation with the Applicant and the Department of Public Works and Environmental Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in a) above does not apply.

8. Heritage Resources:

Heritage resources are those sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities. Such sites or structures have been 1) listed on, or determined eligible for listing on, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed on, or having a reasonable potential as determined by the County, for meeting the criteria for listing on, the Fairfax County Inventories of Historic or Archaeological Sites.

In reviewing rezoning applications for properties on which known or potential heritage resources are located, some or all of the following shall apply:

- a) Protect heritage resources from deterioration or destruction until they can be documented, evaluated, and/or preserved;
- b) Conduct archaeological, architectural, and/or historical research to determine the presence, extent, and significance of heritage resources;
- c) Submit proposals for archaeological work to the County for review and approval and, unless otherwise agreed, conduct such work in accordance with state standards;
- d) Preserve and rehabilitate heritage resources for continued or adaptive use where feasible;
- e) Submit proposals to change the exterior appearance of, relocate, or demolish historic structures to the Fairfax County Architectural Review Board for review and approval;
- f) Document heritage resources to be demolished or relocated;
- g) Design new structures and site improvements, including clearing and grading, to enhance rather than harm heritage resources;
- h) Establish easements that will assure continued preservation of heritage resources with an appropriate entity such as the County's Open Space and Historic Preservation Easement Program; and
- i) Provide a Fairfax County Historical Marker or Virginia Historical Highway Marker on or near the site of a heritage resource, if recommended and approved by the Fairfax County History Commission.

ROLE OF DENSITY RANGES IN AREA PLANS

Density ranges for property planned for residential development, expressed generally in terms of dwelling units per acre, are recommended in the Area Plans and are shown on the Comprehensive Plan Map. Where the Plan text and map differ, the text governs. In defining the density range:

- the "base level" of the range is defined as the lowest density recommended in the Plan range, i.e., 5 dwelling units per acre in the 5-8 dwelling unit per acre range;
- the "high end" of the range is defined as the base level plus 60% of the density range in a particular Plan category, which in the residential density range of 5-8 dwelling units per acre would be considered as 6.8 dwelling units per acre and above; and,
- the upper limit is defined as the maximum density called for in any Plan range, which, in the 5-8 dwelling unit per acre range would be 8 dwelling units per acre.
- In instances where a range is not specified in the Plan, for example where the Plan calls for residential density up to 30 dwelling units per acre, the density cited in the Plan shall be construed to equate to the upper limit of the Plan range, and the base level shall be the upper limit of the next lower Plan range, in this instance, 20 dwelling units per acre.



County of Fairfax, Virginia

MEMORANDUM

March 21, 2013

TO: Brent Krasner, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Todd Nelson, Urban Forester II 
Forest Conservation Branch, DPWES

SUBJECT: Arlington Boulevard Development, LLC; PCA-C-108, FDPA-C-108-04, SE 2012-PR-005

RE: Request for assistance dated March 14, 2013

This review is based upon the Proffered Condition Amendment (PCA) C-108, Final Development Plan Amendment (FDPA) C-108-04, and Special Exception (SE) 2012-PR-005 stamped "Received, Department of Planning and Zoning, March 13, 2013."

General Comment: Urban Forest Management Division comments and recommendations on the previously submitted PCA/FDPA were provided to DPZ in memos dated May 29, 2012, July 26, 2012, and February 27, 2013. Additional comments are provided to address the proposed 10-year Tree Canopy Cover Calculations, landscaping, and draft proffer language.

1. Comment: It appears the nine Category IV deciduous trees proposed to be planted inside the VDOT right-of-way at South Street are included in the total of canopy area provided through tree planting. Proposed plantings located within VDOT rights-of-way shall not be credited toward meeting 10-year Tree Canopy requirements.

Recommendation: The 10-year tree canopy claimed for the nine Category IV deciduous trees proposed to be planted inside the VDOT right-of-way at South Street should be removed from the 10-year Tree Canopy Calculations and a revised landscape plan should be provided demonstrating how the 10-year Tree Canopy Requirement will be met.

2. Comment: The two symbols used to identify the proposed Category II deciduous trees are unclear as they appear to represent two different size classifications. The 'Representative Plant List' only identifies a 3-inch caliper size specification and there does not appear to be a need for the smaller symbol.

Recommendation: Only one symbol should be provided to identify the 3-inch caliper Category II deciduous trees.

3. Comment: It appears the Applicant is requesting a modification of PFM section 12-0515.6B to allow for trees located above any proposed percolation trench or bio-retention

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



area to count towards the 10-year tree canopy requirements. It is unclear if a commitment has been obtained from the Applicant to replace any tree removed to facilitate maintenance or repair of these percolation trenches and bio-retention facilities.

Recommendation: The draft proffers should contain proffer language requiring the Applicant to replace any tree removed to facilitate maintenance or repair of percolation trenches and bio-retention facilities.

4. **Comment:** It does not appear the draft proffers include language where the 8 foot minimum planting widths cannot be provided.

Recommendation: The draft proffers should contain alternative planting width language similar to the following:

Alternative Planting Width Details: Site plans submitted for the respective phases of development shall include a landscape plan for that phase of development in conformance with the PCA/FDPA/SE. Tree species and planting sites are set forth on the PCA/FDPA/SE, subject to revision as may be approved by the Urban Forest Management Division. Where minimum planting widths of 8 feet cannot be provided, the Applicant shall use structural cell technology, or other measures acceptable to UFMD, to satisfy the following specifications for all planting sites:

- A minimum of 4 feet open surface width and 16 square feet open surface area for Category III and Category IV trees, with the tree located in the center of the open area;
- A minimum rooting area of 8 feet wide (may be achieved with techniques to provide un-compacted soil below pavement), with no barrier to root growth within four feet of the base of the tree;
- Soil volume for Category III and Category IV trees shall be a minimum of 700 cubic feet per tree for single trees. For two trees planted in a contiguous planting area, a total soil volume of at least 1200 cubic feet shall be provided. For three or more trees planted in a contiguous area, the soil volume shall equal to at least 500 cubic feet per tree. A contiguous area shall be any area that provides root access and soil conditions favorable for root growth throughout the entire area;
- Soil specifications in planting sites shall be provided in the planting notes to be included in all subsequent site plan submission.

Please contact me at 703-324-1770 should you have any questions.

TLN/
UFMDID #: 170140

cc: DPZ File



County of Fairfax, Virginia

MEMORANDUM

DATE: July 12, 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 CDPA-C-108)
3-5 (SE 2012-PR-005)

SUBJECT: Transportation Impact

REFERENCE: SE 2012-PR-005 concurrent with CDPA-C-108-02 and FDPA-C-108-04;
Arlington Boulevard Development, LLC
Traffic Zone: 1438 ; Land Identification Map: 51-3 ((01)) 1D

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised plan dated March 12, 2012.

The applicant proposes to amend the development plan to eliminate the approved office tower to permit a three to five story mixed-use building with 195 residential units and 18,000 square feet of residential.

Trip Generation -8th edition (Number of vehicular trips)

	AM Peak Hour	PM Peak Hour		AM Peak Hour	PM Peak Hour
<u>Approved</u>			<u>Proposed</u>		
<u>Office (3) Buildings</u>			<u>Office (2) Buildings</u>		
210,048 Sq.Ft.....	325	312	210,048 Sq. Ft.....	325	312
210,000 Sq. Ft.....	325	312	-	0	0
210,728 Sq. Ft.....	325	312	210,728 Sq. Ft.....	325	312
Hotel.101,866 Sq. Ft.	71	74	-		
Retail.....	0	0	18,000 Retail (820)..	18	67
Residential.....	0	0	180 Multi-family units..	54	70
			15 Townhomes.....	7	8
-----			-----		
Total trips (Approved)	1046	1010	Total Trips (proposed)	800	844



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

- The applicant should submit a TDM program for staff to review. This TDM program should support the applicant's proposed parking reductions.
- The applicant should sever the proposed north/ south travelway connection that connects the retail with the residential. A less preferred alternative would be to provide a one-way travel way to the north.
- The applicant should provide an interparcel connection to the west.
- The applicant should submit a trails waiver.
- VDOT requests that the site's commercial entrance on South Street be improved with an access that meets South Street at a right-angle.
- VDOT requests a traffic impact analysis to evaluate the impact of the additional traffic and site accesses on the street network.
- VDOT requests sight distance profiles for all the site access points.

AKR/ak cc: Michele Brickner, Director, Design Review, DPW & ES



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030
March 1, 2013

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section

Subject: SE 2012-PR-005 Arlington Boulevard Development, LLC
Tax Map # 51-3((01))0001D

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

I have reviewed the above plan submitted on February 4, 2013, and received on February 19, 2013. The following comments are offered:

1. No trees will be permitted within the Rt. 50 and service drive median. Some landscaping may be permitted, subject to separate plan approvals and the County obtaining a permit to maintain any such plantings.
2. The skewed entrances on South Street are still unacceptable. More effort needs to be made to provide entrances 90° to the main line of traffic. Since there are bump outs proposed to make pedestrian crossings, the entrance can be further modified to provide a better alignment and larger radii.
3. The throat length on the north entrance on South Street does not meet the minimum requirements.
4. The entrance on the service drive should be a CG-11 and meet the requirements for this standard.
5. Numerous trees are proposed within entrance sight lines and roadway clear zones.
6. Why is the sidewalk being moved out of the right of way on South Street? This creates a disjointed sidewalk from a maintenance standpoint.
7. The entrance radii are not acceptable on any of the entrances.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver
fairfaxspex2012-PR-005ee3ArIBlvdDevLLC3-1-13BB



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 
Park Planning Branch, PDD

DATE: February 14, 2013

SUBJECT: PCA-C-108 w/ FDPA-C-108-04 and SE-2012-PR-005, Arlington Boulevard
Development – Revised
Tax Map Number: 51-3((1)) 1D

BACKGROUND

Park Authority staff has reviewed the revised Development Plan dated February 1, 2013, and revised proffers dated February 7, 2013, for the above referenced application. This memorandum replaces all previous memorandums regarding this application.

The Development Plan shows a three to five story mixed-used building with a total gross floor area of 227,455 square feet on a 2.58-acre parcel zoned PDC in the Seven Corners Revitalization District and Community Business Center. The five-story section that fronts onto Arlington Boulevard includes 14,800 square feet of ground-floor retail. The remaining 212,655 square feet is designated for residential uses, specifically 14 single-family attached townhomes situated along the South Street frontage and 174 multi-family units distributed above the ground-floor retail and in between the retail and townhomes. Based on the average single-family attached household size of 2.69 and average multi-family household size of 2.30 in the Jefferson Planning District, the development could add 438 new residents ($14 \times 2.69 = 38 + 174 \times 2.30 = 400 = 438$) to the Providence Supervisory District.

The proposed development generates a need for 0.66 acres of publicly-accessible urban parkland with associated amenities. The Development Plan shows a publicly-accessible interior courtyard and two pocket parks along South Street; no dimensions are provided for each park spaces separate from the development's overall amount of open space, which includes streetscape. To enable staff to fully evaluate the application, the Applicant should provide the dimensions for each park space to help distinguish between usable park space and streetscape.

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). The Policy Plan also cites differing needs for more urban development and presents Urban Park Development guidance (Parks and Recreation, Park Classification System, p.10-11). The Park Authority's Urban Parks Framework provides an urban parkland standard and more detailed guidance. 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).

The Seven Corners Community Business Center recommendations in the Area I Plan describe the importance of providing permanent open space or parkland in the transition areas that define the limits of the Seven Corners CBC. Furthermore, recommendations for the land unit containing this application site specifically identify and cite its location as an important key gateway to the CBC and Fairfax County (Area I, Bailey's Planning District, Seven Corners CBC, Area-wide Recommendations, p.111; Land Unit E, p.126).

Finally, text from the Baileys District chapter of the Great Parks, Great Communities Park Comprehensive Park System Plan echoes recommendations in the Countywide Comprehensive Plan. Specific District chapter recommendations include providing urban parks with "a combination of facilities, amenities and gathering spaces to attract and promote social interaction" (Baileys District, p.11).

ANALYSIS AND RECOMMENDATIONS

Park and Recreation Needs:

Using adopted service level standards, staff has identified a need for all types of parkland and recreational facilities in this area. Existing nearby parks (Azalea, Bel Air, James Lee School Site, Jefferson Village, Larry Graves, Sleepy Hollow) meet only a portion of the demand for parkland generated by residential development in the Seven Corners area. In addition to parkland, the recreational facilities in greatest need in this area include basketball courts, rectangle fields, playgrounds, adult softball fields, and trails. No parkland exists within the Seven Corners CBC.

The Urban Parks Framework recommends that publicly-accessible urban parks be pursued in order to achieve revitalization goals, which may be appropriate for this development based on its urban location in a revitalization district and its mixed-use nature (Urban Parks Framework, p.5). Based on established urban parkland standards of 1.5 acres per 1,000 residents and 1 acre per 10,000 employees, the development generates a need for about 0.66 acres of publicly-accessible and usable urban park space. The number of employees is estimated based on one employee per 450 square feet of commercial use ($14,800 / 450 = 33$).

The Development Plan shows one private and three publicly-accessible park spaces onsite. It further describes that there is 0.7 acres of open space onsite, which includes all park spaces and

streetscape. To enable staff to fully evaluate the application, the Applicant should provide the dimensions for each park space to help distinguish between usable park space and streetscape.

Publicly-Accessible Onsite Park Spaces and Amenities

The Development Plan shows three onsite park spaces that are publicly-accessible – an interior courtyard and two pocket parks.

Publicly-Accessible Courtyard

Access to the courtyard is shown via an at-grade corridor from the parking area that fronts Arlington Boulevard and from an interior residential access-only entryway. The courtyard is envisioned to serve retail patrons and employees, residential tenants and guests, and the general public. It is shown with a water feature, outdoor lounge furniture, special paving, benches and miscellaneous seating areas, a pergola, two outdoor retail dining spaces, raised planters, and two residential-only amenity areas that contain a fireplace, various seating, and tables.

Differentiating certain areas of the courtyard as private and public is not ideal. Staff recommends the residential-only amenity areas be incorporated as publicly-accessible to encompass the entire courtyard as a single, consistent amenity.

Pocket Parks

The Development Plan shows raised planters, streetscape, and two pocket parks situated in between the proposed single-family attached townhomes and sidewalk along the South Street frontage. Each pocket park contains two benches and special paving adjacent to the sidewalk. Behind the bench area, separated by a curb, is small area of open lawn. Additional landscape provides a buffer between the open lawn and townhomes.

The pocket parks are designed in a manner that discourages use of the open lawns. The bench areas should be located farther into the park space so they are not adjacent to the sidewalk and faced inward away from South Street. To maximize usability, the pocket parks should be expanded, an additional pocket park should be added, or the pocket parks should be merged into one larger park space. The proximity to the townhomes severely limits the potential function of the pocket parks, so staff encourages the Applicant to explore how the pocket parks can be better utilized to serve as amenities for the future development, such as incorporating small-scale features like climbable art and gaming tables.

Staff appreciates the Applicant's willingness to accommodate previous staff recommendations to increase the amount of publicly-accessible park space onsite. However, the Applicant should continue to explore opportunities to enhance the development's onsite park spaces. In addition to enhancing the proposed pocket parks, the Applicant should consider adding a pocket park on the Arlington Boulevard side of the development. A well-designed and well-placed pocket park between the retail frontage and parking area would create an attractive destination that promotes the retail offerings and complements the interior courtyard for use by patrons, residents, and wandering pedestrians.

Private Onsite Park Spaces and Amenities

The private courtyard is envisioned as an interior park space for use by residents and their guests. It is shown with a pool and sundeck, raised planters, a pergola, special paving, an outdoor cooking area, café tables and chairs, bar seating, outdoor lounge furniture, and a fireplace. Access to the courtyard is shown via two interior residential-only entryways. Although not shown on the Development Plan, proffers (dated February 7, 2013) indicate the intention to provide a residential only-clubroom and fitness center consisting of at least 1,000 square feet each.

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. The Development Plan states that a portion of all residential units will be provided as ADUs; therefore, the Ordinance-required amount to be spent onsite will be determined at the time of site plan according to the number of non-ADU residential units. 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 \$391,134 (438 new residents x \$893) to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

Cultural Resources Impact:

The subject parcel was subjected to cultural resource review and determined to have moderate to high potential to contain Native American sites; therefore, a Phase I archaeological survey is recommended. If significant sites are found, a Phase II study would be recommended in order to determine eligibility for inclusion into the National Register of Historic Places. If sites are found eligible, avoidance or Phase III data recovery would be 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.

The Applicant has indicated in proffers (dated February 7, 2013) to allow the Park Authority to conduct a Phase I archeological study 30 days before any land disturbance and subsequent Phase II and III studies as warranted without impeding site plan approval. Precedent has been established that the Applicant is responsible for all cultural resource studies.

Trails:

The Fairfax Countywide Trail Plan indicates that the sidewalk along Arlington Boulevard should be eight feet in width; the Development Plan seeks a waiver and/or modification to reduce the width to six feet in favor of the proposed streetscape. The sidewalk is a public trail on a main thoroughfare in an urban area; therefore, the Park Authority does not support the Applicant's request for this waiver and/or modification. The sidewalk should be a minimum of eight feet in width per the Countywide Trail Plan recommendation.

In addition, the Development Plan shows a possible pedestrian crosswalk across South Street to facilitate a pedestrian connection to nearby Azalea Park; contingent on VDOT approval. The Park Authority appreciates the Applicant's initiative to provide a crosswalk across South Street to facilitate a pedestrian connection to nearby Azalea Park. However, the crosswalk is shown to terminate at the northwest curb intersection of South and Westover Streets, neither of which currently have sidewalks. Therefore, due to the lack of connecting sidewalks, staff cannot support the crosswalk. To create a feasible crosswalk and pedestrian connection, the Applicant should coordinate with DPZ, VDOT and/or FCDOT to establish a continuous sidewalk connection from the northwest corner of South and Westover Streets, along the western side of Westover Street, to the corner of Westover Street and Shady Lane opposite Azalea Park.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section.

- Provide the dimensions for all park spaces onsite.
- The publicly-accessible interior courtyard should incorporate the residential-only amenity areas to create a single, consistent amenity.
- The pocket parks on the South Street frontage should be designed to better utilize the available open lawn space, such as moving and facing the bench area farther into the pocket park away from South Street; to maximize usability, the pocket parks should be expanded, an additional pocket park should be added, or the pocket parks should be merged into one larger park space.
- Incorporate a well-designed and well-placed pocket park on the Arlington Boulevard side of the development to complement the interior courtyard while also promoting the retail offerings.
- Provide the fair share contribution request of \$391,134 to offset impacts to park and recreation service levels.
- Conduct a Phase I archaeological survey and subsequent Phase II and III cultural resource studies as warranted.

- The Park Authority does not support the Applicant's request for a waiver and/or modification to reduce the sidewalk width along Arlington Boulevard from eight feet to six in favor of streetscape.
- The Park Authority does not support the Applicant's proposed possible pedestrian crosswalk across South Street as a means to access Azalea Park, due to the lack of connecting sidewalks. The Park Authority would support the proposed crosswalk if the Applicant can coordinate with VDOT and/or FCDOT to provide a continuous sidewalk connection opposite Azalea Park.

Please note the Park Authority would like to review and comment on proffers and development conditions 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.

FPCA Reviewer: Jay Rauschenbach

DPZ Coordinator: Brent Krasner

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection, RMD
Elizabeth Cronauer, Trail Coordinator, Special Projects Branch, PDD
Andrea L. Dorlester, Planner IV, Park Planning Branch, PDD
Chron Binder
File Copy



**FAIRFAX COUNTY
PUBLIC SCHOOLS**

Department of Facilities and Transportation Services

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

November 26, 2012

TO: Barbara Berlin, Director, Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

FROM: Denise M. James, Director *D.M.J.*
Office of Facilities Planning Services

SUBJECT: CDPA-C-108-02/FDPA-C-108-04, Arlington Boulevard Development

ACREAGE: 2.58 acres

TAX MAP: 51-3 ((1)) 1D

This application area is part of an approved development from 1970, showing three office towers and a hotel. The applicant seeks to amend a portion of the approved development plan from an office tower to permit development of a mixed use building to include multi-family and townhomes and retail/service uses.

The application is within the Beech Tree Elementary, Glasgow Middle, and Stuart High school attendance areas. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity 2012 / 2017	Enrollment (9/30/12)	2013-2014 Projected Enrollment	Capacity Balance 2013-2014	2017-18 Projected Enrollment	Capacity Balance 2017-18
Beech Tree ES	449 / 449	392	366	83	302	147
Glasgow MS	1665 / 1665	1441	1584	81	1987	-322
Stuart HS	1941 / 1941	1746	1965	-24	2476	-535

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, the student enrollment at Stuart High and Glasgow Middle are projected to be significantly over capacity. There are no funded CIP recommendations at this time. Beech Tree Elementary is projected to have capacity.

The application proposes a mixed use building, which includes multi-family and townhome residential units. Based on this, the chart below shows the number of students anticipated based on the current countywide student yield ratio.

School Level	Mid-High Multi-family Ratio	Proposed # of units	Student Yield	School Level	Townhome Ratio	Proposed # of units	Student Yield
Elementary	.059	180	11	Elementary	.249	15	4
Middle	.019	180	3	Middle	.063	15	0
High	.032	180	6	High	.128	15	2
			20 total				6 total

Proffer Recommendation

A total of 26 students are anticipated (20 students from the multi-family units and 6 from the townhouse units). Based on the approved Residential Development Criteria, a proffer contribution of \$272,688 (26 x \$10,488) is recommended to offset the impact that new student growth will have on surrounding schools. It is recommended that the proffer contribution be directed toward schools in Cluster III or to schools in the Stuart High School Pyramid at the time of site plan or building permit approval. A proffer contribution at the time of occupancy is not recommended since this does not allow the school system adequate time to use the proffer contribution to offset the impact of new students.

In addition, an "escalation" proffer is recommended. The suggested per student proffer contribution is updated on an annual basis to reflect current market conditions. The amount has decreased over the last several years because of the down turn in the economy and lower construction costs for FCPS. As a result, an escalation proffer would allow for payment of the school proffer 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. For your reference, below is an example of an escalation proffer that was included as part of an approved proffer contribution to FCPS.

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 unit or the amount of 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 that notification to FCPS will be provided 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 to ensure classroom availability.

DMJ/gjb

Attachment: Locator Map

cc: Patty Reed, School Board Member, Providence District
 Ilryong Moon, Chairman, School Board Member, At-Large
 Ryan McElveen, School Board Member, At-Large
 Ted Velkoff, School Board Member, At-Large
 Dean Tistadt, Chief Operating Officer, FCPS
 Dan Parris, Cluster III, Assistant Superintendent
 Prosperanta Calhoun, Principal, Stuart High School
 James Oliver, Principal, Glasgow Middle School
 Terry Phillips, Principal, Beech Tree Elementary School



FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services
Office of Design and Construction Services
Gatehouse Administration Center, Suite 3500
8115 Gatehouse Road
Falls Church, Virginia 22042

May 15, 2012

Barbara C. Berlin, AICP
Director
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 800
Fairfax, Virginia 22035

Ladies and Gentlemen:

Re: Below Listed Recently Filed Development Plan Analysis

CDPA-C-108-02 / FDPA-C-108-04

This office has reviewed the subject development plan application, and has no comments with respect to school acquisition.

Sincerely yours,



Weldon Spurling, II, PE

WS/vm

cc: Facilities Planning Services, FCPS, (w/attach.)
File



County of Fairfax, Virginia

MEMORANDUM

DATE: May 8, 2012

TO: Brent Krasner
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. SE 2012-PR-005 Conc./w CDPA-C-108-02
& FDPA-C-108-04
Tax Map No. 051-3- ((01)) - 0001D

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

1. The application property is located in the Cameron Run (15) watershed. It would be sewerred into the Alexandria Sanitation Authority (ASA) Treatment Plant.
2. Based upon current and committed flow, there is excess capacity in the ASA Treatment. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8 inch line located in an easement and on the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. **Other pertinent comments:**

FAIRFAX COUNTY
WASTEWATER MANAGEMENT



Quality of Water = Quality of Life

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035
Phone: 703-324-5030, Fax: 703-803-3297
www.fairfaxcountv.gov/dpwes





FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

**PLANNING & ENGINEERING
DIVISION**

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

May 11, 2012

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

Re: Arlington Boulevard Development, LLC
CDPA C-108-02
FDPA C-108-04
Tax Map: 51-3

Dear Ms. Berlin:

The *Connection Rule for New Construction/Redevelopment in Accordance with Fairfax County Ordinance Section 65-6-13* (Rule) was adopted by the Fairfax Water Board on January 12th, 2012. The Rule includes utility-related reasons for not connecting to Fairfax Water. Because the proposed development is more than 3,000 feet from the nearest existing Fairfax Water main, a utility-related reason exists to not connect to Fairfax Water's system (Section III.A.).

The applicant is advised however that changes to Fairfax Water's pipe network may occur in the future and eliminate this utility-related reason to not connect. A final determination as to the requirement to connect the proposed development to our system will be made by Fairfax Water after formal submission of a site plan to Fairfax County by the applicant or their successor.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie Bain Hedges".

Jamie Bain Hedges P.E.
Director, Planning and Engineering

cc: Chief, Site Plan Review
Tom Sebastian, Arlington Boulevard Development LLC
Elizabeth Baker, Walsh, Colluci, Lubeley, Emrich & Walsh PC
Robert Cochran, VIKA



County of Fairfax, Virginia

MEMORANDUM

DATE: May 4, 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 Conceptual Development Plan Amendment/Final Development Plan Amendment Application
CDPA-C-108-02/FDPA-C-108-04

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 #428, Seven Corners
2. After construction programmed ___(n/a)___ this property will be serviced by the fire station _____(n/a)_____





County of Fairfax, Virginia

MEMORANDUM

DATE: 5/1/2012

Plans Reviewed by [unclear]
Plans are:

- Approved
 - Approved as noted
 - Not approved, correct [unclear]
- Date 5-21-12
By D. J. THOMAS

TO: Distribution List

FROM: Barbara C. Berlin, AICP
Director
Zoning Evaluation Division
Department of Planning and Zoning

SUBJECT: Development Plan Analysis

REFERENCE: Application No. CDPA-C-108-02/ FDPA-C-108-04
Development Plan: Included X Not Included

REVITALIZATION

Case Information

Staff Coordinator: **Brent Krasner**
 Pre-Staffing Date: 5/21/2012 Staffing Date: 7/26/2012
 Tentative PC Date: 10/17/2012
 Tentative BOS Date: 10/30/2012

Construction of buildings in the future shall require full compliance with fire protection requirements listed in the Public Facilities Annual

VEHICULAR TRAVEL WAYS MUST SUPPORT FIRE VEHICLES

Attached for your review and comment is the Rezoning Statement/Final Development Plan of Justification, Location map and Development Plans (if available) for the subject application.

Action addressees are requested to provide written comments to this office to staff coordinator by 5/21/2012 to be considered in preparing staff's recommendation on this application. Information addressees who wish to submit comments should provide them by the same date.

Information Addresses

- Clerk to the Board of Supervisors
Attn: Cathy Chianese
- Planning Commission Executive Director
Attn: Barbara Lippa
- Economic Development Authority
Dir. of Market Research and Communication
Attn: Nate Edwards
- DPZ-ZED Division Director
Barbara Berlin, AICP
- DPZ-ZED Branch Chiefs
- DPZ-ZED Chief, Proffer Interpretation Branch
Attn: Kevin Guinaw
- DPZ-ZED Admin Asst. IV Legal Notices
Attn: Lori Mallam
- Dept. of Facilities Mgmt. Analyst, Property Mgmt. Div.
Attn: Marguerite Guarino

- Dept. of Information Technology Network Services Div.
Radio Engineer, Radio Center
- Southeast Fairfax Dev. Corp.
Attn: Tony Fontana
***MV or LEE cases only**
- Dept. of Family Services Adult Aging Services
AAA, B-3-708
Attn: Jacquie Woodruff

Action Addresses

- DPZ- Planning Division Chief, Env. & Dev. Review Br.
Attn: Pam Nee
- DPZ Chief Zoning Inspector
Attn: Joe Bakos
***CSPA Applications only**
- DPWES Plan Control
Attn: Ken Williams
- DPWES Sanitary-Sewer
Attn: Gilbert Osei-Kwadwo
- VDOT
Attn: Deborah Townley

- Fire & Rescue Dept. Information & Technology
Attn: Eric Fisher
- Fire Prevention Div Plans Review Section
Attn: Dave Thomas/Sandra Ward
- Fairfax County Public Schools Facilities Svcs. Division Office of Design & Construction Services
Attn: Weldon Spurling
- Fairfax County Public Schools Office of Facilities Planning
Attn: Mary Tsai
- Fairfax County Water Authority Planning & Engineering Div. Manger, Planning Dept.
Attn: Traci Goldberg
- Dept. of Transportation Transportation Planning Chief, Site Analyst Section
Angela Rodeheaver
- Dept. of Housing & Comm. Dev. Housing Development Div. Housing Development Officer
Attn: Charlene Fuhrman-Schulz

- Dept. of Tax Administration Real Estate Division
Director
Attn: Janet Goldsmith
- Dept. of Health Div. of Environmental Health Technical Review and Information Resources
Attn: Kevin Wastler
- Fairfax County Park Authority Planning & Development Div. Plan Review Coordinator
Attn: Lynne Johnson 4th fl.
- Virginia Department of Forestry Forester
Attn: Jim Mc Glone
- Northern Va Soil and Water Conservation District
Attn: Willie Woode
- Planning Commissioner Providence District
- Board of Supervisors Providence District
- Office of Community Revitalization/Reinvestment
Attn: Barbara Byron
***CRD or Tysons Cases only**

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



Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

REVITALIZATION

CDPA-C-108-02 /



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: FDPA-C-108-04
(Assigned by staff)

RECEIVED
Department of Planning & Zoning

MAR 19 2012

Zoning Evaluation Division

APPLICATION FOR A REZONING (PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Arlington Boulevard Development, LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the N/A District to the N/A District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA ()	CDP ()	FDP ()	CDPA (X)	FDPA (X)
----------------------	---------	---------	---------	----------	----------

LEGAL DESCRIPTION:

N/A				
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

51-3	((1))		1D	112,587 sf	2.58 ac
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage	

POSTAL ADDRESS OF PROPERTY:

6406 Arlington Boulevard

ADVERTISING DISCRIPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)
North side of Arlington Boulevard (Rte. 50), approximately 500 feet east of its intersection with South Street (Rte. 1702).

PRESENT USE: Vacant	PROPOSED USE: Mixed uses incl. residential, retail/service
MAGISTERIAL DISTRICT: Providence	OVERLAY DISTRICT (S): HC, SC, CRD

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Martin D. Walsh, attorney/agent
Type or Print Name Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Blvd, #1300, Arlington, VA 22201
Address

M D Walsh
Signature of Applicant or Agent
(Work) (703) 528-4700 (Mobile)
Telephone Number

Please provide name and telephone number of contact if different from above: Elizabeth D. Baker, (703) 528-4700

DO NOT WRITE BELOW THIS SPACE

Date application accepted: 4/10/12

CDPA/FDPA 2012-0367/0368
Fee Paid \$ 16,370.00 CDPA
\$1,305.00 FDPA

Virginia Ruffner
11-

KCS 4/10/12



County of Fairfax, Virginia

MEMORANDUM

DATE: June 1, 2012

TO: Brent Krasner, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Durga Kharel, Senior Engineer III
Central Branch, Site Development & Inspection Division (SDID)
Department of Public Works and Environmental Services

SUBJECT: Rezoning Application #CDPA-C-108-02 /FDPA-C-108-04, Arlington Boulevard Development, Conceptual/Final Development Plandated March 12, 2012, LDS Project #5636-ZONA-001-1, Tax Map #051-3-01 -0001D, Providence District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site.

Water quality controls are required for this development (PFM 6-0401.2A). Water quality is proposed to be met with tree box filters and the use of structural filter systems. At the construction plan stage, the water quality calculations will have to use the Occoquan Method (PFM 6-0402.3). The design criteria of the PFM will have to be met at that time.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

No downstream drainage complaints exist.

Stormwater Detention

Underground Stormwater detention vault with an approximate volume of 11,000 cubic feet is proposed. The BOS approval shall be required for an underground vault in residential development. (PFM 6-0303.8)

Site Outfall

An outfall narrative has been provided.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



St. Clair Williams, Staff Coordinator
Rezoning Application #RZ 2009-PR-022, Hollingsworth
December 14, 2011
Page 2 of 2

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 under development. The subdivision construction 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.

DK/

cc: Don Demetrius, Chief, Watershed Evaluation Projects Branch, SPD
Judy Cronaurer, Chief, Central Branch, SDID, DPWES
Hani Fawaz, Senior Engineer III, Central Branch, SDID, DPWES
Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

DATE: August 15, 2012

TO: Brent Krasner, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Durga Kharel, P.E., Senior Engineer III
Central Branch
Site Development and Inspection Division (SDID)
Land Development Services
Department of Public Works and Environmental Services

SUBJECT: Conceptual Development Plan Amendment Application, CDPA-C-108-02, Final Development Plan Amendment Application, FDPA-C-108-04 and Special Exception Application SE 2012-PR-005, *Arlington Boulevard Development, LLC*, Tax Map #051-3-01-0001D, Providence District

REFERENCE: Waiver Request #24549-WPFM-001-1, for Location of Underground Facility in a Residential Development

We have reviewed the referenced submission for consistency with Section 6-0303.8 of the Public Facilities Manual (PFM), which restricts use of underground 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 and the environment. The proposed development is for a mixed use development with multifamily and single family attached dwellings and retail/service uses. The cost of maintenance and/or replacement of these facilities will be the responsibility of Arlington Boulevard Development, LLC. Underground 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 applicant has proposed an on-site underground stormwater detention vault with a footprint of 105 feet by 13 feet with an approximate volume of 10492 cubic feet. The vault will accommodate the stormwater quantity detention to meet the County requirements. Because this facility is not located at the conventional at grade, it is deemed underground.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359
www.fairfaxcounty.gov/dpwes



In the waiver application, the applicant states that the urban nature of the proposed development and the site constraints arising from the need to construct this mixed use development result in a project that necessitates the stormwater detention to be placed underground as shown on the accompanying plans.

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 – The underground facility is proposed to be located at the entrance of the proposed development. The access points to the facility will be highly visible. Unofficial access to the facility will be easily noticed. Locking manholes and doors must be provided at each access point.

If it is the intent of the Board to approve the waiver request, the applicant 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.

Impacts on the Environment – The site is currently unimproved or undeveloped. The surrounding areas except for the property lot 1C on the west of the subject property are developed. The proposed underground facility seems to be connected to an existing drainage system which ultimately outfalls into Tripps Run. Adequate outfalls 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 proposed underground facility.

Burden Placed on Prospective Owners for Maintenance and Future Replacement –

Maintenance: The engineer has provided an estimate of \$ 1,500 as the annual maintenance cost of the proposed facility; staff finds this estimate reasonable. Before site plan approval, sufficient funds should be placed into escrow to fund 20 years of maintenance. An escrow fund of \$30,000 shall be required. This fund would not be available to the owner until bond release.

If it is the intent of the Board to approve the waiver request, staff recommends the property owner be required to execute a maintenance agreement prior to site plan approval. Staff further recommends the property owner be required to establish a financial plan for the operation, inspection, and maintenance of the underground facility. 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 facilities before construction plan approval.

Future Replacement: The location of the proposed underground detention facility at the entrance from South Street may make replacement of this facility in future problematic. The engineer may explore the better location for the facility during site plan design

The engineer has estimated the construction cost for the proposed facility as \$ 262,300; staff finds the estimates reasonable. The applicant has shown the proposed gross square footage of 18,000 and 239,560 for the commercial and residential developments respectively. With a total of 195 residential units proposed, the burden of cost of maintenance and replacement per residential units is estimated as \$32.18; staff finds the estimate reasonable.

If it is the intent of the Board to approve the waiver request, the property owner should be required, as a waiver condition, to address future replacement of the underground facility 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 facility 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.

RECOMMENDATION:

DPWES recommends that the Board approve the waiver to locate the underground facility in the residential development for Arlington Boulevard Development, LLC, subject to Waiver #24549-WPFM-001-1 Conditions dated August 15, 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 #24549-WPFM-001-1 Conditions, Arlington Boulevard Development, August 15, 2012

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
Judy Cronauer, Chief, Central Branch, SDID, LDS, DPWES
Waiver File

Waiver Request #24549-WPFM-001-1 Conditions

Arlington Boulevard Development, LLC
CDPA-C-108-02
FDPA-C-108-04 &
SE 2012-PR-005
August 15, 2012

1. The underground facility 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 facility shall have a minimum height of 72 inches.
3. The underground facility shall be constructed of reinforced concrete products only.
4. The underground facility shall incorporate appropriate safety features, such as locking manholes and doors, as determined by DPWES at the time of construction plan submission.
5. The underground facility shall be privately maintained and shall not be located in a county storm drain easement.
6. 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 prior to final site plan approval. The maintenance agreement shall run with the land, its successors and assigns. The private maintenance agreement shall include:
 - a condition that the property owner and its successors or assigns shall not petition the county to assume the maintenance, or the replacement, of the underground facility;
 - a reference to the establishment of the reserve funds for the maintenance and replacement of the underground facility;
 - a reference to the operation, inspection, and maintenance procedures detailed in the site plan;
 - a condition that the property owner provide and continuously maintain liability insurance; a typical liability insurance amount is at least \$1,000,000 against claims associated with underground facility; and
 - a statement that Fairfax County shall be held harmless from any liability associated with the facility.

ATTACHMENT A

7. Operation, inspection, and maintenance procedures associated with the underground facility shall be included in the site plan to ensure the safe operation, inspection, and maintenance of the facility. The procedures shall include:

- establishment of procedures to facilitate inspection by the county including, but not limited, to
 - an advance notice procedure,
 - a requirement for inspection of transitional screening,
 - a requirement for contact information,
 - the procedure for obtaining the access keys,
 - the procedure to ensure the access points to the facility are not blocked;
- and
- establishment of operation and maintenance procedures to
 - ensure the facility will continue to control the stormwater generated from the site,
 - continue to minimize the possibility of clogging events, and

8. 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. The financial plan shall include:

- 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 facility shall be established to receive annual deposits based on the initial construction costs and an estimated 50-year lifespan for concrete products; and
- prior to final construction plan approval, the property owner shall escrow sufficient funds which will cover a 20-year maintenance cycle of the underground facility; these monies shall not be made available to the owner until after final bond release.

ATTACHMENT B

The Public Facilities Manual (PFM) Section 6-0303.8 (24-88-PFM, 83-04-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.



County of Fairfax, Virginia

MEMORANDUM

DATE: February 26, 2013

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

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

SUBJECT: Arlington Boulevard Development, LLC –
Comments on CDPA-C-108-02 / FDPA-C-108-04 / SE 2012-PR-005

The Office of Community Revitalization (OCR) has reviewed the above referenced Conceptual Development Plan and Final Development Plan Amendment application marked “Received” by the Department of Planning and Zoning on February 4, 2013. A special exception request was also filed concurrently to permit fast food restaurants to be located in a residential structure.

The applicant is requesting a CDP/FDP amendment for the property at 6406 Arlington Boulevard to allow a three to five-story mixed-use development, including multifamily residential and retail. The property is located within the Seven Corners Commercial Revitalization District.

Application Description:

The site is located between South Street and Arlington Boulevard, and is approximately 2.58 acres in size. Surrounding uses include two high rise office towers to the east, single-family residential homes to the north, and a vacant property to the west which is approved for a hotel.

The applicant proposes 174 multifamily units, 14 townhome-style units, and 14,800 square feet of retail. The retail is located at the ground floor facing Arlington Boulevard. Multifamily units are located on the floors above. Parking is provided in two underground levels and some “teaser” surface parking adjacent to the retail. The applicant has also proposed some shared parking with the adjacent office buildings, which are under the same ownership. Access to the site is primarily from the service drive along Arlington Boulevard. An additional access is also



Office of Community Revitalization
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22035
703-324-9300, TTY 711
www.fcrevit.org

provided from South Street, and a driveway connects both sides of the property. Service and loading is accessed from an existing service area utilized by the adjacent office buildings.

Comments:

The overall planning and design of the site has a number of attributes that will positively contribute to the revitalization of the Seven Corners CRD. The project's massing creates appropriate transitions stepping down from five stories along Arlington Boulevard to three stories along South Street where it faces single family homes. The architecture reflects the style of the adjacent office buildings creating a cohesive and contemporary aesthetic fitting of the Seven Corners area. Utilizing underground parking, the applicant has utilized key portions of the property for pedestrian amenities.

The OCR has several outstanding concerns pertaining to the Conceptual/Final Development Plans:

Building Design

1. To reduce an uninviting tunnel effect that could discourage use of the public courtyard, the applicant should commit to strategies that create an active and attractive space in the covered courtyard entrance area. These include: large expanses of windows, moveable seating, high quality lighting, and multiple egresses on the east and west facades of the covered space.

Streetscape & Circulation

2. The current surface parking scenario provides 47 parking spaces for 14,800sqft of retail or 3.18spaces/1000sqft. This "teaser" parking provides for the majority of the retail parking requirements. Redesigning this parking area by converting a row to parallel parking would provide additional space for a wider sidewalk in front of the retail as well as additional landscaping surrounding the parking lot.
3. The proposed 6-foot sidewalk along Arlington Boulevard is misaligned with the existing sidewalk on the adjacent office building site. A detail drawing is necessary to show how this connection will be made.
4. Street trees and landscaping located along both the north and south edges of the service drive along Arlington Boulevard should be extended to include areas in front of the office towers site to provide a continuous streetscape along the entire length of the two properties. In particular, continuing the tree planting in the median between the Service Drive and Arlington Boulevard is necessary to provide continuity and an appropriate buffer.



5. Applicant should provide a commitment to underground the overhead utilities along South Street.
6. The plans indicate that the commercial dumpster is located on the southwest corner of the property along Arlington Boulevard. Given its prominent and conspicuous location consideration should be given to relocating it or providing enhanced screening to disguise the use.

CC: Brent Krasner, Staff Coordinator, DPZ/ZED
OCR File



Office of Community Revitalization
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22035
703-324-9300, TTY 711
www.fcrevit.org

PLANNED DEVELOPMENT DISTRICT REGULATIONS

2. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Fast food restaurants

6-206

Use Limitations

1. All development shall conform to the standards set forth in Part 1 of Article 16.
2. All uses shall comply with the performance standards set forth in Article 14.
3. When a use presented in Sect. 203 above as a Group or Category use is being considered for approval on a final development plan, the standards set forth in Articles 8 or 9 shall be used as a guide.

When a use presented in Sect. 203 above as a Group or Category use is being considered for approval as a special exception use, pursuant to Sect. 205 above, the use shall be subject to the provisions of Article 9 and the special permit standards of Article 8, if applicable. Provided that such use is in substantial conformance with the approved conceptual development plan and any imposed development conditions or proffered conditions and is not specifically precluded by the approved final development plan, no final development plan amendment shall be required.

In either of the above, all Category 3 medical care facility uses shall be subject to the review procedures presented in Part 3 of Article 9.

4. All uses permitted pursuant to the approval of a final development plan shall be in substantial conformance with the approved final development plan as provided for in Sect. 16-403.
5. Secondary uses shall be permitted only in a PDC District which contains one or more principal uses. Unless modified by the Board in conjunction with the approval of a conceptual development plan in order for further implementation of the adopted comprehensive plan, the gross floor area devoted to dwellings as a secondary use shall not exceed fifty (50) percent of the gross floor area of all principal uses in the development, except that the floor area for affordable and market rate dwelling units which comprise the increased density pursuant to Part 8 of Article 2 shall be excluded from this limitation. The gross floor area of all other secondary uses shall not exceed twenty-five (25) percent of the gross floor area of all principal uses in the development.

The floor area for dwellings shall be determined in accordance with the gross floor area definition except the following features shall not be deemed gross floor area: balconies, porches, decks, breezeways, stoops and stairs which may be roofed but which have at least one open side; or breezeways which may be roofed but which have two (2) open ends. An open side or open end shall have no more than fifty (50) percent of the total area between the side(s), roof and floor enclosed with railings, walls, or architectural features.

6. Secondary uses shall be designed so as to maintain and protect the character of adjacent properties, and shall be conducted entirely within an enclosed building, with no outside display, except those uses which by their nature must be conducted outside a building.

FAIRFAX COUNTY ZONING ORDINANCE

7. Service stations, service station/mini-marts and vehicle light service establishments shall be permitted only under the following conditions:
 - A. Located in a commercial center consisting of not less than three (3) commercial establishments, such commercial establishments to be other than automobile-related.
 - B. There shall be no vehicle or tool rental and no outdoor storage or display of goods offered for sale, except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart. In addition, no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours and there shall be no more than two (2) such vehicles on site at any one time.
8. Signs shall be permitted only in accordance with the provisions of Article 12, and off-street parking and loading facilities and private streets shall be provided in conformance with the provisions of Article 11.
9. Notwithstanding the provisions of Par. 5 and 6 above, housing for the elderly as a secondary use need not be designed to serve primarily the needs of the residents and occupants of the planned development in which located but shall be designed so as to maintain and protect the character of adjacent properties. The gross floor area devoted to housing for the elderly as a secondary use shall not exceed fifty (50) percent of the gross floor area of all uses in the development.
10. Fast food restaurants shall be permitted only in accordance with the following:
 - A. Fast food restaurants may be permitted as a secondary use when shown on an approved final development plan, and provided such use is located in a nonresidential structure containing at least one (1) other permitted principal or secondary use, in accordance with the following:
 - (1) Such fast food restaurants shall be oriented to cater primarily to occupants and/or employees in the structure in which located, or of that structure and adjacent structures in the same building complex which are accessible via a clearly designated pedestrian circulation system; and
 - (2) Such use(s) shall comprise not more than fifteen (15) percent of the gross floor area of the structure.
 - B. Fast food restaurants not permitted under the provisions of Par. A above may be permitted as a secondary use by special exception, in accordance with the following:
 - (1) The structure containing the fast food restaurant shall be designed as an integral component of a building complex, and shall be reviewed for compatibility with the approved PDC development; and

PLANNED DEVELOPMENT DISTRICT REGULATIONS

- (2) The fast food restaurant shall be safely and conveniently accessible from surrounding uses via a clearly defined pedestrian circulation system which minimizes points of conflict between vehicular and pedestrian traffic. Pedestrian ways shall be prominently identified through design features such as, but not limited to, the use of special pavement treatments for walkways and crosswalks, and/or the use of consistent and distinctive landscaping. Vehicular access to the use shall be provided via the internal circulation system of the building complex, and no separate entrance to the use shall be permitted from any thoroughfare intended to carry through traffic.
11. Kennels and veterinary hospitals shall be located within a completely enclosed building which is adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area. In addition, the Health Department shall approve the construction and operation of all veterinary hospitals prior to issuance of any Building Permit or Non-Residential Use Permit.
12. Drive-through pharmacies shall be permitted only on a lot which is designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation and parking. Adequate parking and stacking spaces for the use shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the lot. In addition, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.
13. Vehicle transportation service establishments shall be permitted in accordance with the following:
- A. The total number of company vehicles permitted on site at any given time shall not exceed five (5).
 - B. There shall be no maintenance or refueling of vehicles on site.
 - C. Notwithstanding the provisions of Par. 15 of the Transitional Screening and Barrier Matrix, the use shall be subject to the provisions of Par. 9 of the Matrix.
14. New vehicle storage shall be permitted by right in accordance with the following:
- A. When located within a parking structure that is accessory to another use(s), and provided that the spaces devoted to new vehicle storage are in excess of the minimum number of off-street parking spaces required in accordance with Article 11 for the use(s) to which the structure is accessory. The owner shall submit a parking tabulation in accordance with Article 17 that demonstrates that such excess parking spaces are available for new vehicle storage.
 - B. The layout of the new vehicle storage shall not hinder the internal vehicle circulation within the parking structure, and there shall be no mechanical parking lift devices or fencing associated with the new vehicle storage.

FAIRFAX COUNTY ZONING ORDINANCE

- C. There shall be no signs identifying the use and/or the associated vehicle, sale, rental and ancillary service establishment.
 - D. Notwithstanding the provisions of Article 13, transitional screening shall not be required.
15. A mini-warehousing establishment shall only be permitted when specifically identified on an approved development plan or in accordance with Sect. 205 above and only in accordance with the following:
- A. Loading and unloading areas shall be located, screened and/or fully enclosed as required to minimize the potential for adverse impacts on adjacent property. All other activities associated with the use shall be conducted completely indoors in a multiple story structure.
 - B. The design of the storage structure shall be office-like in appearance and harmonious in color and design with that of the surrounding development so to minimize any adverse visual impact.
 - C. No individual storage bay door or storage items shall be visible from the outside of the storage structure.
 - D. The site shall be designed to facilitate safe and efficient on-site circulation and parking.
 - E. Signage shall be in scale and harmony with the surrounding development so not to detract from the character of the area.
 - F. There shall be no incidental parking or storage of trucks, trailers, and/or moving vans except for purposes of loading and unloading. There shall be no truck, trailer, and/or van rentals conducted from the site.

6-207

Lot Size Requirements

- 1. Minimum district size: No land shall be classified in the PDC District unless the Board finds that the proposed development meets at least one (1) of the following conditions:
 - A. The proposed development will yield a minimum of 100,000 square feet of gross floor area.
 - B. The proposed development will be a logical extension of an existing P District, in which case it must yield a minimum of 40,000 square feet of gross floor area.

PLANNED DEVELOPMENT DISTRICT REGULATIONS

- C. The proposed development is located within an area designated as a Community Business Center in the adopted comprehensive plan or is in a Commercial Revitalization District and a final development plan is submitted and approved concurrently with the conceptual development plan for the proposed development. The conceptual and final development plan shall specify the uses and gross floor area for the proposed development and shall provide site and building designs that will complement existing and planned development by incorporating high standards of urban design, to include provision for any specific urban design plans for the area and for pedestrian movement and access.
2. Minimum lot area: No requirement for each use or building, provided that a privacy yard, having a minimum area of 200 square feet, shall be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a development plan.
3. Minimum lot width: No requirement for each use or building.

6-208

Bulk Regulations

1. Maximum building height: Controlled by the standards set forth in Part 1 of Article 16.
2. Minimum yard requirements: Controlled by the standards set forth in Part 1 of Article 16.
3. Maximum floor area ratio: 1.5, which may be increased by the Board, in its sole discretion, up to a maximum of 2.5 in accordance with and when the conceptual and final development plans include one or more of the following:
 - A. More open space than the minimum required by Sect. 209 below - Not more than 2% for each additional 1% of the gross area provided in open space.
 - B. Unique design features and amenities within the planned development which require unusually high development costs and which achieve an especially attractive and desirable development, such as, but not limited to, terraces, sculpture, reflecting pools and fountains - As determined by the Board in each instance, but not to exceed 35%.
 - C. Below-surface off-street parking facilities - Not more than 5% for each 20% of the required number of parking spaces to be provided.
 - D. Above-surface off-street parking facilities within an enclosed building or structure - Not more than 3% for each 20% of the required number of parking spaces to be provided.

The maximum floor area ratio permitted by this Part shall exclude the floor area for affordable and bonus market rate dwelling units provided in accordance with Part 8 of Article 2 and the floor area for proffered bonus market rate units and/or bonus floor area, any of which is associated with the provision of workforce dwelling units, as applicable.

FAIRFAX COUNTY ZONING ORDINANCE

6-209 Open Space

1. 15% of the gross area shall be open space.
2. In a PDC development where dwelling units are proposed as a secondary use, as part of the open space to be provided in accordance with the provisions of Par. 1 above, there shall be a requirement to provide recreational facilities for the enjoyment of the residents of the dwelling units. The provision of such facilities shall be subject to the provisions of Sect. 16-404 and such requirement shall be based on a minimum expenditure of \$1 700 per dwelling unit for such facilities and either:
 - A. The facilities shall be provided on-site by the developer in substantial conformance with the approved final development plan. In the administration of this provision, credit shall be considered where there is a plan to provide common recreational facilities for the residents of the dwelling units and the occupants of the principal uses, and/or
 - B. The Board may approve the provision of the facilities located on property which is not part of the subject PDC District.

Notwithstanding the above, in affordable dwelling unit developments, the requirement for a per dwelling unit expenditure shall not apply to affordable dwelling units.

6-210 Additional Regulations

1. Refer to Article 16 for standards and development plan requirements for all planned developments.
2. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above, including the shape factor limitations contained in Sect. 2-401.

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		