APPLICATION ACCEPTED: January 18, 2013
PLANNING COMMISSION: January 23, 2014
BOARD OF SUPERVISORS: January 28, 2014 @ 4:00 p.m.

County of Fairfax, Virginia

January 9, 2014

STAFF REPORT ADDENDUM

APPLICATION RZ/FDP 2013-MV-001
Waiver #25678-WPFM-001-1

MOUNT VERNON DISTRICT

APPLICANT:	A&R Huntington Metro LLC
EXISTING ZONING:	C-5 (Neighborhood Retail Commercial District)
PROPOSED ZONING:	PRM (Planned Residential Mixed Use)
PARCELS:	83-1 ((8)) 92A, 92B, 93A, 93B, 94A
SITE AREA:	1.04 acres
FLOOR AREA RATIO (FAR):	2.99
PLAN MAP:	Residential, 16 – 20 du/ac
PROPOSAL:	The applicant proposes to rezone the property from the C-5 District to the PRM District to permit the development of one multi-family building with up to 139 dwelling units and up to 3,534 square feet of ground floor retail at a 2.99 FAR.

STAFF RECOMMENDATIONS:

Staff recommends denial of RZ 2013-MV-001. However, if it is the intent of the Board of Supervisors to approve RZ 2013-MV-001 and the associated Conceptual Development Plan, staff recommends that the approval be subject to execution of proffers consistent with those contained in Appendix 1.

Megan Duca

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

Staff recommends denial of FDP 2013-MV-001. However, if it is the intent of the Planning Commission to approve FDP 2013-MV-001, staff recommends that the approval be subject to the proposed Final Development Plan conditions contained in Appendix 2 and the Board of Supervisors approval of RZ 2013-MV-001 and associated Conceptual Development Plan.

If it is the intent of the Board of Supervisors to approve RZ 2013-MV-001, such approval should include the following waivers and modifications:

- Waiver #25678-WPFM-001-1 to locate underground facilities in a residential area (PFM Section 6-0303.8), subject to conditions dated July 10, 2013 contained in Appendix 8 as Attachment A;

- Waiver of Par. 1 of Section 6-407 of the Zoning Ordinance for the minimum district size for the PRM District;

- Waiver of Section 13-303 of the Zoning Ordinance for transitional screening and Section 13-304 for the barrier requirements between the uses within the proposed development and modification of the transitional screening and waiver of the barrier requirements for the surrounding properties;

- Deviation from the Tree Preservation Target pursuant to Section 12-0508 of the Public Facilities Manual (PFM);

- Modification of Section 12-0510.4E(5) of the PFM to permit a reduction of the minimum four foot planting distance from a restrictive barrier;

- Waiver of Par. 3 of Section 8-0201 of the PFM and Par. 2 of Section 17-201 of the Zoning Ordinance for the requirement to construct an on-road bike lane in favor of a contribution for future funding;

- Waiver of Par. 3 of Section 17-201 of the Zoning Ordinance for the requirement to provide inter-parcel connections to adjoining parcels;

- Waiver of Par. 4 and 10 of Section 17-201 of the Zoning Ordinance for further construction and/or widening of existing roads surrounding the application property and of the requirement for under-grounding existing utilities; and,

- Modification of Section 11-203 of the Zoning Ordinance for required loading spaces to permit the loading space depicted on the CDP/FDP.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions 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.

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

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.

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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).

Rezoning Application

RZ 2013-MV-001

Applicant: A&R HUNTINGTON METRO LLC
Accepted: 01/18/2013
Proposed: MIXED USE
Area: 1.04 AC OF LAND; DISTRICT - MOUNT VERNON

Located: 2338, 2340, 2342 & 2344 GLENDALE TERRACE AND 2317 HUNTINGTON AVENUE, ALEXANDRIA, VA 22303

Zoning: FROM C- 5 TO PRM

Map Ref Num: 083-1- /08/ /0092A /08/ /0092B /08/ /0093A /08/ /0093B /08/ /0094A

Final Development Plan

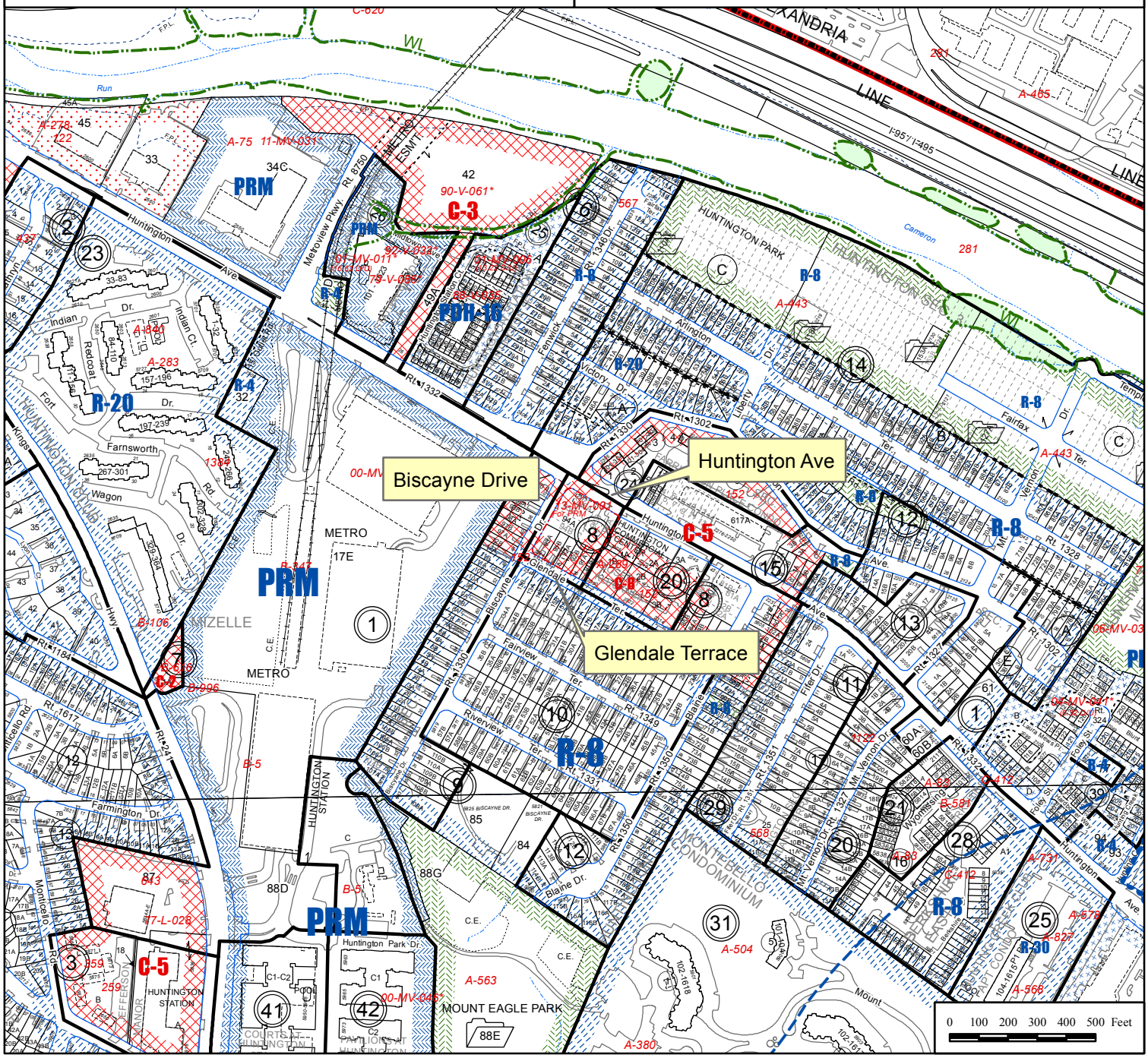
FDP 2013-MV-001

Applicant: A&R HUNTINGTON METRO LLC
Accepted: 01/18/2013
Proposed: MIXED USE
Area: 1.04 AC OF LAND; DISTRICT - MOUNT VERNON

Located: 2338, 2340, 2342 & 2344 GLENDALE TERRACE AND 2317 HUNTINGTON AVENUE, ALEXANDRIA, VA 22303

Zoning: PRM

Map Ref Num: 083-1- /08/ /0092A /08/ /0092B /08/ /0093A /08/ /0093B /08/ /0094A



HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

CONCEPTUAL / FINAL DEVELOPMENT PLAN

RZ/FDP 2013-MV-001

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APPLICANT:

A&R HUNTINGTON METRO LLC
& 2317 HUNTINGTON LLC
1040 PARK AVENUE
SUITE 300
BALTIMORE, MARYLAND 21201

CIVIL ENGINEER:

ENGINEER/PLANNER:
BOWMAN CONSULTING GROUP, LTD.
14020 THUNDERBOLT PLACE, SUITE 300
CHANTILLY, VIRGINIA 20151

ATTORNEY / AGENT:

COOLEY LLP
ONE FREEDOM SQUARE
11951 FREEDOM DRIVE
RESTON, VIRGINIA 20190

ARCHITECTURE:

CURRY ARCHITECTS
606 E. JOPPA RD
TOWSON, MARYLAND 21286

MASSA MONTALTO ARCHITECTURE, PC
3297 STATE ROUTE 66
NEPTUNE, NEW JERSEY 07753

LANDSCAPE ARCHITECTURE:

CARVALHO & GOOD, PLLC
1025 CONNECTICUT AVENUE N.W.
SUITE 1060
WASHINGTON, D.C. 20036

TRAFFIC CONSULTANT:

WELLS & ASSOCIATES, INC.
1420 SPRING HILL ROAD
SUITE 610
MCLEAN, VIRGINIA 22102

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
12.9.13
LANDSCAPE ARCHITECT

DECEMBER 9, 2013
OCTOBER 2, 2013
AUGUST 9, 2013
JUNE 26, 2013
MARCH 22, 2013
JANUARY 11, 2013
DECEMBER 6, 2012
NOVEMBER 16, 2012

NOTES:

1. THE SUBJECT PROPERTY OF THIS APPLICATION IS DESCRIBED AS FOLLOWS:

TAX MAP #	OWNER	DEED BOOK / PAGE
0831 08 0092A	A & R HUNTINGTON METRO, LLC	20158/1372
0831 08 0092B	A & R HUNTINGTON METRO, LLC	19854/1017
0831 08 0093A	A & R HUNTINGTON METRO, LLC	19872/1839
0831 08 0093B	A & R HUNTINGTON METRO, LLC	19819/2100
0831 08 0094A	2317 HUNTINGTON, LLC	16738/1056

AMONG THE LAND RECORDS OF FAIRFAX COUNTY. A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THIS SUBJECT PROPERTY AND THE NATURE OF THE DEVELOPER'S INTEREST IN SAME IS PROVIDED IN AN AFFIDAVIT SUBMITTED SEPARATELY.

2. THE TOTAL SITE AREA IS 45,431 SF OR 1.04294 ACRES.

3. THE SUBJECT PROPERTY LIES WITHIN LAND UNIT T OF THE MV1-HUNTINGTON COMMUNITY PLANNING SECTOR IN THE MOUNT VERNON PLANNING DISTRICT WITHIN THE AREA IV OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AS EXPLAINED IN THE APPLICATION NARRATIVE.

4. THE SUBJECT PROPERTY IS CURRENTLY ZONED C-5 AND IS LOCATED IN THE MOUNT VERNON PLANNING DISTRICT.

5. THE TOPOGRAPHY SHOWN ON THE CDP/FDP IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM A FIELD RUN SURVEY COMPLETED BY BOWMAN CONSULTING GROUP IN MARCH 2011.

6. THE BOUNDARY INFORMATION SHOWN ON THE CDP/FDP IS FROM A FIELD RUN SURVEY BY BOWMAN CONSULTING GROUP COMPLETED IN FEBRUARY 2011.

7. THERE IS AN EXISTING APARTMENT BUILDING OF APPROXIMATELY 7,300 S.F. GROSS FLOOR AREA AND ASSOCIATED SURFACE PARKING LOT AND RESIDENTIAL DUPLEX UNITS ON SITE.

8. THE COUNTY WIDE TRAILS PLAN IDENTIFIES A MINOR PAVED TRAIL (4' TO 7'-11" WIDE) TO BE PROVIDED ALONG HUNTINGTON AVENUE, HOWEVER THE SPECIFIC 'SIDE' OF HUNTINGTON AVENUE THAT THE TRAIL IS TO BE LOCATED IS NOT SPECIFIED. THE TRAIL PLAN ALSO IDENTIFIES AN ON-ROAD BIKE LANE WITHIN HUNTINGTON AVENUE. THE CDP/FDP PROVIDES A SIDEWALK ALONG HUNTINGTON AVENUE INTENDED TO SATISFY THIS REQUIREMENT AS DEMONSTRATED HEREON. THE CDP/FDP, AS DESIGNED, ACCOMMODATES THE FUTURE INSTALLATION OF THE ON ROAD BIKE LANE ALONG HUNTINGTON AVE, WITH THE REQUEST TO WAIVE THE REQUIREMENT FOR INSTALLATION OF THE BIKE LANE IN LIEU OF FUTURE CONTRIBUTIONS TO THE FUNDING OF THE BIKE LANE INSTALLATION BY OTHERS.

9. THE PROPERTY IS LOCATED IN THE ASA: I-1 SANITARY SEWER DISTRICT WATERSHED.

10. THE PROPERTY IS LOCATED IN THE CAMERON RUN STORM DRAIN WATERSHED.

11. THERE ARE NO KNOWN FLOODPLAINS, RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) LOCATED ON THE PROPERTY AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY MAPPING.

12. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN UTILITY EASEMENTS OF 25 FEET OR GREATER IN WIDTH ON THE SITE.

13. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO AREAS CONTAINING SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION.

14. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY.

15. TO THE BEST OF OUR KNOWLEDGE THERE WILL BE NO ADVERSE IMPACTS ON ADJACENT AND NEIGHBORING PROPERTIES.

16. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE OR WILL BE EXTENDED OR IMPROVED BY THE APPLICANT OR UTILITY COMPANY AS MAY BE APPROPRIATE.

17. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, WITH THE EXCEPTIONS LISTED HEREIN.

18. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS FOR THIS SITE ARE PROPOSED THROUGH THE USE OF AN ON-SITE UNDERGROUND FACILITY AND ABOVE GRADE CISTERNS AND SUPPLEMENTED WITH VARIOUS URBAN BIO-RETENTION FACILITIES AS DESCRIBED WITHIN THE CDP/FDP.

19. ADDITIONAL SITE AMENITIES SUCH AS PLANTERS, ENTRANCE SIGNS, GAZEBOS, LIGHTING, TRELLIS, FENCES AND/OR WALLS NOT REPRESENTED ON THE PLAN MAY BE PROVIDED AT THE TIME OF FINAL ENGINEERING DESIGN.

20. THE DEVELOPMENT SCHEDULE FOR THIS PROJECT IS DEPENDENT ON THE SECURING OF ALL REQUIRED APPROVALS AND PERMITS, AND MARKET CONDITIONS.

21. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA OF THE COMPREHENSIVE PLAN, PARTICULARLY THROUGH APPROPRIATE SITE DESIGN, SIGNIFICANT LANDSCAPING, PROVISION OF SITE AMENITIES AND THE DESIGN OF AN APPROPRIATE STREETSCAPE THAT COMPLIMENTS THE EXISTING COMMUNITY.

22. TO THE BEST OF OUR KNOWLEDGE NONE OF THE USES REPRESENTED ON THIS PLAN WILL GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280.

23. PARKING WILL BE PROVIDED IN GENERAL ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE AND AS AMENDED WITH THE PROPOSED PARKING REDUCTION AND WAIVERS/MODIFICATIONS REQUESTED HEREIN ASSOCIATED WITH THIS APPLICATION. THE DEVELOPER RESERVES THE RIGHT TO PROVIDE MORE OR LESS THAN THE NUMBER OF PARKING SPACES PRESENTED HEREON PROVIDED THAT THE AMOUNT OF PARKING SPACES WILL BE SUFFICIENT TO COMPLY WITH ARTICLE 11, PART 1 (OFF-STREET PARKING) OF THE ZONING ORDINANCE, AND AS AMENDED WITH THE PARKING REDUCTION PLAN.

24. ARCHITECTURAL BUILDING AND LANDSCAPE ARCHITECTURAL ILLUSTRATIONS PROVIDED HEREIN ARE FOR INFORMATION ONLY AND SUBJECT TO CHANGE WITH FINAL DESIGN.

25. BIKE PARKING FOR RESIDENTIAL USES WILL BE PROVIDED WITHIN THE PROPOSED BUILDING.

NOTES CONTINUED:

26. APPLICANT RESERVES THE RIGHT TO UTILIZE AREAS OF POTENTIAL DEDICATION IN THE CALCULATION OF PROPOSED F.A.R. PER ARTICLE 2-308-4 OF THE ZONING ORDINANCE.

27. PROPOSED ROADWAY IMPROVEMENTS (ENTRANCES, CURBING, MEDIAN ETC) MAY REQUIRE EXCEPTION FROM VDOT ACCESS MANAGEMENT DESIGN STANDARDS, AS FILED UNDER SEPARATE COVER AND, AS MAY BE DETERMINED DURING SITE PLAN PROCESS.

28. LANE USE, PAVEMENT MARKINGS, SIDEWALK DESIGN ARE SUBJECT TO VDOT REVIEW AND APPROVAL AT TIME OF SITE PLAN APPLICATION.

29. ACCESSORY USES AS IDENTIFIED WITHIN ARTICLE 2 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT MODIFICATION OF THE CDP/FDP.

REQUESTED WAIVERS/MODIFICATIONS:

ZONING ORDINANCE ARTICLE 6 - PLANNED DEVELOPMENT DISTRICTS
SECTION 6-407. WAIVER OF THE MINIMUM DISTRICT SIZE TO THAT PROVIDED HEREON.

ZONING ORDINANCE ARTICLE 11 - PARKING AND LOADING
SECTION 11-103 AND SECTION 11-104. MODIFICATION OF THE MINIMUM REQUIRED NUMBER OF PARKING SPACES FOR MULTI-FAMILY RESIDENTIAL AND COMMERCIAL/RETAIL USES, TO THAT INDICATED ON THE CDP/FDP, AND AS APPROVED BY THE B.O.S..

SECTION 11-201 AND SECTION 11-203. MODIFICATION OF THE MINIMUM REQUIRED LOADING SPACES FOR RESIDENTIAL, RETAIL AND OTHER USES FROM TWO SPACES TO ONE SPACE AS DEPICTED ON THE CDP/FDP.

ZONING ORDINANCE ARTICLE 13 - LANDSCAPING
PARAGRAPH 3 OF SECTION 13-302. MODIFICATION OF THE TRANSITIONAL SCREENING YARD AND WAIVER OF THE BARRIER REQUIREMENTS BETWEEN THE PROPOSED MULTI-FAMILY/MIXED-USE DEVELOPMENT AND THE SURROUNDING PROPERTIES TO THAT SHOWN ON THE CDP/FDP.

ZONING ORDINANCE ARTICLE 17 SITE PLANS
PARAGRAPH 2 OF SECTION 17-201. WAIVER OF REQUIREMENT TO CONSTRUCT ON ROAD BIKE LANES, AND IN LIEU OF CONSTRUCTION, APPLICANT WILL PROVIDE PROFFER OF A FUTURE FUNDING CONTRIBUTION TO THE ROAD IMPROVEMENTS FOR FUTURE CONSTRUCTION BY VDOT.

PARAGRAPH 3 OF SECTION 17-201. WAIVER OF REQUIREMENT TO PROVIDE INTER-PARCEL CONNECTIONS TO ADJOINING PARCELS.

PARAGRAPH 4 AND 10 OF SECTION 17-201. WAIVER OF FURTHER CONSTRUCTION AND/OR WIDENING OF EXISTING ROADS SURROUNDING THE APPLICATION PROPERTY, AND WAIVER OF REQUIREMENT FOR UNDER-GROUNDING OF EXISTING UTILITIES.

PUBLIC FACILITIES MANUAL
PARAGRAPH 8 OF SECTION 6-0303. WAIVER TO ALLOW UNDERGROUND STORM WATER MANAGEMENT AND BMP FACILITIES TO BE PROVIDED WITHIN THE DEVELOPMENT, AS DEMONSTRATED IN WAIVER #25678-WPFM-001-1.

SECTION 6-1307.2E. WAIVER OF THE MINIMUM SETBACKS OF BIO-RETENTION FILTERS/BASINS FROM BUILDING FOUNDATIONS AND PROPERTY LINES TO THAT SHOWN ON THE CDP/FDP.

PARAGRAPH 2 OF SECTION 7-0802. MODIFICATION OF PARKING GEOMETRIC STANDARDS TO ALLOW PROJECTION OF STRUCTURAL COLUMNS WITHIN PARKING STRUCTURES INTO THE REQUIRED PARKING STALL AREA. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS SHALL COUNT TOWARD THE NUMBER OF REQUIRED PARKING SPACES.

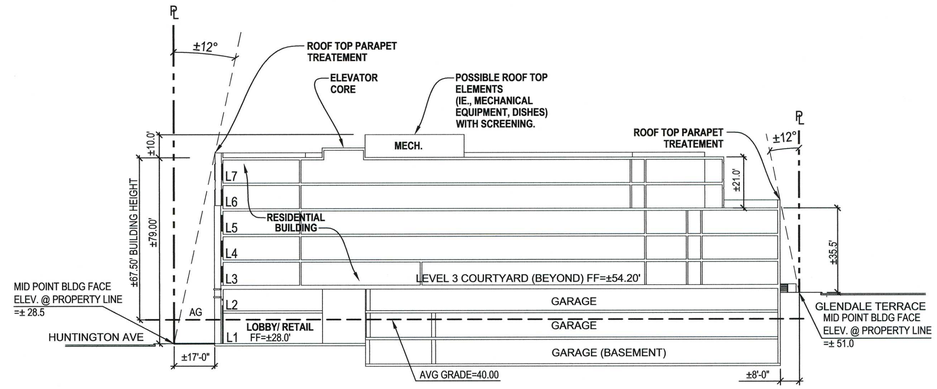
PARAGRAPH 3 OF SECTION 8-0201. WAIVER OF REQUIREMENT TO CONSTRUCT ON ROAD BIKE LANES, AND IN LIEU OF CONSTRUCTION, APPLICANT WILL PROVIDE PROFFER OF A FUTURE FUNDING CONTRIBUTION TO THE ROAD IMPROVEMENT FOR FUTURE CONSTRUCTION BY VDOT, OR OTHERS.

SECTION 12-0508. MODIFICATION OF THE TREE PRESERVATION TARGET AS PERMITTED BY DEVIATIONS PERMITTED IN SECTION 12-0508.3A (1) AND (3). REFER TO LANDSCAPE PLAN FOR ADDITIONAL DESCRIPTION.

PARAGRAPH 4E (5) OF SECTION 12-0510. MODIFICATION OF SECTION 12-0510-4E-(5) TO PERMIT REDUCTION OF THE MINIMUM FOUR (4) FOOT PLANTING DISTANCE FROM A RESTRICTIVE BARRIER FEET, TO A MINIMUM OF TWO (2) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT.

BUILDING HEIGHT TABULATIONS

		HUNTINGTON AVE	GLENDALE TER
AVERAGE GRADE ELEVATION AROUND BUILDING:	=	40.00	
TOP OF BUILDING ELEVATION (NOT INCLUDING MECHANICAL):	=	±107.50	= ± 86.20'
APPROX. GROUND ELEVATION AT MID POINT OF BUILDING FACE:	=	± 28.50	= ± 51.00



ANGLE BULK PLANE @ HUNTINGTON AVENUE

ANGLE BULK PLANE @ GLENDALE TERRACE

(A) CROSS SECTION 'A'-'A'

NO SCALE

NOTE:
1. THERE IS NO ANGLE OF BULK PLAN REQUIREMENT SPECIFIED FOR THE PRM DISTRICT, THIS GRAPHIC DEPICTION IS FOR INFORMATION ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE FOR THE PERIPHERY OF THE DISTRICT.

2. PROPOSED GRADES MAY CHANGE WITH FINAL ENGINEERING.

SITE TABULATIONS:

CURRENT ZONING:	C-5
PROPOSED ZONING:	PRM
PROPOSED USE:	RESIDENTIAL/RETAIL
GROSS SITE AREA: (AREA FOR DENSITY CALCULATIONS)	1.0429 AC (45,431 SF)
ALLOWABLE F.A.R.:	
BASE FLOOR AREA ALLOWABLE (45,431 SF x 3.0):	136,293 GSF
PROPOSED RESIDENTIAL FLOOR AREA(INCLUDES LOBBY, LEASING & AMENITY SPACE):	132,266 GSF
PROPOSED RETAIL FLOOR AREA: (1)	3,534 GSF
TOTAL FLOOR AREA PROPOSED: (2)	135,800 GSF
PROPOSED RESIDENTIAL F.A.R.:	2.91
PROPOSED RETAIL F.A.R.:	0.08
PROPOSED OVERALL F.A.R.:	2.99
PROPOSED DWELLING UNITS:(3)	139 (INCLD UP TO 15% W.D.U.)
MAX BUILDING HEIGHT ALLOWED(PER COMPREHENSIVE PLAN):	120 FT HUNTINGTON AVE 40 FT GLENDALE TER
PROPOSED BUILDING HEIGHT (EFFECTIVE GROUND HEIGHT):	+/-79.5 FT HUNTINGTON AVE +/-35.5 FT GLENDALE TER
OVERALL PROPOSED BUILDING HEIGHT (BASED ON AVERAGE GRADE):	+/-68.0 FT HUNTINGTON AVE
OPEN SPACE REQUIRED:	20%
OPEN SPACE PROVIDED (INCLUDES BUILDING COURTYARD):	REFER TO LANDSCAPE PLAN

(1) ACCESSORY SERVICE USE AS ALLOWED PER PAR. 2 OF SECT.10-202 OF THE Z.O. RETAIL AND/OR SERVICE USE MAY INCLUDE A VARIETY OF COMMERCIAL TYPE USES INCLUDING BUT NOT LIMITED TO EATING ESTABLISHMENTS AND FAST FOOD RESTAURANTS.

(2) DOES NOT INCLUDE STRUCTURED PARKING

(3) THE REQUIRED NUMBER OF WORK FORCE DWELLING UNITS WILL BE DETERMINED AT SITE PLAN BASED ON THE TOTAL NUMBER OF DWELLING UNITS.

PARKING TABULATIONS:

PARKING REQUIRED RESIDENTIAL:	
MUTLI-FAMILY (139 D.U. x 1.6 SPACES PER UNIT)	223 SPACES
PARKING REQUIRED RETAIL:	
RETAIL ACCESSORY SERVICE USES (4.3 SP/1000 GSF): (4)	16 SPACES
TOTAL PARKING REQUIRED:	239 SPACES
PARKING PROVIDED ON-SITE: (GARAGE STRUCTURE)(5)	
RESIDENTIAL USE (1.3 SPACES/UNIT)	181 SPACES
RETAIL USE	10 SPACES
TOTAL PARKING PROVIDED:	191 SPACES
REQUIRED LOADING SPACE (SHARED USES)	2 SPACE
PROPOSED LOADING SPACE	1 SPACE

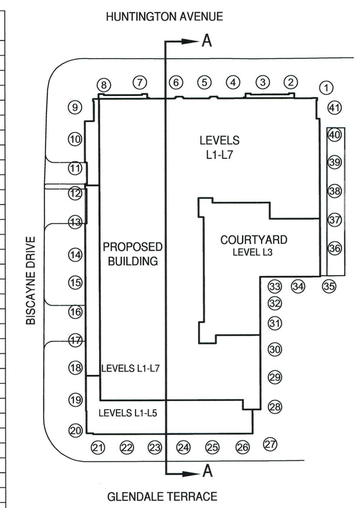
(4) USES SHOWN HEREIN WITH REGARD TO PARKING PROVISIONS ARE ESTIMATES AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AND FINAL TENANT ASSIGNMENT.

(5) PARKING PROVIDED IS BASED ON ALLOWABLE REDUCTION AS STATED IN SECTION 6-406.9 OF THE ZONING ORDINANCE FOR SITE PROXIMITY TO MASS TRANSIT STATION, AND AS OUTLINED IN THE COMPREHENSIVE PLAN - POLICY PLAN - APPENDIX 11-ITEM 8, AND AS ZONING ORDINANCE ARTICLE 11 HAS GENERAL APPLICATION PER SECTION 11-101.1. - AND PER PARKING REDUCTION REQUEST ASSOCIATED WITH THIS APPLICATION.

PARKING REQUIRED AND PROVIDED IS ESTABLISHED BASED ON FDP DOCUMENTS. FOR REPORTING PURPOSES HEREIN, RESIDENTIAL PARKING IS BASED ON APPROXIMATE UNIT TYPE MIX OF 23% STUDIO 59% ONE BRD AND 18% TWO BRD (SUBJECT TO CHANGE WITH SITE PLAN). NUMBER OF REQUIRED PARKING SPACES MAY BE CHANGED BASED ON THE FINAL DWELLING UNIT COUNT, FINAL BEDROOM MIX, FINAL SPECIFIC BUILDING USES, AND FINAL GFA, WHICH IS TO BE DETERMINED AT THE TIME OF FINAL SITE PLAN. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE OR LESS PARKING AT THE TIME OF FINAL SITE PLAN PROVIDED THAT THE PROVIDED PARKING WILL BE SUFFICENT TO SATISFY ARTICLE 11 OF THE ZONING ORDINANCE AND/OR AS AMENDED WITH THE PARKING REDUCTION PLAN.

AVERAGE GRADE TABULATIONS

NUMBER	GRADE ELEVATION +
1	30.70
2	30.00
3	29.50
4	29.30
5	28.50
6	28.20
7	27.60
8	28.00
9	31.50
10	32.00
11	34.50
12	35.00
13	35.00
14	43.20
15	43.20
16	42.20
17	42.20
18	46.50
19	49.00
20	51.00
21	51.00
22	51.20
23	51.20
24	50.58
25	50.58
26	49.95
27	49.61
28	49.07
29	48.14
30	46.11
31	44.26
32	42.72
33	42.05
34	40.11
35	39.20
36	37.19
37	36.00
38	35.50
39	35.00
40	35.00
41	33.10
AVERAGE=	**40.00**



AVERAGE GRADE SPOT LOCATION (2)
N.T.S.

Bowman CONSULTING
Bowman Consulting Group, Ltd.
14020 Thunderbolt Place Suite 300
Chantilly, Virginia 20151
Phone: (703) 464-1000
Fax: (703) 481-9720
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CURRY ARCHITECTS
Curry Architects
606 E. Joppard
Towson, MD 21286

MMQ Design & Planning
Massa Montalto Architects, PC
3297 State Route 66
Neptune, NJ 07753

A&R DEVELOPMENT
A & R Huntington Metro, LLC
1040 Park Avenue
Suite 300
Baltimore, MD 21201

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
12/9/13
LANDSCAPE ARCHITECT

NOTES AND TABULATIONS

HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

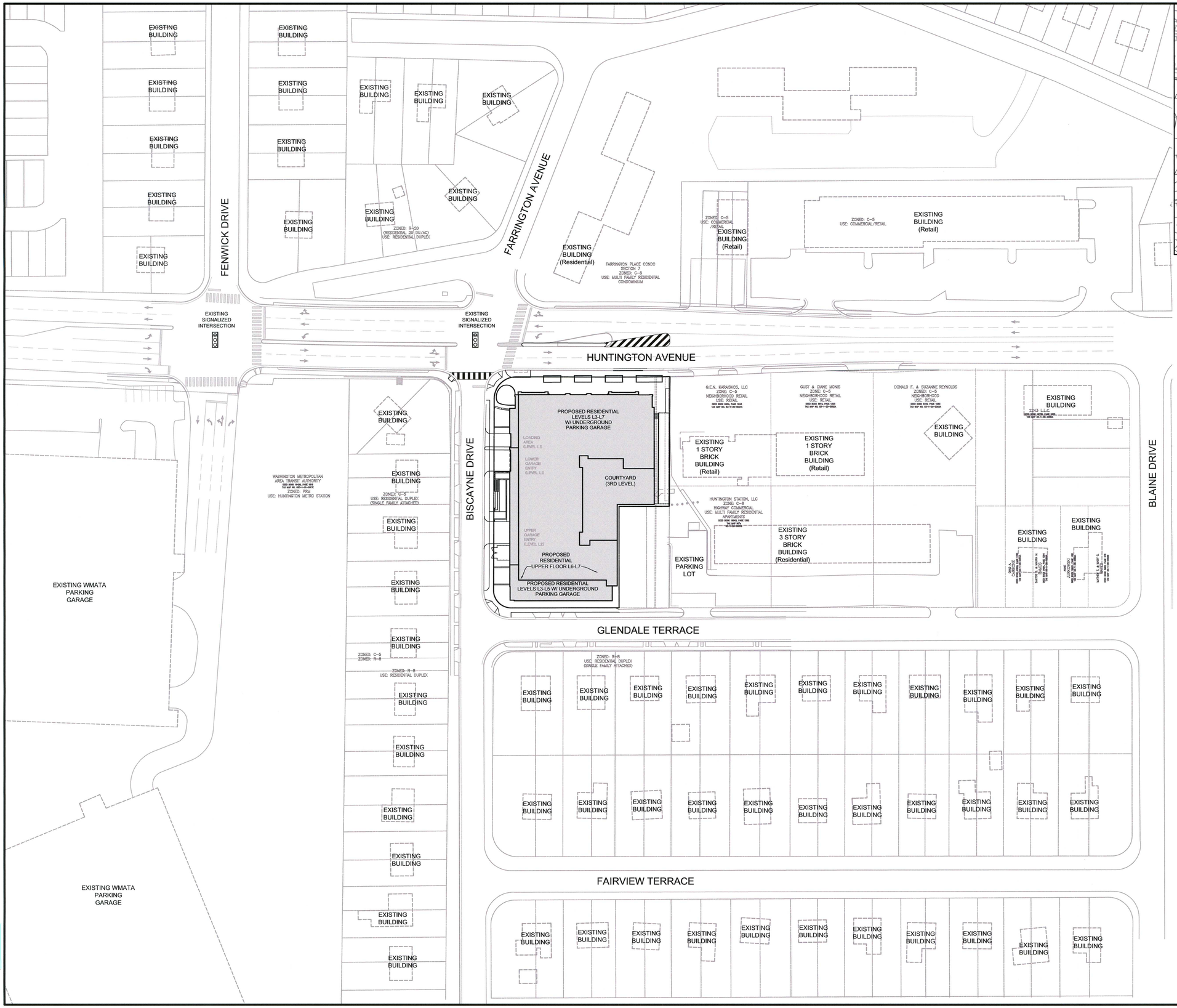
County# RZ/FDP 2013-MV-001

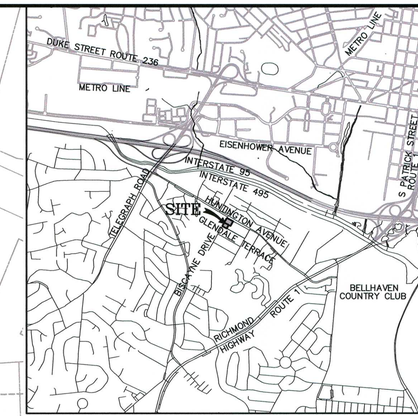
PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
10/2/13	SUBMISSION
12/9/13	SUBMISSION
DATE	DESCRIPTION

SCALE H:

DATE : November 16, 2012

SHEET 2





VICINITY MAP
SCALE: 1"=2,000'

VA STATE PLANE NAD 83 NORTH ZONE

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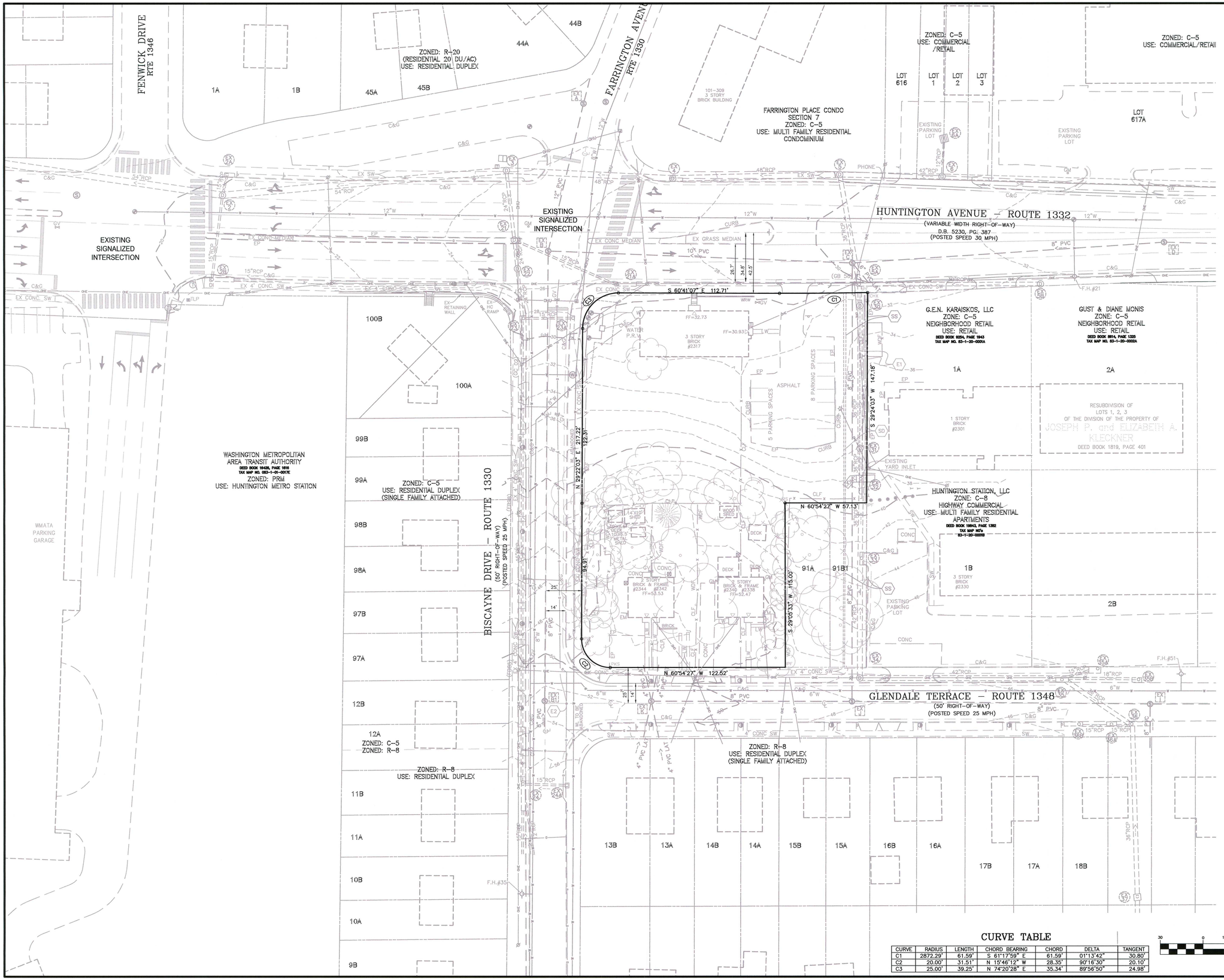
3/9/13

CONTEXT PLAN
HUNTINGTON AVENUE PROPERTIES
MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001

PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
DATE	DESCRIPTION

SCALE H: 1"=50'
DATE : November 16, 2012
SHEET 3



LEGEND (EXISTING)

X	FENCE
OU	OVERHEAD UTILITY
UGT	UNDERGOUND TELEPHONE
UGE	UNDERGROUND ELECTRIC
G	UNDERGROUND GAS
W	EXISTING WATER MAIN
OHE	OVERHEAD LINES
8" PVC	EXISTING SANITARY SEWER
15"RCP	EXISTING STORM SEWER
	ELEC. METER
	SIGN
	UTILITY VAULT
	GROUND LIGHT
	POWER POLE
	LIGHT POLE
	GUY WIRE
	GAS VALVE
	GAS METER
	SEPTIC
	SANITARY MH
	YARD INLET-GRATE
	STORM MH
	WATER VALVE
	WATER METER
	HYDRANT
EX.	EXISTING
	TRAFFIC LIGHT
T	TELEPHONE PEDISTAL
AC	AIR CONDITIONER
GEN	GENERATOR
	TREE/TREE LINE
SD	EXISTING STORM DRAIN STRUCTURE
SD	EXISTING STORM DRAIN EASEMENT
EX	EXISTING SANITARY SEWER STRUCTURE
SS	EXISTING SANITARY SEWER EASEMENT
W	EXISTING WATER EASEMENT
PW	EXISTING PARTY WALL RIGHTS

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	2872.29'	61.59'	S 61°17'59" E	61.59'	01°13'42"	30.80'
C2	20.00'	31.51'	N 15°46'12" W	28.35'	90°16'30"	20.10'
C3	25.00'	39.25'	N 74°20'28" E	35.34'	89°56'50"	24.98'

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EXISTING CONDITIONS PLAN

HUNTINGTON AVENUE PROPERTIES

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County# RZ/FDP 2013-MV-001

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6/26/13	SUBMISSION
8/9/13	SUBMISSION
DATE	DESCRIPTION

SCALE H: 1"=30'

DATE : November 16, 2012

SHEET 4

HUNTINGTON AVENUE
ROUTE 1332
(VARIABLE WIDTH RIGHT-OF-WAY)
D.B. 5230, PG. 387
(POSTED SPEED 30 MPH)

BISCAYNE DRIVE – ROUTE 1330
(50' RIGHT-OF-WAY)

GLENDALE TERRACE
ROUTE 1348
(50' RIGHT-OF-WAY)

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
DEED BOOK 16426, PAGE 1616
TAX MAP NO. 083-1-01-0017E
ZONED: PRM
USE: HUNTINGTON METRO STATION

G.E.N. KARAISKOS, LLC
ZONE: C-5
NEIGHBORHOOD RETAIL
USE: RETAIL
DEED BOOK 9254, PAGE 1943
TAX MAP NO. 83-1-20-0001A

HUNTINGTON STATION, LLC
ZONE: C-8
HIGHWAY COMMERCIAL
USE: MULTI FAMILY RESIDENTIAL
APARTMENTS
DEED BOOK 19843, PAGE 1382
TAX MAP NO's
83-1-20-0001B

ZONED: C-5
USE: RESIDENTIAL DUPLEX
(SINGLE FAMILY ATTACHED)

ZONED: R-8
USE: RESIDENTIAL DUPLEX
(SINGLE FAMILY ATTACHED)

ZONED: R-8
USE: RESIDENTIAL DUPLEX

EX CONC MEDIAN TO BE MODIFIED (AS APPROVED BY VDOT)
REMOVE EX. MEDIAN
PROP STRIPING
PROPOSED LIMITS OF DISTURBANCE
PROP STREETSCAPE SEE SHEET L-100
EXIST/PROP R.O.W.
PROP CROSSWALK STRIPING
CONNECT TO EXISTING S/W
PROPOSED POWER POLE
RELOCATED OVERHEAD ELECTRIC
PROP PLAZA AREA SEE SHEET 19 AND 20
PROP FENCE
EXISTING YARD INLET
REPLACE EX HC RAMP
EX RETAINING WALL
EX HC RAMP
SIDEWALK AREA
EX. WATER P.R.V.
ROOF LINE (LEVELS L1 - L5)
ROOF LINE (LEVELS L6 - L7)
LOBBY/AMENITY/RETAIL (LEVEL 1)
RESIDENTIAL (LEVEL 3-7)
FF=28.0'
LOADING AREA (LEVEL L1)
GARAGE ENTRY (LEVEL L1)
PROP TRENCH DRAIN
GARAGE (BASEMENT)
= ±19.67'
GARAGE L1 = ±34.00'
GARAGE L2 = ±42.00'
LEVEL 3 COURTYARD (ELEV=±54.20') REFER TO SHEET 21 FOR COURTYARD DESIGN
PROP 4' CONC SW
LEVEL L3 PATIO AREA
RESIDENTIAL UNITS (LEVELS L3 - L7)
PROP STREETSCAPE SEE SHEET 19 AND 20
PLANTER
GRASS
PATIO
GARAGE ENTRY (LEVEL L2)
TRANS
PROP TRANSFORMER SCREENING
RESIDENTIAL UNITS (LEVELS L3 - L5)
FF=±54.33'
ROOF LINE ABOVE GRADE LEVEL EXIT TO L2 BELOW
CONNECT TO EXISTING S/W
PROP 5' S/W
WL TO BE ABANDONED
1 STORY BRICK #2301
3 STORY BRICK #2330
EXISTING PARKING LOT

NOTE:
1. REFER TO ARCHITECTURAL PLAN FOR BUILDING LAYOUT AND DESIGN.
2. REFER TO SHEET 19 FOR LANDSCAPE PLAN.
3. REFER TO SHEET 3 FOR ADDITIONAL EXISTING CONDITIONS INFORMATION/LEGEND.

LEGEND

- PROPERTY LINE
- 292 — EX. INDEX CONTOUR
- APPROXIMATE LIMITS OF DISTURBANCE (LIMITS SHOWN ARE TO EXISTING PROPERTY LINE BUT SHOWN OFFSITE FOR CLARITY ONLY) SUBJECT TO CHANGE WITH FINAL ENGINEERING
- PRELIMINARY LOCATION AT GRADE ENTRY/EXIT
- UPPER COURTYARD ENTRY/EXIT
- OVERLAND RELIEF DIRECTIONAL ARROW

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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DEVELOPMENT PLAN
HUNTINGTON AVENUE PROPERTIES
MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001

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12/9/13	SUBMISSION
DATE	DESCRIPTION

SCALE H: 1"=20'
DATE : November 16, 2012
SHEET 5

Huntington Avenue

BUILDING MATERIALS ARE SUBJECT TO CHANGE WITH FINAL DESIGN PROVIDED THAT THE GENERAL QUALITY AND CHARACTERISTICS ARE MAINTAINED

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8/9/13
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HUNTINGTON AVENUE PERSPECTIVE

HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001	
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DATE	DESCRIPTION
SCALE	H: N.T.S.
DATE :	November 16, 2012
SHEET	6

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8/9/13
LANDSCAPE ARCHITECT

BISCAYNE DRIVE PERSPECTIVE

HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County#	RZ/FDP 2013-MV-001
PLAN STATUS	
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DATE	DESCRIPTION
SCALE	H: N.T.S.
DATE :	November 16, 2012
SHEET	7

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GLENDALE TERRACE PERSPECTIVE

HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001

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3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
DATE	DESCRIPTION

SCALE H: N.T.S.

DATE : November 16, 2012

SHEET 8

Glendale Terrace Elevation

Biscayne Drive Elevation

NOTE:
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Glendale & Biscayne Elevations

HUNTINGTON AVENUE PROPERTIES

FAIRFAX, VIRGINIA
MOUNT VERNON DISTRICT

County# RZ/FDP 2013-MV-001

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6/26/13	SUBMISSION
8/9/13	SUBMISSION
DATE	DESCRIPTION

SCALE H:

DATE : November 16, 2012

SHEET 9

Huntington Avenue Elevation

East Elevation

NOTE:
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Huntington & East Elevations

HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001

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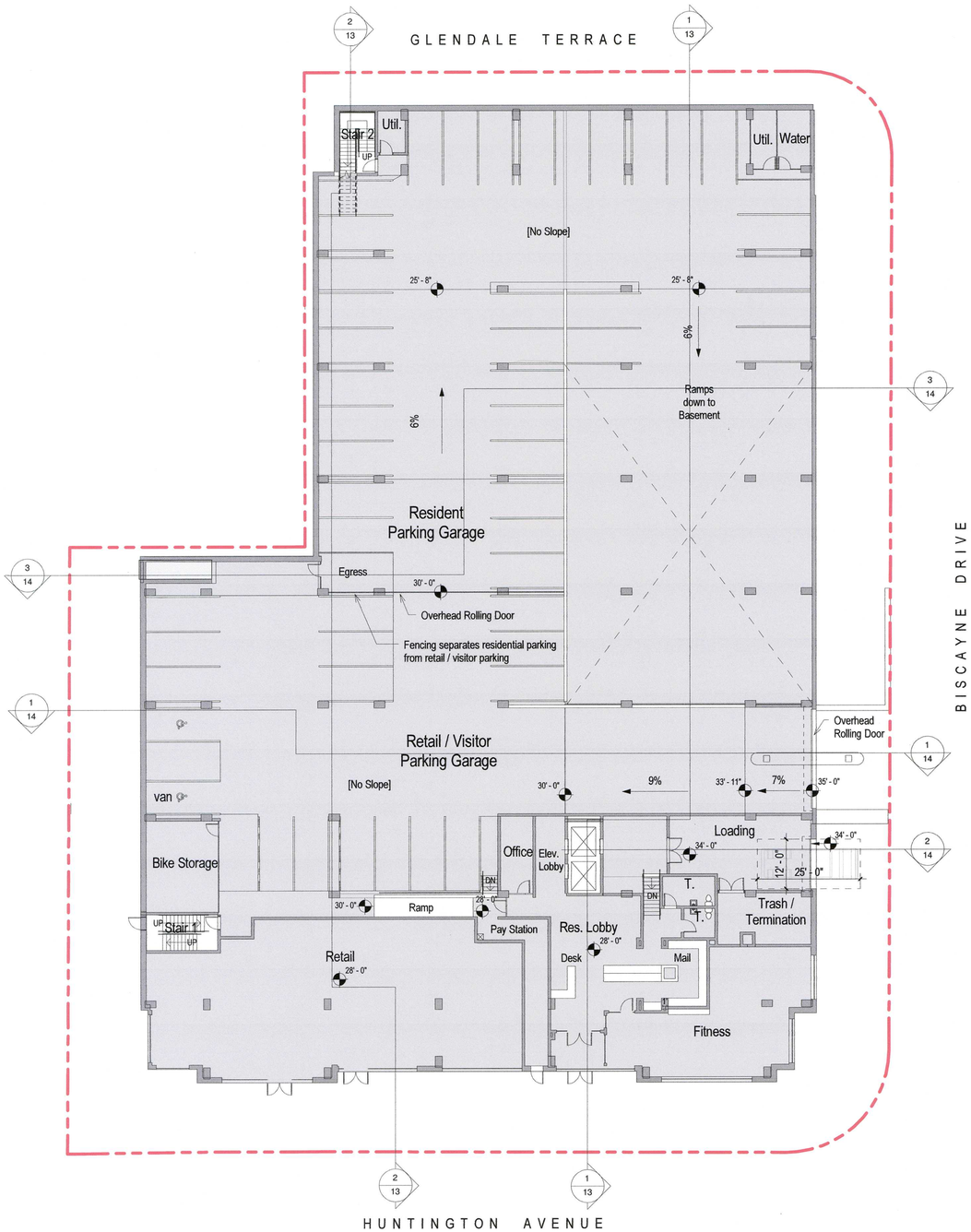
6/26/13	SUBMISSION
8/9/13	SUBMISSION
DATE	DESCRIPTION

SCALE H:

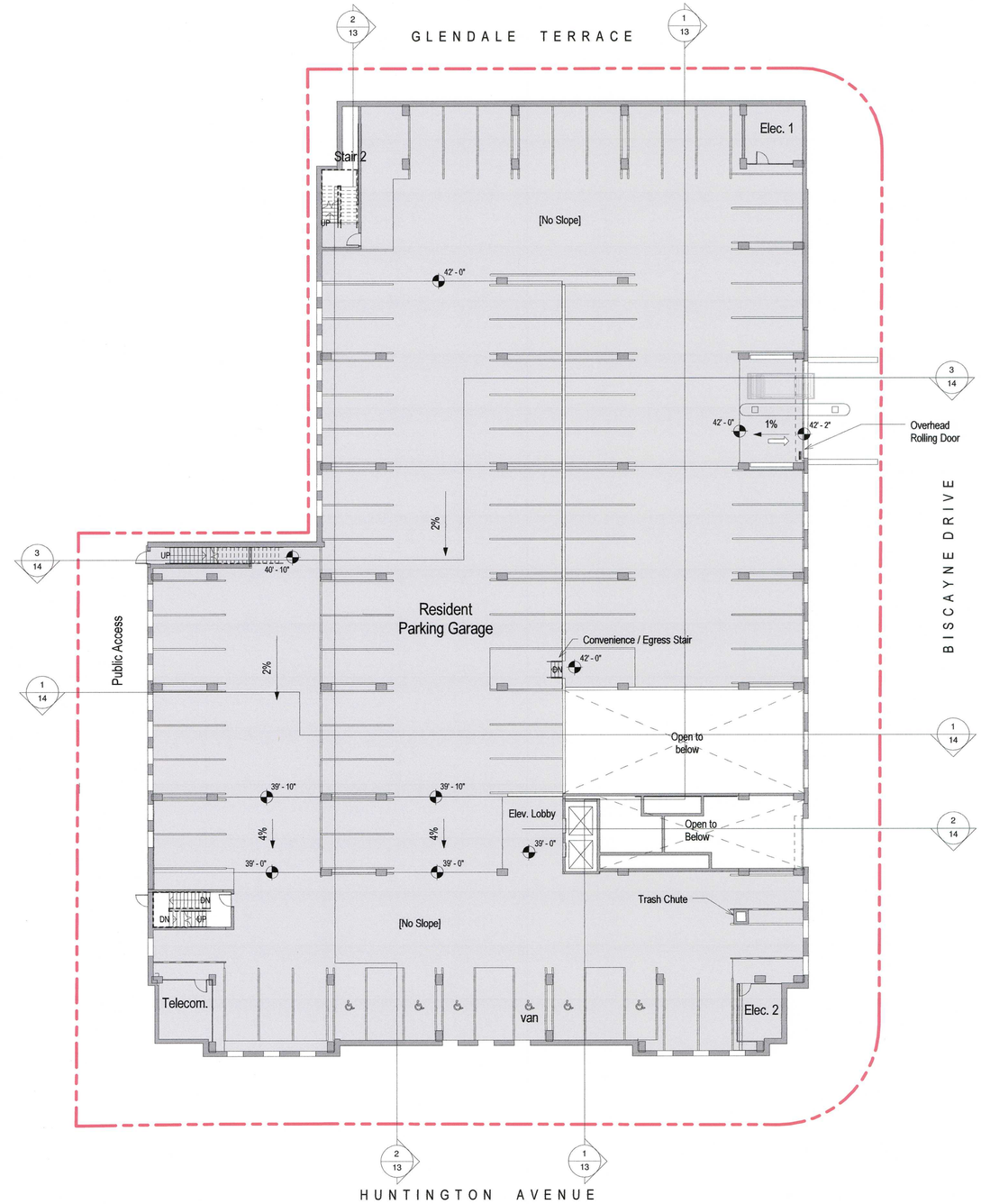
DATE : November 16, 2012

SHEET 10



Level 1 Floor Plan

1/16" = 1'-0"



Level 2 Floor Plan

1/16" = 1'-0"

NOTE:
FLOOR / GARAGE PLAN LAYOUT SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO REVISION WITH FINAL ARCHITECTURAL AND ENGINEERING DESIGN.

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Levels 1 & 2

HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

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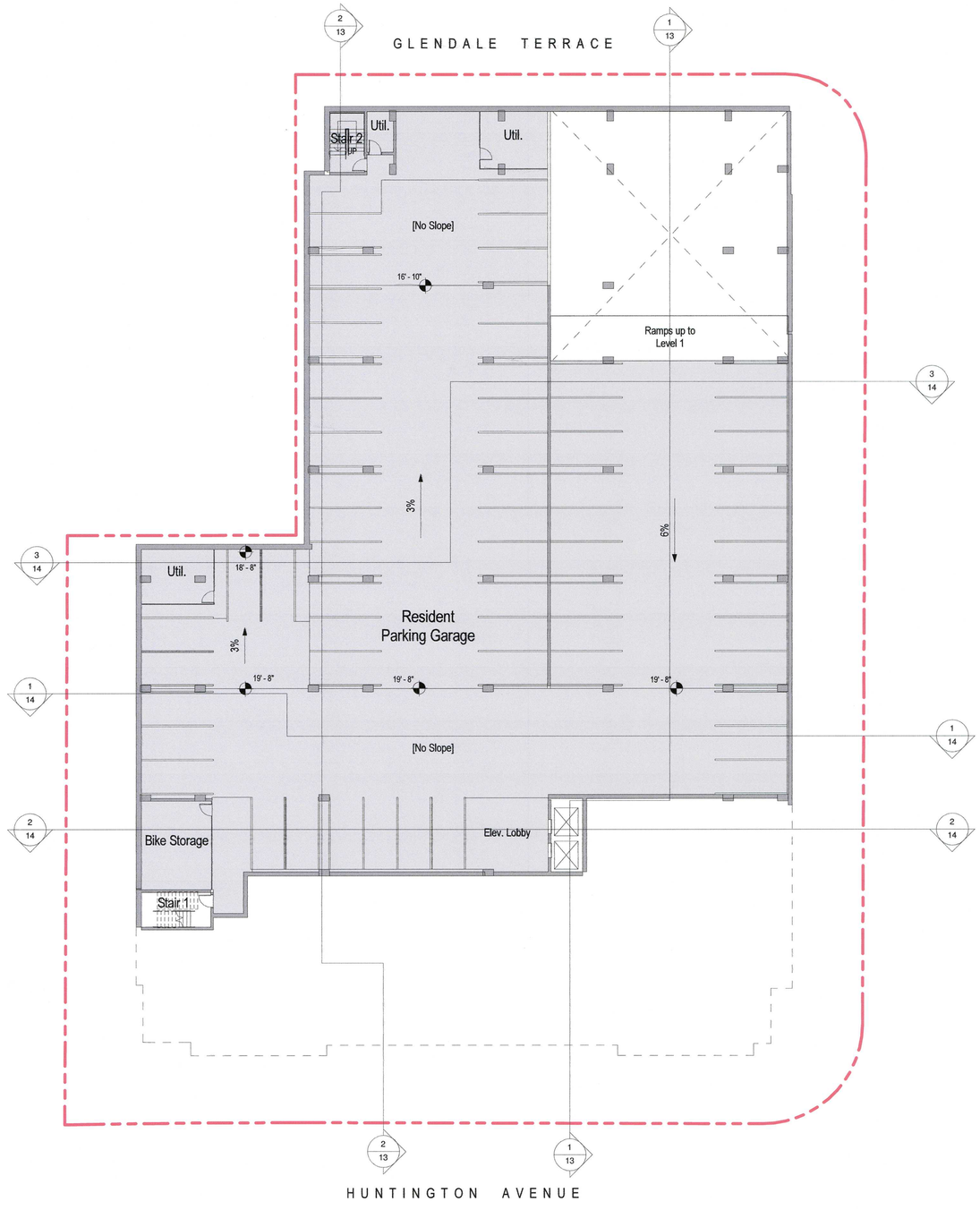
6/26/13	SUBMISSION
8/9/13	SUBMISSION
12/9/13	SUBMISSION

DATE	DESCRIPTION
SCALE	H:
DATE :	November 16, 2012
SHEET	11

12/9/2013
10:25:41 AM



Basement Floor Plan

1/16" = 1'-0"

NOTE:
FLOOR / GARAGE PLAN LAYOUT SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO REVISION WITH FINAL ARCHITECTURAL AND ENGINEERING DESIGN.

12/9/2013
10:25:42 AM

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Basement Level

HUNTINGTON AVENUE PROPERTIES

FAIRFAX, VIRGINIA

MOUNT VERNON DISTRICT

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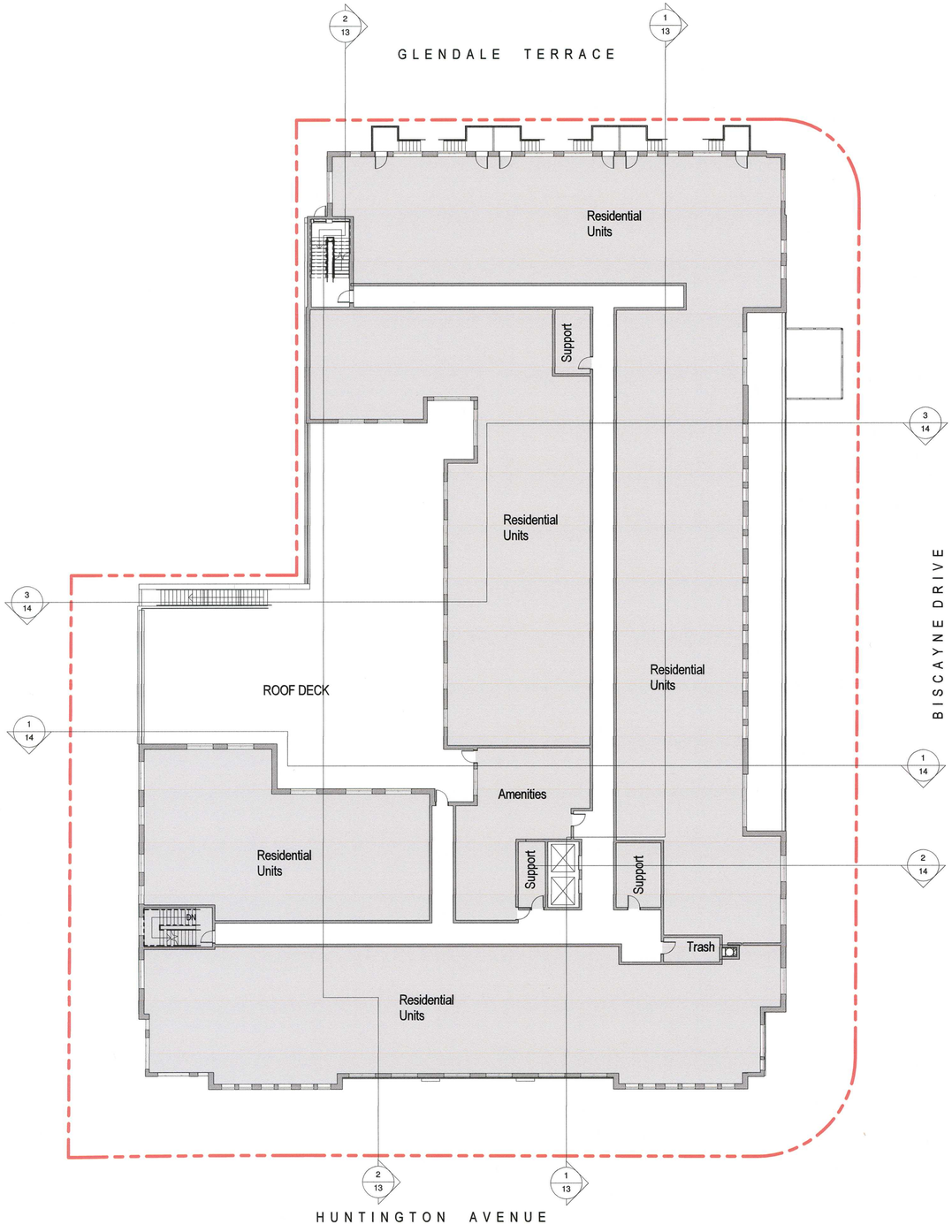
12/9/13	SUBMISSION

DATE	DESCRIPTION

SCALE H:

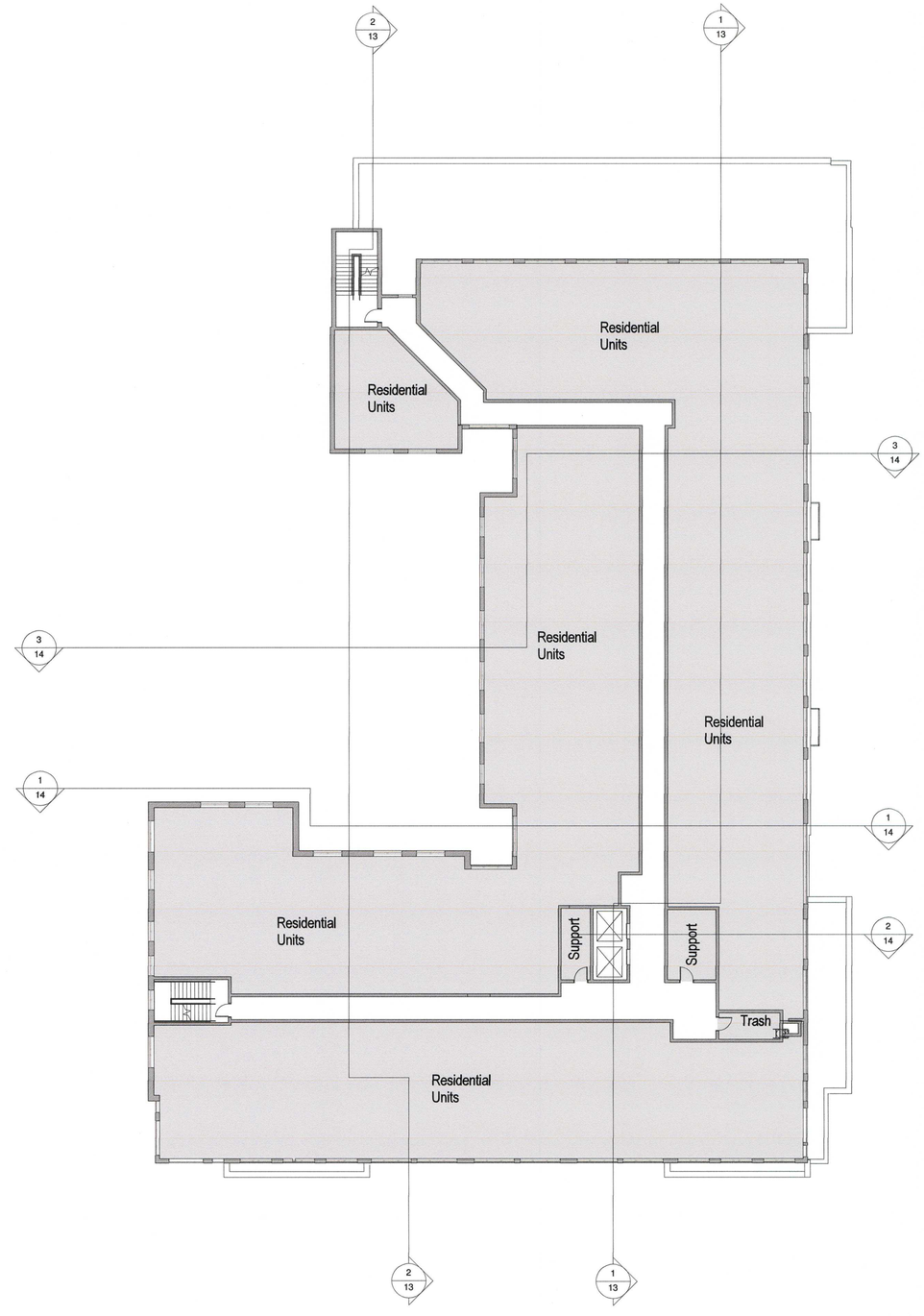
DATE : November 16, 2012

SHEET 11a



Level 3, 4 and 5 Floor Plan

1/16" = 1'-0"



Level 6 and 7 Floor Plan

1/16" = 1'-0"

10/1/2013
11:25:11 AM

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Levels 3 through 7

HUNTINGTON AVENUE PROPERTIES

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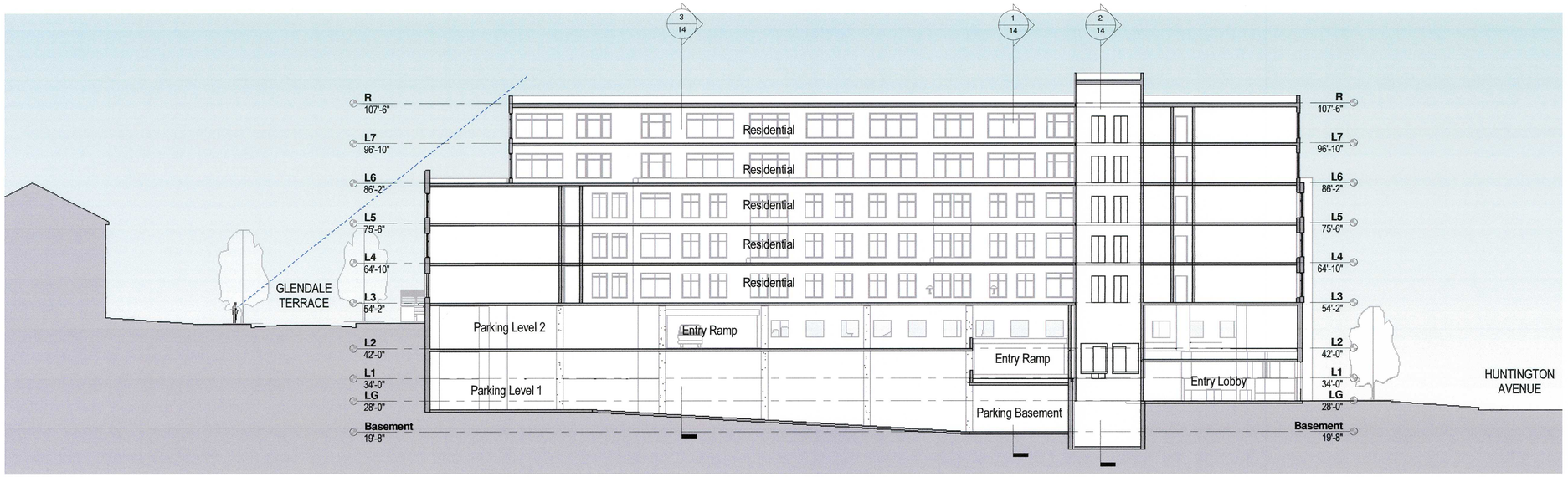
DATE	DESCRIPTION

SCALE H:

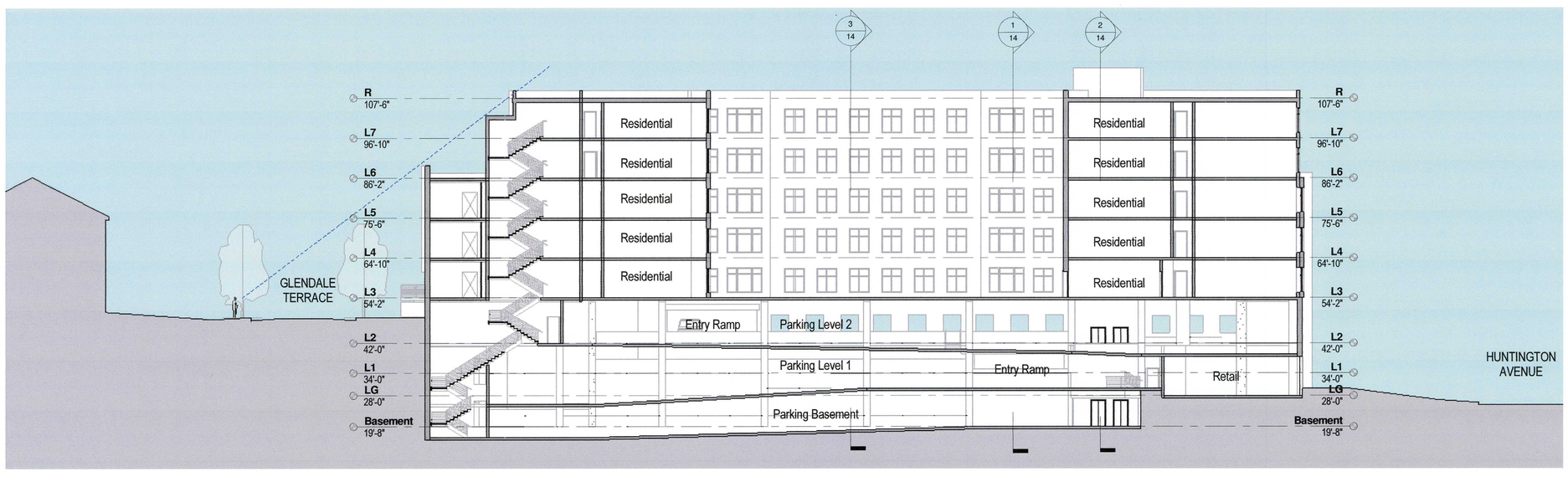
DATE : November 16, 2012

SHEET 12



North South Section 1

1/16" = 1'-0"



North South Section 2

1/16" = 1'-0"

NOTE:
SITE SECTIONS PRESENTED ARE PROVIDED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER USES. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000632
12/9/13
LANDSCAPE ARCHITECT

Building Sections

HUNTINGTON AVENUE PROPERTIES

FAIRFAX, VIRGINIA

MOUNT VERNON DISTRICT

County# RZ/FDP 2013-MV-001

PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
12/9/13	SUBMISSION

DATE	DESCRIPTION

SCALE H:

DATE : November 16, 2012

SHEET 13

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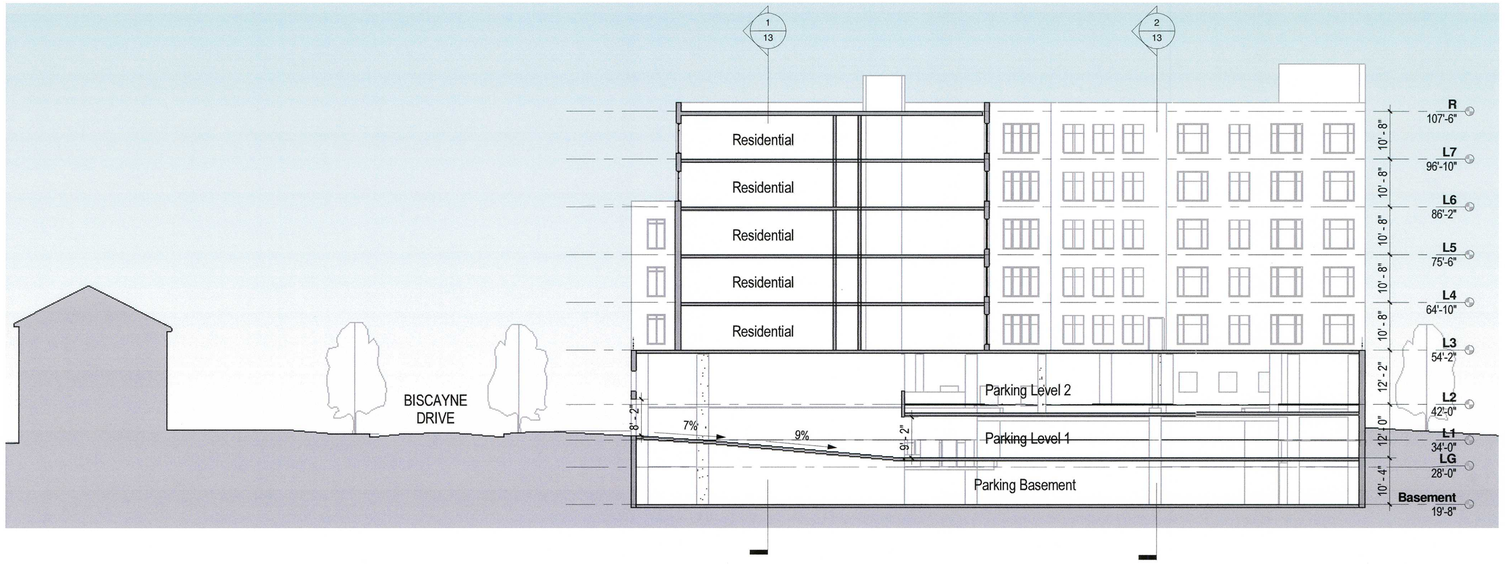
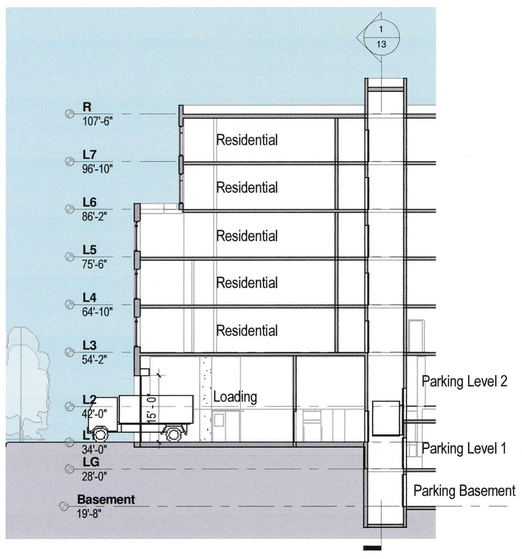


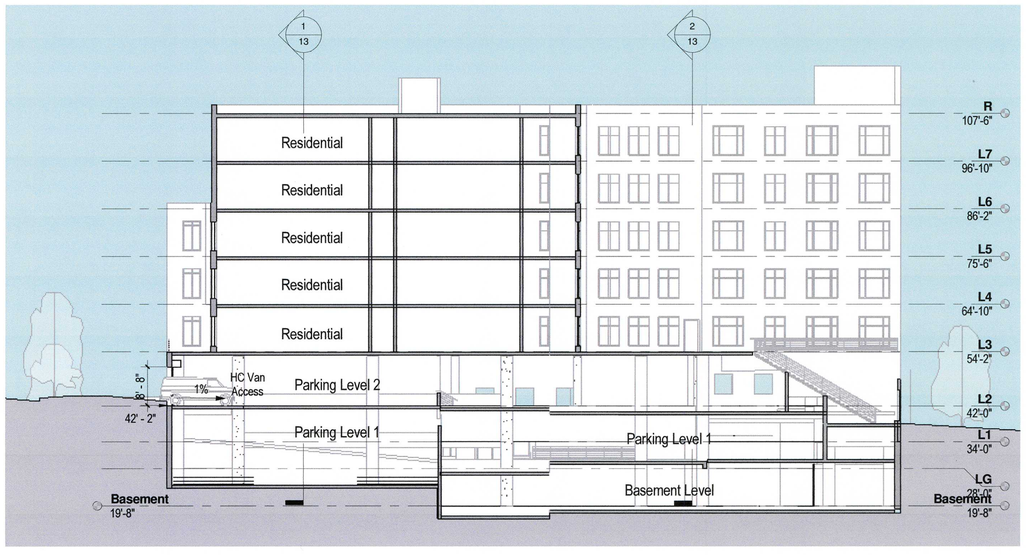
East West Section 1

1/16" = 1'-0"



East West Section 2

1/16" = 1'-0"



East West Section 3

1/16" = 1'-0"

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Building Sections

HUNTINGTON AVENUE PROPERTIES

FAIRFAX, VIRGINIA

MOUNT VERNON DISTRICT

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12/9/13	SUBMISSION
DATE	DESCRIPTION
SCALE	H:
DATE :	November 16, 2012
SHEET	14

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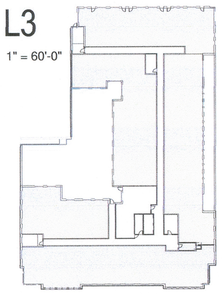
L3
1" = 60'-0"



L4
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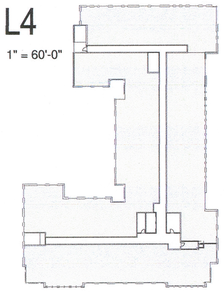
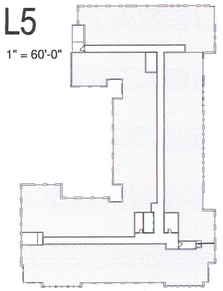
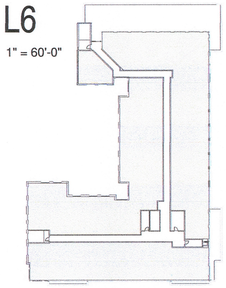


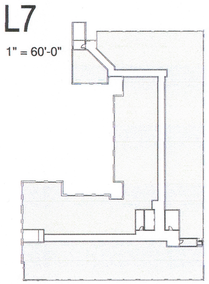
L5
1" = 60'-0"



L6
1" = 60'-0"



L7
1" = 60'-0"



L3
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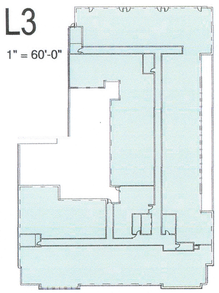

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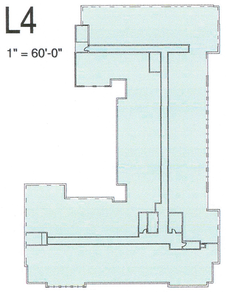
1" = 60'-0"



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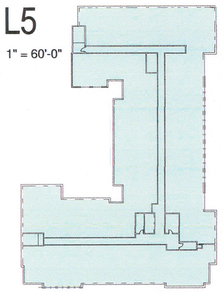

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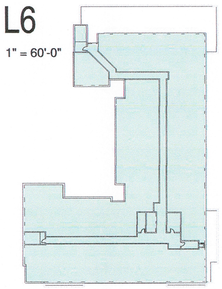
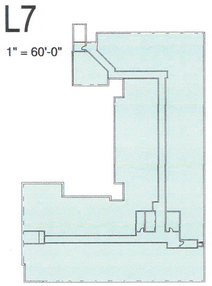


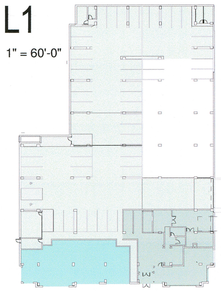
L7
1" = 60'-0"



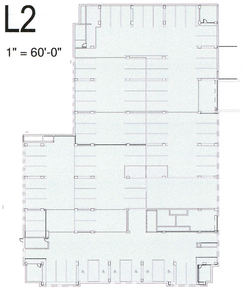
Parking Residential Retail

Basement
1" = 60'-0"

L1
1" = 60'-0"



L2
1" = 60'-0"



Residential NSF

Level	Area
L3	21,401
L4	22,607
L5	22,468
L6	19,145
L7	19,372
Grand total	104,994

Building GSF

Parking	
Basement	23,537
L1	20,086
L2	33,565
	77,188
Residential	
L1	4,378
L3	27,107
L4	27,107
L5	27,103
L6	23,372
L7	23,199
	132,266
Retail	
L1	3,534
	3,534
Grand total	212,988

NOTE:
FLOOR / GARAGE PLAN LAYOUT SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO REVISION WITH FINAL ARCHITECTURAL AND ENGINEERING DESIGN.

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10:25:50 AM

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Lic. No. 000832
12/9/13
LANDSCAPE ARCHITECT

Project Information
HUNTINGTON AVENUE PROPERTIES
MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001

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DATE	DESCRIPTION

SCALE H:
DATE November 16, 2012
SHEET 15

Corner Detail of Huntington and Biscayne

Civic Plaza

Bird's Eye View of Huntington and Biscayne

Transition Plaza

Sidwalk along Huntington

BUILDING MATERIALS ARE SUBJECT TO CHANGE WITH FINAL DESIGN PROVIDED THAT THE GENERAL QUALITY AND CHARACTERISTICS ARE MAINTAINED

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PUBLIC SPACE DETAILS ALONG HUNTINGTON AVENUE

HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001

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SCALE H: N.T.S.

DATE : November 16, 2012

SHEET 16

Public Plaza on Biscayne Drive

Aerial of Public Plaza

Public Plaza towards Glendale

Public Plaza towards Huntington

Neighborhood Plaza | Biscayne and Glendale

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8/9/13
LANDSCAPE ARCHITECT

PUBLIC SPACE DETAILS ALONG BISCAYNE DRIVE

HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001

PLAN STATUS	
11/16/12	SUBMISSION
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DATE	DESCRIPTION

SCALE H: N.T.S.

DATE : November 16, 2012

SHEET 17

SITE FEATURES

Community Connectivity
- The building is within walking distance to multiple transportation options, including bus and the Huntington Metro Station.
- The building is within walking distance of neighborhood services and amenities such as a neighborhood park, community center, restaurants, and service oriented retail.

Bioretention Basins (Approximately 10% of Site Area)
- Utilization of basins to slow and treat on-site stormwater runoff. Stormwater is directed to the basin and then percolates through the system where it is treated by a number of physical, chemical and biological processes. The slowed, cleaned water is allowed to infiltrate native soils or directed to nearby stormwater drains. Specially selected vegetation will serve as both a form of stormwater treatment and an attractive landscape feature.

Mechanical Water Quality Control (75% of Site Area
- Water filtering cartridges within an underground vault system will capture and filter harmful phosphorus contaminant from the building and site runoff. Cleaned water is then directed to a storage chamber where it is released into nearby stormwater drains at a rate that is less than the existing stormwater runoff condition.

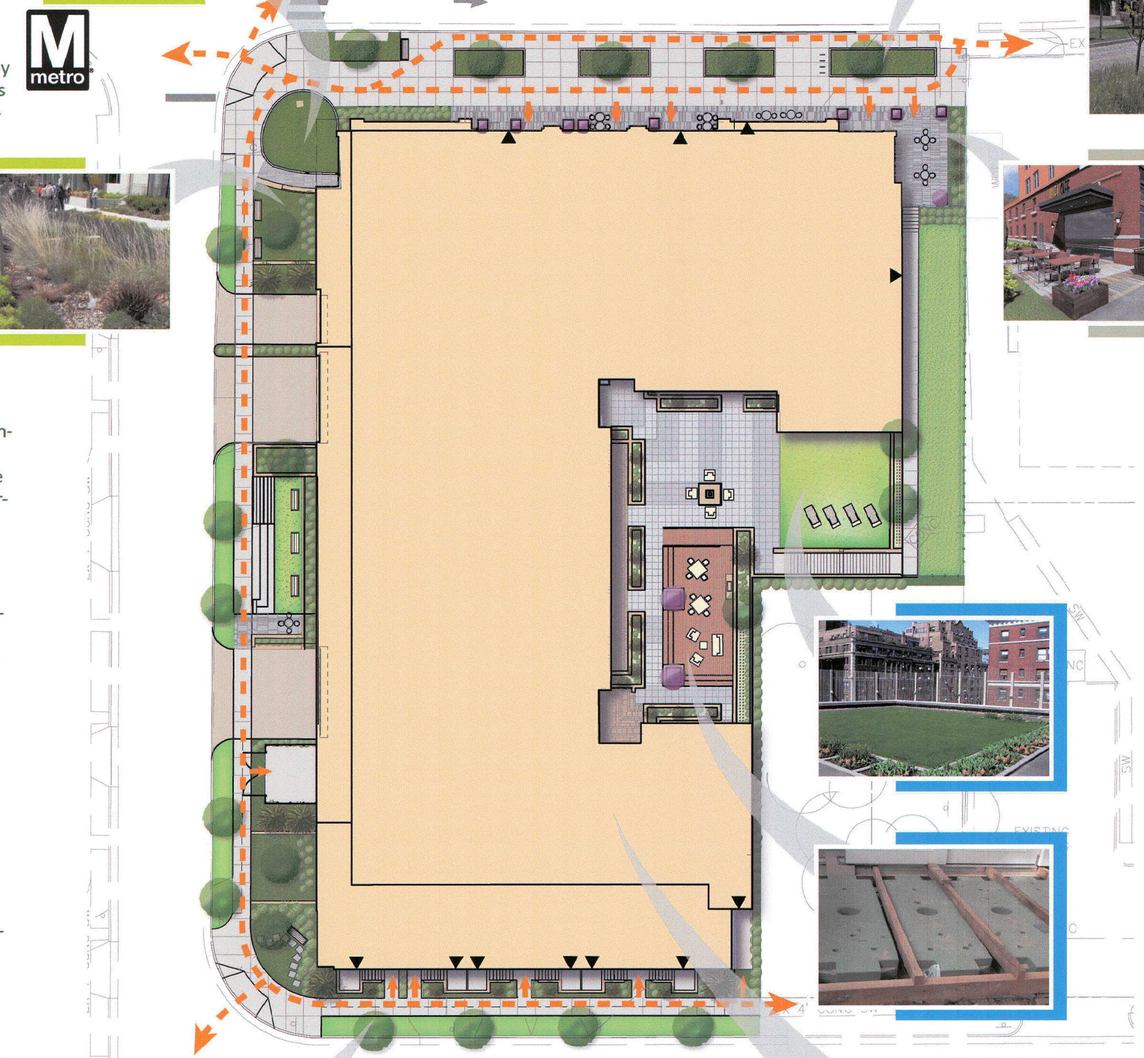
High-recycled Content And Regionally Sourced Materials
- Materials and finishes with a high percentage of recycled content will be used where possible.
- Regionally-sourced materials and finishes will be used where possible in order to reduce the amount of long distance overland delivery.

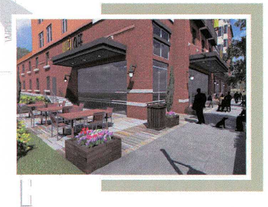
Water Efficient Landscaping
- Landscaping will use climate-tolerant plants that do not require a permanent irrigation system and will survive on rainfall after initial establishment.
- Minimize the amount of site area covered with turf by using native grasses and mulch, thereby lessening the amount of irrigation required to sustain the turf.

Plaza Open Space
- Urban Plaza provides relief from urban density as well as an opportunity for vegetation in an urban context.

Permeable Pavement (Approximately 600 S.F.)
- Surface runoff will be reduced through the use of pervious paving materials, allowing water runoff to re-enter the subsoil.
- Surface runoff will be filtered through the soil below the permeable pavement reducing the pollutants.

Alternative Transportation
- Indoor bike storage makes bicycle travel convenient and appealing to surrounding areas and adjacent metro station.
- Preferred parking provided for low-emitting and fuel-efficient vehicles in the mixed-use building





BUILDING FEATURES

Covered Parking
- Onsite Parking is under cover, dramatically reducing the heat island effect and reducing the amount of impervious land coverage.
- Light pollution is reduced by minimizing the need for brightly-lit surface parking.

Cistern Water Storage (Approximately 350 gal. of storage)
- A portion of the rainwater to fall on the building roof will be captured, stored in cisterns and used to irrigate the turf area and plantings in the courtyard.
- Turf areas with natural soil layers will serve as rain water filters and absorption in order to reduce stormwater runoff.

Storage And Collection Of Recyclables
- The building will contain dedicated, easily-accessible areas for storage and collection of recycled materials, to reduce the amount of waste contributing to local landfills.

No Smoking Buildings
- The building will be designated non-smoking.

Water Use Reduction
- Demand for potable water will be reduced through the use of low-flow plumbing fixtures and water closets.

Energy Conservation
- Energy demand will be reduced through a variety of means, including high-efficiency HVAC equipment, high-efficiency lighting, and enhanced insulation.

Non-ozone Depleting Refrigerants
- Non-ozone depleting refrigerants will be used in all building HVAC systems.
- Fire suppression systems will utilize non-ozone depleting fire retardants.

Low-emitting Materials And Finishes
- Low-VOC paints, coatings, sealants, and adhesives will be used wherever possible.

Scale: 1" = 20' - 0"
10' 0' 10' 20' 40'
N

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11/9/13
LANDSCAPE ARCHITECT

SUSTAINABLE CONSIDERATIONS EXHIBIT
HUNTINGTON AVENUE PROPERTIES
MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001

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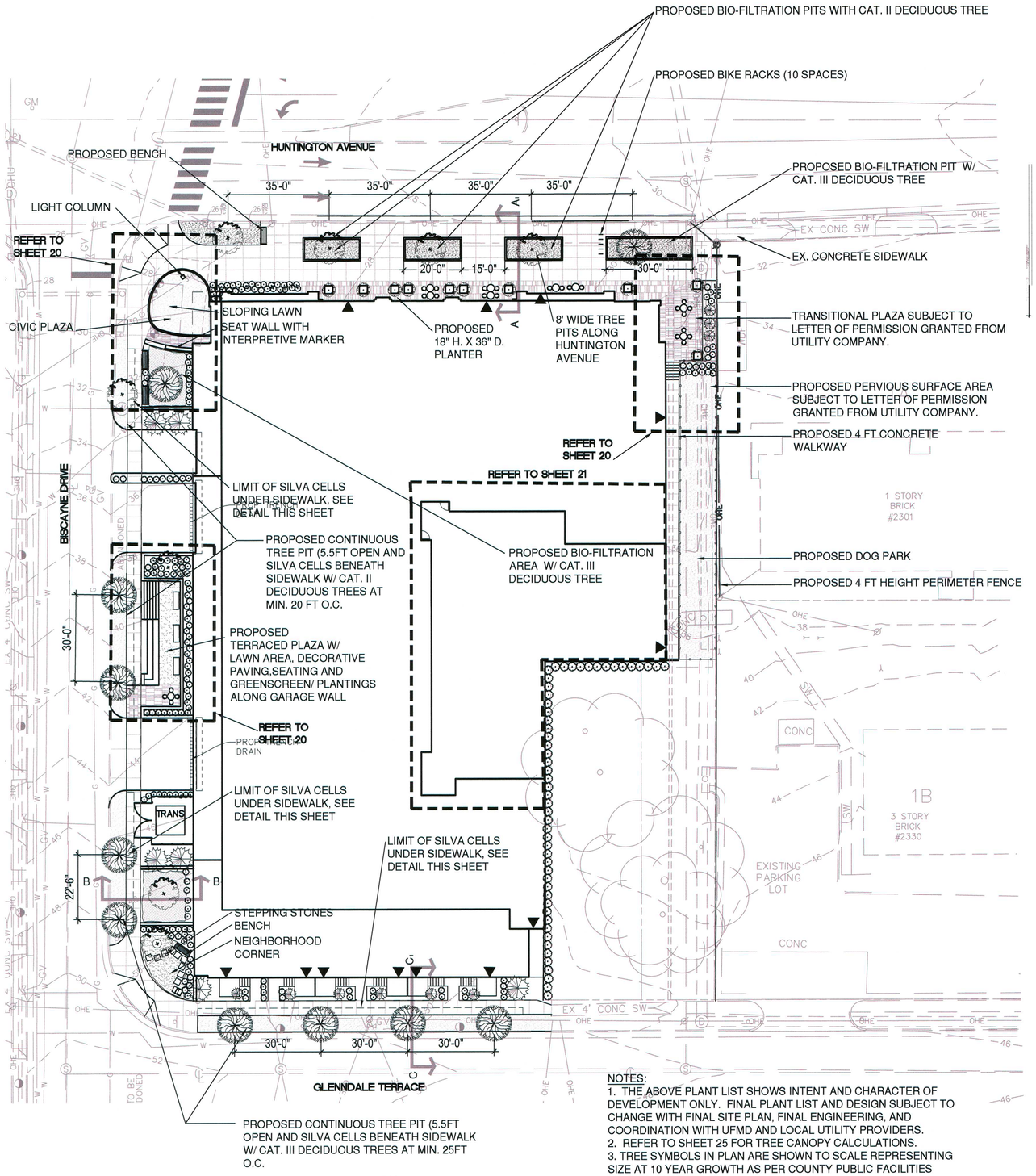
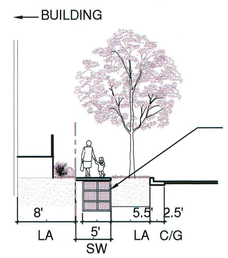
SHEET 18



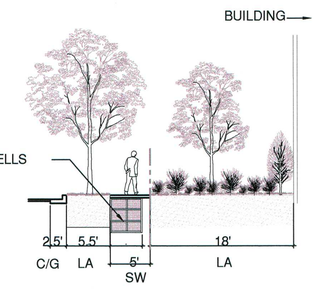
LEGEND

LA	LANDSCAPE PLANTING
C/G	CURB AND GUTTER
SW	PUBLIC SIDEWALK



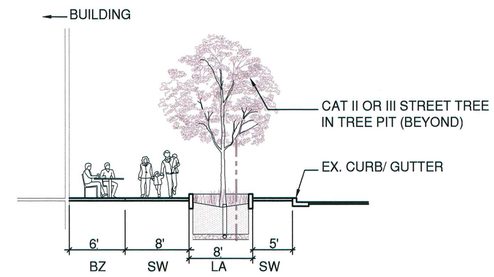
TYP. SECTION C-C1: GLENDALE TERRACE

SCALE : 3/8" = 1'-0"



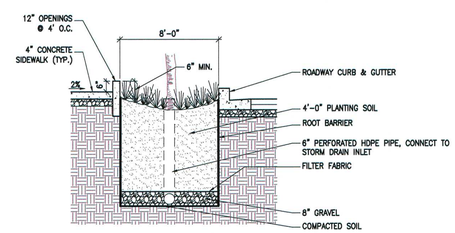
TYP. SECTION B-B1: BISCAYNE STREET

SCALE : 3/8" = 1'-0"



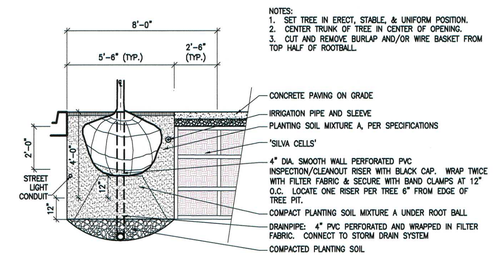
TYP. SECTION A-A1: HUNTINGTON AVENUE

SCALE : 3/8" = 1'-0"



BIO-FILTRATION PIT

SCALE : N.T.S.



NOTES:
1. SET TREE IN ERECT, STABLE, & UNIFORM POSITION.
2. CENTER TRUNK OF TREE IN CENTER OF OPENING.
3. CUT AND REMOVE BURLAP AND/OR WIRE BASKET FROM TOP HALF OF ROOTBALL.

STREET TREE PLANTING WITH SILVA CELLS

SCALE : N.T.S.

LEGEND

MEDIUM CANOPY TREES (CATEGORY III, 3" CAL.)

BLACK GUM, *NYSSA SALVATICA*
YELLOWOOD, *CLADRASTIS KENTUCKEA*

DECIDUOUS TREES (CATEGORY II, 3" CAL.)

DOWNEY SERVICEBERRY, *AMELANCHIER ARBOREA*
FASTIGIATE EUROPEAN HORNBEAM, *CARPINUS BETULUS 'FASTIGIATA'*
OKAME CHERRY, *PRUNUS X INCAM 'OKAME'*

DECIDUOUS TREES (CATEGORY I, 3" CAL.)

SENTRY GINGKO TREE *'GINKGO BILOBA 'SENTRY'*

SMALL EVERGREEN TREES (CATEGORY I)

FOSTER HOLLY, *ILEX X ATTENUATA 'FOSTER'S #2'*
AMERICAN ARBORVITAE, *THUJA OCCIDENTALIS 'NIGRA'*
NELLIE STEVENS HOLLY, *ILEX X NELLIE STEVENS*

SHRUBS/ HERBACEOUS

DWARF SUMMERSWEET, *CLETHRA ALNIFOLIA 'HUMMINGBIRD'*
DWARF WINTERBERRY *HOLLY, ILEX VERTICALLA 'RED SPRITE'*
DWARF INKBERRY, *ILEX GLABRA 'SHAMROCK'*
ARROWOOD VIBURNUM, *VIBURNUM DENTATUM*
VIRGINIA SWEETSPIRE, *ITEA VIRGIINICA 'HENERY'S GARNET'*
CHERRY LAUREL, *PRUNUS LAUROCERASUS 'OTTO LUYKEN'*
LITTLE BLUESTEM GRASS, *SCHIZACHYRIUM SCOPARIUM*
SWITCH GRASS, *PANICUM VIRGATUM 'SHENANDOA'*

ADDITIONAL ORNAMENTAL TREES
(NOT COUNTING TOWARDS TREE CANOPY REQUIREMENT) - REFER TO SHEET 25

CRAPE MYRTLE *'MUSKOGEE', LAGERSTROEMIA INDICA 'MUSKOGEE'*
RIVER BIRCH, *BETULA NIGRA*

NOTES:
1. THE ABOVE PLANT LIST SHOWS INTENT AND CHARACTER OF DEVELOPMENT ONLY. FINAL PLANT LIST AND DESIGN SUBJECT TO CHANGE WITH FINAL SITE PLAN, FINAL ENGINEERING, AND COORDINATION WITH UFMD AND LOCAL UTILITY PROVIDERS.
2. REFER TO SHEET 25 FOR TREE CANOPY CALCULATIONS.
3. TREE SYMBOLS IN PLAN ARE SHOWN TO SCALE REPRESENTING SIZE AT 10 YEAR GROWTH AS PER COUNTY PUBLIC FACILITIES MANUAL CHAPTER 12
4. APPLICANT REQUEST MODIFICATION OF MINIMUM SETBACK OF 4FT FROM TREE TRUNK TO BARRIER SHOWN ON THIS SHEET.
5. FINAL LOCATIONS OF STREET FURNITURE MAY CHANGE BASED ON FINAL ENGINEERING AND WILL BE DETERMINED AT TIME OF SITE PLAN.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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8/9/13
LANDSCAPE ARCHITECT

CONCEPTUAL LANDSCAPE PLAN

HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

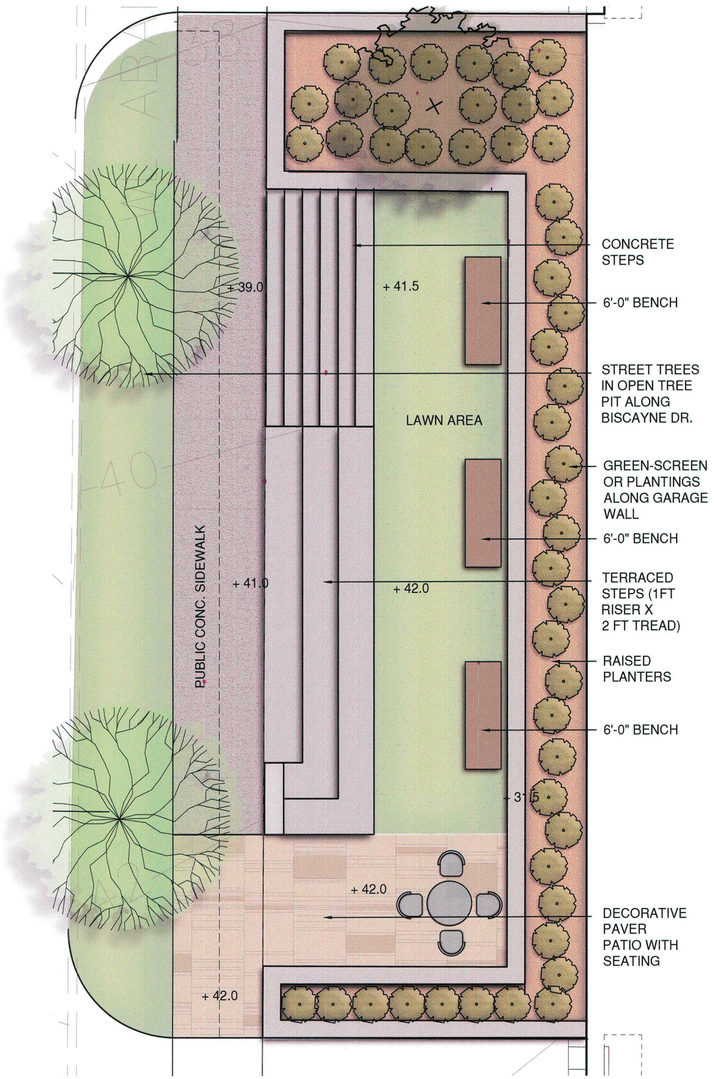
County# RZ/FDP 2013-MV-001

PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
DATE	DESCRIPTION

SCALE H:

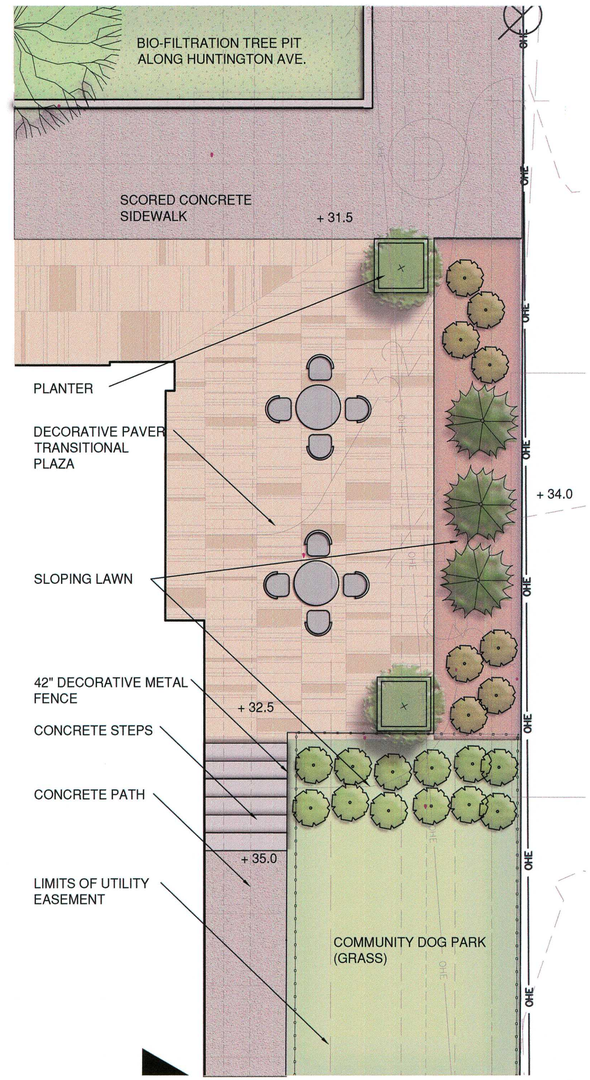
DATE : November 16, 2012

SHEET 19



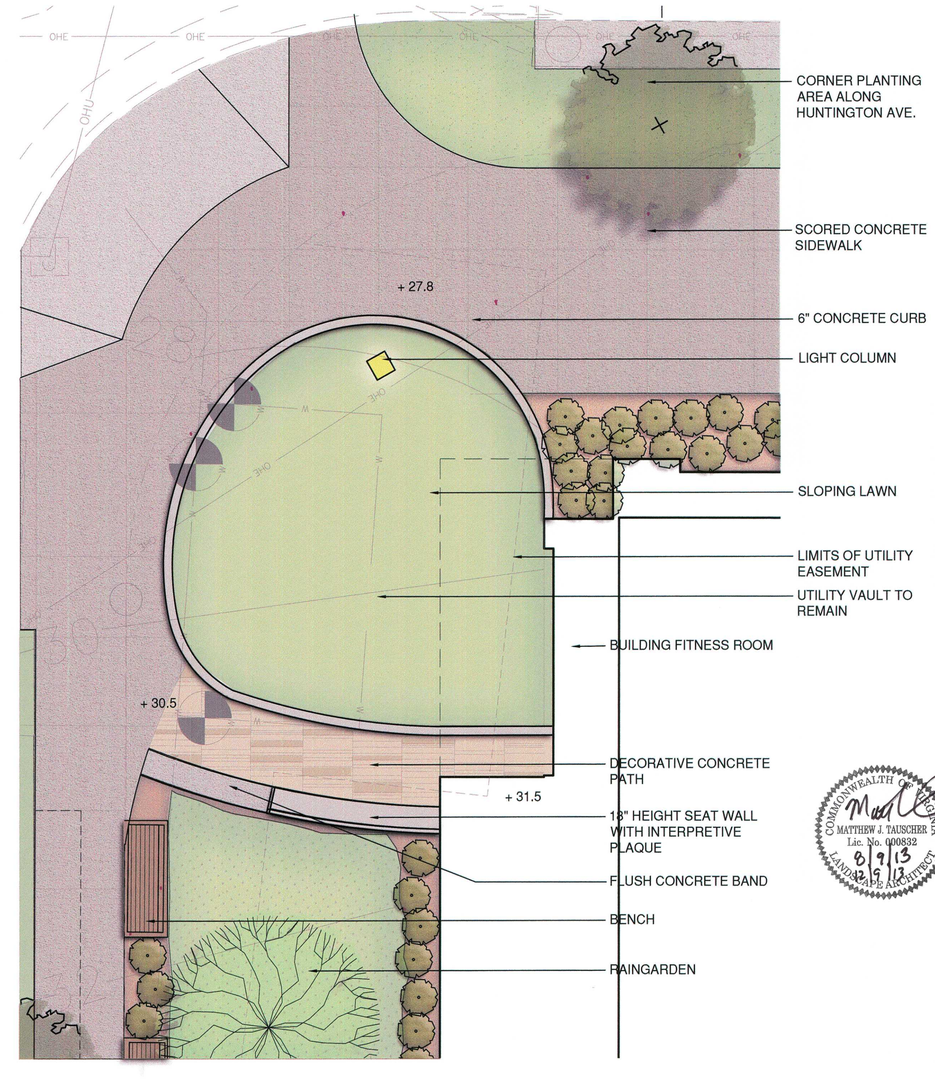
3 TERRACE ALONG BISCAYNE - ENLARGEMENT

SCALE = $\frac{1}{4}$" = 1'-0"



2 TRANSITIONAL PLAZA - ENLARGEMENT

SCALE = $\frac{1}{4}$" = 1'-0"



1 CIVIC CORNER PLAZA - ENLARGEMENT

SCALE = $\frac{1}{4}$" = 1'-0"

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COMMONWEALTH OF VIRGINIA
BRUNO P. CARVALHO
Cert. No. 001374
01.11.13
LANDSCAPE ARCHITECT

LANDSCAPE PLAN ENLARGEMENTS

HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001

PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
DATE	DESCRIPTION

SCALE H:

DATE : November 16, 2012

SHEET 20

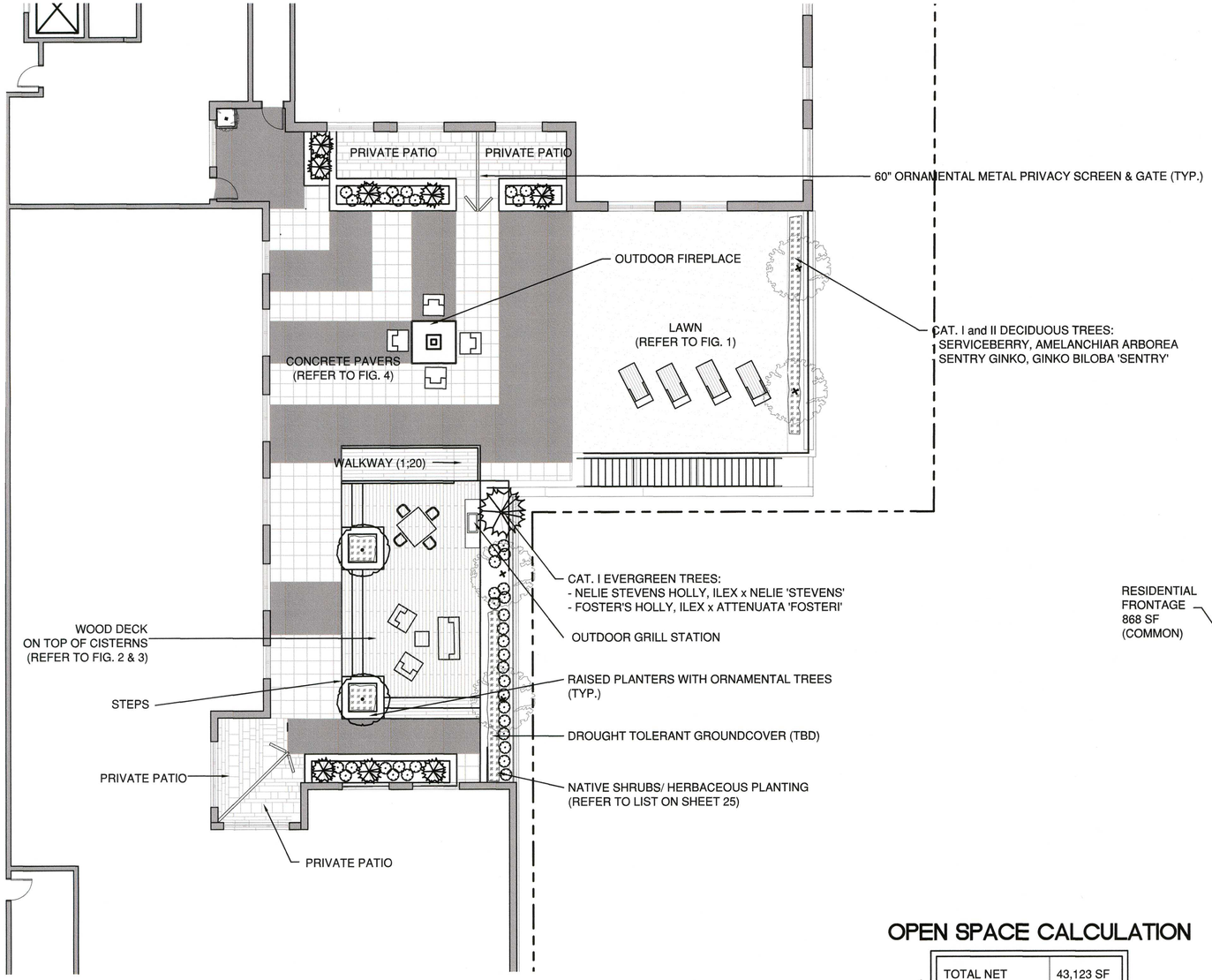


FIG. 1: COMMON GREEN AREA ON STRUCTURE

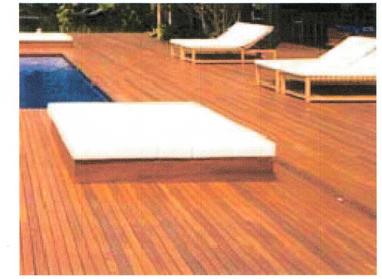


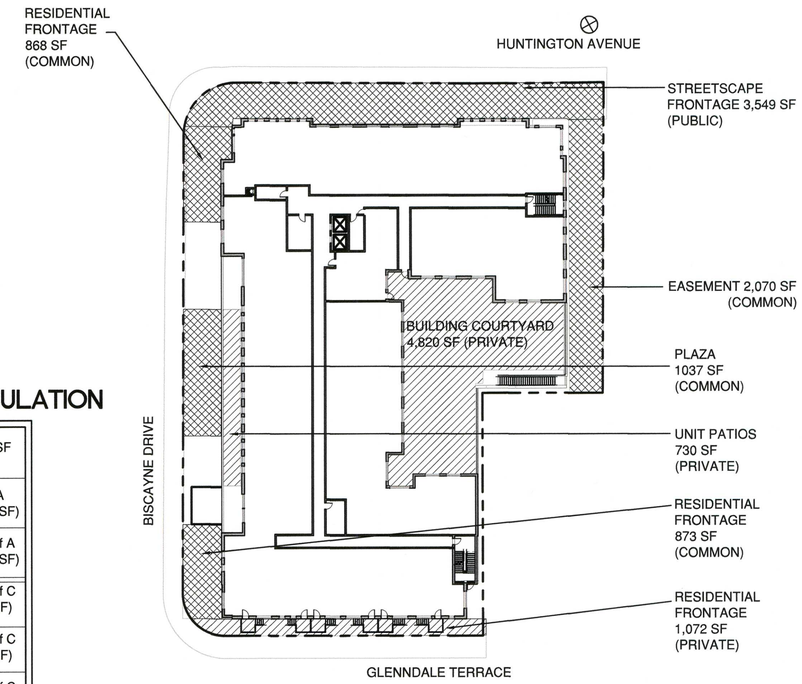
FIG. 3: WOOD DECK ON STRUCTURE

FIG. 2: HIDDEN CISTERNS (50 GAL. CAPACITY EACH)
INSTALLED WITHIN FRAME OF WOOD DECK

FIG. 4: CONCRETE PAVER DECK ON STRUCTURE

OPEN SPACE CALCULATION

A.	TOTAL NET SITE AREA	43,123 SF
B.	% OPEN SPACE REQUIRED	30% of A (12,936 SF)
C.	% OPEN SPACE PROVIDED	35.0% of A (15,019 SF)
D.	% PRIVATE OPEN SPACE	44.1% of C (6,622 SF)
E.	% PUBLIC OPEN SPACE	23.6% of C (3,549 SF)
F.	% COMMON OPEN SPACE	32.3% of C (4,848 SF)



SITE OPEN SPACE ALLOCATION MAP

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

NOTES:
1. REFER TO SHEET 25 FOR TREE CANOPY CALCULATIONS.
2. TREE SYMBOLS IN PLAN ARE SHOWN TO SCALE REPRESENTING SIZE AT 10 YEAR GROWTH AS PER COUNTY PUBLIC FACILITIES MANUAL CHAPTER 12

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10-2-13
12/9/13

CONCEPTUAL COURTYARD LEVEL
LANDSCAPE PLAN
HUNTINGTON AVENUE PROPERTIES
MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County#

	PLAN STATUS
11/16/12	SUBMISSION
12/06/12	SUBMISSION
01/11/13	SUBMISSION
03/22/13	SUBMISSION
06/26/13	SUBMISSION
08/09/13	SUBMISSION
10/02/13	SUBMISSION

DATE	DESCRIPTION

SCALE H:
V:

DATE : OCTOBER 4, 2013

SHEET 21

VA. STATE GRID, NAD 83
NORTH ZONE

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PEDESTRIAN CIRCULATION PLAN

HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001

PLAN STATUS	
11/16/12	SUBMISSION
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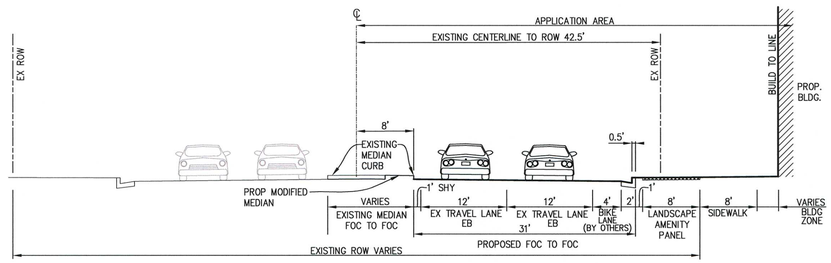
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
DATE	DESCRIPTION

SCALE H: 1"=100'

DATE : November 16, 2012

SHEET 22

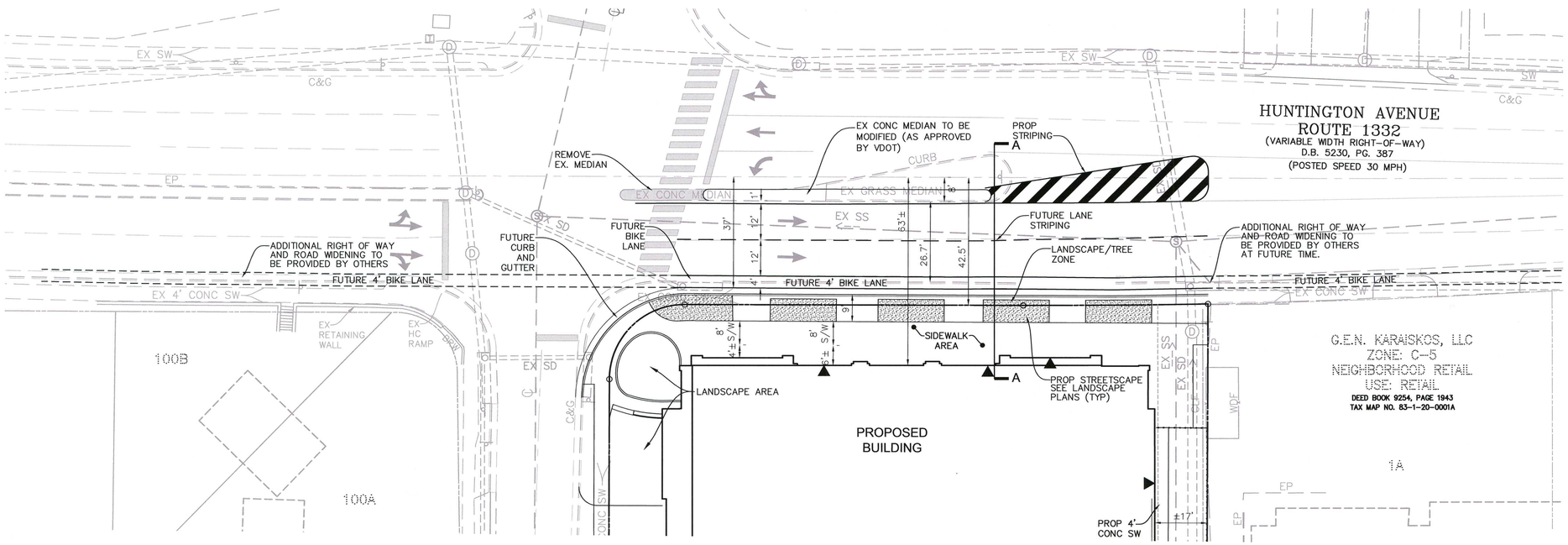
P:\4457 - Huntington Ave Property\4457-01-005 (PLN)\Planning\Rezoning\4457-D-ZP-C1X.dwg



FUTURE HUNTINGTON AVENUE ON-STREET BIKE LANE CROSS SECTION A-A

(EXISTING POSTED 30 MPH)
SCALE: 1"=10'

(BIKE LANE , ROAD AND UTILITY IMPROVEMENTS ALONG APPLICATION ROAD FRONTAGE TO BE PROVIDED BY OTHERS AT FUTURE TIME)



FUTURE ON-STREET BIKE LANE

(BIKE LANE , ROAD AND UTILITY IMPROVEMENTS ALONG APPLICATION ROAD FRONTAGE TO BE PROVIDED BY OTHERS AT FUTURE TIME)

NOTE:
1. REFER TO ARCHITECTURAL PLAN FOR BUILDING LAYOUT AND DESIGN.
2. REFER TO SHEET 19 FOR STREETSCAPE IMPROVEMENTS.

LEGEND

PROPERTY LINE/EXISTING RIGHT OF WAY

PRELIMINARY LOCATION AT GRADE ENTRY/EXIT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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FUTURE ON-STREET BIKE LANE EXHIBIT

HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

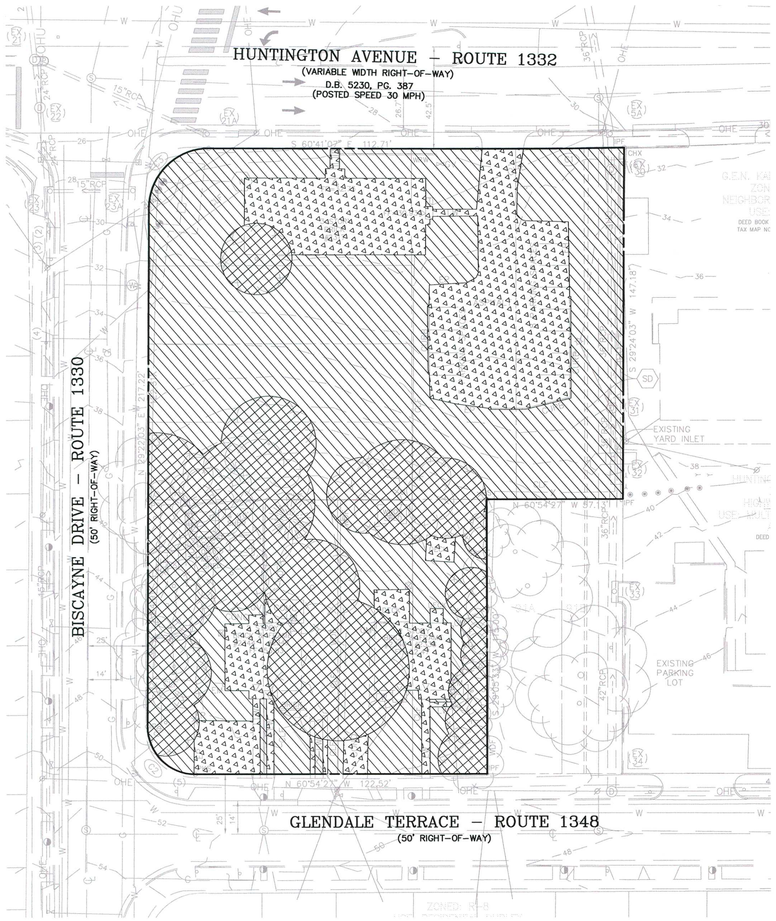
County# RZ/FDP 2013-MV-001

	PLAN STATUS
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
DATE	DESCRIPTION

SCALE H: 1"=20'

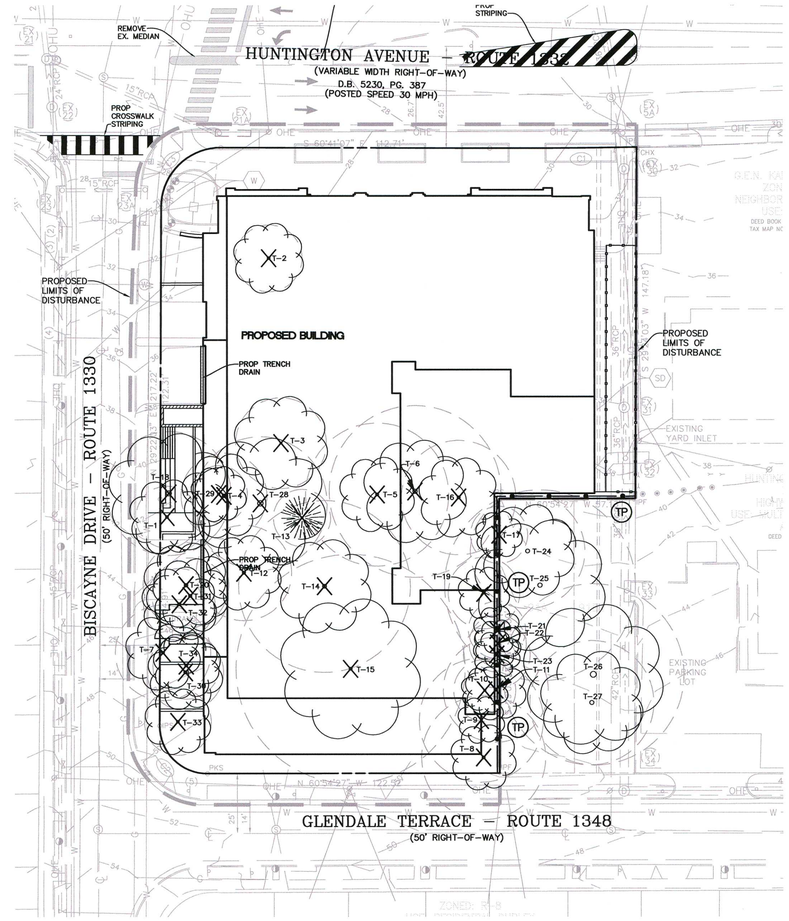
DATE : November 16, 2012

SHEET 23



EXISTING VEGETATION MAP

SCALE: 1"=30'



TREE CONSERVATION PLAN

SCALE: 1"=30'

COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESSIONAL STAGE	CONDITION	TOTAL AREA
	EARLY SUCCESSION FOREST	MAPLE, ASH, MULBERRY, AILANTHUS, HOLLY, CEDAR	EARLY TO MID	FAIR	.33 AC.
	DEVELOPED LAND	N/A	N/A	N/A	.22 AC.
	MAINTAINED GRASSLANDS	N/A	N/A	FAIR TO GOOD	.49 AC.

TOTAL SITE AREA = 1.04 ACRES (45,436 S.F.)
EXISTING TREE CANOPY = 14,378 S.F, .33 AC. OR 32%

LEGEND:

- T31 — EXISTING TREE TO BE PRESERVED
- T31 — EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING TREE CRITICAL ROOT ZONE
- PROPOSED LIMITS OF DISTURBANCE (SUBJECT TO CHANGE WITH FINAL SITE PLAN)
- PROPOSED TREE PROTECTION FENCE

EXISTING TREE INVENTORY

HUNTINGTON AVENUE - FAIRFAX, VIRGINIA
Date of site visit: May 16, 2011
Certified Arborist: Gregg D. Eberly MA-4616A

Tree #	Botanic Name	Common Name	Caliper (DBH)	Condition Rating	Species Rating	Preserve/ Remove
1	Acer saccharum	Silver Maple	13	0.72	0.4	Remove
2	Fraxinus pennsylvanica	Green Ash	14	0.8	0.6	Remove
3	Acer saccharum	Silver Maple	19 (Twin)	0.76	0.4	Remove
*4	Ailanthus altissima	Tree of Heaven	18 (Twin)	0.6	0.3	Remove
5	Morus alba	White Mulberry	30 (Multi)	0.4	0.4	Remove
6	Acer saccharum	Silver Maple	36	0.72	0.4	Remove
7	Acer saccharum	Silver Maple	20 (Twin)	0.72	0.4	Remove
8	Ilex cornuta 'Burfordii'	Burford Holly	26 (Twin)	0.72	0.7	Remove
9	Ilex cornuta 'Burfordii'	Burford Holly	26 (Multi)	0.6	0.7	Remove
10	Juniperus virginiana	Eastern Redcedar	13	0.56	0.7	Remove
11	Juniperus virginiana	Eastern Redcedar	22	0.48	0.7	Remove
12	Acer saccharum	Silver Maple	20	0.76	0.4	Remove
13	Picea abies	Norway Spruce	12	0.64	0.7	Remove
14	Magnolia grandiflora	Southern Magnolia	36 (Multi)	0.56	0.7	Remove
15	Fraxinus pennsylvanica	Green Ash	48 (Multi)	0.72	0.6	Remove
16	Prunus serotina	Black Cherry	24 (Twin)	0.6	0.5	Remove
**17	Juniperus virginiana	Eastern Redcedar	12	0.6	0.7	Remove
*18	Acer saccharum	Silver Maple	26 (Twin)	0.72	0.4	Remove
19	Acer saccharum	Sugar Maple	15 (Twin)	0.6	0.7	Remove
*20	Acer saccharum	Silver Maple	18 (Twin)	0.72	0.4	Remove
21	Juniperus virginiana	Eastern Redcedar	12	0.48	0.7	Remove
22	Juniperus virginiana	Eastern Redcedar	12	DEAD	0.7	Remove
23	Juniperus virginiana	Eastern Redcedar	14	0.6	0.7	Remove
**24	Fraxinus pennsylvanica	Green Ash	24	0.4	0.6	Preserve
**25	Fraxinus pennsylvanica	Green Ash	40 (Twin)	0.4	0.6	Preserve
**26	Platanus occidentalis	Sycamore	38	0.76	0.6	Preserve
**27	Platanus occidentalis	Sycamore	26	0.76	0.6	Preserve
*28	Fraxinus pennsylvanica	Green Ash	28 (Twin)	0.72	0.6	Remove
*29	Liquidambar styraciflua	Sweet Gum	12	0.64	0.6	Remove
*30	Acer saccharum	Silver Maple	16 (Multi)	0.72	0.4	Remove
*31	Acer saccharum	Silver Maple	16 (Twin)	0.72	0.4	Remove
*32	Acer saccharum	Silver Maple	15 (Multi)	0.64	0.4	Remove
*33	Acer saccharum	Silver Maple	14 (Multi)	0.68	0.4	Remove
*34	Acer saccharum	Silver Maple	14 (Multi)	0.72	0.4	Remove

Notes:
1. All plans requiring the submission of a Tree Preservation Plan shall be required to show the accurate trunk location and common name of all trees with trunks **12 inches or greater** in diameter located within 25 feet of the proposed limits of clearing within the undisturbed area and within 10 feet of the limits of clearing in the disturbed area.
2. Condition and Species Rating based on formula provided by the Guide for Plant Appraisal published by the ISA.
3. Neither the Project Arborist nor Bowman Consulting condone the implementing of any suggested tree removal or preservation techniques without the agreement/notification of the adjacent property owner.
4. * Tree location has been estimated as observed in the field
5. ** Offsite tree

SOILS MAP

SCALE: 1" = 200' – 0"

SOILS LEGEND

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
71C	KINGSTOWNE SASSAFRAS–MARUMSCO COMPLEX	POOR u,p,c,b	POOR p,c,s	HIGH	IVA
95	URBAN LAND	NA	NA	NA	IVB

b – LOW BEARING VALUES FOR FOUNDATION SUPPORT.
c – CLAYS WITH MODERATE TO HIGH SHRINK–SWELL POTENTIAL OFTEN HAVING SLOW TO VERY SLOW PERMEABILITY RATES.
p – PERCHED GROUNDWATER ABOVE RESTRICTIVE SOIL OR ROCK LAYERS.
s – SLOW PERMEABILITY RATES.
u – POTENTIALLY UNSTABLE SLOPES FROM MASSIVE SLOPE FAILURE OR SLOPE CREEP.

NOTE:
SOILS INFORMATION OBTAINED FROM FAIRFAX COUNTY SOILS RATING MAP 2011.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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8/9/13

EXISTING VEGETATION MAP & TREE CONSERVATION PLAN
HUNTINGTON AVENUE PROPERTIES
MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001

PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
DATE	DESCRIPTION

SCALE H: AS SHOWN
DATE : November 16, 2012
SHEET 24

Tree Preservation Target Deviation Narrative

This project consists of the consolidation, demolition and redevelopment of Fairfax County tax assessment map numbers 83-1-((8))-92A,92B,93A,93B,94A into a multi-family residential development. The proposed development is propsed via the rezoning process and applicable zoning standards and requirements set forth in the Fairfax County Zoning Ordinance.

According to the Existing Vegetation Map, prepared by Bowman Consulting Group, the property (1.04 acres) is currently covered by approximately 0.33 acres or 32% tree/shrub cover. The subdivision plan proposes to clear 1.04 acres for proposed grading and construction improvements, leaving zero acres of tree/shrub save remaining onsite.

Per the PFM 10-year tree canopy requirements, 10% (.10 acres) tree cover is required for the site. This can be satisfied by tree preservation, tree planting or a combination of both. Based on the Existing Vegetation Map, 32% of the undeveloped site had tree cover. According to these numbers, the site has a tree preservation target of 0.03 acres (0.10 acres x 32%). Since zero acres of tree preservation credit will be taken for tree save areas to remain, a tree preservation target deviation is requested.

A partial deviation from the site's Tree Preservation Target is requested under the following conditions:

(1) Section 12-0508.3A(1): Meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance.

The current site is comprised of several low density suburban scale properties with substandard vegetative growth. Much of the existing vegetation is evasive and/or in poor quality. The proposed project introduces a more urban development to the site which will occupy the majority of the existing site area. As a result, saving any of the existing vegetation on the site would add a considerable adverse impact to the potential lot yield and would result in unnecessary or unreasonable hardship to the developer.

(2) Section 12-0508.3A(2): Meeting the Tree Preservation Target would require the preservation of trees that do not meet standards for health and condition and other vegetation and risk management requirements of 12-0400 et seq.

Per field observation, the majority of the existing trees and shrubs proposed to be removed are in poor condition, displaying unsuitable health and/or structural conditions that may be hazardous to either life or property, including unhealthy crowns, exaggerated leans, broken/dead scaffold branches, girdling, etc. Per Section 12-0403.3-.4, trees that do not meet pre-development standards for structural integrity and health shall not be afforded tree canopy cover credits and shall be subject to removal.

(3) Section 12-0508.3A(3): Construction activities could be reasonably expected to impact existing trees or forested areas used to meet the Tree Preservation Target to the extent these would not likely survive in a healthy and structurally sound manner for a minimum of 10-years in accordance with the post-development standards for trees and forested areas provided in 12-0403 and 12-404.

Proposed grading and construction improvements (building, roads, structures, utilities, stormwater facilities, etc.) will significantly impact existing trees and shrubs specified to be removed. Proposed construction will cause direct physical damage to root systems and above ground portions of trees that could result in or predispose trees to structural failure and health problems. Per Section 12-0403.5B, trees determined to be dead, declining, hazardous or a maintenance issue due to impacts from construction or environmental changes resulting from construction shall be subject to removal.

Table 12.10 : 10-year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target and Statement			
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	14,378 S.F.	
B	Percentage of gross site area covered by existing tree canopy =	32%	
C	Percentage of 10-year canopy required for site (see Table 12.4) =	10% (PRM)	
D	Percentage of the 10-year tree canopy requirement that should be met throught tree preservation =	3.20%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0%	
F	Has the Tree Preservation Target minimum been met?	NO	
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	SEE ATTACHED	
H	If step G requires a narrative, it shall be prepared in accordance with 12-0508.4	SEE ATTACHED	
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10	NOTED	
B. Tree Canopy Requirement			
B1	Identify gross site area =	45,431 S.F.	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and	308 S.F.	§ 12-0511.1B
B3	Subtract area of exemptions =	0 S.F.	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 – B2) =	45,123 S.F.	
B5	Identify site's zoning and/or use	(PRM)	PLANNED RESIDENTIAL MIXED USE
B6	Percentage of 10-year tree canopy required =	10%	§ 12-510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	4,513 S.F.	
B8	Modification of 10-year Tree Canopy Requirements Requested	NO	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	1,445 S.F.	
C2	Total canopy area meeting standards of § 12-0400 =	0 S.F.	
C3	C2 x 1.25 =	0 S.F.	§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0 S.F.	
C5	C4 x 1.5 =	0 S.F.	§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0 S.F.	
C7	C6 x 1.5 to 3.0 =	0 S.F.	§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0 S.F.	
C9	C8 x 1.0 =	0 S.F.	§ 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 = If area of C10 is less	0 S.F.	If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	3,975 S.F.	
D2	Area of canopy planted for air quality benefits =	0 S.F.	
D3	x 1.5 =	0 S.F.	§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	0 S.F.	
D5	x 1.5 =	0 S.F.	§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	0 S.F.	
D7	D7 x 1.25 =	0 S.F.	§ 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =	0 S.F.	
D9	D9 x 1.5 =	0 S.F.	§ 12-0510.4B(4)
D10	Area of canopy provide by native trees =	3,975 S.F.	
D11	D10 x 1.5 =	4,571 S.F.	§ 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	0 S.F.	
D13	D13 X 1.25 =	0 S.F.	§ 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =	0 S.F.	
	x1.0 =	0 S.F.	§ 12-0510.4D(1)
D15	Area of canopy provided through native shrubs or woody seed mix =	0 S.F.	
	x1.0 =	0 S.F.	§ 12-0510.4D(1)
D16	Percentage of D14 represented by D15 =	0%	Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	4,571 S.F.	
D18	Is an offsite planting relief requested?	NO	Yes or No
D19	D19 Tree Bank or Tree Fund?	NO	§ 12-0512
D20	Canopy area requested to be provided through offsite banking or tree fund	0 S.F.	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	$	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	0 S.F.	
E2	Total of canopy area provided through tree planting (D17) =	4,571 S.F.	
E3	Total of canopy area provided through offsite mechanism (D19) =	0 S.F.	
E4	Total of 10-year Tree Canopy Provided = Total of E1 through E3.	4,571 S.F.	Total of E1 through E3. Area should meet or exceed area in B6

NOTES:
1. REFER TO TABLE 12.10 ON THIS SHEET FOR TREE CANOPY CALCULATIONS PURSUANT TO FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, CHAPTER 12.

2. APPLICANT REQUESTS MODIFICATION OF MINIMUM SET-BACK OF 4 FT. FROM THE TRUNK TO BARRIER AS SHOWN ON SHEET 19. REFER TO APPLICANT REQUESTED WAIVER AND MODIFICATION REQUEST.

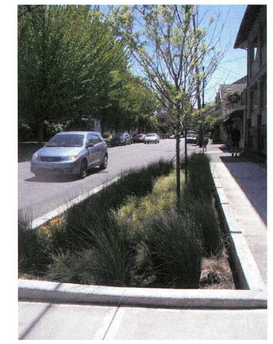

FIG. 1: IN-STREET BIO-FILTRATION AREAS

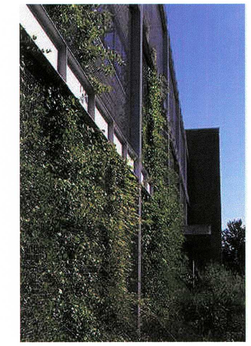

FIG. 2: GREENSCREEN WALL AT TERRACED PLAZA ALONG BISCAYNE DRIVE

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8/9/13
LANDSCAPE ARCHITECT

TREE CANOPY CALCULATIONS

HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

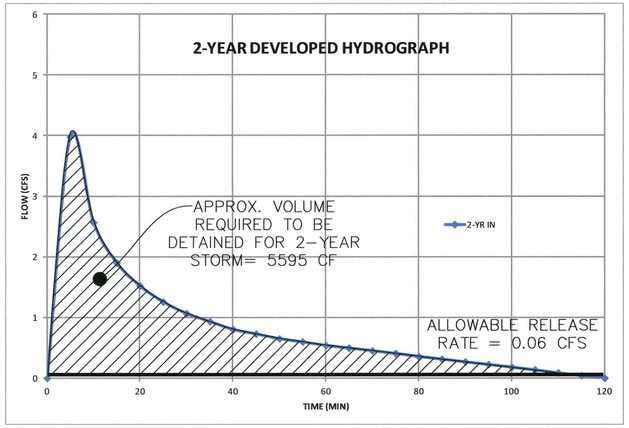
County# RZ/FDP 2013-MV-001

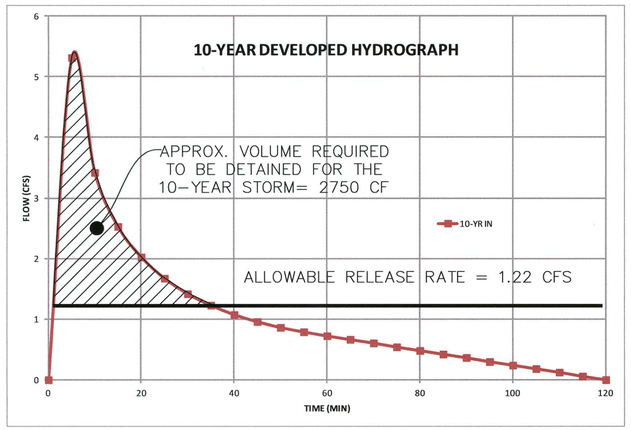
PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
DATE	DESCRIPTION

SCALE H:

DATE : November 16, 2012

SHEET 25





CONTECH CONSTRUCTION PRODUCTS INC.

StormFilter Sizing - Fairfax County Virginia

Project Name: Huntington Ave
Date: 5/26/2011

SITE CHARACTERISTIC INPUT		
		XX - Inputs XX - Outputs
Runoff Depth, R (inches)	1.00	
Total Area, A- (acres) , **A**	0.86	Simple Method TSS Load Reduction
Percent Impervious Cover, I (%)	89%	
Volumetric Runoff Coefficient, Rv	0.85	
Impervious Area, A (acres)	0.77	
Average Annual Rainfall, (inches)	42	
Average Annual Runoff (inches), **R**	32.17	

ANNUAL POLLUTANT LOAD CALCULATIONS (TSS)		
Pollutant Concentration, (mg/L) , **C**	60	
Pretreatment Efficiency	0%	
Total efficiency required, (%)	50%	
Required Filter Efficiency	50%	
Annual Mass Load, (lbs)	375	**L = 0.226 * R* C * A**
Cartridge Details, (Height / Specific Flow Rate)	27	**1gpm/sq-ft**
Allowable Load per Cartridge, (lbs)	54.0	

Volume Based SYSTEM DESIGN (Please see attached data for more information regarding specifics)		
Number of 27" Cartridges Required*	14	* Assumes Factor of Safety= 2.0
Vault Size	Cast-in-Place	
Water Quality Volume based on total area (impervious) (cf)	2,779	

The Volume StormFilter is designed to act as "capture and treat" system. This system will treat the entire Water Quality Volume (WQv), which is stored upstream of the filter in a pipe detention system. The system is sized according to the annual mass load method as described in the CONTECH Stormwater Solutions Inc. design manual. Essentially, this method models the total mass load of TSS, in pounds, generated from the site on an annualized basis, using the information above. The number of cartridges required to meet this mass load requirement is then calculated, as a function of the total mass than can be removed per cartridge prior to required filter changeout.

Flow Based SYSTEM DESIGN (Please see attached data for more information regarding specifics)		
Water Quality Flowrate for Acreage - Based on 0.2cfs per acre	0.60	
Cartridge Details, (Height / Specific Flow Rate)	27	**2gpm/sq-ft**
Cartridge Treatment Flowrate Cartridge	22.50	
Number of " Cartridges Required*	13	
Vault Size	Cast-in-Place	

www.contechstormwater.com

CONTECH CDS DETENTION SYSTEMS · CDS · Stormwater Management StormFilter · Vortechs · CONSPAN CONTECH CONVEYANCE

Allowable Outflow Computations

Project Name: Huntington Avenue
Design Date: 5/26/2011
Design Engineer: Rob Devenney

Step 1 - Pre-Developed Flows - Prairie/Forested Conditions
Site Area (Ac): 1.04
Tc (Min): 5.00
2-Yr C-Factor: 0.15
10-Yr C-Factor: 0.30
2-Yr Intensity (in/hr): 5.45
10-Yr Intensity (in/hr): 7.27

Qx =	C	x	Ix	x	A		
Q2 =	0.15	x	5.45	x	1.04	=	***0.85* CFS**
Q10 =	0.30	x	7.27	x	1.04	=	***2.27* CFS**

Step 2 - Post-Developed Inflows to SWM
Area Detained (Ac): 0.87
Tc (Min): 5.00
C-Factor: 0.81
2-Yr Intensity (in/hr): 5.45
10-Yr Intensity (in/hr): 7.27

Qx =	C	x	Ix	x	A		
Q2 =	0.81	x	5.45	x	0.87	=	***3.84* CFS**
Q10 =	0.81	x	7.27	x	0.87	=	***5.13* CFS**

Step 3 - Post-Developed On-site Undetained Flows
Area Undetained (Ac): 0.20
Tc (Min): 5.00
C-Factor: 0.73
2-Yr Intensity (in/hr): 5.45
10-Yr Intensity (in/hr): 7.27

Qx =	C	x	Ix	x	A		
Q2 =	0.73	x	5.45	x	0.20	=	***0.79* CFS**
Q10 =	0.73	x	7.27	x	0.20	=	***1.06* CFS**

Step 4 - Off-Site Flows to SWM
Area Detained (Ac): N/A - See Flow Rate Determined Elsewhere Below
Tc (Min): N/A - See Flow Rate Determined Elsewhere Below
C-Factor: N/A - See Flow Rate Determined Elsewhere Below
2-Yr Intensity (in/hr): N/A - See Flow Rate Determined Elsewhere Below
10-Yr Intensity (in/hr): N/A - See Flow Rate Determined Elsewhere Below

Qx =	C	x	Ix	x	A		
Q2 =	N/A	x	N/A	x	N/A	=	***0.00* CFS**
Q10 =	N/A	x	N/A	x	N/A	=	***0.00* CFS**

Step 5 - Allowable Release Rates

Qx allow =	Qx pre	+	Qx off-site	-	Qx uncont		
Q2 allow =	0.85	+	0.00	-	0.79	=	***0.06* CFS**
Q10 allow =	2.27	+	0.00	-	1.06	=	***1.22* CFS**

BMP NARRATIVE

BEST MANAGEMENT PRACTICES (WATER QUALITY) ARE NOT CURRENTLY PROVIDED ON THE SUBJECT SITE. PER PFM REQUIREMENT 6-0401.2A, THE SUBJECT APPLICATION MUST ACHIEVE A 40% BMP PHOSPHORUS REMOVAL EFFICIENCY. THE BMP COMPUTATIONS ON THIS SHEET DEMONSTRATE THAT A 40% PHOSPHOROUS REMOVAL EFFICIENCY IS ACHIEVABLE FOR THE SITE. THE MAJORITY OF THE PHOSPHORUS REMOVAL WILL BE ACHIEVED BY USE OF A MECHANICAL FILTER (STORMFILTER OR APPROVED EQUAL) WHICH WILL BE LOCATED OUTSIDE THE BUILDING ALONG THE HUNTINGTON AVE FRONTAGE. ADDITIONAL PHOSPHORUS REMOVAL WILL BE ACHIEVED BY UTILIZATION OF BIORETENTION TREE FILTERS LOCATED ALONG HUNTINGTON AVENUE AND BISCAYNE DRIVE. A MAP SHOWING WHICH AREAS OF THE SITE WILL BE TREATED BY THE AFOREMENTIONED METHODOLOGY HAS BEEN PROVIDED ON THIS SHEET. STORMFILTER SIZING CALCULATIONS HAVE BEEN PROVIDED ON THIS SHEET FOR REFERENCE. SEE LANDSCAPE PLAN SHEETS FOR DETAILS FOR THE BIORETENTION TREE FILTERS. THE STORMFILTER WILL BE PRIVATELY OWNED AND MAINTAINED. THE BIORETENTION TREE FILTERS MAY BE LOCATED WITHIN THE VDOT ROW AND WILL BE PUBLICLY OWNED; HOWEVER THE APPLICANT WILL MAKE AN ATTEMPT TO ENTER INTO A MAINTENANCE AGREEMENT WITH VDOT AND THE COUNTY TO PRIVATELY MAINTAIN THE TREE PITS. IN THE EVENT AN AGREEMENT CANNOT BE REACHED, AND VDOT DOES NOT ALLOW THE BIORETENTION FILTERS BE LOCATED WITHIN THE ROW, THE SITE WILL PROVIDE THE ENTIRE MINIMUM 40% REMOVAL EFFICIENCY IN THE STORMFILTER.

STORMWATER MANAGEMENT NARRATIVE

STORMWATER MANAGEMENT PRACTICES ARE NOT CURRENTLY PROVIDED FOR ON THE SUBJECT SITE. STORMWATER MANAGEMENT (DETENTION) IS REQUIRED AND SHALL BE PROVIDED FOR THE PROPOSED CONDITIONS OF THE SUBJECT SITE. STORMWATER DETENTION REQUIREMENTS WILL BE SATISFIED FOR THIS PROJECT VIA AN UNDERGROUND DETENTION VAULT LOCATED OUTSIDE THE BUILDING ALONG THE HUNTINGTON AVE FRONTAGE, WHICH WILL DETAIN THE 2- AND 10-YEAR STORM PEAK FLOW RATES SUCH THAT THE PEAK FLOW RATES THAT LEAVE THE SITE IN THE DEVELOPED CONDITION WILL BE LESS THAN OR EQUAL TO THE PEAK FLOW RATES ASSOCIATED WITH EXISTING PRAIRIE/GOOD FORESTED CONDITIONS. THE 2-YEAR AND 10-YEAR ALLOWABLE RELEASE RATES ARE 0.06 CFS AND 1.22 CFS, RESPECTIVELY. SEE ALLOWABLE RELEASE RATE COMPUTATIONS ON THIS SHEET. STORMWATER RUNOFF FROM WITHIN THE BUILDING FOOTPRINT WILL BE COLLECTED VIA ROOF DRAINS AND COURTYARD AREA DRAINS AND WILL BE ROUTED TO THE SWM VAULT. DUE TO THE RELATIONSHIP OF THE VAULT ELEVATION, TO THAT OF THE EXISTING CLOSED CONDUIT SYSTEM WHERE STORMWATER WILL OUTFALL, A PUMP MAY BE NEEDED. STORMWATER WILL THEN OUTFALL FROM THE VAULT INTO THE EXISTING STORM SEWER SYSTEM. THE VAULT HAS BEEN PRELIMINARILY SIZED TO STORE 6,000 CUBIC FEET. BASED ON THE DEVELOPED CONDITIONS INFLOW HYDROGRAPHS TO THE VAULT, AND THE ALLOWABLE RELEASE RATES, THE STORAGE VOLUME WAS APPROXIMATED BY CALCULATING THE AREA THAT IS UNDER THE INFLOW HYDROGRAPH AND ABOVE THE ALLOWABLE RELEASE RATE LINE. ADDITIONAL VOLUME WAS ADDED FOR CONSERVATIVE MEASURES AND TO ACCOUNT FOR ROOM NEEDED FOR MAINTENANCE, POSSIBLE RISER STRUCTURES, PUMPS, ETC. SEE SWM VAULT LAYOUT ON SHEET 27. BECAUSE THE MAXIMUM PROPOSED RELEASE RATES WILL BE LESS THAN THE ALLOWABLE RELEASE RATES FOR BOTH THE 2- AND 10-YEAR STORMS, THE SWM DETENTION REQUIREMENTS WILL BE MET. THE APPLICANT IS ALSO PROPOSING THE USE OF LINEAR CISTERN UNITS TO BE LOCATED WITHIN THE UPPER BUILDING LEVEL COURTYARD AREA, BENEATH A PROPOSED DECK. AN ADDITIONAL APPROXIMATE 365 CF OF SWM STORAGE WILL BE PROVIDED IN 50-GALLON CISTERNS. THIS WATER WILL BE USED FOR REUSE AS IRRIGATION WATER FOR THE LANDSCAPED AREAS. SEE LANDSCAPE SHEETS FOR DETAILS.

BMP FACILITY DESIGN CALCULATIONS

Plan Name: HUNTINGTON AVE Date: 5/26/2011
Plan Number: _____ Engineer: RSD

I. WATER QUALITY NARRATIVE

See this Sheet

II. WATERSHED INFORMATION

Part 1: List all of the Subareas and "C" factors used in the BMP Computations

Subarea Designation (1)	"C" (2)	Acres (3)
(1) Onsite - Treated to Storm Filter	0.85	0.79
(2) Onsite - Untreated	0.63	0.16
(3) Onsite - Treated by Bioretention	0.90	0.12
	Total	1.07

III a. PHOSPHORUS REMOVAL - "OCCOQUAN METHOD"

Part 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of the Site (a) 1.07 acres

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
(1) Onsite - Treated to Storm Filter	0.85	x	0.79	=	0.67
(2) Onsite - Untreated	0.63	x	0.16	=	0.10
(3) Onsite - Treated by Bioretention	0.90	x	0.12	=	0.11

(b) Total 0.88

(C) Weighted average "C" factor (b)/(a) = (C) 0.82

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	Removal Efficiency (%) (3)		Area Ratio (4)		"C" Ratio (5)		Product (6)
(1) Onsite - Treated to Storm Filter	50	x	0.74	x	1.03	=	38.14
(2) Onsite - Untreated	0	x	0.15	x	0.77	=	0.00
(3) Offsite - Treated by Bioretention	50	x	0.11	x	1.09	=	6.13

(a) Total = 44.3

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 40

Water Supply Overlay District (Occoquan Watershed) = 50% (Fairfax County and Prince William County)

Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County) 50% (Prince William County)

Chesapeake Bay Preservation Area (Redevelopment) [1 - 0.9 x ("I" pre/"I" post)] x 100 = _____ %

(B) If Line 3(a) > Line 4(a), the Phosphorus removal requirement is satisfied.

Line 3(a) 44.3 >= 40

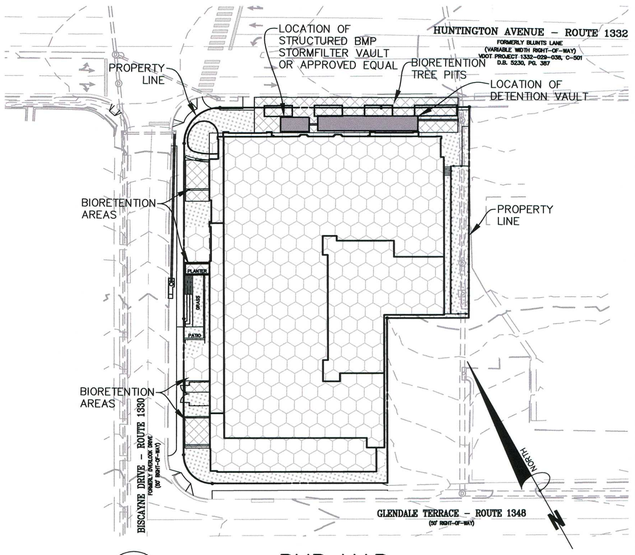
PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED

NOTE

STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED CDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.

COMPREHENSIVE PLAN COMPLIANCE NARRATIVE

IN RESPONSE TO THE COMPREHENSIVE PLAN'S GOAL OF PROVIDING CREATIVE AND INNOVATIVE BMP/STORMWATER MANAGEMENT AND LOW IMPACT DEVELOPMENT (LID) TECHNIQUES FOR THE SITE, THE APPLICANT HAS ELECTED TO PROVIDE MULTIPLE FACILITIES WITHIN AND AROUND THE SITE TO SATISFY THIS REQUIREMENT. STARTING ON THE UPPER COURTYARD LEVEL OF THE SITE, THE APPLICANT IS PROPOSING A LIVING LAWN GREEN SPACE WHICH ENCOMPASSES NEARLY ONE THIRD OF THE COURTYARD SPACE; ALTHOUGH THIS PARTICULAR ELEMENT DOES NOT QUALIFY AS A VEGETATIVE ROOF WHICH WOULD EARN PHOSPHOROUS REMOVAL CREDIT (AS DEFINED IN THE PFM), THE SOIL LAYER OF THE LAWN, ALONG WITH THE PROPOSED LANDSCAPE PLANTERS, WILL ALLOW FOR ADDITIONAL RAINWATER STORAGE (BEYOND THOSE CONTROLS ACCOMPLISHED WITH THE CONVENTIONAL STORAGE MEASURES) AND POTENTIAL RE-USE ON SITE. ADDITIONALLY, BENEATH THE WOODEN PORTION OF THE DECK, THE APPLICANT IS PROPOSING THE USE OF WATER STORAGE CISTERNS WHICH WILL QUALIFY FOR RAINWATER HARVESTING CREDITS. AT THE STREET LEVEL, ALONG THE BISCAYNE DRIVE FRONTAGE PERIMETER OF THE BUILDING, AS WELL AS ALONG THE HUNTINGTON AVENUE STREETSCAPE, THE APPLICANT IS ALSO PROPOSING BIORETENTION AND URBAN-BIORETENTION FACILITIES WITHIN ON-SITE PLANTING AREAS AND A SERIES OF LINEAR TREE PITS ALONG THE R.O.W.. THE ABOVE MENTIONED TECHNIQUES ARE ABOVE AND BEYOND THOSE BASIC PRACTICES MANDATED BY THE PFM AND HELP TO STRENGTHEN THE PRACTICE OF STORMWATER RUNOFF REDUCTION AS OUTLINED IN THE COMPREHENSIVE PLAN. ALL OF THE ABOVE LISTED PRACTICES ARE CURRENTLY ACCEPTED AS NON-PROPRIETARY BMP'S IN THE VA DEQ BMP CLEARINGHOUSE. THE APPLICANT ACKNOWLEDGES THAT THE COMMONWEALTH OF VIRGINIA DCR BMP CLEARINGHOUSE IS RELATIVELY NEW, AND CURRENTLY NO PROPRIETARY BMP'S HAVE BEEN ACCEPTED BY THE CLEARINGHOUSE; AS SUCH THE APPLICANT RESERVES THE RIGHT TO IMPLEMENT ALTERNATIVE BMP PRACTICES WHICH MAY BE ACCEPTABLE PER THE BMP CLEARINGHOUSE, AT THE TIME OF FINAL SITE PLAN.

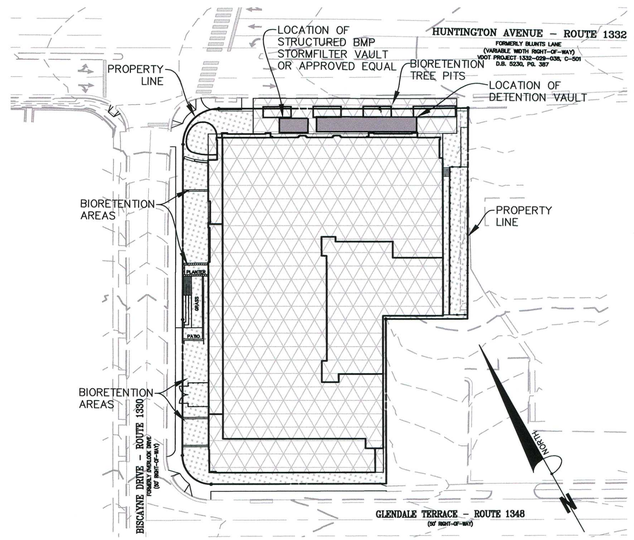


1/26 BMP MAP
1"=50'

TREATED TO STORM FILTER = AREA = 0.79 ACRES C-FACTOR = 0.85

UNTREATED = AREA = 0.16 ACRES C-FACTOR = 0.63

ONSITE AREA TO BIORETENTION FILTERS = AREA = 0.12 ACRES C-FACTOR = 0.90



2/26 SWM MAP
1"=50'

DETAINED IN VAULT = AREA = 0.87 ACRE C-FACTOR = 0.85

UNDETAINED = AREA = 0.20 ACRES C-FACTOR = 0.63

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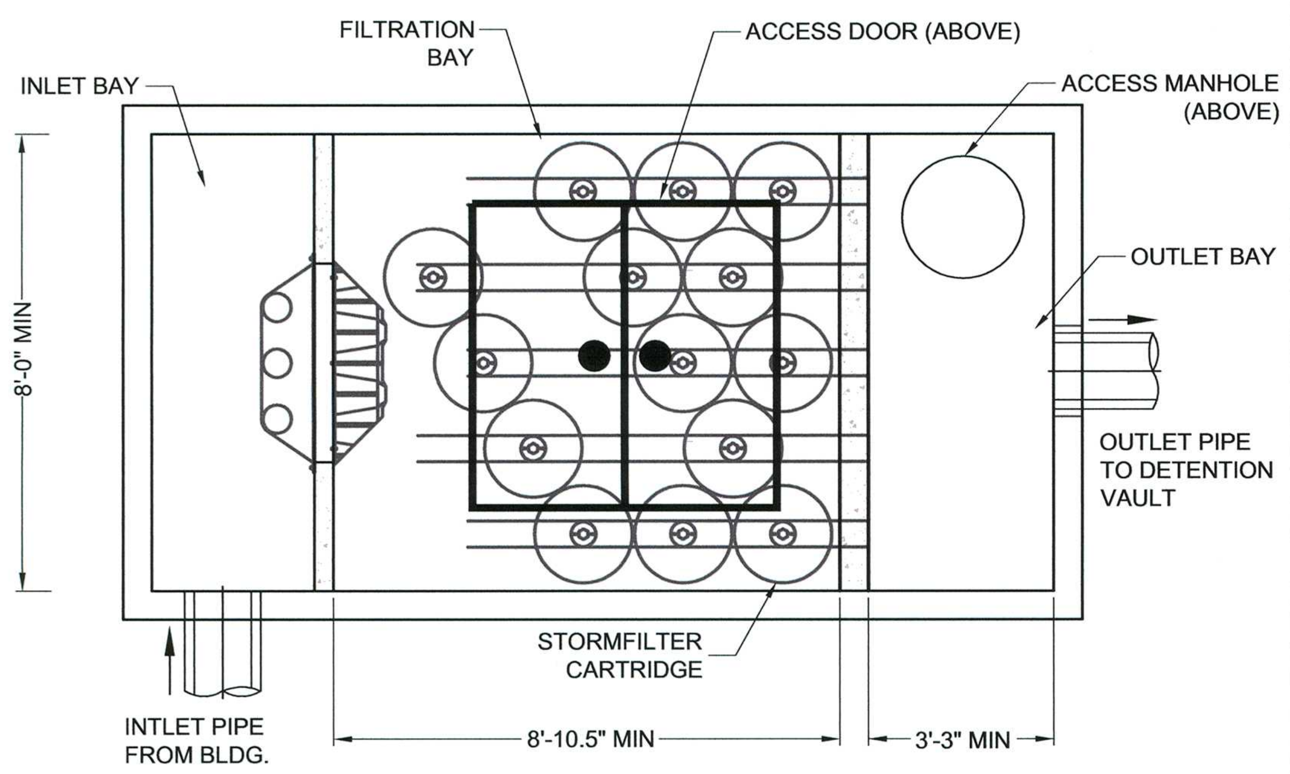
STORMWATER MANAGEMENT (1 OF 2)
HUNTINGTON AVENUE PROPERTIES
MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001

PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION

DATE	DESCRIPTION
SCALE	H: AS SHOWN
DATE :	November 16, 2012
SHEET	26



SCHEMATIC BMP VAULT STORMFILTER DETAIL–PLAN VIEW

1/27

(TO BE PRIVATELY OWNED AND MAINTAINED)
NOT TO SCALE

OUTFALL NARRATIVE

DESCRIPTION

THE SUBJECT SITE IS LOCATED IN THE MOUNT VERNON DISTRICT, NEAR THE HUNTINGTON METRO STATION, AND SOUTH OF CAPITAL BELTWAY I–495. THE PROPERTY IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAPS AS 83–1–((8))–094A, 093A, 093B, 092A, AND 092B. THE SUBJECT PROPERTY IS BORDERED BY HUNTINGTON AVENUE TO THE NORTH, BISCAYNE DRIVE TO THE WEST, GLENDALE TERRACE TO THE SOUTH, AND EXISTING RETAIL BUILDINGS TO THE EAST (ZONED C–5). VEHICULAR ACCESS TO THE SITE IS PROVIDED VIA AN EXISTING ENTRANCE OFF OF HUNTINGTON AVENUE, AND THREE DRIVEWAYS OFF OF GLENDALE TERRACE. THE PRESENT DEVELOPMENT ON THE SITE CONSISTS OF TWO EXISTING DUPLEX HOUSES, A SMALL SURFACE PARKING LOT, AND AN EXISTING THREE (3) STORY APARTMENT COMPLEX BUILDING.

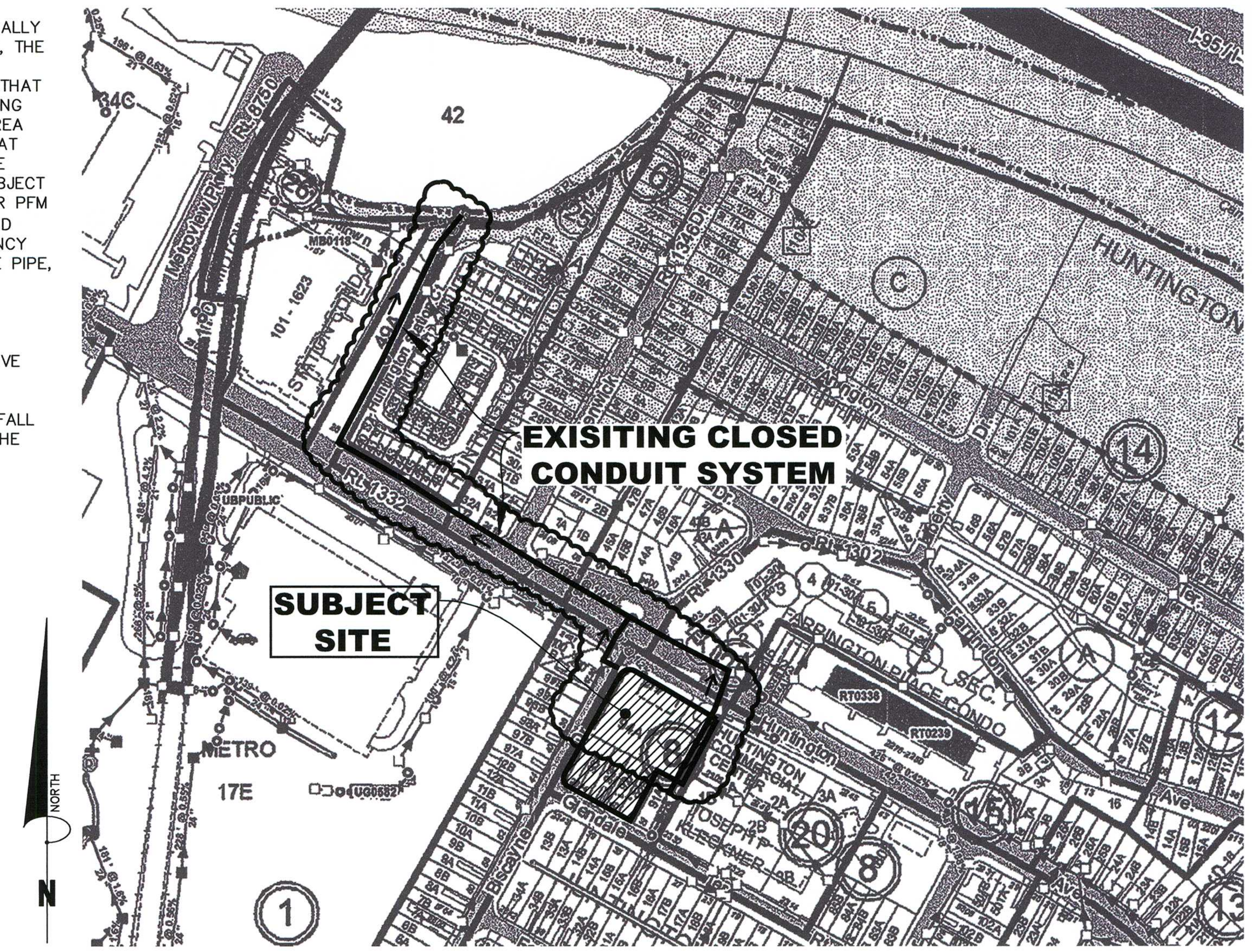
PER THE "MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS" CHECKLIST, THE SITE'S STORM OUTFALL MUST BE DESCRIBED DOWNSTREAM TO A POINT WHICH HAS A DRAINAGE AREA OF AT LEAST ONE SQUARE MILE (640 ACRES). STORMWATER LEAVES THE SUBJECT SITE VIA SHEET FLOW TO THE NORTH AS WELL AS THROUGH A CLOSED CONDUIT SYSTEM THAT RUNS ALONG THE SITE'S EASTERN PROPERTY LINE IN A NORTHERLY DIRECTION. STORMWATER WILL ENTER AN EXISTING 36" RCP PIPE AND FLOW NORTH FOR APPROXIMATELY 90 FEET WHERE THE SYSTEM CONNECTS WITH AN EXISTING NORTHWESTERLY FLOWING 48" RCP PIPE SYSTEM UNDER HUNTINGTON AVENUE. STORMWATER CONTINUES IN THIS 48" RCP PIPE SYSTEM FOR APPROXIMATELY 235 FEET UNTIL IT ENTERS A 54" RCP PIPE AND CONTINUES IN A NORTHWESTERLY DIRECTION FOR APPROXIMATELY 390 FEET. THE SYSTEM THEN CONNECTS WITH AN EXISTING 43" X 68" ELLIPTICAL PIPE. STORMWATER CONTINUES APPROXIMATELY 245 FEET IN A NORTHWESTERLY DIRECTION IN THE 43" X 68" ELLIPTICAL PIPE UNDER HUNTINGTON AVENUE, UNTIL IT TURNS IN A NORTHEASTERLY DIRECTION AND RUNS FOR APPROXIMATELY 500 FEET WHERE IT THEN DAYLIGHTS INTO AN UNNAMED TRIBUTARY OF CAMERON RUN. NOTE: THE EQUIVALENT ROUND PIPE DIAMETER FOR A 43" X 68" ELLIPTICAL PIPE IS 54". FROM THIS POINT, CAMERON RUN GENERALLY FLOWS SOUTHEAST, PARALLEL TO THE CAPITAL BELTWAY I–495 AND IS A NATURAL CHANNEL, WITH VEGETATED CHANNEL BANKS. AS SHOWN ON THE OUTFALL MAPS ON THIS SHEET, CAMERON RUN CONTINUES SOUTHEAST TO POINT 'X', THEN FINALLY INTO THE POTOMAC RIVER. AS SHOWN ON THE OUTFALL MAP, THE DRAINAGE AREA AT POINT 'X' IS 26,452 ACRES (> 640 ACRES). THEREFORE, THE ABOVE OUTFALL DESCRIPTION SATISFIES THE REQUIREMENTS OF THE SWM CHECKLIST. SEE OUTFALL MAP ON THIS SHEET FOR LOCATIONS OF EXISTING CLOSED CONDUIT SYSTEM, AS WELL AS OVERALL DRAINAGE MAP.

PFM REQUIREMENTS

THE ADEQUATE OUTFALL REQUIREMENTS OF THE PFM SHALL BE FORMALLY ADDRESSED AT THE TIME OF FINAL ENGINEERING. FOR THIS PROJECT, THE DOWNSTREAM EXTENT OF ANALYSIS SHALL BE DETERMINED BY PFM SECTION 6–0203.2A WHICH DEFINES THE EXTENT TO BE TO A POINT THAT IS AT LEAST 150 FEET DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE. STORM SEWER COMPUTATIONS SHALL BE PROVIDED FOR THE EXISTING CLOSED CONDUIT SYSTEM FROM THE SUBJECT SITE TO 150 FEET DOWNSTREAM OF THE POINT OF CONFLUENCE. PER PFM SECTIONS 6–0203.3B(3) AND (4), PIPES, STORM SEWER SYSTEMS, AND CULVERTS SHALL BE ANALYZED BY THE USE OF A 10–YEAR FREQUENCY STORM TO VERIFY THAT STORMWATER WILL BE CONTAINED WITHIN THE PIPE, SYSTEM, OR CULVERT.

SUMMARY

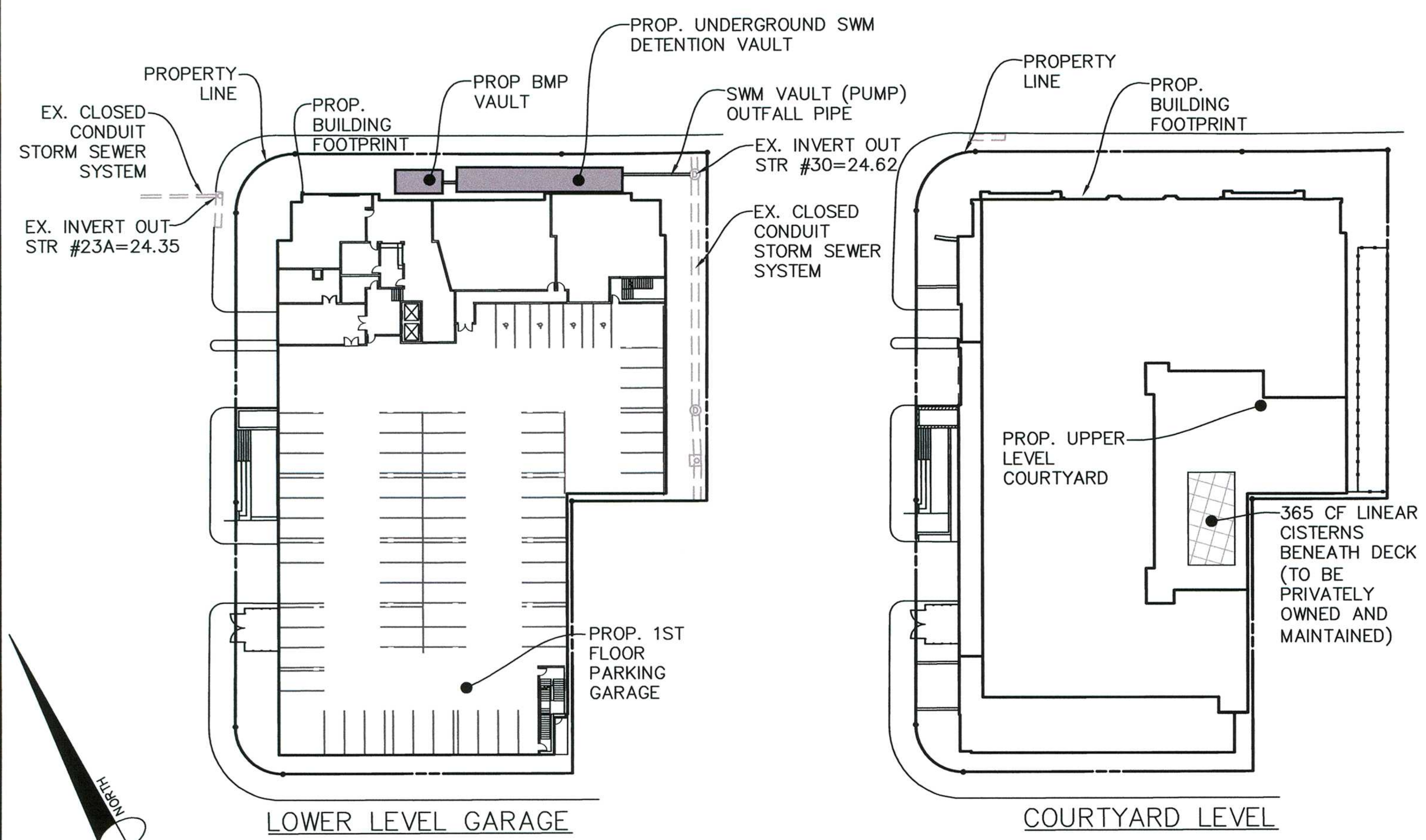
IT IS THE OPINION OF BOWMAN CONSULTING GROUP THAT AFTER ANALYZING THE DOWNSTREAM STORM SYSTEM, THIS PROJECT WILL HAVE NO ADVERSE EFFECT NOR CAUSE FLOODING OF ANY DOWNSTREAM PROPERTY OR STRUCTURE. ADDITIONALLY, AT THE TIME OF FINAL ENGINEERING SITE PLAN, IT SHALL BE DEMONSTRATED THAT THE OUTFALL IS ADEQUATE PER THE REQUIREMENTS AND CRITERIA SET FORTH IN THE PFM.



STORM SEWER MAP

5/27

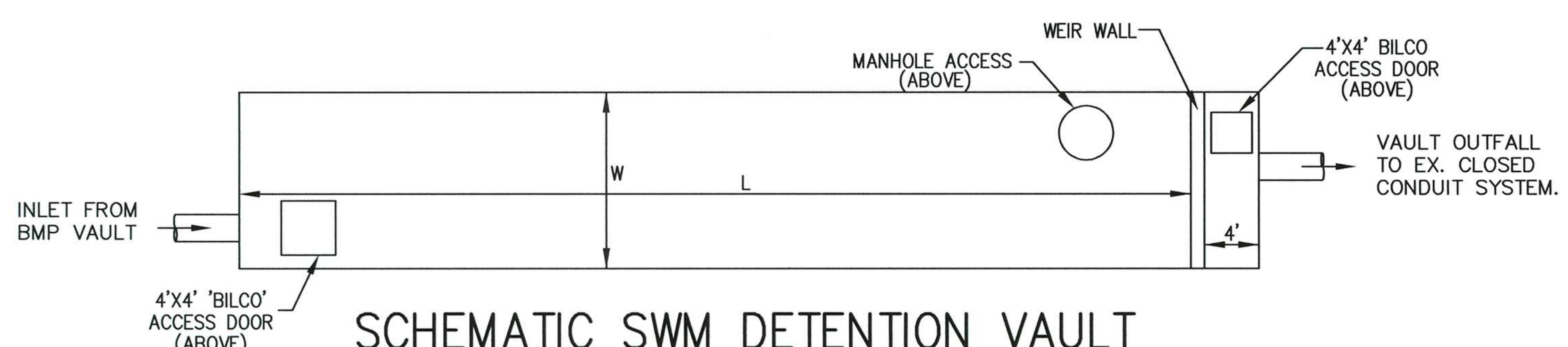
1"=200'



CONCEPTUAL SWM PLAN

2/27

1"=50'



SCHEMATIC SWM DETENTION VAULT PLAN VIEW

3/27

(TO BE PRIVATELY OWNED AND MAINTAINED)
NOT TO SCALE

	LENGTH 'L'	WIDTH 'W'	DEPTH 'D'
DETENTION VAULT	70'	13'	7'

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 requirement with justification shall be attached. Note: Waivers will be acted upon separately. 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 (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 10I)

☑ 1. Plat 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 accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet THIS SHEET.

☑ 3. Provide:

Facility Name/ Type & No. (e.g. dry pond A, infil. trench, underground vault, etc.)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
UNDERGROUND VAULT	0.87	0	0.87	1,080	6,480	N/A
DECK CISTERNS	0.02	0	0.02	545	365	N/A
BIORETENTION	0.11	0	0.11	1,582	1,890	N/A
Totals						

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet THIS SHEET
Pond inlet and oulet pipe systems are shown on Sheet THIS SHEET

☑ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet THIS SHEET
Type of maintenance access road surface noted on the plat is CONCRETE (asphalt, geoblock, gravel, etc.).

☒ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.

☑ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 26.

☑ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point 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 THIS SHEET.

☑ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet THIS SHEET.

☑ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2/3.

☑ 11. A submission waiver is requested for UNDERGOUND SWM IN RESIDENTIAL PROJECT.

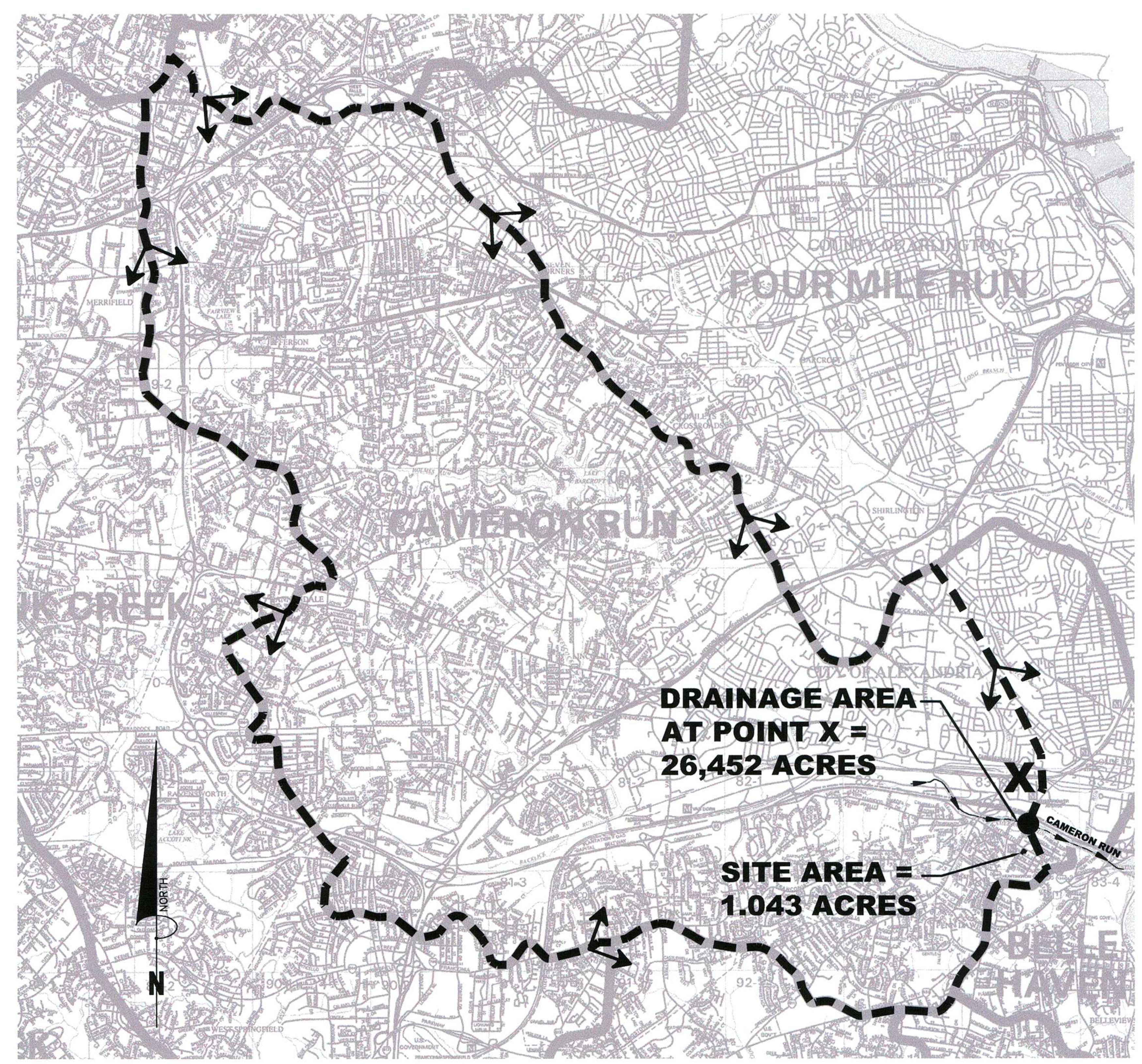
☒ 12. Stormwater management is not required because N/A.

STORMWATER CHECKLIST

4/27

NOTE

STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED REZONING APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.



OUTFALL MAP

6/27

SCALE: 1"=5,000'

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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
8/9/13
LANDSCAPE ARCHITECT

STORMWATER MANAGEMENT (2 OF 2)

HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

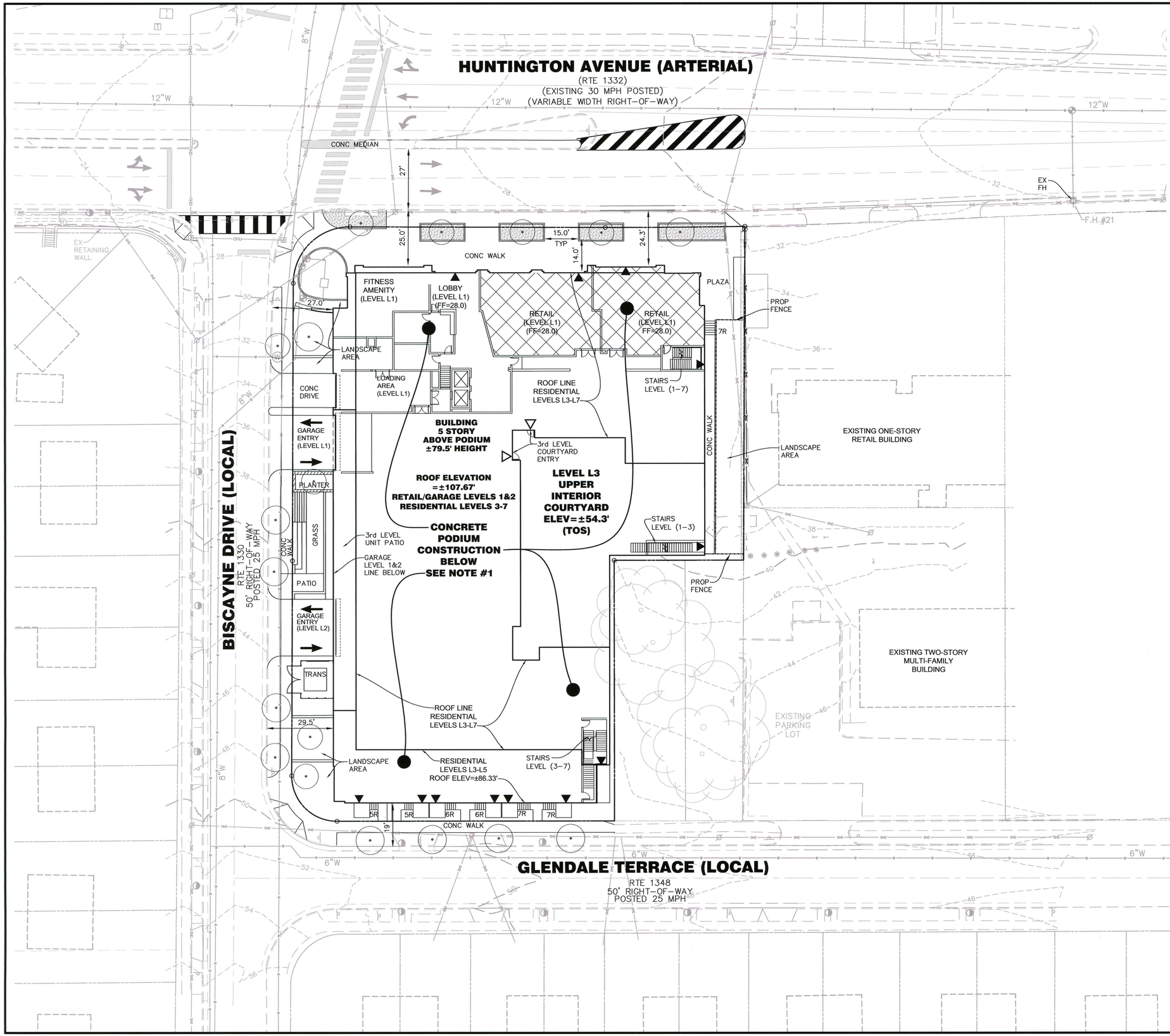
County# RZ/FDP 2013-MV-001

PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
DATE	DESCRIPTION

SCALE H: AS SHOWN

DATE : November 16, 2012

SHEET 27



LEGEND:

PEDESTRIAN ACCESS

- PROPOSED EXTERIOR BUILDING ENTRY
- PROPOSED INTERIOR COURTYARD BUILDING ENTRY
- PROPOSED TREE
- PROPOSED SPOT ELEVATION
- EXISTING CONTOURS
- EXISTING OVERHEAD ELECTRIC
- EXISTING OVERHEAD UTILITY
- EXISTING WATERLINE
- PROPOSED GROUND FLOOR RETAIL (1 STORY PODIUM)
- PROPOSED ELEVATOR CORE
- PROPOSED STAIRWELL

NOTES:

1. BUILDING – CONCRETE PODIUM
CONSTRUCTION TYPE: 3B

USE GROUPS: A-3 (AMENITIES/FITNESS AS ACCESSORY USE)
B (LEASING)
R-2 (APARTMENTS)
S-2 (PARKING)
M (RETAIL)

NOTES:

1. CONFIGURATION OF EXTERIOR ACCESS POINTS AND INTERIOR SPACES AS SHOWN ARE CONCEPTUAL AND SUBJECT TO FINAL ARCHITECTURAL AND ENGINEERING DESIGN, INCLUDING NUMBER, SIZE AND LOCATION OF STAIRS, ELEVATORS AND BUILDING ENTRANCES.
2. THIS SHEET IS FOR INFORMATION ONLY. SUBSEQUENT ADJUSTMENTS TO PLAN BASED ON FIRE MARSHAL REVIEW OF SITE PLAN WILL NOT REQUIRE SUBMISSION OR APPROVAL OF FDPA, CDPA, PCA ETC..
3. PROPOSED FIRE HYDRANT LOCATION TO BE PROVIDED WITH FINAL SITE PLAN AT LOCATION AS REQUIRED BY P.F.M..

FOR INFORMATION ONLY

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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12/9/13
LANDSCAPE ARCHITECT

FIRE ACCESS EXHIBIT

HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001	
PLAN STATUS	
6/26/13	SUBMISSION
8/9/13	SUBMISSION
12/9/13	SUBMISSION
DATE	DESCRIPTION
SCALE	H: 1"=20'
DATE :	November 16, 2012
SHEET	28

BACKGROUND

The initial staff report for RZ/FDP 2013-MV-001 was published on October 10, 2013. The applicant seeks approval of a rezoning of approximately 1.04 acres from the Neighborhood Retail Commercial (C-5) District to the Planned Residential Mixed-Use (PRM) District to permit a mixed-use development within one-quarter mile of the Huntington Metrorail Station. The proposed development includes 132,266 square feet of multi-family residential use (up to 139 units) and up to 3,534 square feet of ground floor retail within one building. The proposed building's maximum height transitions from approximately 80 feet along Huntington Avenue to approximately 36 feet along Glendale Terrace to the south. In total, the development contains 135,800 square feet of gross floor area at a Floor Area Ratio (FAR) of 2.99. Three levels of structured parking would serve the residential use.

Staff recommended denial of the application in the initial staff report. Although staff acknowledged that the proposed development includes many positive elements, staff was unable to support the application based on the following issues:

- Given the overall intensity and the treatment along Biscayne Drive, staff remained concerned about the compatibility of the proposed development with the surrounding stable residential area and, therefore, did not believe that the application fully satisfied Residential Development Criteria 2 or General Standard 4 for all Planned Developments;

- Staff believed the proposal lacked adequate publicly accessible open space to meet the intent of the Plan's site specific recommendations as well as Residential Development Criteria 1 and 6 and TOD Guideline 14;

- Given the applicant's option to substitute the retail for residential units or residential amenities, staff concluded that the applicant was not meeting TOD Guidelines 4 (Mix of Land Uses) and 6 (Urban Design);

- Staff was concerned that the proposed development's significant reduction in the number of parking spaces from that of the Zoning Ordinance's minimum requirement and the provision of no retail parking spaces could negatively impact the surrounding residential neighborhood;

- In staff's opinion, the applicant was not providing for adequate "creative stormwater management techniques" to fully meet the intent of the Comprehensive Plan's site specific language; and,

- Finally, staff felt the application was not in accordance with the Policy Plan on noise mitigation for outdoor activity areas (Residential Development Criteria 3).

The Planning Commission held a public hearing on this application at their meeting on October 24, 2013, and deferred the decision on the application. On November 14, 2013, the Planning Commission approved the Final Development Plan (FDP), subject to development conditions dated October 10, 2013, and recommended approval of the rezoning subject to proffers. On November 19, 2013, the Board of Supervisors held a public hearing on the rezoning application. The Board was also scheduled to hear an associated request for a parking reduction for the proposed development. Several members of the Board raised questions at the public hearing about the proposed parking, such as whether the reduction in parking would affect the project's viability and the surrounding neighborhood. Given these concerns, the Board deferred the decision on the rezoning application and parking reduction to allow time for the applicant to address the concerns.

Subsequent to the hearing on November 19th and prior to the Board's decision on the application, the applicant decided to revise the plans and proffers to attempt to address the concerns. The Changes to the Conceptual Development Plan / Final Development Plan (CDP/FDP) section of this report outlines the extent of the revisions made since the publication of the initial staff report. Given the changes to the CDP/FDP and proffers, it was determined that new public hearings before the Board and Planning Commission would be necessary. On December 3, 2013, the Board passed a motion to remove the rezoning application from the Board's current agenda and to schedule a new public hearing for the rezoning before the Board of Supervisors on January 28, 2014. The motion also referred the FDP back to the Planning Commission for further action and directed the Planning Commission to complete its review of the FDP prior to the Board's public hearing on January 28, 2014.

A reduced copy of the CDP/FDP is included in the front of this report. The applicant's draft proffers and staff's proposed Final Development Plan conditions are included in Appendix 1 and 2, respectively. The applicant's revised statement of justification and affidavit are included in Appendix 3 and 4, respectively.

Waivers/Modifications Requested:

The applicant requests the following waivers and modifications, which were all previously described in the initial staff report.

- Waiver #25678-WPFM-001-1 to locate underground facilities in a residential area (PFM Section 6-0303.8), subject to conditions dated July 10, 2013, contained in Appendix 8 as Attachment A of the staff report addendum;

- Waiver of Par. 1 of Section 6-407 of the Zoning Ordinance for the minimum district size for the PRM District;

- Waiver of Section 13-303 of the Zoning Ordinance for transitional screening and Section 13-304 for the barrier requirements between the uses within the

proposed development and modification of the transitional screening and waiver of the barrier requirements for the surrounding properties;

- Deviation from the Tree Preservation Target pursuant to Section 12-0508 of the Public Facilities Manual (PFM);

- Modification of Section 12-0510.4E(5) of the PFM to permit a reduction of the minimum four foot planting distance from a restrictive barrier;

- Waiver of Par. 3 of Section 8-0201 of the PFM and Par. 2 of Section 17-201 of the Zoning Ordinance for the requirement to construct an on-road bike lane in favor of a contribution for future funding;

- Waiver of Par. 3 of Section 17-201 of the Zoning Ordinance for the requirement to provide inter-parcel connections to adjoining parcels;

- Waiver of Par. 4 and 10 of Section 17-201 of the Zoning Ordinance for further construction and/or widening of existing roads surrounding the application property and of the requirement for under-grounding existing utilities; and,

- Modification of Section 11-203 of the Zoning Ordinance for required loading spaces to permit the loading space depicted on the CDP/FDP.

The applicant also requested waivers of PFM standards that staff believed were appropriate for review at the time of site plan and not at the rezoning stage. These waivers were also previously described in the initial staff report.

- Waiver of Section 6-1307.2E of the PFM for the minimum setbacks of bioretention filters/basins from building foundations and property lines; and,

- Waiver of Section 7-0802.2 of the PFM for parking geometric standards to allow projections of structural columns within parking structures into the required parking stall area.

In addition, the Department of Public Works and Environmental Services (DPWES) is processing a request for the modification of the parking requirements separately for the Board of Supervisors' review.

CHANGES TO THE CONCEPTUAL / FINAL DEVELOPMENT PLAN (CDP/FDP)

The applicant submitted a revised CDP/FDP dated December 9, 2013, and revised proffers dated December 10, 2013. The revised plans and proffers include the following substantive changes from those heard at the public hearing before the Board of Supervisors.

- The applicant is now proposing an additional level of parking below the first floor, which increases the overall number of parking spaces available within the garage from 161 parking spaces to 191 spaces. A ramp on Level 1 of the garage would provide access to the new basement level of parking.

- The applicant states that the 191 parking spaces will include 181 spaces for the residential use and 10 spaces on Level 1 of the garage for the retail use. The previous CDP/FDP did not show any parking spaces for the retail use. The revised CDP/FDP depicts a fence within Level 1 of the parking garage that would separate the residential parking from the retail / visitor parking. The revised plans also show pedestrian access to the retail from inside the garage.

- As was the case with the previous CDP/FDP, Levels 1 and 2 of the parking garage would not be internally connected. Therefore, the current CDP/FDP continues to propose two garage entrances from Biscayne Drive. Level 1 of the parking garage would continue to be accessed by the northernmost garage entrance, while Level 2 of the parking garage would continue to be accessed by the southernmost garage entrance.

- The elevations of the garage doors have been slightly amended to account for internal revisions; however, the lateral position of both garage entryways remains unchanged.

- The applicant has removed the alternate Huntington Avenue elevation that proposed possible residential units along Huntington Avenue instead of retail. The removal of the option to convert the retail space to residential units was also previously removed by the applicant through revisions to the proffers. The proffers do, however, provide the applicant with the option to convert all or a portion of the retail space into new or additional residential amenities to serve the residents of the proposed development. The residential amenity option would have no exterior entrances. The proffers also allow public uses, such as a community room or transit information center, in lieu of all or a portion of the retail uses. The revised proffers also limit the uses that might occupy the retail space.

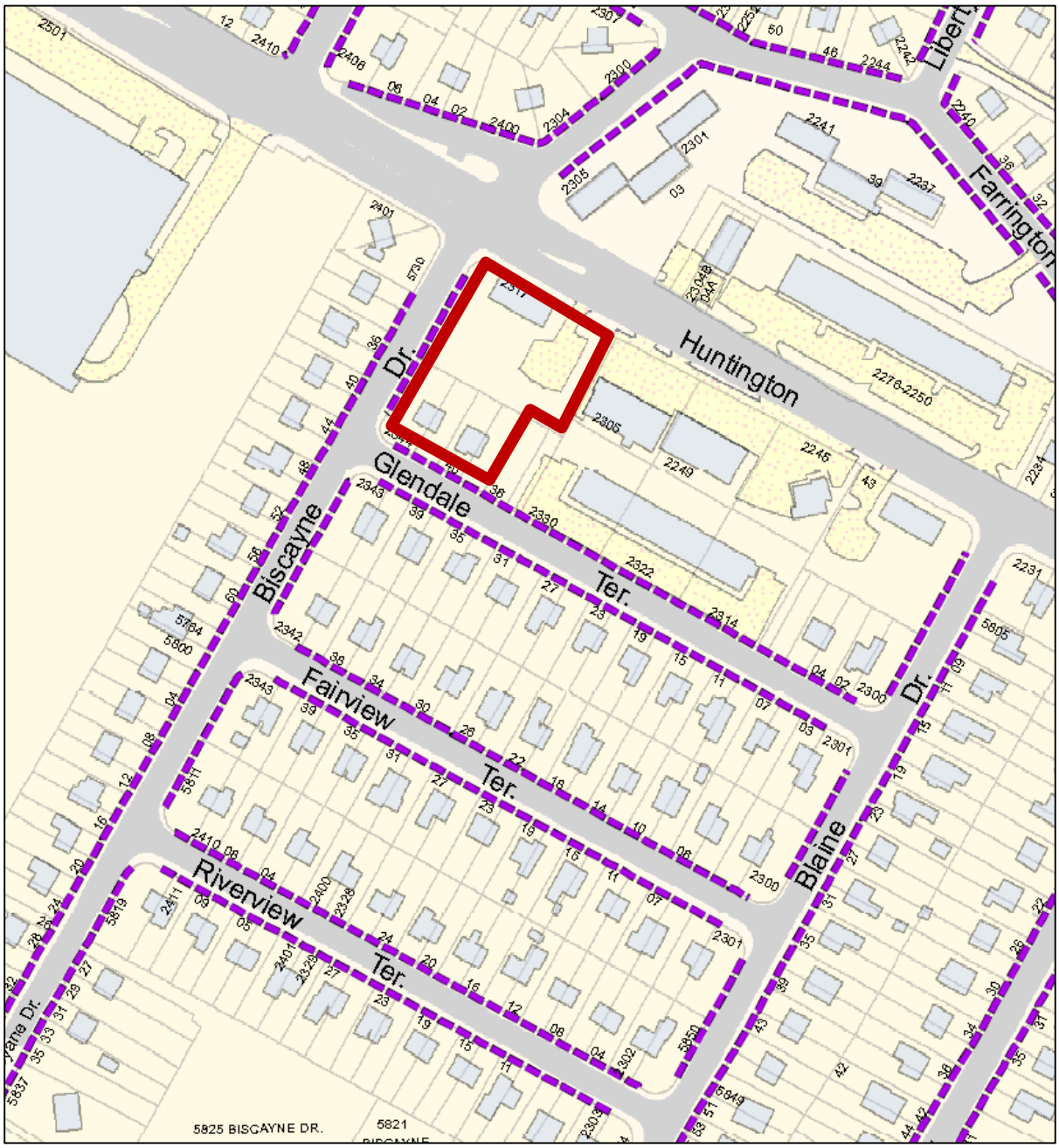
The proposed Final Development Plan conditions have been modified to reflect the new date of the FDP from those published in the initial staff report and previously approved by the Planning Commission.

ANALYSIS

Parking Analysis (Appendices 5 and 6)

Subsequent to the publication of the initial staff report, staff from the Fairfax County Department of Transportation (FCDOT) provided updated information on parking permit

availability for the proposed development (Appendix 5). Pursuant to Fairfax County Code § 82-5A-4.1, residences are considered eligible for inclusion within a Residential Parking Permit District (RPPD) if they meet one of the following three conditions: they have addresses on public streets within the District; they have addresses on a street outside the District but their properties abut a street within the District; or they have addresses on a private road and the residence is within 100 feet of a public road within the District and that public road provides access to the private road. The image below displays the map of the current RPPD District surrounding the proposed development (Huntington 1A). The dotted lines indicate segments that are included within the District.



Source: http://www.fairfaxcounty.gov/fcdot/pdf/rppd/01a_huntington_huntington.pdf with subject property outlined

As shown in the image above, the Biscayne Drive and Glendale Terrace frontages of the proposed development are within the Huntington 1A RPPD. Given the above referenced provision, future residents of the proposed development would be eligible for parking permits because the residences will have addresses on a public street within the District (if given Glendale Terrace or Biscayne Drive addresses) or will have addresses on a street outside the District but abut a street within the District (if given Huntington Avenue addresses). Further Board action to amend to the district boundaries would be necessary to remove these residents' eligibility for parking permits.

Staff notes that the applicant's proffers currently state that, "the Applicant also shall outline the requirements and prohibitions of the adjacent Residential Parking District and confirm that residents in the Proposed Development are not eligible for or included in such parking district and that building residents must comply with applicable standards of the Fairfax County Code." This proffer reflects the previous understanding that future residents could not obtain parking permits to park within the RPPD. However, as discussed above, staff has received clarification that future residents would be eligible for these permits regardless of the proffer.

The initial staff report described staff's concern regarding the impact of the proposed development on the adjacent residential development, which included concerns related to parking. Staff from the Department of Public Works and Environmental Services (DPWES) did not believe that the applicant was providing an adequate number of parking spaces with the previous proposal. The staff report stated that if adequate parking was not provided for the proposed use and residents, visitors, and retail customers park along the street outside of the restricted times, the proposed development could negatively affect the surrounding development by creating parking shortages during these unrestricted times. Since the publication of the initial staff report, the applicant has added an additional 30 parking spaces. Staff from DPWES reviewed the applicant's revised parking reduction and issued a revised recommendation, which is in support of the parking reduction given the proposed increase in the number of parking spaces and the provision of parking spaces for the retail use (Appendix 6). However, staff from the Department of Planning and Zoning remain concerned about the potential negative impact on the adjacent residential development in light of the new information described above regarding the eligibility of future residents to obtain permits to park on the adjacent residential streets. The applicant is proposing to unbundle parking from the residential units, that is, lease or sell parking spaces independent of the residential units at a separate cost. As a result, some new residents may choose to apply for a parking permit to park on the adjacent streets to avoid the higher cost of parking within the garage. In addition, the applicant is still under-parking the residential use by 42 spaces and the retail by approximately 6 spaces. Staff believes that this could create parking shortages within the RPPD and, therefore, negatively impact the residents of the adjacent residential area. Staff believes that in order to ensure that the future residents are not eligible to obtain parking permits for the RPPD, the applicant should proffer to pursue action by the Board of Supervisors to amend the RPPD to eliminate the Biscayne Drive segment along the application property. The applicant is

currently considering this proffer revision but the current proffers do not commit to this request.

Land Use Analysis (Appendix 7)

The initial staff report outlined staff's land use concerns with the proposed development. The report stated that, in staff's opinion, the proposal lacks usable, well-integrated, and publicly accessible open space. In addition, the report described staff's concern about the compatibility of the proposed development with the surrounding stable residential area given the overall intensity of the development along Biscayne Drive. Finally, staff raised a concern in the initial staff report with the conversion of the retail use to residential units.

The land use issues described in the initial staff report remain pertinent to the revised CDP/FDP and proffers, given that the revised CDP/FDP provides for a building with the same footprint and bulk as the previous proposal. Staff remains concerned that the proposed intensity of 2.99 FAR on the 1.04-acre site precludes the ability to implement development that is compatible with the scale and character of the surrounding residential area, which is part of a Neighborhood Conservation Area, and provide for well-integrated and publicly-accessible open space. Staff continues to believe that the proposed development does not adequately demonstrate compatibility with the adjacent development across Biscayne Drive. As noted in the initial staff report, staff believes a townhouse style appearance and scale that is similar to the treatment along Glendale Terrace would be more compatible with the surrounding neighborhood. Mitigating the impacts of Transit-Oriented Development (TOD) in stable neighborhoods not planned for TOD and ensuring appropriate development intensity relative to existing and planned uses of the surrounding area are countywide policies addressed in the Residential Development Criteria and Guidelines for Transit-Oriented Development within the Policy Plan.

In terms of the mix of uses, Proffer 2A still maintains that the retail space may be replaced by residential amenities with no exterior entrances. As noted in the initial staff report, ground level retail with café seating or other street furniture and a well-designed streetscape treatment would help to create a pedestrian-focused sense of place and begin to establish a distinctive identity for the block. If retail use is not feasible, staff previously suggested the applicant consider including civic uses that could benefit the Huntington community, such as a publicly accessible community center or meeting space. This could also help offset the deficiency in on-site urban parkland by serving some of the functions of urban parks and other public amenities, such as fostering social interaction and providing spaces for community building activities. Although the current proffers now provide for the option to convert the space to such public use, the option to convert to residential amenity space still remains.

In summary, staff believes the issues related to the land use analysis remain outstanding.

Environmental Analysis

The initial staff report noted two outstanding environmental issues. In staff's opinion, the applicant was not providing for adequate "creative stormwater management techniques" to fully meet the intent of the Comprehensive Plan's site specific language and the application was not in accordance with the Policy Plan on noise mitigation for the outdoor activity areas (Residential Development Criteria 3). The applicant's revised proposal does not propose any changes to stormwater management on the site; therefore, this remains an outstanding staff issue. Although the applicant provided a noise study and revised the proffers to provide for noise mitigation for some of the outdoor activity areas, the proffers do not commit to providing noise mitigation for all outdoor activity areas. As a result, these two environmental issues remain outstanding.

CONCLUSIONS AND RECOMMENDATION

Staff Conclusions

The applicant's revised proposal provides for additional parking spaces within the parking garage and maintains the various positive elements noted in the initial staff report, such as a significant portion of workforce housing and a strong TDM program. However, the revised CDP/FDP and proffers do not resolve all of staff's outstanding issues noted in the initial staff report and, therefore, do not change staff's recommendation of denial published in that report. The following issues noted in the initial staff report remain outstanding with the current proposal:

- Given the overall intensity and the treatment along Biscayne Drive, staff remains concerned about the compatibility of the proposed development with the surrounding stable residential area;

- Staff believes the proposal lacks adequate publicly accessible open space;

- Staff remains concerned about the applicant's option to substitute residential amenities for the retail use;

- In staff's opinion, the applicant is not providing for adequate "creative stormwater management techniques" to fully meet the intent of the Comprehensive Plan's site specific language; and,

- The application is not in accordance with the Policy Plan on noise mitigation for all outdoor activity areas.

As noted in the Parking Analysis section of this report, staff is also now concerned that the proposed development has the potential to negatively impact parking within the adjacent residential area if future residents can obtain a RPPD parking permit. As a

result of these issues that remain outstanding, staff is unable to support the applicant's request.

Staff Recommendation

Staff recommends denial of RZ 2013-MV-001. However, if it is the intent of the Board of Supervisors to approve RZ 2013-MV-001 and the associated Conceptual Development Plan, staff recommends that the approval be subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends denial of FDP 2013-MV-001. However, if it is the intent of the Planning Commission to approve FDP 2013-MV-001, staff recommends that the approval be subject to the proposed Final Development Plan conditions contained in Appendix 2 and the Board of Supervisors' approval of RZ 2013-MV-001 and associated Conceptual Development Plan.

If it is the intent of the Board of Supervisors to approve RZ 2013-MV-001, such approval should include the following waivers and modifications:

- Waiver #25678-WPFM-001-1 to locate underground facilities in a residential area (PFM Section 6-0303.8), subject to conditions dated July 10, 2013 contained in Appendix 8 as Attachment A of the staff report addendum;

- Waiver of Par. 1 of Section 6-407 of the Zoning Ordinance for the minimum district size for the PRM District;

- Waiver of Section 13-303 of the Zoning Ordinance for transitional screening and Section 13-304 for the barrier requirements between the uses within the proposed development and modification of the transitional screening and waiver of the barrier requirements for the surrounding properties;

- Deviation from the Tree Preservation Target pursuant to Section 12-0508 of the Public Facilities Manual (PFM);

- Modification of Section 12-0510.4E(5) of the PFM to permit a reduction of the minimum four foot planting distance from a restrictive barrier;

- Waiver of Par. 3 of Section 8-0201 of the PFM and Par. 2 of Section 17-201 of the Zoning Ordinance for the requirement to construct an on-road bike lane in favor of a contribution for future funding;

- Waiver of Par. 3 of Section 17-201 of the Zoning Ordinance for the requirement to provide inter-parcel connections to adjoining parcels;

- Waiver of Par. 4 and 10 of Section 17-201 of the Zoning Ordinance for further

construction and/or widening of existing roads surrounding the application property and of the requirement for under-grounding existing utilities; and,

- Modification of Section 11-203 of the Zoning Ordinance for required loading spaces to permit the loading space depicted on the CDP/FDP.

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

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

APPENDICES

1. Proffers
2. Proposed Final Development Plan Development Conditions
3. Revised Statement of Justification
4. Revised Affidavit
5. Residential Parking Permit District Analysis
6. Parking Reduction Analysis
7. Land Use Analysis
8. Waiver #25678-WPFM-001-1

PROFFER STATEMENT
A&R HUNTINGTON METRO

RZ/FDP 2013-MV-001

April 4, 2013
Revised June 27, 2013
Revised August 12, 2013
Revised September 4, 2013
Revised October 2, 2013
Revised October 10, 2013
Revised November 5, 2013
Revised November 14, 2013
Revised December 10, 2013
Revised January 2, 2014
Revised January 7, 2014

A&R Huntington Metro LLC and 2317 Huntington LLC (collectively, the "Applicant"), as owners of the property identified on the Fairfax County Tax Map as Tax Map 83-1 ((8)) Parcels 0092A, 0092B, 0093A, 0093B, and 0094A (the "Property"), seek to rezone the Property from the C-5 (Neighborhood Retail Commercial) District to the Planned Residential Mixed Use ("PRM") District (the "Rezoning").

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to approval by the Fairfax County Board of Supervisors of the Rezoning, the Applicant hereby proffers that development of the Property shall be in accordance with the following conditions (the "Proffers"), which, if the Rezoning is approved by the Board of Supervisors, shall replace and supersede any and all existing proffered conditions applicable to the Property. In the event the Rezoning is denied, these Proffers shall immediately be null and void.

GENERAL

1. Conceptual/Final Development Plan

   A. Development of the Application Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan entitled "Huntington Avenue Properties" prepared by Bowman Consulting Group, consisting of twenty-nine (29) sheets, dated November 16, 2012, as revised through December 9, 2013 (CDP/FDP).

   B. Notwithstanding that the CDP/FDP is presented on twenty-nine (29) sheets, it shall be understood that the proffered portion of the CDP shall be the entire plan relative to the points of access, the maximum number and type of dwelling units, maximum gross floor area, the square footage of non-residential uses, building heights, the amount and location of open space, the location of the limits of clearing and grading, uses, setbacks

from peripheral lot lines and the general location and arrangement of the buildings and parking. The Applicant has the option to request an FDPA for elements other than the CDP elements from the Planning Commission for all or a portion of the FDP in accordance with the provisions set forth in Section 16-402 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance").

C. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the Final Development Plan (FDP) may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the FDP without requiring approval of an amended FDP provided such changes are in substantial conformance with the FDP as determined by the Zoning Administrator.

2. Proposed Development. Notwithstanding the tabulations set forth on the CDP/FDP, the Applicant shall be permitted to develop the Property with up to a maximum of 135,800 gross square feet, inclusive of up to a maximum 139 multifamily dwelling units and up to a maximum 3,534 gross square feet of secondary uses selected from among the following uses: accessory uses and home occupations, affordable dwelling units, automated teller machines, retail sales establishments, eating establishments, fast food restaurants, quick service food stores, financial institutions, garment cleaning establishments (limited to pick-up and drop-off only), public uses and personal service establishments, all as more particularly shown on the CDP/FDP and described in these Proffers (the "Proposed Development").

A. Ground-Floor Uses/Amenities on Huntington Avenue. The Applicant shall not be permitted to convert the ground-floor portion of the Proposed Development along Huntington Avenue (the "Retail Space") into residential dwelling units without first obtaining an amendment to these Proffers. The Applicant may, however, substitute into all or a portion of the Retail Space (i) new or additional residential amenities to serve residents of the Proposed Development, provided that such amenity space shall not have direct access to Huntington Avenue except for emergency egress necessary to satisfy applicable building codes, or (ii) public uses, such as (but not limited to) a community meeting room or transit information center, which uses shall be limited to no more than the square footage of the Retail Space.

BUILDING DESIGN

3. Architecture. The Applicant shall design the Proposed Development with high-quality architecture and building materials that are typically used on the exterior of residential buildings of a similar quality. The architectural design of the building shall be consistent with the conceptual elevations as shown on the CDP/FDP, and shall be generally consistent in style on all sides of the building. Exterior building materials for the residential building shall be selected by the Applicant from among the following: brick, masonry/stone, aluminum, steel, glass, cementitious paneling

and siding, and architectural pre-cast concrete headers, sills, and trim details, provided that final architectural details and accents may include other materials. While design details are provided with the CDP/FDP and these Proffers, the Applicant may adjust or modify the architectural plans, elevations, illustrations, materials, and building heights subsequent to CDP/FDP approval as part of its final design without requiring CDPA, FDPA, PCA or other zoning approval, provided the general quality and characteristics of design remain in substantial conformance with those shown on the CDP/FDP and set forth in these Proffers.

4. Parking and Loading Entry Screening. In order to improve the visual aesthetics of the loading area and parking garage entrances along Biscayne Drive, the Applicant shall install automated roll-up screen doors (the "Garage Doors") at each entrance to screen such entrances when not in use. The Garage Doors shall be aesthetically treated with color, glazing and/or metal grillworks to complement the building, diminish their scale, and improve their aesthetics at the street level. Notwithstanding the above, the Applicant reserves the right to designate periods of weekday peak demand for the garage entrances during which the Garage Doors may remain open in order to facilitate the efficient movement of vehicles to and from the parking garage. The Applicant shall establish policies that direct the Garage Doors to be closed outside of the peak demand periods designated by the Applicant.

5. Transformer(s) Screening. In order to improve the visual aesthetics of the transformer(s) located along Biscayne Drive, the Applicant shall screen the transformer(s) with landscaping or treat aesthetically with color, glazing and/or metal grillworks to complement the Proposed Development, diminish the scale, and improve the aesthetics at the street level.

6. Building Height. The building height of the Proposed Development shall not exceed the maximum height identified on the CDP/FDP, exclusive of accessory structures and uses outlined in Section 2-506 of the Zoning Ordinance that may be constructed above the roof level of the Proposed Development. Final building height shall be determined at the time of site plan approval, and may be less than the maximum height shown on the CDP/FDP, provided that the Proposed Development retains a compatible urban form to that shown on the CDP/FDP.

7. Rooftop Telecommunications Equipment and Mechanical Units. Telecommunications equipment, mechanical units and all appurtenant facilities may be placed on the rooftop of the Proposed Development but shall comply with the applicable requirements of the Zoning Ordinance and be screened and/or set back sufficiently from the perimeter of the roof such that they are generally not visible from the surrounding streets at street level when viewed at a reasonable distance from the property line of the Property.

8. Geotechnical Study. Prior to site plan approval for the Proposed Development and in accordance with the provisions of the Public Facilities Manual, the Applicant shall submit a geotechnical study of the Property to the Geotechnical Review Board (the "GRB") through the Department of Public Works and Environmental Services

("DPWES") for the review and approval of the GRB. If needed to alleviate potential structural, grading and construction problems to the Property and the adjacent properties, the Applicant shall incorporate into its site plan and/or building design appropriate engineering practices as recommended by the GRB and to the satisfaction of DPWES. In addition, the Applicant shall complete a pre-construction survey of the abutting properties and submit the results to the GRB concurrent with submission of the geotechnical study. During construction activities, the Applicant shall protect the off-site utilities located to the northeast of the Property, as determined by DPWES, from construction-related impacts except as may be permitted by the applicable utility providers following consultation and review. In the event that the geotechnical recommendations of the GRB and DPWES result in design changes that alter the Proposed Development, the Applicant may be required to submit a Proffered Condition Amendment and/or Final Development Plan Amendment.

9. Noise Study and Mitigation. Prior to site plan approval for the Proposed Development, the Applicant shall submit to the Department of Planning and Zoning (the "DPZ") and DPWES for review and comment a noise study demonstrating that, based on noise mitigation measures the Applicant proposes to include in its building design (if any), all affected interior areas of the residential units constructed on the Property will have noise levels reduced to approximately 45 dBA Ldn or less based on future traffic conditions and final site conditions, as more particularly set forth below.

   A. Noise Levels within Residential Units.

      i. 70 dBA Ldn to 75 dBA Ldn. Except as set forth in paragraph (B) below, in order to reduce interior noise to a level of no more than 45 dBA Ldn for residential units that are projected to be impacted by noise greater than 70 dBA Ldn (but not more than 75 dBA Ldn), the Applicant shall construct such units using the following acoustical measures:

         a. Exterior walls shall have a laboratory STC rating of at least 45;

         b. Doors and glazing shall have a laboratory STC rating of at least 37 unless glazing constitutes more than twenty percent (20%) of any façade exposed to noise levels of Ldn 70 dBA or above;

         c. If glazing constitutes more than twenty percent (20%) of an exposed façade, then the glazing shall have a laboratory STC rating of at least 45; and

         d. 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.

ii. 65 dBA Ldn to 70 dBA Ldn. Except as set forth in paragraph (B) below, in order to reduce interior noise to a level of no more than 45 dBA Ldn for residential units that are projected to be impacted by noise projected greater than 65 dBA Ldn (but not more than 70 dBA Ldn), the Applicant shall construct such units using the following acoustical measures:

a. Exterior walls shall have a laboratory sound transmission class ("STC") rating of at least 39;

b. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than twenty percent (20%) of any façade exposed to noise levels of Ldn 70 dBA or above;

c. If glazing constitutes more than twenty percent (20%) of an exposed façade, then the glazing shall have a laboratory STC rating of at least 39; and

d. All surfaces shall be sealed and caulked in accordance with methods approved by the ASTM to minimize sound transmission.

B. As an alternative to the mitigation strategies set forth in subparagraphs A(i) and A(ii) above, the Applicant may submit a certification by an acoustical engineer that the construction practices and/or materials proposed for the Proposed Development structure will provide sufficient noise mitigation to achieve the required interior noise levels. As part of such certification, the acoustical professional shall submit relevant information to permit the Director to verify that the proposed measures will achieve the interior noise level standard.

C. All building permit applications and building plans submitted to the County shall indicate whether such portion of the Proposed Development is required to include noise attenuation measures and, if so, the type of attenuation measure to be implemented. Building plans for the Proposed Development also shall depict the final noise contours as determined by the noise study.

D. The Applicant shall also submit a certification by an acoustical engineer that the construction practices and/or materials proposed for the Proposed Development will provide sufficient noise mitigation to achieve DNL 65 dBA or less in (a) the interior residential courtyard shown on Sheets 5 and 21 of the CDP/FDP and (b) the terrace/public plaza located on Biscayne Drive shown on Sheets 5 and 20 of the CDP/FDP. As part of such certification, the acoustical professional shall

submit relevant information to permit staff within the Environment and Development Review Branch of DPZ to verify that the proposed measures will achieve the noise level standard.

10. Sustainable Design. Beginning with the initial site plan submission, the Applicant shall pursue a sustainable design program selected by the Applicant at its sole discretion, such as one of the following programs or a comparable program approved by DPZ, to be implemented in the construction of the Proposed Development.

    A. EarthCraft House Program. Certification in accordance with the EarthCraft House Program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of the first RUP for the Proposed Development; or

    B. National Green Building Standard ("NGBS"). Certification in accordance with the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance, as demonstrated through documentation submitted to DPWES and the Environment and Development Review Branch of DPZ from a home energy rater certified through Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to the issuance of the first RUP for the Proposed Development.

AFFORDABLE HOUSING

11. Affordable Dwelling Units. If required by the provisions of Part 8 of Article 2 of the Zoning Ordinance, Affordable Dwelling Units ("ADUs") shall be provided pursuant to said regulations unless modified by the ADU Advisory Board.

12. Workforce Dwelling Units. In addition to any ADUs that may be required pursuant to these Proffers, the Applicant shall also provide for-sale and/or rental housing units on the Subject Property in accordance with the Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines dated October 15, 2007. Workforce Dwelling Units ("WDUs") shall be provided such that the total number of ADUs, if any, plus the total number of WDUs results in not less than 15 percent (15%) of the total residential units constructed as part of the Proposed Development. If ADUs are provided in the development, both the ADUs and the ADU bonus units shall be deducted from the total number of dwelling units on which the WDU calculation is based.

    The Applicant reserves the right to enter into a separate binding written agreement with the appropriate Fairfax County agency as to the terms and conditions of the administration of the WDUs following approval of this Application without the need for a proffered condition amendment. Such an agreement shall be on terms mutually acceptable to both the Applicant and Fairfax County and may occur after the approval of this Application. Neither the Board of Supervisors nor Fairfax County shall be obligated to execute such an agreement. If such an agreement is executed by all

applicable parties, then the WDUs shall be administered solely in accordance with such an agreement and the provisions of this proffer as it applies to WDUs shall become null and void. Such an agreement and any modifications thereto shall be recorded in the land records of Fairfax County.

LANDSCAPING, OPEN SPACE, AND RECREATION

13. Landscaping. Sheet 19 of the CDP/FDP includes a conceptual landscape plan for the Proposed Development (the "Conceptual Landscape Plan"), which the Applicant shall update and separately submit to the Urban Forest Management Division ("UFMD") of DPWES for review and approval with its first site plan submission for the Proposed Development. The Applicant may modify the landscaping during site plan review to allow for final engineering and design considerations, provided that such modifications are in substantial conformance with the quality and quantity of plantings and materials shown on the Conceptual Landscape Plan. The Applicant shall install the final landscaping as shown on the approved site plan prior to issuance of the first RUP or non-RUP for the Proposed Development. All street trees shall be located subject to VDOT approval so as not to interfere with required sight distance. The Applicant shall provide maintenance and replacement of landscaping as necessary.

    A. The residential courtyard shown on Sheet 21 shall be landscaped with natural turf in lieu of synthetic.

14. Planting Width Details. Street tree species and planting sites are depicted on the Conceptual Landscape Plan but may be revised during site plan review subject to the approval of UFMD. Where minimum planting widths of eight (8) feet cannot be provided, alternative measures as approved by the UFMD shall be used to satisfy the following specifications for all planting sites:

    A. A minimum of 5.5 feet open surface width and 50 square feet open surface area for Category II and III trees (as defined in Table 12.17 of the PFM), with the tree located in the center of such open area. The depth of planting spaces shall be 3 to 4 feet.

    B. A minimum rooting area of eight (8) feet wide (may be achieved with techniques to provide uncompacted soil below hardscape areas), with no barrier to root growth within four feet of the base of the tree. Structural soil shall not be used to satisfy requirements for soil volume.

    C. Soil volume for Category III trees (as defined in Table 12.17 of the PFM) shall be 700 cubic feet per tree for single trees. For two (2) trees planted in a contiguous planting area, a total soil volume of at least 600 cubic feet per tree shall be provided. For three or more trees planted in a contiguous area, the soil volume shall equal 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. Minimum soil volumes of 700 cubic feet will be achieved in areas of lower pedestrian volume and may be reduced to a minimum of 400 cubic feet where utility locations preclude greater soil volume.

D. Soil specifications in planting sites shall be provided in the planting notes to be included in all site plans filed subsequent to the approval of this Rezoning.

E. The Applicant shall contact UFM at least three (3) business days prior to installation of street trees pursuant to this proffer, and provide an opportunity for UFM staff to verify conformance with above requirements.

15. Cisterns. The Applicant shall install cisterns in the general locations shown on Sheet 21 of the CDP/FDP to capture storm runoff from the building to be used for irrigation purposes. Upon approval of DPWES, the cistern(s) shall be installed prior to the issuance of the first Residential Use Permit ("RUP") for the residential building.

16. Limits of Disturbance. The Applicant shall adhere to the Limits of Disturbance ("LOD") as noted on the CDP/FDP. Minor adjustment of the LOD at time of final design and engineering and the location of proposed utilities may be permitted pursuant to Section 16-403 and Section 18-204 of the Zoning Ordinance.

17. Streetscape. Prior to the issuance of the first RUP for the Proposed Development, the Applicant shall install streetscape improvements on the Property as conceptually illustrated on Sheets 19 through 21 of the CDP/FDP and further defined below. The Applicant shall be permitted to modify the streetscape elements during site plan review to allow for final engineering and design considerations provided such modifications are in substantial conformance with the CDP/FDP.

A. Biscayne Drive plaza. The Applicant shall construct an ADA compliant multi-tiered plaza made up of hardscape and natural lawn area along Biscayne Drive as more particularly shown on Sheet 20 of the CDP/FDP.

B. Huntington Avenue. The Applicant shall construct an ADA compliant corner terrace of approximately 500 square feet, programmed as public space with seating and interpretive plaque as more particularly shown on Sheet 20 of the CDP/FDP.

C. Huntington Avenue Building Zone. The building zone along Huntington Avenue is the area between the building and the back of the sidewalk. The building zone will vary in width provided the minimum zone is at least three (3) feet wide.

18. Signage. Signage for the Property shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance. The Applicant reserves the right to pursue approval of a comprehensive sign plan in accordance with the requirements

set forth in the Zoning Ordinance.

19. Private Amenities and Recreation Facilities for Residents. Pursuant to Paragraph 2 of Section 6-409 of the Zoning Ordinance, the Applicant shall provide on-site recreational facilities for the future residents of the Property as shown on the CDP/FDP, and shall expend a minimum of $1,700.00 per residential unit in doing so. In the event the total cost of recreational improvements constructed on the Application Property is demonstrated to be less than one thousand seven hundred dollars ($1,700.00) per unit, the Applicant shall provide the remainder in a cash contribution to the Fairfax County Park Authority ("FCPA") for the development of active recreational facilities in the vicinity of the Application Property prior to the issuance of the final RUP for the Proposed Development.

20. Off-site Recreational Facilities. Prior to the issuance of the first RUP for the Proposed Development, the Applicant shall contribute $893.00 per resident generated by the Proposed Development, up to a maximum total $188,345.00, to the Board of Supervisors for park, trail and athletic field improvements in the Mount Vernon District intended to serve the future residents, as determined by FCPA in consultation with the Supervisor for the Mount Vernon District. In the event that fewer than 139 units are constructed, the total contribution may be adjusted/lowered by $1,355 per unit not constructed.

21. Photographic Documentation of the Existing Property. Prior to any land disturbing activity on the Property, outside of any geotechnical study, the Applicant shall photographically document the interior and exterior of the existing structures. In addition, the Applicant shall prepare a hand survey of the Property showing existing features and structures, general landscape features, interior floor plans, and a plan showing the number and angle of photographic views. Prior to initiation of such documentation, the Applicant or its consultant shall meet with the DPZ historic preservation planner to determine the appropriate methodology for documentation, which the Applicant shall use to satisfy this proffer. At a minimum, such methodology shall include views of each façade, perspective views, exterior detail views (such as the main entrance, stairs, porches, and other character defining features), interior detail views (such as moldings, newel posts, stairways and other character defining features) and general streetscape views. All photographs or other documentation shall be contributed to DPZ and directly to the Virginia Room of the Fairfax County Public Library for curation, with the intent that such photographs will be available for exhibit in the Huntington area or the Virginia Room of the Fairfax County Public Library. The Applicant shall provide written documentation to DPZ that the required documentation has been submitted to the Virginia Room.

PARKING AND LOADING

22. Parking. Parking for the Proposed Development shall be provided in accordance with the provisions of Article 11 of the Zoning Ordinance. Notwithstanding anything in this Proffer to the contrary, the Applicant reserves the right to seek a parking reduction for the Proposed Development given its proximity to the Huntington

Metrorail Station, as the same may be approved by the Board of Supervisors.

A. Unbundled Parking for Residential Uses. All for-sale residential units, including ADUs and/or WDUs, shall be offered exclusive of parking (i.e. parking at a separate cost). All leases for residential units, including ADUs and/or WDUs, shall be offered exclusive of parking (i.e. parking at a separate cost). Parking shall be made available for purchase/lease on a first-come, first-serve basis, subject to availability at the time of purchase/lease. The Applicant shall not lease or purport to lease more than 181 parking spaces at any one time and shall include language to that effect in all its lease applications.

B. Residential Parking District and Glendale Terrace Dwelling Units. Pursuant to applicable provisions of the Public Facilities Manual ("PFM"), the Applicant shall pursue the establishment of separate street addresses for each ground-floor residential unit located along the Property's frontage on Glendale Terrace (the "Glendale Units") as a means of obtaining residential parking district permits for the Glendale Units under Section 82-5A-9 of the Fairfax County Code for the Huntington Residential Parking District program. The Applicant shall submit documentation requesting that the Glendale Units be included in the Residential Parking District program prior to issuance of the first RUP for the Proposed Development. In the event the Glendale Units are determined to be eligible for inclusion in the Residential Parking District program, then the Applicant shall include in its sales/lease packages for the Glendale Units instructions that priority parking for such units shall be along the Property's frontage on Glendale Terrace or elsewhere within the Residential Parking District.

C. Parking for Affordable Dwelling Units and Workforce Dwelling Units. Except as set forth immediately below, the terms under which parking spaces are made available for purchase/lease by the owner/lessee of an ADU or WDU unit shall be the same as those offered to purchasers/lessees of the market rate units, such that if market rate units are provided the option to purchase/lease a reserved/designated space, then parking for ADUs and WDUs similarly must be provided on a designated/reserved basis, subject to availability. Notwithstanding the language in the preceding sentence, the Applicant shall provide purchasers/lessees of each ADU and/or WDU a discount on the cost to purchase/lease the first parking space to serve the ADU and/or WDU unit, such discount to be no less than thirty percent (30%) of the then-prevailing price charged to the purchaser/lessee of a market rate unit.

23. Offsite Parking/Loading Options. Following approval of this Application and continuing until issuance of the first RUP for the Proposed Development, the Applicant shall contact adjacent property owners within 1,000 feet of the Property (other than the Huntington Metro Station) to inquire about the possibility of leasing or

securing rights to use surplus or unused parking or loading spaces on such properties to supplement the parking and loading available in the Proposed Development. Prior to (a) site plan approval and (b) issuance of the first building permit for the Proposed Development, the Applicant shall provide documentation to the Zoning Administrator, the Director of DPWES and the Mount Vernon Supervisor's office summarizing the Applicant's efforts to secure offsite parking/loading options, including the locations explored, copies of correspondence with nearby owners, the total number of parking/loading spaces available and the terms under which such spaces can be used, if any. In the event the Applicant secures rights to utilize supplemental parking/loading offsite, the Applicant shall make this parking/loading available to visitors and retail customers of the Proposed Development at no charge.

24. Visitor/Overflow Parking. The Applicant shall develop and include in all of its lease/sales packages rules and regulations governing the availability and use of visitor parking in or available to the Proposed Development (collectively, the "Parking Rules"), including, but not limited to, providing residents with guest passes for overnight parking and directions to nearby parking locations secured pursuant to Proffer 23 or such other locations as the Applicant may identify from time to time. Guest parking passes shall be made available via a reservation system according to the total number of parking spaces then-leased in the Proposed Development. As part of the Parking Rules, the Applicant also shall outline the requirements and prohibitions of the adjacent Residential Parking District and confirm that residents in the Proposed Development are not eligible for or included in such parking district and that building residents must comply with applicable standards of the Fairfax County Code.

    A. Parking Tags/Stickers for Residents/Visitors. The Applicant shall provide to each resident having purchased/leased a parking space(s) in the Proposed Development, and any permitted guest(s) for which a parking space has been reserved, a hang tag or sticker to be placed on/in the resident's car identifying such vehicle as belonging to a resident/guest of the Proposed Development. The Applicant shall place in the Parking Rules a requirement that each vehicle properly display the parking tag/sticker at all times. The Applicant also shall include in its lease/sales packages provisions permitting the towing of unauthorized vehicles from the Proposed Development.Loading Space. The Applicant shall provide in its sales/lease packages and in its retail leases rules and regulations governing the use of the onsite loading space for the Proposed Development so as to minimize opportunities for conflicts among uses (the "Loading Space Rules"). Among the Loading Space Rules shall be that trash removal and retail deliveries shall be completed on weekdays only and between 6:00 a.m. and 10:00 a.m. Outside of those times, the Loading Space shall be reserved for use on weekdays for short-term deliveries and, on weekends, for resident move-in/move-out. The Loading Space Rules shall require residents to reserve usage of the Loading Space on a first-come first-serve basis.

B. Short-Term Loading Space. Pursuant to Section 82-5-27 of the Fairfax County Code, the Applicant shall petition DPWES or other applicable Fairfax County agency for permission to establish, subject to VDOT approval, as required, at least one (1) "curb loading zone" along the Property's frontage on Biscayne Drive for the purpose of (i) unloading and delivery or pickup and loading of materials and/or (ii) loading or unloading passengers or bundles (the "Curb Loading Space"). Such application shall be made prior to site plan approval for the Proposed Development. In the event the Curb Loading Space is approved, the Applicant shall install signage in accordance with the standards required by Fairfax County and as approved by VDOT governing usage of the Curb Loading Space and shall include information its sales/lease packages for the Proposed Development.

25. Electric Vehicle Charging Facilities. As part of the site plan approval for the Proposed Development, the Applicant shall designate on the site plan and install at least one (1) electric vehicle charging station within the parking garage for the residential building to serve two (2) parking spaces, along with ancillary wiring and infrastructure necessary to increase, if demand dictates, the number of electric vehicle charging stations in the future.

TRANSPORTATION

26. Bicycle Parking. Bicycle racks, bike lockers, and/or bike storage areas (collectively "Bicycle Parking") shall be provided as generally shown the CDP/FDP, with the specific locations determined as part of site plan approval for the Proposed Development and in consultation with the Fairfax County Department of Transportation ("FCDOT") Bicycle Coordinator or his/her designee. The total number and design of Bicycle Parking spaces provided shall be determined at the time of site plan approval but shall generally be consistent with the Fairfax County Policy and Guidelines for Bicycle Parking. The Bicycle Parking shall be installed prior to the issuance of the first RUP for the Property.

27. Bicycle Lane Along Huntington Avenue. Prior to issuance of the first RUP for the Proposed Development, the Applicant shall contribute $39,270 to the Board of Supervisors for the cost of providing striping curbing, pavement and storm drain relocation along the Property's frontage on Huntington Avenue necessary to accommodate an on-street bicycle lane within the existing right-of-way, as more particularly shown on Sheet 23 of the CDP/FDP. The amount of the contribution shall be adjusted in accordance with Proffer 35 below. Actual installation of the future bicycle lane and related facilities shall be completed by others.

28. Huntington Avenue Median. Subject to VDOT and FCDOT approval, prior to the issuance of the first RUP for the Proposed Development, the Applicant shall reconstruct the median along the Property's Huntington Avenue frontage in the location and configuration shown on Sheet 23 of the CDP/FDP. To the extent necessary, the Applicant shall apply for a design waiver from VDOT to allow for this

improvement, as shown. In the event that the design waiver and/or median configuration is not approved by VDOT, the Applicant shall contribute $10,000.00 to the Board of Supervisors to be used for regional road improvements in the vicinity of the Property.

29. Pedestrian Circulation. Prior to issuance of the first RUP for the Proposed Development, the Applicant shall install concrete sidewalks on the Property in the locations shown as proposed on Sheets 5 and 22 of the CDP/FDP (the "Pedestrian Circulation Plan") in order to enhance pedestrian connectivity to and through the Property. The Applicant shall be responsible for maintenance of all of the Pedestrian Circulation Plan proposed sidewalks installed out of the right of way. For the purpose of this Proffer, maintenance means, landscaping, snow removal and the provision of the general upkeep and cleanliness of the pedestrian path.

30. Pedestrian Enhancements.

    A. Biscayne Drive Pedestrian Improvements. Subject to VDOT approval, the Applicant shall install a marked pedestrian crosswalk, pedestrian ramps and a countdown pedestrian signal (if necessary) on the Biscayne Drive approach of the intersection with Huntington Avenue and abutting the Property, as shown on Sheet 5 of the CDP/FDP, prior to the issuance of the first RUP for the Proposed Development. The Applicant shall not be required to replace existing signal poles, signal heads or controllers. In the event that VDOT does not approve the above proposed crosswalk improvements, the Applicant shall contribute $5,000.00 to the Board of Supervisors to be used for regional road improvements in the vicinity of the Property

    B. Additional Pedestrian Improvements. The Applicant shall contribute $30,000 to the Board of Supervisors for additional pedestrian improvements on the north and west legs of the intersection of Biscayne Drive with Huntington Avenue not addressed in the immediately preceding Proffer 30A. The Applicant shall contribute such funds prior to the issuance of the first RUP for the Proposed Development.

    C. Biscayne Drive/Site entrances. Prior to site plan approval for the Proposed Development, the Applicant shall propose measures or treatments designed to reduce conflicts between pedestrians and vehicles at the Proposed Development's vehicular entrances from Biscayne Drive. Such measures may include, but need not be limited to, special pavement markings or treatments, mirrors, audible signals or other systems of the Applicant's choosing. All elements of the program that are intended to be located in the public right-of-way shall be reviewed and approved by VDOT. The Applicant shall install such measures prior to the issuance of the first RUP for the Proposed Development and shall be responsible for the maintenance of such measures and treatments.

31. Transportation Demand Management Plan.

A. Trip Reduction Objective. The objective of this TDM Program shall be to reduce the vehicle trips generated by residents of the Proposed Development (i.e., not including trips associated with the retail uses) during weekday peak hours by 45%. To determine the maximum total peak hour trips, the Applicant shall multiply 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, 9th Edition, Trip Generation rates and/or equations (the "ITE Trip Generation") by 55%, the product of which 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 is 139, and this number of units shall be applied to the calculation described in the preceding sentence.

B. TDM Program Components. The TDM Program may include, but not necessarily be limited to, the following components:

(i) Property-wide TDM Program Management.

(ii) Dissemination of County/Regional Program Information.

(iii) Live-Work-Play Marketing.

(iv) Bicycle Parking, as set forth in Proffer 26.

(v) Regular monitoring/reporting.

(vi) Parking Management.

(vii) Participation in a larger Transportation Management Association should one be established for the area that includes the Property.

(viii) Upon initial leases for the Proposed Development, make available SmartTrip cards loaded with a minimum of $25 to all residential tenants.

C. 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 Proffered Condition Amendment ("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 (the "Annual Report") and Annual Budget. If not already effectuated for the then-current calendar year, the TPM shall prepare and submit to FCDOT an initial TDM Work Plan (the "TDMWP") (and thereafter an Annual Report and Annual Budget as described below) no later than 180 days after issuance of the first building permit associated with the Property. The Annual Report shall include, at a minimum:

a. Details as to the start-up/on-going components of the TDM Program;

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; and

d. Provision of the specific details associated with the monitoring and reporting requirements of the TDM program in accordance with the TDM plan.

The initial Annual Report and subsequent Annual Report shall be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission, then the TDM Program shall be deemed approved, and the TDM Program shall be implemented. If FCDOT responds with comments on the Program and/or budget, 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.

Thereafter, the TPM shall by no later than February 1st of each calendar year submit an Annual Report summarizing the results of the TDM Program and updating the TDM Program and TDM Budget for the coming calendar year. The Annual Reports shall be subject to the same review and approval process as described in this Proffer 31.C(ii) for the initial submission.

(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 initial TDMWP and subsequent Annual Report 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 each calendar year. 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 $0.10 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 35 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 35 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 TPM 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 beginning with the first September after issuances of the first initial RUP. Surveys shall be conducted every three (3) years and Vehicular Traffic Counts shall be collected annually until the results of three consecutive annual traffic counts conducted upon Build Out show that the applicable trip reduction goals for the Property have been met. Any time during which Person Survey response rates do not reach 20%, FCDOT may request additional surveys be conducted the following year. At such time and notwithstanding Paragraph H below, Person Surveys and Vehicular Traffic Counts shall thereafter be provided every five (5) years. Notwithstanding the aforementioned, at any time prior to or after Build Out, FCDOT may suspend such Vehicle Traffic Counts if conditions warrant such without the need for a PCA.

D. 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) 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, 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:

Trip Goals Exceeded	Remedy Expenditure
Up to 1%	No Remedy needed
1.1% to 3%	3% of Remedy fund
3.1% to 6%	6% of Remedy Fund
6.1% to 10%	10% of Remedy Fund
Over 10%	15% 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 (defined as 85% of the units are occupied) show that the Maximum Trips After Reduction have not been exceeded.

E. 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 continue to be met, then FCDOT may require the TPM to conduct additional Trip Counts 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.

F. Review of Trip Reduction Goals. At any time and concurrent with remedial actions as outlined in Paragraph D, 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.

G. 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.

H. 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.

I. 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 $75 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.

STORMWATER MANAGEMENT

33. Stormwater Management. In order to protect receiving waters downstream of the Property, the Applicant shall provide stormwater management ("SWM") measures

designed in accordance with the PFM in order to control the quantity and quality of stormwater runoff from the Property. As part of site plan approval for the Proposed Development, the Applicant shall demonstrate that the Proposed Development will meet applicable PFM requirements for stormwater quantity and stormwater quality. Stormwater detention and Best Management Practices ("BMPs") facilities shall be provided in an appropriate system per the PFM and may include, but are not limited to, an underground detention vault, LID facilities, and infiltration trenches, all as generally set forth on the CDP/FDP (collectively, the "SWM Facilities"). Underground stormwater detention shall be provided in conformance with the conditions of DPWES Waiver #25678-WPFM-001-1, if approved by the Board of Supervisors. The Applicant may also include Low Impact Development ("LID") techniques such as tree box filters, bio-retention areas, pervious hardscapes/streetscapes, and stormwater reuse for landscape irrigation and air conditioning unit makeup water. The specific SWM Facilities shall be identified at the time of site plan approval and approved by DPWES.

Prior to site plan approval for the Proposed Development, the Applicant shall execute an agreement with the County in a form satisfactory to the County Attorney (the "SWM Agreement") providing for the perpetual maintenance of the SWM Facilities. The SWM Agreement shall require the Applicant (or its successors) to perform regular routine maintenance of the SWM Facilities and to provide a maintenance report annually to the Fairfax County Maintenance and Stormwater Management Division of DPWES, provided DPWES requests such a maintenance report. The SWM Agreement also shall address easements for County inspection and emergency maintenance of the SWM Facilities to ensure that the facilities are maintained by the Applicant in good working order.

Should the U.S. Environmental Protection Agency, the Commonwealth of Virginia, Fairfax County, or their designee, issue new or additional stormwater management requirements or regulations affecting the Property, the Applicant shall have the right to accommodate necessary changes to its stormwater management designs without the requirement to amend the CDP/FDP or these Proffers or gain approval of an administrative modifications to the CDP/FDP or Proffers. Such changes to the stormwater management design shall not materially impact the limits of clearing and grading, building locations, or road layouts

MISCELLANEOUS

34. Fairfax County Public Schools Contribution. Prior to issuance of the first building permit for the Proposed Development, the Applicant shall contribute $10,488 per net new student (beyond the current zoning designation) generated by the Proposed Development, up to a maximum $104,880.00 if 139 dwelling units are constructed, to the Fairfax County Board of Supervisors to be utilized for capital construction and capacity enhancements to schools to which the students generated by the Proposed Development are scheduled to attend. The final school contribution shall be determined based upon the total number of units constructed within the Proposed

Development. If prior to site plan approval for the Proposed Development, the County should increase the accepted ratio of students per subject multifamily unit or the amount of the contribution per student, the amount of the contribution shall be increased to reflect the then-current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the amount of the contribution shall be decreased to reflect the then-current ratio and/or contribution. Prior to beginning construction of the Proposed Development, the Applicant shall notify the Fairfax County Public Schools of the intended construction and anticipated completion date.

35. Escalation in Contribution Amounts. All monetary contributions specified in these Proffers shall be adjusted on a yearly basis from the base month of January 2014 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), as permitted by Section 15.2-2303.3 of the Code of Virginia, as amended.

36. Construction Parking and Management. The Applicant shall develop, in consultation with its general contractor, a construction parking and construction management policy for construction workers hired to construct the Proposed Development (the "Construction Management Plan"). As part of the Construction Management Plan, the Applicant shall identify locations on or off the Property where construction workers are permitted to park during construction, as well as locations for portable toilets, construction trailers and equipment. The Applicant shall include provisions in its construction contracts and a requirement for similar provisions in all subcontracts requiring all construction workers to adhere to the Construction Management Plan. Prior to the commencement of construction, the Applicant shall also erect signage on the Property in both English and Spanish that lists the permitted parking areas and prohibits parking by construction workers outside the designated areas. The Construction Management Plan shall prohibit construction parking on any private streets adjacent to the Property and in the Residential Parking District unless permission has been expressly granted for construction parking by the owner or designated agent of the private parking area. A copy of the Construction Parking Plan shall be provided to the Mount Vernon District Supervisor's Office.

37. Construction Hours. Outdoor construction of the Proposed Development shall take place only during the hours between 7:00 a.m. and 7:00 p.m. Monday through Friday and between the hours of 7:00 a.m. and 6:00 p.m. on Saturday. There will be no outdoor construction on New Year's Day, Martin Luther King Jr. Day, Presidents' Day, Memorial Day, the Fourth of July, Labor Day, Thanksgiving and Christmas Day. The permitted hours of construction shall be posted on-site in both English and Spanish.

38. Construction Contact. Prior to commencement of construction of the Proposed Development, the Applicant shall appoint a member of its construction or development team to serve as a principal point of contact for the Mount Vernon District Supervisor's office, the Huntington Community Association and adjacent property owners for the purpose of addressing construction-related questions or complaints (the "Construction Contact"), if any. The Applicant shall provide written

notice to the above entities of the appointment of the Construction Contact within ten (10) days of such appointment, along with the person's email and mobile telephone contact information, and shall update any change in the Construction Contact's information within ten (10) days of any such change. At the written request of the Mount Vernon District Supervisor's office, the Huntington Community Association or adjacent property owners, the Applicant shall hold a pre-construction meeting, attended by the Construction Contact, to discuss how construction will occur.

39. Density Credit. All intensity/density attributable to land areas dedicated and/or conveyed at no cost to the Board or any other public entity pursuant to these Proffers shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the parcel of land from which it came.

40. Binding Effect. These Proffers will bind and inure to the benefit of the Applicant and its successors and assigns. If any portion of the Property is sold or otherwise transferred, the associated Proffers become the obligation of the purchaser or other transferee and shall no longer be binding on the seller or other transferor.

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

[SIGNATURES ON FOLLOWING PAGES]

APPLICANT/TITLE OWNER:

A&R Huntington Metro LLC, a Maryland limited liability company

By: A&R Development Corp., its Manager

By:_____

Feras B. Qumseya

Its: Vice President

APPLICANT/TITLE OWNER:

2317 Huntington LLC, a
Virginia limited liability company

By: _____

Anwar Q. Karam

Its: Managing Member

FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2013-MV-001

January 9, 2014

If it is the intent of the Planning Commission to approve FDP 2013-MV-001 for a mixed use development at Tax Map 83-1 ((8)) 92A, 92B, 93A, 93B, and 94A, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the property shall be in substantial conformance with the FDP entitled “Huntington Avenue Properties” submitted by Bowman Consulting consisting of 29 sheets dated November 16, 2013, as revised through December 9, 2013.

2. Irrespective of what is shown on the CDP/FDP, the applicant shall provide Category III trees rather than Category II trees along the north and west frontages of the site, as determined by UFMD.

STATEMENT OF JUSTIFICATION
RZ/FDP 2013-MV-001
Huntington Avenue Properties
Revised December 10, 2013

Overview

A&R Huntington Metro, LLC (the "Applicant"), proposes to rezone approximately 1.04 acres of land located in close proximity to the existing Huntington Metro Station in the Mount Vernon District of Fairfax County, Virginia, to permit development of up to 139 dwelling units, approximately 3,500 square feet of retail uses and associated structured parking facilities (collectively, the "Proposed Development"). The Proposed Development implements the initial phase of a broader redevelopment plan approved by Fairfax County in January 2009 for the area bounded by Huntington Avenue, Blaine Drive, Glendale Terrace, and Biscayne Drive (APR 08-IV-9MV). It is consistent with the Comprehensive Plan's recommendations for the Property and with the Transit Oriented Development ("TOD") principles set forth in the Policy Plan portion of the Comprehensive Plan. The design of the Proposed Development includes ground floor retail uses aligning Huntington Avenue and residential uses located along the Glendale Terrace frontage to transition to the existing duplex residential units located across that street. The Proposed Development aims to utilize urban design principles and take advantage of the close proximity to mass transit.

The Property

The subject Property includes five parcels of land: 2317 Huntington Avenue and 2338, 2340, 2342, and 2344 Glendale Terrace in Alexandria, further identified by the County as 83-1 ((8)) 92A, 92B, 93A, 93B, and 94A, respectively (the Property). The Property is currently zoned C-5 and is occupied with two sets of duplex dwelling units and a 3-story garden apartment building supported by surface parking. Additionally, the Property is located within 1/4 mile of the Huntington Metro Station.

Consistency with the Comprehensive Plan.

The Comprehensive Plan locates the Property in Land Unit T of the MV-1 Huntington Community Planning Sector within the Mount Vernon Planning District. Land Unit T is a small segment, south of Huntington Avenue, within the Huntington Conservation Area. It includes existing residential uses located predominantly north, south and east of the Property. The 2009 amendment to the Comprehensive Plan provides an option for a portion of Land Unit T, including the Property, to redevelop as "transit oriented mixed use with an FAR up to a maximum of 3.0, incorporating approximately 75 percent residential, 20 percent office, and 5 percent retail uses with a significant portion of workforce housing."

The Proposed Development is consistent with this vision, providing a predominately residential project with support ground-level, neighborhood-oriented retail and locating the residential uses closest to the Huntington Metro. Additionally, 15 percent of the proposed residential units are designated for workforce housing. The proposed 2.99 FAR is in keeping with the overall Comprehensive Plan guideline of 3.0 for Land Unit T. Redevelopment of the Property also will serve as a catalyst for future redevelopment of the rest of the land unit consistent with the Plan's TOD recommendations and has been championed by the community.

In terms of building height, the Comprehensive Plan limits project heights to 120 feet along Huntington Avenue nearest the Metro Station and 40 feet or less along Glendale Terrace to transition to the adjacent neighborhood. The Proposed Development presents an effective building height of 80 feet along Huntington Avenue and 35 feet along Glendale Terrace. As the existing ground elevation at Glendale Terrace is over 20 feet higher than the existing elevation at Huntington Avenue, the height difference across the block is less than the effective heights would indicate, thereby providing for a smooth transition between the Huntington Avenue frontage and the existing residential uses to the South.

Consistent with the Plan's recommendations, the Proposed Development "incorporate[s] street level community retail uses" with "a pedestrian friendly streetscape with convenient sidewalk access to the Metro station." The Proposed Development's design also ensures conformance with the Plan's guidance that "any unconsolidated parcels would be able to develop in conformance with the Plan." In addition, the Applicant's inclusion of underground stormwater management facilities, an internal ground floor courtyard and green roof elements into the project's design will provide substantial environmental benefits and help mitigate storm runoff from the Property.

The proposed building will be developed with sustainable building techniques and achieve certification via one of the County's endorsed sustainability programs such as LEED, NGBS or EarthCraft, consistent with the Comprehensive Plan's expectations. The amendment to the Huntington Conservation Plan ensures the Proposed Development's full conformance with the Comprehensive Plan.

<u>Consistency with the PRM provisions of the Zoning Ordinance.</u>

The Applicant is proposing to rezone the Property to the Planned Residential Mixed Use ("PRM") zoning district, which has the stated purpose of providing "for mixed use development consisting primarily of multiple family residential developments, generally with a density of at least twenty (20) dwelling units per acre, with secondary office and/or other commercial uses," at locations proximate to transit and in key employment centers. The Property is located 300 feet due east of the Huntington Metro Station, and the scale and density of the Proposed Development reflects this proximity. The Applicant's design, as shown on the RZ/FDP, also is sensitive to its context in promoting Huntington Avenue as an ideal mixed use corridor proximate to Metro, while recognizing and transitioning to the adjoining residential uses that comprise the majority

of the Huntington Conservation Area. Moreover, given that the Huntington Avenue Metro Station is the closest station to Fort Belvoir, the Proposed Development is ideally situated to provide new housing options for workers relocated in response to the 2005 BRAC directives.

Pursuant to Section 6-406, the Property will comply with all applicable standards for P-district zoning contained in Part 1 of Article 16, as follows:

16-101(1): The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

The Proposed Development substantially conforms to the adopted Comprehensive Plan, which specifically provides for a “transit oriented mixed use” project as an option for the Property. The Comprehensive Plan provides additional guidelines for the mixed use option including building heights, transitions to adjoining residential, pedestrian features, environmental design, and parks and recreation. The proposal is in keeping with these guidelines by design. The overall density and design of the Property allows the surrounding properties to be developed in harmony with the intended mixture of uses and at the planned density suggested by the Comprehensive Plan.

16-101(2): The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.

The Proposed Development provides ground floor retail with multifamily residential units in a relationship not envisioned by conventional zoning districts. Use of the PRM zoning district enables the Applicant to implement high-quality urban design with a vertical integration of uses and increased density located within walking distance of mass transit, allowing the Property to effectively implement the option provided by the Comprehensive Plan for "transit oriented mixed use development."

16-101(3): The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.

As shown on the RZ/FDP, the Proposed Development utilizes the existing changes in topography to effectively transition to adjoining residential uses. Portions of the parking structure that sit above-grade to account for topographic changes will be screened to reduce visual impacts. Additionally, the proposal provides for a more efficient use of the land than the current small apartment building and duplex units by locating higher density development adjacent to mass transit.

16-101(4): The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

The Proposed Development represents the first phase of a long-term redevelopment of the portion of Land Unit T recommended for TOD developments under the 2009 amendments to the Comprehensive Plan. It represents an improvement over the existing development and will serve as a catalyst for future redevelopment of adjacent parcels as contemplated in the Comprehensive Plan.

16-101(5): The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.

The public facilities and utilities to support the Proposed Development are in place, as this proposal constitutes redevelopment of existing developed property. The location of the Property in proximity to the Metro station enables future residents and patrons to utilize mass transit in place of automobiles, thereby minimizing impacts to the surrounding transportation network.

16-101(6): The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

As shown on the RZ/FDP, the Proposed Development will include complete pedestrian accommodations along all road frontages, along with first floor retail to create an appropriate, pedestrian-friendly urban street level scale that integrates with the surrounding community. Additionally, the upper levels along Glendale Terrace have been stepped back to present a more pedestrian-scaled project at the street.

<u>Requested Waivers and Modifications:</u>

The Applicant respectfully requests the following waivers and modifications from the Zoning Ordinance:

a) *Waiver the minimum district size of two (2) acres per Section 6-407*. The Applicant submits that the proposed rezoning of 1.04 acres implements the initial phase of a larger development envisioned by the Comprehensive Plan. As the proposal enables future phases of the overall development to proceed, the waiver simply allows the Applicant to implement the first piece of the larger picture, which will encourage the future phases to occur.

b) *Modification of Parking Requirement per Section 11-103 and 11-104* to permit the proposed parking for the multifamily residential and commercial/retail uses at the Proposed Development to be as shown on the RZ/FDP.

c) *Modification of Loading Requirement per Section 11-201 and 11-203* to permit the Proposed Development to operate with one (1) loading space. The Applicant submits that the proposed development will function as an integrated whole and will be serviced adequately by one loading space.

d) *Waiver of transitional yard requirement between the proposed building and the existing duplex residential units across Biscayne Drive and Glendale Terrace, paragraph 3 of Section 13-305*. Although the Proposed Development is proximate to mass transit, the design still recognizes the existing adjoining residential uses by utilizing high-quality design and transitioning heights to merge the project with the adjoining residential uses.

e) *Waiver of paragraph 2 of Section 17-201* to allow a proffered contribution for future construction by others for the bike lane along Huntington Avenue in lieu of constructing it as part of the development. The Proposed Development reserves the needed right of way for the bike lane.

f) *Waiver of paragraph 3 of Section 17-201* to not require interparcel connections to adjoining parcels.

g) *Waiver of paragraphs 4 and 10 of Section 17-201* to maintain the existing width of roads adjacent to the Proposed Development in lieu of widening such roads or further construction and to allow the utilities to remain in place in lieu of undergrounding the poles.

The Applicant respectfully requests the following waivers and modifications from the Public Facilities Manual:

h) *Waiver to permit underground stormwater detention within a residential development, paragraph 8 of Section 6-0303.* The proposed underground stormwater detention facility will serve the entire site, both commercial and residential uses. The Applicant submits that an underground stormwater facility ensures more open space area can be used for the benefit of future residents and patrons, and is appropriate within a transit-oriented, mixed use development.

i) *Waiver of Section 6-1307.2E* to allow the bioretention filters/basins in the locations as shown on the RZ/FDP instead of at the minimum setbacks from the building foundation and property lines.

j) *Modification of Section 7-0802.2, Parking Geometric Standards*, to allow for projection of structural columns within parking structures into the required parking stall area. Areas of conflicts will be minimized to the extent feasible.

k) *Waiver of paragraph 3 of Section 8-0201* to allow a proffered contribution for future construction by others for the bike lane along Huntington Avenue in lieu of constructing it as part of the development. The Proposed Development reserves the needed right of way for the bike lane.

l) *Modification of Section 12-0508* of the tree preservation target as permitted by deviations permitted in Section 12-0508.3A(1) and (3) to that shown on the Landscape Plan.

m) *Modification of Paragraph 4E(5) of Section 12-0510* to permit the reduction of the minimum 4-foot planting distance from a restrictive barrier to a minimum of 2-feet and still allow those trees to satisfy the tree cover requirement.

Respectfully submitted,

Molly M. Novotny
Cooley LLP

REZONING AFFIDAVIT

DATE: December 12, 2013
(enter date affidavit is notarized)

I, Molly M. Novotny, do hereby state that I am an
(enter name of applicant or authorized agent)

1196286

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

in Application No.(s): RZ/FDP 2013-MV-001
(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)
A&R Huntington Metro LLC Agent: Sean J. Pink Feras B. Qumseya Henry T. Vail Craig L. Rosenthal Theo C. Rodgers Marjorie Cheshire Rodgers	1040 Park Avenue, Suite 300 Baltimore, MD 21201	Applicant/Title Owner of 83-1 ((8)) 92A, 92B, 93A, and 93B
Bowman Consulting Group, Ltd. Agent: Matthew J. Tauscher Donald H. Hughes Brice R. Kutch	3863 Centerview Drive, Suite 300 Chantilly, VA 20151	Agent/Civil Engineer
Carvalho & Good, PLLC Agent: Bruno P. Carvalho Brian J. Stephenson	1025 Connecticut Avenue, Suite 106 Washington, DC 20036	Agent/Landscape Architect

(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: December 12, 2013
(enter date affidavit is notarized)

119628 b

for Application No. (s): RZ/FDP 2013-MV-001
(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)
2317 Huntington, LLC Agents: Anwar Q. Karam Maha A. Karam	4704 Red Fox Drive Annandale, VA 22003	Title Owner of 83-1 ((8)) 94A
Curry Architects, Inc. Agent: Shellie A. Curry	606 E. Joppa Road Towson, MD 21286	Agent/Architect
Richard Burns Design Agent: Richard T. Burns	6519 Darnall Road Ruxton, MD 21204	Agent/Architect
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci Kevin R. Fellin William F. Johnson Terence J. Miller Courtney J. Menjivar Justin B. Schor Jami L. Milanovich John F. Cavan, IV Brian J. Horan	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Agent/Traffic Engineer
Cooley LLP Agents: Antonio J. Calabrese Mark C. Looney Colleen P. Gillis Snow Jill S. Parks Brian J. Winterhalter Shane M. Murphy Jeffrey A. Nein Ben I. Wales Molly M. Novotny Katherine P. Humphrey	One Freedom Square, Reston Town Center 11951 Freedom Drive, Suite 1500 Reston, VA 20190	Agent/Attorney
Massa Montalto Architects, PC Agents: Gabriel J. Massa Daniel M. Condatore Andrew R. Dorin	3297 Route 66 Neptune, NJ 07753	Agent/Architect

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

REZONING AFFIDAVIT

DATE: December 12, 2013
(enter date affidavit is notarized)

119628 b

for Application No. (s): RZ/FDP 2013-MV-001
(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)
A&R Huntington Metro LLC
1040 Park Avenue, Suite 300
Baltimore, MD 21201

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)
Rodgers Legacy, LLC

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

(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.

1196286

Rezoning Attachment to Par. 1(b)

DATE: December 12, 2013
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2013-MV-001
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Rodgers Legacy, LLC
1040 Park Avenue, Suite 300
Baltimore, MD 21201

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)

Anthony T. Rodgers	2012 Anthony Rodgers Family Resource Trust, for the benefit of Anthony T. Rodgers
Marjorie Rodgers Cheshire	2012 Marjorie Rodgers Cheshire Family Resource Trust, for the benefit of Marjorie Rodgers Cheshire
Theo C. Rodgers	

==========

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)
2012 Anthony Rodgers Family Resource Trust, for the benefit of Anthony T. Rodgers
1040 Park Avenue, Suite 300
Baltimore, MD 21201

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)
Anthony T. Rodgers

==========

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.

1196286

Rezoning Attachment to Par. 1(b)

DATE: December 12, 2013
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2013-MV-001
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
2012 Marjorie Rodgers Cheshire Family Resource Trust, for the benefit of Marjorie Rodgers Cheshire
1040 Park Avenue, Suite 300
Baltimore, MD 21201

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)
Marjorie Rodgers Cheshire

==========

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)
A&R Development Corp.
1040 Park Avenue, Suite 300
Baltimore, MD 21201

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)
Theo C. Rodgers
2012 Marjorie Rodgers Cheshire Family Resource Trust, for the benefit of Marjorie Rodgers Cheshire

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Theo C. Rodgers, Chairman/CEO/Treasurer
Marjorie Rodgers Cheshire, President/COO/Secretary
Feras B. Qumseya, Vice President

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

119628b

Rezoning Attachment to Par. 1(b)

DATE: December 12, 2013
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2013-MV-001
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Bowman Consulting Group, Ltd.
3863 Centerview Drive, Suite 300
Chantilly, VA 20151

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)
Gary P. Bowman

==========

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)
Carvalho & Good, PLLC
1025 Connecticut Avenue, Suite 106
Washington, DC 20036

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)
Bruno P. Carvalho

==========

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.

119628 b

Rezoning Attachment to Par. 1(b)

DATE: December 12, 2013
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2013-MV-001
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
2317 Huntington, LLC
4704 Red Fox Drive
Annandale, VA 22003

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)
Anwar Q. Karam
Maha A. Karam

==========

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Curry Architects, Inc.
606 E. Joppa Road
Towson, MD 21286

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)
Shellie A. Curry, III
Nestor J. Zabala, Jr.

==========

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.

119628 b

Rezoning Attachment to Par. 1(b)

DATE: December 12, 2013
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2013-MV-001
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Richard Burns Design
6519 Darnall Road
Ruxton, MD 21204

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)
Richard T. Burns

==========

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
Tysons 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)
M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

==========

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

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

Rezoning Attachment to Par. 1(b)

119628b

DATE: December 12, 2013
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2013-MV-001
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Massa Montalto Architects, PC
3297 Route 66
Neptune, NJ 07753

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)
Gabriel J. Massa
John S. Montalto

==========

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

==========

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

==========

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

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

REZONING AFFIDAVIT

DATE: December 12, 2013
(enter date affidavit is notarized)

119628b

for Application No. (s): RZ/FDP 2013-MV-001
(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)

Cooley LLP
Reston Town Center
One Freedom Square
11951 Freedom Drive
Reston, VA 20190

(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)**

Gian-Michele a Marca
Jane K. Adams
Maureen P. Alger
DeAnna D. Allen
Thomas R. Amis
Mazda K. Antia
Orion (nmi) Armon
Gordon C. Atkinson
Michael A. Attanasio
Jonathan P. Bach
Charles J. Bair
● Scott S. Balber (Former)
Celia Goldwag Barenholtz
Frederick D. Baron
Matthew S. Bartus
Keith J. Berets
Laura Grossfield Birger
Thomas A. Blinka
Barbara L. Borden
Jodie M. Bourdet
Wendy J. Brenner
Matthew J. Brigham
James P. Brogan
Nicole C. Brookshire
Matthew D. Brown
Alfred L. Browne III
Matthew T. Browne
Peter F. Burns
Robert T. Cahill
Antonio J. Calabrese
Christopher C. Campbell
William Lesse Castleberry
Lynda K. Chandler
Reuben H. Chen
Dennis (nmi) Childs
William T. Christiansen, II
Sean M. Clayton
Samuel S. Coates

(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.

● Information added since the printing of the 10/10/13 Staff Report.

119628b

Rezoning Attachment to Par. 1(c)

DATE: December 12, 2013
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2013-MV-001
(enter County-assigned application number (s))

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

Cooley LLP
Reston Town Center, One Freedom Square
11951 Freedom Drive
Reston, VA 20190

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

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

Jeffrey L. Cohen
Thomas A. Coll
Joseph W. Conroy
Carolyn L. Craig
John W. Crittenden
Janet L. Cullum
Nathan K. Cummings
John A. Dado
Benjamin G. Damstedt
Craig E. Dauchy
Renee R. Deming
Darren K. DeStefano
Jennifer Fonner DiNucci
Michelle C. Doolin
Joseph M. Drayton
Christopher (nmi) Durbin
John C. Dwyer
Shannon (nmi) Eagan
Gordon H. Empey
Sonya F. Erickson
Michael R. Faber
Lester J. Fagen
Jesse D. Farmer
Brent D. Fassett
M. Wainwright Fishburn, Jr.
Thomas J. Friel, Jr.
Francis (nmi) Fryscak
Koji F. Fukumura
James F. Fulton, Jr.
William S. Galliani
W. Andrew H. Gantt III
Stephen D. Gardner
Jon E. Gavenman
Wendy C. Goldstein
Kathleen A. Goodhart
Lawrence C. Gottlieb
Shane L. Goudey
William E. Grauer
Jonathan G. Graves
Jacqueline I. Grise
Kenneth L. Guernsey
Patrick P. Gunn
Jeffrey M. Gutkin
John B. Hale
Danish (nmi) Hamid
Walter G. Hanchuk
Ray (nmi) Hartman
Bernard L. Hatcher
Matthew B. Hemington
David M. Hernand
Cathy Rae Hershcopf
John (nmi) Hession
Gordon (nmi) Ho
Lila W. Hope
C. Thomas Hopkins
Mark M. Hrenya
Christopher R. Hutter
Jay R. Indyke
Craig D. Jacoby
Eric C. Jensen
Robert L. Jones
Barclay J. Kamb
Richard S. Kanowitz
Kimberly J. Kaplan-Gross
Matthew A. Karlyn
Jeffrey S. Karr
Sally A. Kay
Heidi M. Keefe
Jason L. Kent
John (nmi) Kheit
Mehdi (nmi) Khodadad
Charles S. Kim
Kevin M. King
Michael J. Klisch
Jason M. Koral
Barbara A. Kosacz
Kenneth J. Krisko
Carol Denise Laherty
Mark F. Lambert
Matthew E. Langer
Samantha M. LaPine
John G. Lavoie
Robin J. Lee
Louis (nmi) Lehot
Jamie K. Leigh
Ronald S. Lemieux
Natasha (nmi) Leskovsek
Shira Nadich Levin
Alan (nmi) Levine
Michael S. Levinson
Stephanie (nmi) Levy
Elizabeth L. Lewis
Michael R. Lincoln
James C. T. Linfield
Samuel M. Livermore
Douglas P. Lobel
J. Patrick Loofbourrow
Mark C. Looney
Robert B. Lovett
Andrew P. Lustig
Thomas O. Mason
Jennifer (nmi) Massey
Joshua O. Mates
Keith A. McDaniels
Michael J. McGrail
John T. McKenna
Bonnie Weiss McLeod
Mark A. Medearis
Laura M. Medina
Beatriz (nmi) Mejia
Craig A. Menden
Erik B. Milch

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

119628b

Rezoning Attachment to Par. 1(c)

DATE: December 12, 2013
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2013-MV-001
(enter County-assigned application number (s))

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

Cooley LLP
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190

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

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

Chadwick L. Mills
Patrick J. Mitchell
Ali M.M. Mojdehi
Ann M. Mooney
Timothy J. Moore
William B. Morrow, III
Howard (nmi) Morse
Frederick T. Muto
Ryan E. Naftulin
Jeremy M. Naylor
Stephen C. Neal
Ian (nmi) O'Donnell
Kathleen (nmi) Pakenham
Nikesh (nmi) Patel
Timothy G. Patterson
Anne H. Peck
D. Bradley Peck
David G. Peinsipp
Nicole K. Peppe
Susan Cooper Philpot
Frank V. Pietrantonio
Mark B. Pitchford
Michael L. Platt
Christian E. Plaza
Marya A. Postner
Steve M. Przesmicki
Seth A. Rafkin
Frank F. Rahmani
Marc (nmi) Recht
Danielle Naftulin Reed
Michael G. Rhodes
Michelle S. Rhyu
Lyle (nmi) Roberts
John W. Robertson
Ricardo (nmi) Rodriguez
Kenneth J. Rollins
Kevin K. Rooney
Adam J. Ruttenberg
Thomas R. Salley III
Jessica Valenzuela Santamaria
Glen Y. Sato
Martin S. Schenker
Joseph A. Scherer
Marc G. Schildkraut
William J. Schwartz
Audrey K. Scott
John H. Sellers
Ian R. Shapiro
Michael N. Sheetz
C. Christopher Shoff
Jordan A. Silber
Brent B. Siler
Ian D. Smith
Stephen R. Smith
Colleen P. Gillis Snow
Tower C. Snow, Jr.
Whitty (nmi) Somvichian
Wayne O. Stacy
Anthony M. Steigler
Steven M. Strauss
Ronald R. Sussman
C. Scott Talbot
Mark P. Tanoury
Joseph (nmi) Teja, Jr.
Gregory C. Tenhoff
Michael E. Tenta
Timothy S. Teter
Michael (nmi) Tollini
Michael S. Tuscan
Miguel J. Vega
Erich E. Veitenheimer III
Aaron J. Velli
Emily Woodson Wagner
David A. Walsh
Mark B. Weeks
Mark R. Weinstein
Thomas S. Welk
Peter H. Werner
Francis R. Wheeler
Geoffrey T. Willard
Andrew S. "Drew" Williamson
Peter J. Willsey
Mark Windfeld-Hansen
Nancy H. Wojtas
Amy M. Wood
Nan (nmi) Wu
Babak (nmi) Yaghmaie
David R. Young
Christina (nmi) Zhang
Kevin J. Zimmer

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

1196286

REZONING AFFIDAVIT

DATE: December 12, 2013
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2013-MV-001
(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

1196286

DATE: December 12, 2013
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2013-MV-001
(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:

Molly Novotny

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Molly M. Novotny, Senior Urban Planner
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 12th day of December 2013, in the ~~State~~/Comm. of Virginia, County/~~City~~ of Fairfax.

Betty C. Leyshion
Notary Public

My commission expires: 12/12/13

Betty C. Leyshion
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #322548
Com. Exp. Oct. 31, 2014

County of Fairfax, Virginia

MEMORANDUM

DATE: December 16, 2013

TO: **Megan Duca, Senior Staff Coordinator**
Zoning Evaluation Division, Department of Planning & Zoning

FROM: Maria Turner, Sr. Transportation Planner
Traffic Operations Section, Department of Transportation

SUBJECT: Parking Permit Availability For Addresses Along Huntington Avenue

The question has arisen regarding property that may be rezoned and redeveloped along a portion of Glendale Terrace, Biscayne Drive and Huntington Avenue and whether residential units with addresses along Huntington Avenue would be eligible for parking permits within the 1A Residential Permit Parking District (RPPD).

At this time the block face on the east side of Biscayne Drive between Glendale Terrace and Huntington Avenue is included in the 1A RPPD. The property is currently zoned commercial however the use is residential. Residents of the proposed building on the corner of Huntington Avenue and Biscayne Drive with addresses on Huntington Avenue would be eligible for parking permits pursuant to Fairfax County Code ("County Code") § 82-5A-4.1(b). Board action to amend to the district boundaries would be necessary to remove these residents' eligibility for parking permits.

cc: Tom Biesiadny, Director, Department of Transportation
Neil Freschman, Chief, Traffic Operations Section, Department of Transportation

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877 5723
www.fairfaxcounty.gov/fcdot

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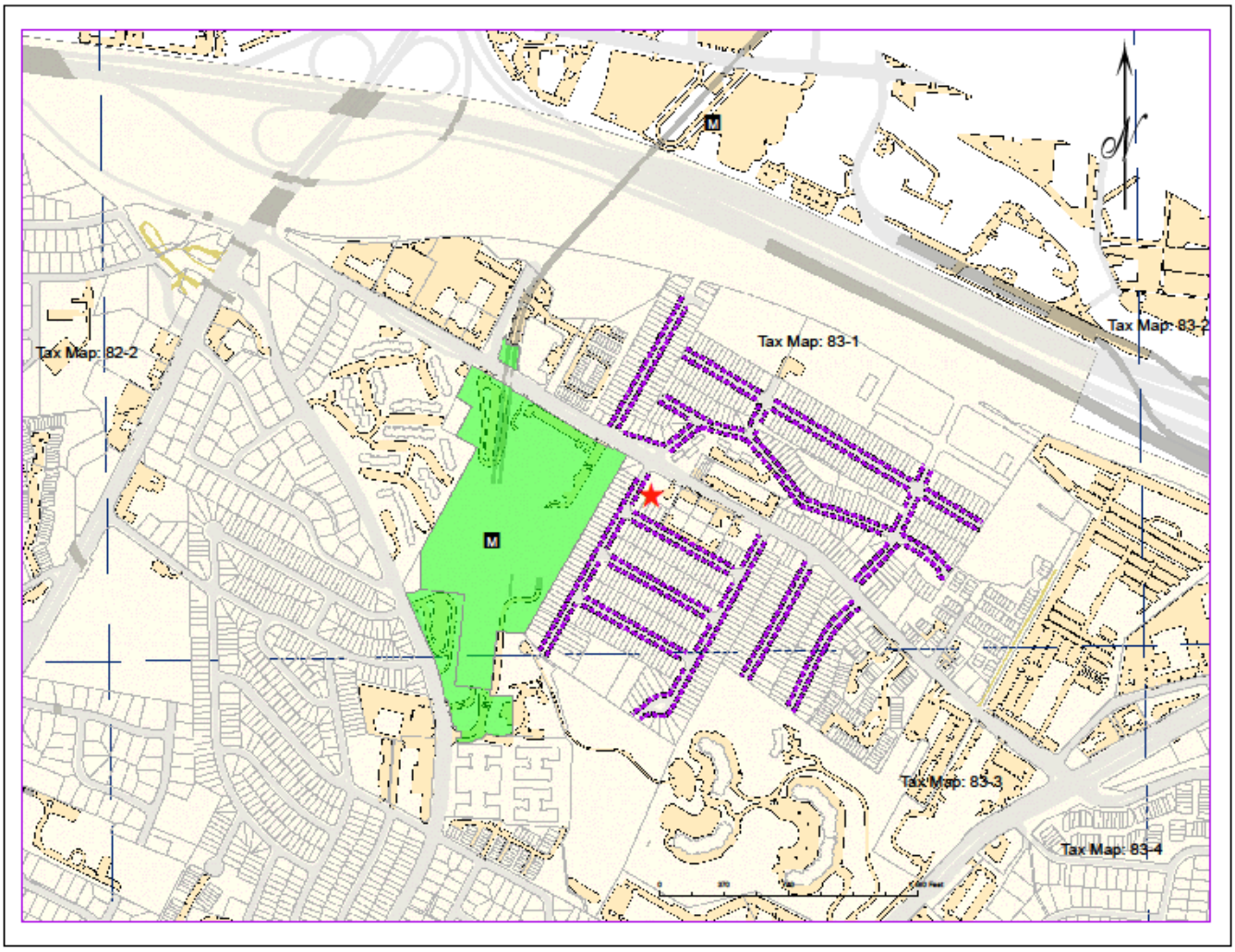
Tax Map: 82-2
Tax Map: 83-1
Tax Map: 83-2
Tax Map: 83-3
Tax Map: 83-4
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M

County of Fairfax, Virginia

MEMORANDUM

DATE: January 3, 2014

TO: Meaghan Duca, Planner
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Jan Leavitt, P.E., Chief
Site Code Research and Development Branch
Land Development Services
Department of Public Works and Environmental Services

SUBJECT: RZ/FDP 2013-MV-001; A&R Huntington Metro, LLC
CDP/FDP entitled "Huntington Avenue Properties" dated November 16, 2012, as revised through December 9, 2013
Tax Maps #83-1 ((8)) 92A, 92B, 93A, 93B and 94A, Mount Vernon District

REFERENCE: Revised Parking Reduction Request and Study (# 25678-PKS-001), dated December 17, 2013

The referenced Parking Reduction Request and Study, # 25678-PKS-001, submitted on behalf of A&R Huntington Metro, LLC, has been reviewed. Staff recommends approval under Paragraph 5 of ZO 11-102, based on the site's proximity to mass transit.

If you have any questions or require additional information, please contact me at 703-324-1780.

Department of Public Works and Environmental Services
Land Development Services, Site Code Research and Development Branch
12055 Government Center Parkway, Suite 334
Fairfax, VA 22035-5506
Phone: 703-324-1780 TTY: 711 Fax: 703-968-2886
www.fairfaxcounty.gov/dpwes

County of Fairfax, Virginia

MEMORANDUM

DATE: December 20, 2013

TO: Barbara C. Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Addendum to Land Use Analysis: RZ/FDP 2013-MV-001

This addendum addresses the revised CDP/FDP dated December 9, 2013 and proffers dated December 10, 2013.

The issues described in the land use analysis dated August 27, 2013 remain pertinent to the revised application. Staff is still concerned the proposed intensity of approximately 3.0 FAR on the 1.04-acre site precludes the ability to implement development that is compatible with the scale and character of the surrounding area. Mitigating the impacts of TOD development in stable neighborhoods not planned for TOD and ensuring appropriate development intensity relative to existing and planned uses of the surrounding area are countywide policies; these are addressed in the Residential Development Criteria and Guidelines for Transit-Oriented Development contained in the Policy Plan. Of particular concern is the façade along Biscayne Drive. As noted in the land use memo, staff believes a townhouse style appearance and scale that is similar to the treatment along Glendale Terrace is more compatible with the surrounding neighborhood.

Related to neighborhood character and the quality of life for residents is the possible increased demand for on-street parking along Biscayne Drive and Glendale Terrace. Some new residents may choose to apply for a permit to park within the 1A Residential Permit Parking District (RPPD) so they do not have to pay the fee to rent a parking space. The limited amount of on-street parking and demand for these spaces is already an issue for the existing residents; therefore it is possible this situation could become worse with the influx of new residents and visitors.

In terms of the mix of uses, Proffer 2A maintains the retail space may be replaced by residential amenities. Ground level retail with café seating or other street furniture and a well-designed streetscape treatment would help to create a pedestrian-focused sense of place and begin to establish a distinctive identity for the block. If retail use is not feasible, staff previously suggested the Applicant consider including civic uses that could benefit the Huntington community, such as a publicly accessible community center or meeting space. This could also help offset the deficiency in on-site urban parkland by serving some of the functions of urban

parks and other public amenities, such as fostering social interaction and providing spaces for community building activities.

Proffer 17 addresses streetscape improvements and specifically mentions the building zone along Huntington Avenue, the Terraced Plaza and the Civic Corner Plaza shown in detail on Sheet 20 of the CDP/FDP dated December 9, 2013. The Transition Plaza illustrated on Sheet 20 is not

mentioned. The Neighborhood Corner shown on Sheet 19 is also not mentioned, and is not shown with the same detail as the other public spaces. If a determination is made that the Transition Plaza and Neighborhood Corner should specifically be addressed in the Proffers, staff suggests including them in Proffer 17.

In summary, staff feels the issues related to the land use analysis are still outstanding. Therefore, staff does not support the revised development plan.

County of Fairfax, Virginia

MEMORANDUM

DATE: July 10, 2013

TO: Megan Brady; Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Rezoning Plat #RZ/FDP 2013-MV-001, Huntington Avenue Properties, CDP/FDP Plat dated June 26, 2013, LDS Project #25678-WPFM-001-1, Tax Map #083-1-08-0092A, 0092B, 0093A, 0093B, 0094A; Cameron Run Watershed; Mount Vernon District

REFERENCE: Waiver #25678-WPFM-001-1 for the Location of Underground Facilities in a Residential Area

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

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

Bowman Consulting Group has submitted an updated development plan for its Planned Residential Mixed (PRM) use in the property. The site currently is currently zoned C-5 and

Department of Public Works and Environmental Services
Land Development Services, Site Development and Inspections Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
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located in the Mount Vernon Planning District. The planned development proposes 141 residential units and 3,977 square feet of retail space.

The site was originally developed before the county's current detention requirements were promulgated; no detention facilities exist on the property. Developer indicates that, because of the dense urban nature of the proposed redevelopment, uses of at-grade conventional Stormwater Management facilities are not feasible. The developer feels the underground storage will be necessary to address detention requirement for the site. Also, should there be inadequate outfall downstream of the site; an extended detention may be required. The developer would like the ability to use on-site detention to meet the PFM's detention requirements and has proposed an underground facility on the development plan. The underground detention facility is proposed to be maintained privately by the Homeowner's Association.

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 detention vault is proposed to be located under the sidewalk area in front of the retail spaces along Huntington Avenue. The access points to the facilities will be highly visible which makes unofficial access noticeable.

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

Impacts on the Environment – The site is currently developed. The proposed underground facility would flow into the existing storm sewer system along Huntington Avenue. Adequate outfall at these locations must be demonstrated and water quality requirements must be met before a site plan can be approved. Staff does not believe that there will be any adverse impact on the environment from the construction and maintenance of the underground facilities.

Burden Placed on Property Owner for Maintenance and Future Replacement

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

A minimum height of 72 inches for underground Stormwater structures is generally required to facilitate maintenance (PFM 6-1306.3H). Accessibility to the underground facilities is a concern. The vault is located under the sidewalk in front of the retail spaces which will not be available at the time of maintenance and replacement of the underground facility when it becomes necessary.

If it is the intent of the Board to approve the waiver request, the property owner must execute a maintenance agreement prior to site plan approval. Staff recommends that a financial plan must be established for the operation, inspection, and maintenance of the underground facilities. The property owner should be required to establish a fund for the annual maintenance. Staff recommends that the property owner provide an initial deposit in an escrow account in an amount equal to the estimated costs for the first 20 years of maintenance of the facility.

The engineer has provided estimates of the annual maintenance cost for facility as $5,000; staff finds the estimates reasonable. Before site plan approval, $100,000 should be placed into escrow to fund 20 years of maintenance. These monies would not be available to the owner until bond release.

The property owner should also be required, as a waiver condition, to address future replacement of the underground facilities as part of its private maintenance agreement with the County. In order to maximize the useful life of the underground facility, the property owner must be required to construct the underground facilities with reinforced concrete products only. A replacement cost fund, based on an estimated 50-year lifespan for concrete products, should be established. The replacement reserve fund must be separate from the annual maintenance fund to ensure the monies are available at the time replacement is necessary and have not been previously spent on maintenance activities.

The engineer has estimated the construction cost of this facility to be about $200,000; staff finds this estimate reasonable. But, the underground vault proposed under the building significantly increases the cost of future replacement of the facility. The owner would be expected to contribute about $71/year per each residential unit to a fund the facility's replacement. But the estimate doesn't reflect how much the non-residential areas are expected to contribute.

RECOMMENDATION

DPWES recommends that the Board approve the waiver to locate underground facility at Huntington Avenue Properties, a mixed use development. If it is the intent of the Board to approve the waiver, DPWES recommends the approval be subject to Waiver #25678-WPFM-001-1 Conditions, Huntington Avenue Properties, dated July 10, 2013, 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 #25678-WPFM-001-1 Conditions, Huntington Avenue Properties, dated July 10, 2013
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
Bijan Sistani, Director, Site Development and Inspections Division
Steve Aitcheson, Director, Maintenance and Stormwater Management Division, DPWES
Zoning Application File (25678-ZONA-001)
Waiver File

Waiver #25678-WPFM-001-1 Conditions

Huntington Avenue Properties
Rezoning Application #RZ/FDP-2012-MV-001
July 10, 2013

1. The underground facilities shall be constructed in accordance with the development plan and these conditions as determined by the Director of the Department of Public Works and Environmental Services (DPWES).

2. To provide greater accessibility for maintenance purposes, the underground facilities shall have a minimum height of 72 inches.

3. The underground facilities shall be constructed of reinforced concrete products only and incorporate safety features, such as including locking manholes and doors, as determined by DPWES at the time of construction plan submission.

4. The underground facilities shall be privately maintained and shall not be located in a County storm drain easement.

5. A private maintenance agreement, as reviewed and approved by the Fairfax County Attorney's Office, shall be executed and recorded in the Land Records of the County. The private maintenance agreement shall be executed prior to final plan approval.

   The private maintenance agreement shall address:
   - County inspection and all other issues as may be necessary to ensure the facilities are maintained by the property owner in good working condition acceptable to the County so as to control Stormwater generated from the redevelopment of the site and to minimize the possibility of clogging events;
   - A condition that the property owner and its successors or assigns shall not petition the County to assume maintenance of or to replace the underground facilities;
   - Establishment of a reserve fund for future replacement of the underground facilities;
   - Establishment of procedures to follow to facilitate inspection by the County, i.e. advance notice procedure, whom to contact, who has the access keys, etc.;
   - A condition that the property owner provides and continuously maintains liability insurance. The typical liability insurance amount is at least $1,000,000 against claims associated with underground facilities; and
   - A statement that Fairfax County shall be held harmless from any liability associated with the facilities.

6. Operation, inspection, and maintenance procedures associated with the underground facilities shall be incorporated into the site construction plan and private maintenance agreement that ensures safe operation, inspection, and maintenance of the facilities.

7. A financial plan for the property owner to finance regular maintenance and full life-cycle replacement costs shall be established prior to site plan approval. A separate line item in the annual budget for operation, inspection, and maintenance shall be established. A reserve

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

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

Fairfax County Government
Public Facilities Manual
Chapter 6 – Storm Drainage

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