



APPLICATIONS ACCEPTED: April 6, 2012
AMENDED: October 22, 2013
PLANNING COMMISSION: March 6, 2014
BOARD OF SUPERVISORS: April 29, 2014
@ 3:30 PM

County of Fairfax, Virginia

February 19, 2014

STAFF REPORT

**APPLICATIONS RZ/FDP 2012-MV-008
WAIVER #1183-WPFM-010-1
RESOURCE PROTECTION AREA
ENCROACHMENT EXCEPTION #1183-WRPA-007-1 &
WATER QUALITY IMPACT ASSESSMENT #1183-WQ-010-1**

MOUNT VERNON DISTRICT

APPLICANT: The Alexander Company, Inc.

PARCEL: 107-1 ((1)) 9

ACREAGE: 78.89 Acres (including vacation/abandonment of right-of-way for White Spruce Way)

EXISTING ZONING: R-C (Residential-Conservation District)

PROPOSED ZONING: PDH-8 (Planned Development Housing – Eight Dwelling Units per Acre) – 62.54 Acres
PDC (Planned Development Commercial) – 16.35 Acres

DWELLING UNITS PER ACRE: 5.63 du/ac (62.54 acre PDH-8 District)
5.82 du/ac with Option

FLOOR AREA RATIO (FAR): 0.15 (16.35 acre PDC District)

OPEN SPACE: 35% (PDC District)
40% (PDH District)

PLAN MAP: Alternative Uses

William Mayland, AICP

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12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
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www.fairfaxcounty.gov/dpz/



PROPOSAL:

The area known as the Laurel Hill Adaptive Reuse Area that consists of the former penitentiary and reformatory for the District of Columbia Department of Corrections' Lorton Prison is subject to a request to rezone 62.54 acres to the PDH-8 District for the development of 352 dwelling units and 28,000 square feet of non-residential uses with an option for 364 dwelling units and 20,000 square feet of non-residential uses and rezone 16.35 acres to the PDC District for the development of up to 110,000 square feet of office, retail and other commercial uses with an option for 48 multi-family residential units as part of the 110,000 square foot development.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2012-MV-008 and the associated Conceptual Development Plan (CDP), subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2012-MV-008, subject to the proposed Final Development Plan conditions contained in Appendix 2 and the Board of Supervisors approval of RZ 2012-MV-008 and the associated Conceptual Development Plan.

Staff recommends approval of the following waivers and modifications.

- Waiver #1183-WPFM-010-1 of Section 6-0303.8 of the Public Facilities Manual (PFM) to allow for an underground stormwater vault on a residential property subject to the conditions dated November 20, 2012 and contained in Attachment A of Appendix 19.
- Resource Protection Area Encroachment Exception #1183-WRPA-007-1 and Water Quality Impact Assessment #1183-WQ-010-1 subject to the conditions dated September 24, 2013 and contained in Appendix 20.
- Modification of Section 13-303 for the transitional screening requirement and modification/waiver of Section 13-304 of the Zoning Ordinance for the barrier requirement between the uses on-site and adjacent single family detached and attached units to permit the transitional screening and barriers as shown on the CDP/FDP.
- Waiver of Section 6-107 of the Zoning Ordinance requiring the 200 square foot privacy yard for single family attached units.



- Modification of PFM 12-0510.4E (5) to permit trees to be located within four feet of a restrictive barrier.
- Modification of the peripheral parking lot landscaping of Section 13-203 of the Zoning Ordinance to permit the landscaping depicted on the CDP/FDP.
- Modification of Section 6-206 of the Zoning Ordinance to permit the gross floor area of residential uses in a PDC District to exceed 50 percent of the gross floor area of all principal uses in the development to permit up to 50,000 square feet as residential uses and waiver to allow the gross floor area of secondary uses to exceed 25% of the gross floor area of all principal uses in the development.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicants/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center).

O:\Bmayla\RZPCA\RZ 2012-MV-008 Laurel Hill\staff report assembly



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 2012-MV-008

Applicant: THE ALEXANDER COMPANY, INC.
Accepted: 04/06/2012
Proposed: MIXED USE
Area: 78.89 AC OF LAND; DISTRICT - MOUNT VERNON

Zoning Dist Sect:
Located: WEST SIDE OF SILVERBROOK ROAD SOUTH OF ITS INTERSECTION WITH WHITE SPRUCE WAY

Zoning: FROM R- C TO PDC, FROM R- C TO PDH- 8

Overlay Dist:
Map Ref Num: 107-1- /01/ /0009 /01/ /0009
White Spruce Way right-of-way

Final Development Plan

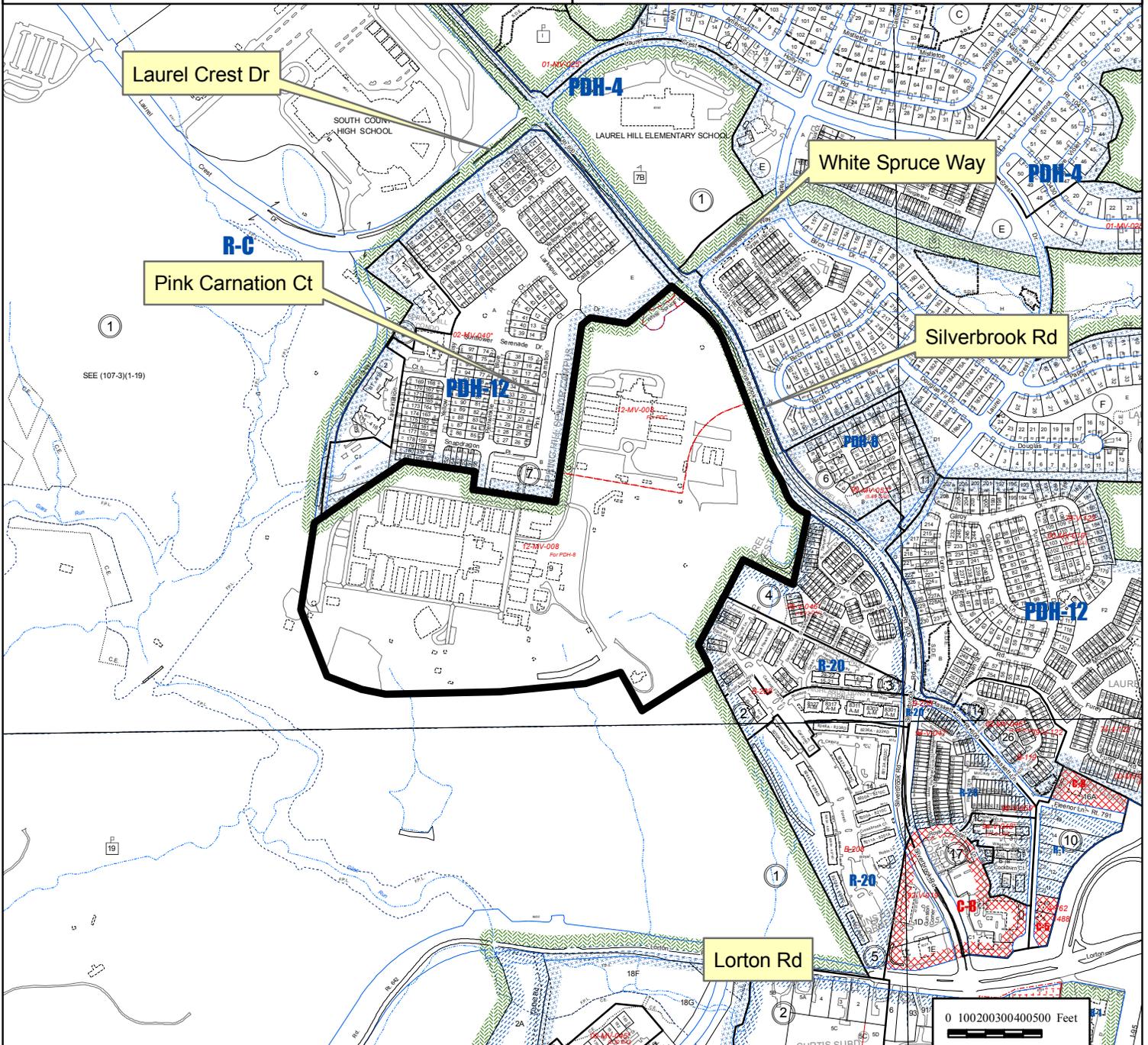
FDP 2012-MV-008

Applicant: THE ALEXANDER COMPANY, INC.
Accepted: 04/06/2012
Proposed: MIXED USE
Area: 78.89 AC OF LAND; DISTRICT - MOUNT VERNON

Zoning Dist Sect:
Located: WEST SIDE OF SILVERBROOK ROAD SOUTH OF ITS INTERSECTION WITH WHITE SPRUCE WAY

Zoning: PDH- 8

Overlay Dist:
Map Ref Num: 107-1- /01/ /0009 /01/ /0009
White Spruce Way right-of-way



ZONING TABULATIONS

EXISTING ZONE: R-C, RESIDENTIAL CONSERVATION DISTRICT (1 DWELLING UNIT PER 5 ACRES)
 PROPOSED ZONE: PDH-8, PLANNED DEVELOPMENT HOUSING DISTRICT (8 DWELLING UNITS PER 1 ACRE)
 PDC, PLANNED DEVELOPMENT COMMERCIAL DISTRICT
 TOTAL EXISTING SITE AREA: ±3,420,836 SF OR ±78.53 AC
 TOTAL PROPOSED SITE AREA: ±3,436,441 SF OR ±78.89 AC
 PDH-8: ±2,724,348 SF OR ±62.54 AC
 (AREA INCLUDES PUBLIC STREET DEDICATION: ±89,100 SF OR ±2.05 AC)
 PDC: ±712,093 SF OR ±16.35 AC
 (AREA INCLUDES RIGHT-OF-WAY TO BE VACATED: ±15,605 SF OR ±0.36 AC)

LANDBAY 1, 2, 3, 4, 5 AND 7	REQUIRED	PROVIDED
ACRES REQUIRED	N/A	±62.54 AC
MIN DISTRICT SIZE*	2.0 AC	±62.54 AC
MIN LOT AREA	NO REQUIREMENT	±720 SF OR ±0.0165 AC
MIN LOT WIDTH	NO REQUIREMENT	±16 FT
MAX BLD HT**	NO REQUIREMENT	MAX. 50 FT
MIN YARD REQUIREMENTS***		
FRONT	NO REQUIREMENT	MIN. 20 FT (SFH) / ±4 FT (TH)
SIDE	NO REQUIREMENT	MIN. 5 FT (SFH) / ±3 FT (TH)
REAR	NO REQUIREMENT	MIN. 20 FT (SFH) / ±4 FT (TH)
MAX DENSITY*	8 DU/AC	±5.63 DU/AC (352 UNITS / 62.54 AC)
MAX FAR*	300 SF/DU (105,600 SF OR 0.39)	±28,000 SF (±0.10)
OPEN SPACE*	25%	>±40%

*REQUIREMENT FOR DISTRICT, NOT LANDBAY OR PARCEL
 **BUILDING HEIGHTS FOR EXISTING BUILDINGS EXEMPT FROM REQUIREMENT
 ***SETBACKS FOR HISTORIC BUILDINGS AS EXIST

LANDBAY 6	REQUIRED	PROVIDED
ACRES REQUIRED	N/A	±16.35 AC
MIN DISTRICT SIZE*	100,000 GFA	< 110,000 GFA
MIN LOT AREA	NO REQUIREMENT	6.80 AC
MIN LOT WIDTH	NO REQUIREMENT	±600 FT
MAX BLD HT**	NO REQUIREMENT	MAX. 40' FT
MIN YARD REQUIREMENTS***		
FRONT	NO REQUIREMENT	±116 FT
SIDE	NO REQUIREMENT	±125 FT
REAR	NO REQUIREMENT	±115 FT
MAX FAR*	1.50	±0.15 (110,000 SF / 712,093 SF)
OPEN SPACE*	15%	>±35%

*REQUIREMENT FOR DISTRICT, NOT LANDBAY OR PARCEL
 **BUILDING HEIGHTS FOR EXISTING BUILDINGS EXEMPT FROM REQUIREMENT
 ***SETBACKS FOR HISTORIC BUILDINGS REFLECT EXISTING CONDITIONS

BOARD OF SUPERVISORS AUTHORIZATION OF CONCURRENT PROCESSING AND WAIVING OF THE APPLICATION FEE

6b. AUTHORIZATION OF COMPREHENSIVE PLAN AMENDMENT, FILING OF REZONING AND CONCURRENT PROCESSING AND WAIVING OF THE APPLICATION FEE FOR THE LAUREL HILL ADAPTIVE REUSE AREA (MOUNT VERNON DISTRICT) (7:44 p.m.)

STALZER

Supervisor Hyland referred to his written Board Matter regarding the Laurel Hill Adaptive Reuse Area and moved that the Board:

- Authorize a Comprehensive Plan Amendment for the Laurel Hill Adaptive Reuse Area, as identified as Tax Map Number 107-1 ((1)) 9, to generally incorporate the Board-adopted Master Plan for the site.
- Concur in the concurrent filing of the necessary land development applications on the Laurel Hill Adaptive Reuse Area property in the name of The Alexander Company, Elm Street Development, or their affiliates.

Board Matters - Part B 18
 -4- December 6, 2011

- Authorize the County Executive to execute any necessary proffers on behalf of the Board.
- Direct the Director of the Department of Public Works and Environmental Services to concurrently process the site plan and other engineering applications associated with this application.
- Authorize expedited processing of each land development application.
- Authorize the waiving of the rezoning application fee.

This motion should not be construed as a favorable recommendation on the application by the Board and does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards. This action in no way prejudices the substantive review of the application. Chairman Bulova seconded the motion and it carried by a vote of nine, Supervisor Frey being out of the room.

PARKING AND LOADING TABULATIONS

NOTE: PARKING MAY BE MODIFIED TO ACCOMMODATE ACCESSIBLE SPACES

LANDBAY 1 - HISTORIC RESIDENTIAL

REQUIRED PARKING
 USE: DWELLING, MULTI-FAMILY
 RATE: ONE AND SIX-TENTHS (1.6) SPACES PER UNIT
 ±165 UNITS = 264 SPACES
 TOTAL PARKING REQUIRED = 264 SPACES

PROPOSED PARKING*
 PARKING PROVIDED = ±289 PARKING SPACES

REQUIRED LOADING
 GROSS FLOOR AREA: ±179,215 SF
 RATE: ONE (1) SPACE FOR FIRST 25,000 SF OF GROSS FLOOR AREA, PLUS ONE (1) SPACE FOR EACH ADDITIONAL 100,000 SF.
 TOTAL LOADING SPACE REQUIRED = 3 SPACES

PROPOSED LOADING*
 LOADING PROVIDED = ±3 LOADING SPACES

* PARKING AND LOADING LAYOUT MAY BE MODIFIED AT TIME OF SITE PLAN TO MEET Z.O. REQUIREMENTS WITHOUT AMENDING THIS DEVELOPMENT PLAN.

LANDBAY 2 - NEW RESIDENTIAL

REQUIRED PARKING
 USE: DWELLING, SINGLE FAMILY ATTACHED
 DWELLING, SINGLE FAMILY DETACHED
 RATE: ATTACHED, TWO AND SEVEN-TENTHS (2.7) PER UNIT
 DETACHED, THREE (3) SPACES PER UNIT
 ±157 ATTACHED UNITS = 424 SPACES
 ±24 DETACHED UNITS = 72 SPACES
 TOTAL PARKING REQUIRED = 496 SPACES

PROPOSED PARKING*
 ±157 UNITS WITH 2 GARAGE SPACES = ±314 SPACES
 ±24 UNITS WITH 2 GARAGE SPACES AND 2 DRIVEWAY SPACES = ±96 SPACES
 ±209 SURFACE PARKING = ±209 SPACES
 PARKING PROVIDED = ±619 PARKING SPACES

REQUIRED LOADING
 NOTE: PER ZONING ORDINANCE SECTION 11-203, NO LOADING IS REQUIRED FOR SINGLE FAMILY RESIDENTIAL.

* PARKING AND LOADING LAYOUT MAY BE MODIFIED AT TIME OF SITE PLAN TO MEET Z.O. REQUIREMENTS WITHOUT AMENDING THIS DEVELOPMENT PLAN.

LANDBAY 3 - HISTORIC NON-RESIDENTIAL

REQUIRED PARKING
 USE TO BE DETERMINED. PARKING WILL BE PROVIDED IN ACCORDANCE WITH Z.O. REQUIREMENTS FOR PROPOSED USE. SEE PROFFERS FOR INFORMATION ON PERMITTED USES.

PROPOSED PARKING
 PARKING PROVIDED = ±81 PARKING SPACES*

REQUIRED LOADING
 USE TO BE DETERMINED. LOADING WILL BE PROVIDED IN ACCORDANCE WITH Z.O. REQUIREMENTS FOR PROPOSED USE. SEE PROFFERS FOR INFORMATION ON PERMITTED USES.

PROPOSED LOADING
 LOADING PROVIDED = ±0 LOADING SPACE*

* PARKING AND LOADING LAYOUT MAY BE MODIFIED AT TIME OF SITE PLAN TO MEET Z.O. REQUIREMENTS WITHOUT AMENDING THIS DEVELOPMENT PLAN.

LANDBAY 4 - HISTORIC NON-RESIDENTIAL

REQUIRED PARKING
 USE TO BE DETERMINED. PARKING WILL BE PROVIDED IN ACCORDANCE WITH Z.O. REQUIREMENTS FOR PROPOSED USE. SEE APPROVED PROFFERS FOR INFORMATION ON PERMITTED USES.

PROPOSED PARKING
 PARKING PROVIDED = ±34 PARKING SPACES*

REQUIRED LOADING
 USE TO BE DETERMINED. LOADING WILL BE PROVIDED IN ACCORDANCE WITH Z.O. REQUIREMENTS FOR PROPOSED USE. SEE SHEET P-0301 FOR INFORMATION ON PERMITTED USES.

PROPOSED LOADING
 LOADING PROVIDED = ±1 LOADING SPACE*

* PARKING AND LOADING LAYOUT MAY BE MODIFIED AT TIME OF SITE PLAN TO MEET Z.O. REQUIREMENTS WITHOUT AMENDING THIS DEVELOPMENT PLAN. TOTAL INCLUDES OPTIONAL SPACES.
 ** PERMITTED USES INCLUDE ±8,000 SF COMMERCIAL AND/OR ±12 RESIDENTIAL UNITS. SEE APPROVED PROFFERS FOR ADDITIONAL INFORMATION ON PERMITTED USES. PARKING WILL BE PROVIDED IN ACCORDANCE WITH ZONING ORDINANCE REQUIREMENTS FOR PROPOSED USE.

LANDBAY 5 - HISTORIC SITE

REQUIRED PARKING
 USE: NONE
 RATE: NO PARKING REQUIRED

LANDBAY 6 - HISTORIC AND NEW COMMERCIAL

REQUIRED PARKING
 USE: OFFICE: ±50,000 SF OF GROSS FLOOR AREA
 SHOPPING CENTER: ±60,000 SF OF GROSS FLOOR AREA
 RATE: OFFICE: THREE AND SIX-TENTHS (3.6) SPACES PER 1,000 SF OF GFA
 SHOPPING CENTER: FOUR AND THREE-TENTHS (4.3) SPACES PER 1,000 SF OF GFA
 OFFICE: 50,000 GFA = ±180 SPACES
 SHOPPING CENTER: 60,000 GFA = ±258 SPACES
 TOTAL PARKING REQUIRED = ±438 SPACES

PROPOSED PARKING*
 SOUTH PARKING: 138 SURFACE PARKING = ±138 SPACES
 NORTH PARKING: 308 SURFACE PARKING = ±308 SPACES
 PARKING PROVIDED = ±446 PARKING SPACES

REQUIRED LOADING
 GROSS FLOOR AREA: OFFICE: ±50,000 SF
 SHOPPING CENTER: ±60,000 SF
 RATE: OFFICE: ONE (1) SPACE FOR FIRST 10,000 SF OF GROSS FLOOR AREA, PLUS ONE (1) SPACE FOR EACH ADDITIONAL 20,000 SF.
 SHOPPING CENTER: TO BE DETERMINED
 TOTAL LOADING SPACE REQUIRED (PER Z.O. 11-202-15) = 5 SPACES**

PROPOSED LOADING*
 LOADING PROVIDED = ±5 LOADING SPACES

* PARKING AND LOADING LAYOUT MAY BE MODIFIED AT TIME OF SITE PLAN TO MEET Z.O. REQUIREMENTS WITHOUT AMENDING THIS DEVELOPMENT PLAN. ADDITIONALLY, FEWER SPACES MAY BE PROVIDED IF MIX OF USES REQUIRES LESS PARKING.
 ** WHEN FINAL USES FOR SHOPPING CENTER ARE DETERMINED, FEWER LOADING SPACES MAY BE PROVIDED IF REQUIREMENT IS LESS THAN 5.
 *** PARKING REQUIREMENTS FOR EATING ESTABLISHMENTS TO BE PROVIDED AT NON-RUP.

**** ALTERNATIVE PARKING LOT LAYOUTS AND PARKING COMPUTATIONS PROVIDED ON SHEETS P-0303A AND P-0303B. PERMITTED USES OF EXISTING BUILDINGS TO BE DETERMINED AT FINAL SITE PLAN AND IN ACCORDANCE WITH PROFFERS. PARKING WILL BE PROVIDED IN ACCORDANCE WITH ZONING ORDINANCE REQUIREMENTS FOR PROPOSED USES.

LANDBAY 7 - HISTORIC RESIDENTIAL

REQUIRED PARKING
 USE: DWELLING, MULTI-FAMILY
 RATE: ONE AND SIX-TENTHS (1.6) SPACES PER UNIT
 ±6 UNITS = 9.6 SPACES
 TOTAL PARKING REQUIRED = 10 SPACES

PROPOSED PARKING*
 PARKING PROVIDED = ±15 PARKING SPACES

REQUIRED LOADING
 GROSS FLOOR AREA: ±6,904 SF
 RATE: ONE (1) SPACE PER 25,000 SF OF GROSS FLOOR AREA, PLUS ONE (1) SPACE FOR EACH ADDITIONAL 100,000 SF.
 TOTAL LOADING SPACE REQUIRED = 0 SPACES

PROPOSED LOADING*
 LOADING PROVIDED = ±0 LOADING SPACES

* PARKING AND LOADING LAYOUT MAY BE MODIFIED AT TIME OF SITE PLAN TO MEET Z.O. REQUIREMENTS WITHOUT AMENDING THIS DEVELOPMENT PLAN.

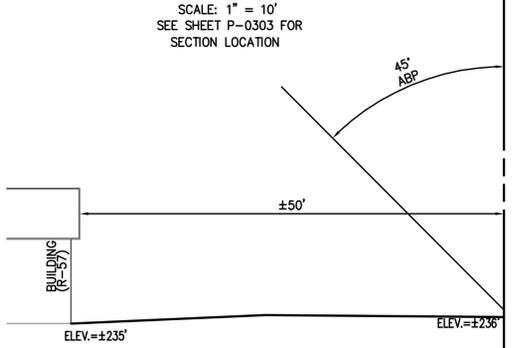
WAIVER/MODIFICATION NARRATIVE

- BOARD APPROVAL REQUESTED:
- WAIVER TO PERMIT UNDERGROUND DETENTION IN A RESIDENTIAL DEVELOPMENT (PFM 6-0303.8)
 - AS NOTED ON SHEET P-0502, IN ORDER TO SATISFY THE STORMWATER MANAGEMENT REQUIREMENTS FOR THIS PROJECT, SEVERAL UNDERGROUND DETENTION FACILITIES ARE REQUIRED. BECAUSE THIS IS A RESIDENTIAL DEVELOPMENT, THE APPLICANT REQUESTS THAT THE BOARD APPROVE THIS WAIVER AND PERMIT AS SHOWN ON SHEETS P-0506 AND P-0507, DUE TO EXISTING TOPOGRAPHIC CONSTRAINTS AS WELL AS PROPOSED SITE FEATURES, AN EMERGENCY SPILLWAY CANNOT BE CONSTRUCTED MEETING PUBLIC FACILITIES MANUAL REQUIREMENTS.
 - MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS (Z.O. 13-302, 303)
 - AS DESCRIBED IN DETAIL ON SHEET P-0408, MEETING TRANSITIONAL SCREENING REQUIREMENTS FOR THIS APPLICATION WOULD CREATE UNSAFE CONDITIONS AROUND THE PERIMETER OF THE SITE AND WOULD ALSO CONFLICT WITH HISTORIC PRESERVATION REQUIREMENTS ASSOCIATED WITH THIS DEVELOPMENT. THE APPLICANT REQUESTS THAT THE BOARD MODIFY THESE REQUIREMENTS TO WHAT IS SHOWN ON THIS DEVELOPMENT PLAN.
 - WAIVER/MODIFICATION OF BARRIER REQUIREMENTS (Z.O. 13-302, 303)
 - ALONG THE WESTERN EDGE OF THE PDC PARCEL, THE APPLICANT REQUESTS THAT THE EXISTING PENITENTIARY WALL SATISFY THE BARRIER REQUIREMENTS. THE WALL IN QUESTION EXCEEDS THE HEIGHT AND SCREENING OF ANY BARRIERS PERMITTED BY THE ZONING ORDINANCE AND PFM. THE APPLICANT REQUESTS THAT THE BOARD MODIFY THIS REQUIREMENT TO PERMIT THE EXISTING WALL TO SERVE AS THE BARRIER.
 - ALONG THE NORTH EDGE OF LANDBAY 1 WITHIN THE PDH PARCEL, THE APPLICANT REQUESTS THAT THE BARRIER REQUIREMENT BE WAIVED. THIS REQUEST IS DUE TO HISTORIC PRESERVATION CONCERNS AS WELL AS THE PRESENCE OF A BARRIER ON THE NORTH SIDE OF THE PROPERTY LINE CONSTRUCTED BY THE SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT. THE APPLICANT REQUESTS THAT THE BOARD MODIFY THIS REQUIREMENT.
 - WAIVER OF TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS WITHIN LIMITS OF PROPOSED DEVELOPMENT (Z.O. 13-302, 303)
 - TRANSITIONAL SCREENING AND BARRIERS ARE NOT PROPOSED TO BE PROVIDED BETWEEN USES WITHIN THE DEVELOPMENT AREA. THE APPLICANT REQUESTS THAT THE BOARD MODIFY THESE REQUIREMENTS TO WHAT IS SHOWN ON THIS DEVELOPMENT PLAN.
 - WAIVER OF 200 SQUARE FOOT PRIVACY YARD FOR INDIVIDUAL TOWNHOUSE LOT (Z.O. 6-107.2).
 - AS SHOWN ON SHEET P-0103, THE REQUIREMENT FOR A 200 SQUARE FOOT PRIVACY YARD CANNOT BE MET.
 - WAIVERS TO PERMIT TREES TO BE LOCATED WITHIN 4 FEET OF RESTRICTIVE BARRIER (PFM 12-0510.4E(5))
 - IN COORDINATION WITH THE URBAN FORESTRY MANAGEMENT, DUE TO THE URBAN NATURE OF THIS DESIGN, THE 4 FOOT RESTRICTIVE BARRIER CANNOT BE MET IN ALL LOCATIONS.
 - WAIVER TO PERMIT THE GROSS AREA DEVOTED TO DWELLINGS AS A SECONDARY USE TO BE GREATER THAN 50% OF THE GROSS AREA OF ALL PRINCIPAL USES (Z.O. 6-206.5)
 - IN ORDER TO REALIZE THE RECOMMENDATIONS OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN AS WELL AS PROVIDE THE NECESSARY FLEXIBILITY TO DEVELOP THE SITE ACCORDING TO MARKET CONDITIONS, THE APPLICANT REQUESTS THAT THE BOARD MODIFY THIS REQUIREMENT.

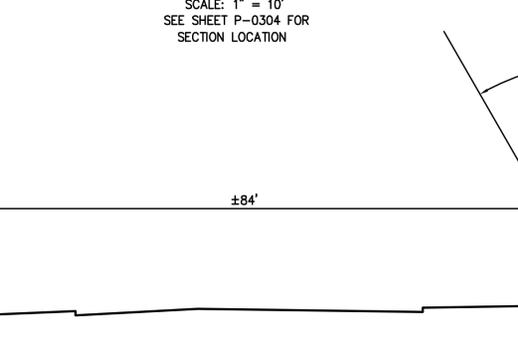
DIRECTOR APPROVAL REQUESTED:

- WAIVER TO PERMIT SANITARY SEWER DEPTH IN EXCESS OF 16" (PFM 10-0102.5A(6)).
 - AS SHOWN ON SHEET P-0304, THE EXISTING SANITARY SEWER PUMP STATION CONSTRUCTED WITH SPRING HILL SENIOR CAMPUS WILL BE THE PUBLIC SEWER CONNECTION FOR THIS PROPERTY. DUE TO THE LOCATION AND ELEVATION OF THIS PUMP STATION, SEWER PIPE MAY BE AS DEEP AS 35' BELOW PROPOSED GRADE.
- WAIVER TO ALLOW DRAINAGE DIVERSION (PFM 6-0202.2A)
 - AS SHOWN ON SHEET P-0501, THIS PROJECT WILL CREATE DIVERSIONS OF RUNOFF BETWEEN THE OUTFALL POINTS ON SITE IN ORDER TO IMPROVE EXISTING INADEQUATE OUTFALL CONDITIONS, MAXIMIZE THE WATER QUALITY AND QUANTITY CONTROL PROVIDED AND ADDRESS CONSTRAINTS IMPOSED BY THE LAYOUT AND TOPOGRAPHIC CONDITIONS.
- WAIVER TO PERMIT COMBINED PRINCIPLE AND EMERGENCY SPILLWAY FOR ALL POND (PFM 6-1603.2)
 - AS SHOWN ON SHEETS P-0506 AND P-0507, DUE TO EXISTING TOPOGRAPHIC CONSTRAINTS AS WELL AS PROPOSED SITE FEATURES, AN EMERGENCY SPILLWAY CANNOT BE CONSTRUCTED MEETING PUBLIC FACILITIES MANUAL REQUIREMENTS.
- WAIVER TO PERMIT USE OF INNOVATIVE STORMWATER MEASURES NOT COVERED BY PFM (PFM 6-0402.4)
 - FAIRFAX COUNTY STORMWATER PLANNING STAFF HAVE REQUESTED THAT THIS PROJECT IMPLEMENT INNOVATIVE STORMWATER MANAGEMENT MEASURES AS DETAILED IN THE LAUREL HILL STORMWATER MANAGEMENT PLAN, ISSUED NOVEMBER 2010. MANY MEASURES IN THIS PLAN ARE NOT INCLUDED IN THE PFM. THE APPLICANT REQUESTS THAT THE BOARD PERMIT THE USE OF INNOVATIVE STRUCTURES NOT COVERED IN THE PFM.
- WAIVER TO PERMIT A PRIVATE STREET WHICH EXCEEDS 600 FEET IN LENGTH. (Z.O. 11-302.2)
 - THE APPLICANT HAS WORKED WITH FAIRFAX COUNTY PLANNING STAFF, FAIRFAX DEPARTMENT OF TRANSPORTATION AND VIRGINIA DEPARTMENT OF TRANSPORTATION AND CONCLUDED THAT A PUBLIC STREET IS NOT NECESSARY. CIRCULATION WILL BE MAINTAINED THROUGHOUT THE DEVELOPMENT AND THE PRIVATE ROADS SHALL ULTIMATELY CONNECT TO TWO PUBLIC ROADS.
- MODIFICATION TO ALLOW REDUCTION IN CURVE NUMBER VALUES FOR CONVENTIONAL POST-DEVELOPMENT DETENTION CALCULATION FOR AREAS TO BE TREATED BY RUNOFF REDUCTION FACILITIES AS SPECIFIED BY THE VIRGINIA STORMWATER BMP CLEARINGHOUSE. (PFM TABLE 6.5)
 - THIS PROJECT IS A PARTNERSHIP BETWEEN THE DEVELOPERS AND THE COUNTY. THE PROPOSED APPROACH WAS RECOMMENDED AS PART OF THE COUNTY'S MASTER PLAN TO ACCOMPLISH THE GOALS OF THE LAUREL HILL STORMWATER MANAGEMENT MASTER PLAN.
- WAIVER TO REQUIREMENT TO PERFORM A DAM BREACH ANALYSIS FOR THE ONSITE DRY POND. (PFM 6-1603.4)
 - THE PERTINENT PFM SECTION PERMITS THE DIRECTOR TO WAIVE THE NEED FOR A DAM ANALYSIS WHEN THE POND DRAINAGE AREA IS LESS THAN 70 ACRES, THE DAM HEIGHT IS LEES THAN 15 FEET AND THE IMPOUNDMENT CAPACITY IS LESS THAN 25 ACRE-FEET. THE POND IN QUESTION MEETS THESE CRITERIA.
- MODIFICATION TO PERMIT A REDUCTION OF THE 40% PHOSPHOROUS REMOVAL REQUIREMENT IF ABOVE MODIFICATION #4 CANNOT BE GRANTED. (PFM 6-0401.2A)
 - THIS APPROACH HAS BEEN COORDINATED IN DETAIL WITH COUNTY STAFF. AS DIRECTED BY COUNTY STAFF, THIS MODIFICATION SHOULD BE CONSIDERED IF THE MODIFICATION TO SECTION 6-0402.4 CANNOT BE GRANTED, TO TAKE INTO ACCOUNT QUALITY TREATMENT ASSOCIATED WITH PROPOSED BMPS NOT LISTED UNDER PFM 6-0402.4.

PDC (C-5 UNDERLYING) ANGLE OF BULK PLAN



PDH-8 (R-8 UNDERLYING) ANGLE OF BULK PLAN



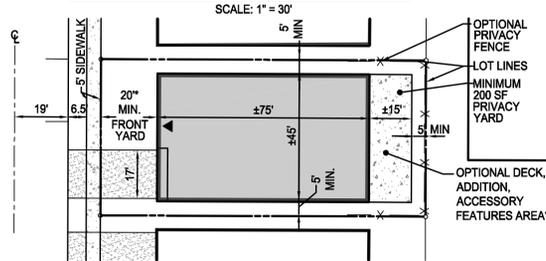
WALTER L. PHILLIPS
 ENGINEERS • SURVEYORS • PLANNERS
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 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 WWW.WLPHILLIPS.COM
 INCORPORATED ESTABLISHED 1945
 DATE: 2/15/12 3/28/12 6/11/12 11/13/12 6/24/13 7/8/13
 SCALE: NONE
 9/10/13 2/23/14
 CHECKED: AV
 DRAWN: BF/DV/TT

NO.	DESCRIPTION	DATE	REV.	BY	APPROVED	DATE

NOTES AND TABULATIONS

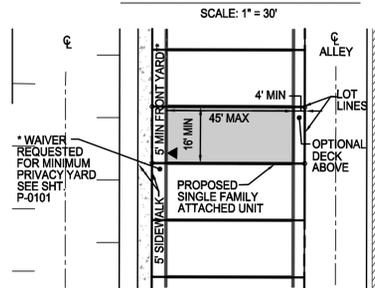
LAUREL HILL ADAPTIVE REUSE AREA
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

PLAN VIEW 1
TYPICAL SINGLE FAMILY DETACHED UNIT

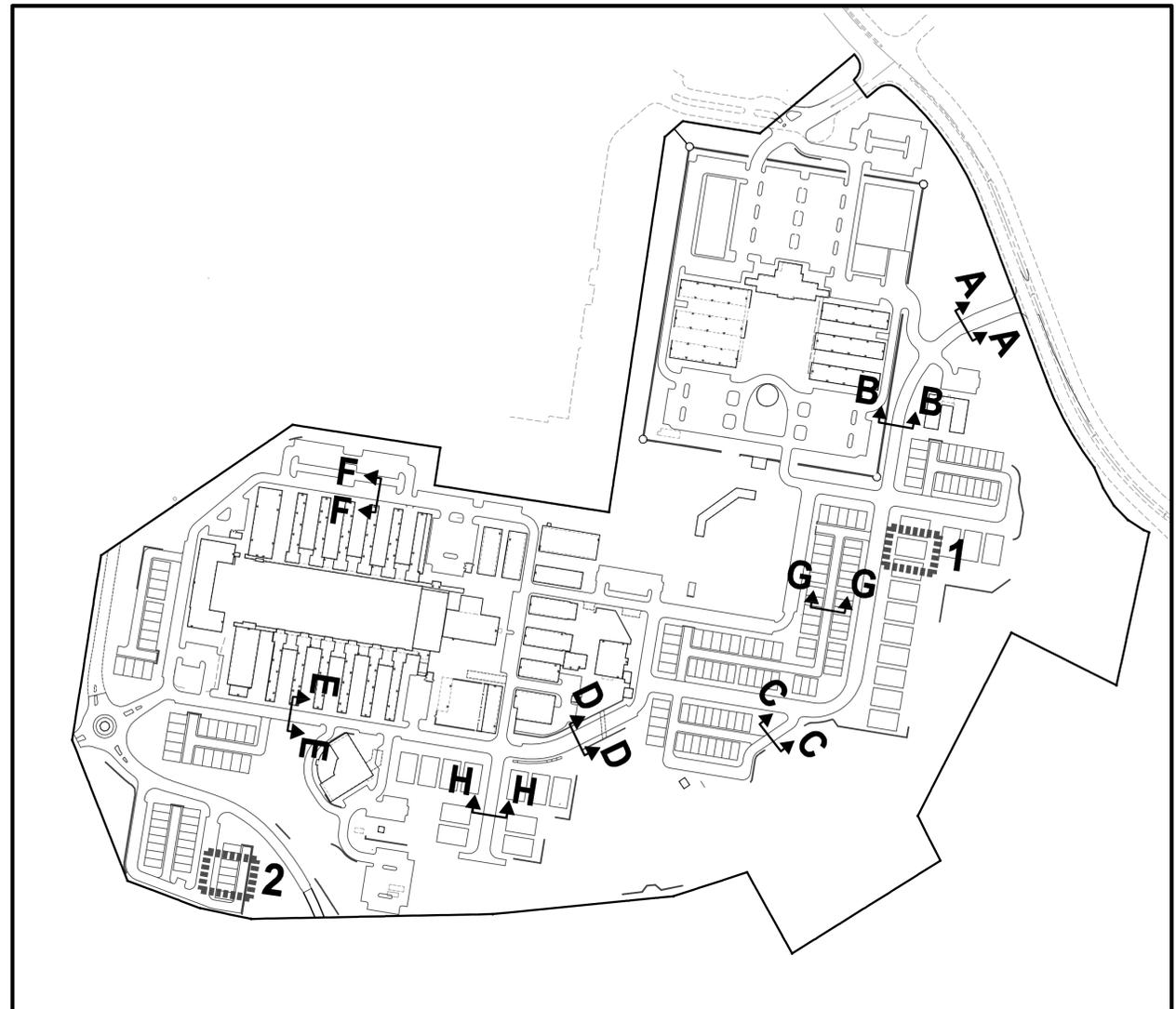


* DECK MODIFICATIONS MAY INCLUDE BUT ARE NOT LIMITED TO: LATTICE WORK, PERGOLAS, TRELLISES AND OVERHANGING PLANTER BOXES, PORCHES (INCLUDING SCREENED PORCHES) OR SUNROOMS MAY ALSO BE CONSTRUCTED WITHIN THIS AREA.

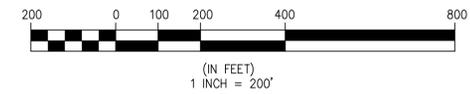
PLAN VIEW 2
TYPICAL SINGLE FAMILY ATTACHED UNIT WITHOUT DETACHED GARAGE



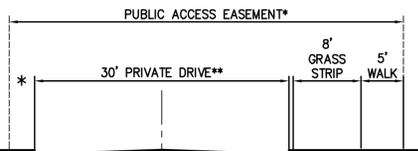
* REQUEST WAIVER OF 200 SF PRIVACY YARD FOR ALL TOWNHOUSES
** 5' FRONT YARD DEPTH WILL VARY AND WILL CONTAIN STOOPS, WALKS AND LANDSCAPING. STOOPS AND WALKS MAY EXTEND TO THE LOT LINE.
*** END UNIT TOWNHOMES WILL HAVE 3' MIN SIDE YARDS.



OVERALL SECTION KEY MAP

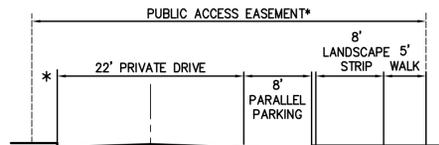


SECTION A-A
SCALE: 1" = 10'



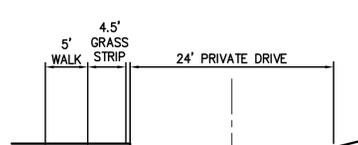
* WIDTH VARIES, REFER TO PLAN
** WIDTH VARIES TO ACCOMMODATE TURN LANE, REFER TO PLAN

SECTION B-B
SCALE: 1" = 10'

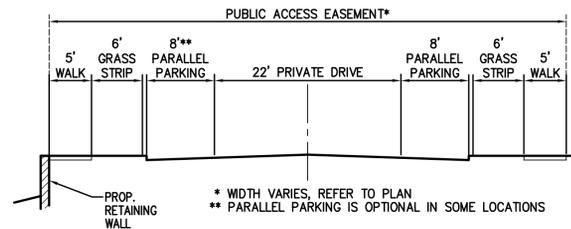


* WIDTH VARIES, REFER TO PLAN

SECTION C-C
SCALE: 1" = 10'

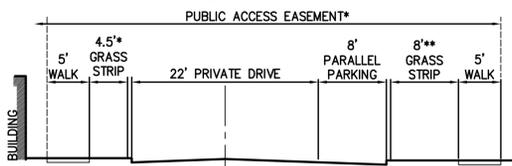


SECTION D-D
SCALE: 1" = 10'



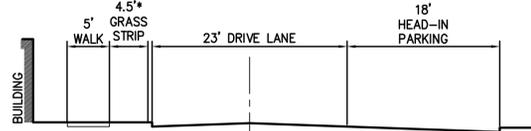
* WIDTH VARIES, REFER TO PLAN
** PARALLEL PARKING IS OPTIONAL IN SOME LOCATIONS

SECTION E-E
SCALE: 1" = 10'



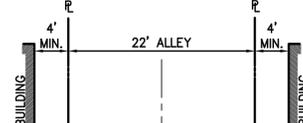
* WIDTH WILL VARY NEAR EXISTING BUILDINGS TO ACCOMMODATE EX. BUILDING FEATURES
** 8' GRASS STRIP MAY BE REDUCED TO 6' IN SOME AREAS.

SECTION F-F
SCALE: 1" = 10'



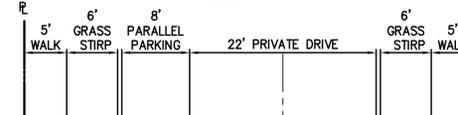
* WIDTH WILL VARY NEAR EXISTING BUILDINGS TO ACCOMMODATE EX. BUILDING FEATURES

SECTION G-G
SCALE: 1" = 10'



NOTE: THIS SECTION IS TYPICAL FOR ALL TOWNHOUSE ALLEYS EXCEPT BLOCK I. REFER TO SHEET P-0303 FOR DIMENSIONS AT BLOCK I.

SECTION H-H
SCALE: 1" = 10'



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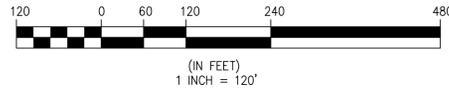
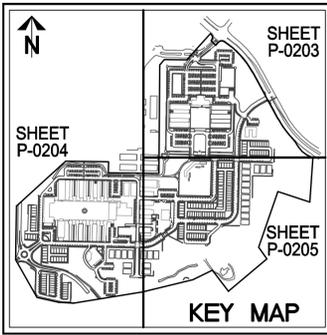


NO.	DESCRIPTION	DATE	APPROVED BY	DATE

TYPICAL SECTION PLAN
LAUREL HILL
ADAPTIVE REUSE AREA
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

LEGEND

DESCRIPTION	EXISTING
CURB & GUTTER CG-2	
TRANSITION FROM CG-6 TO CG-2R	
SANITARY SEWER	
SANITARY LATERAL	
CLEAN OUT	
STORM SEWER	
WATER MAIN	
FIRE HYDRANT PLUG	
OVERHEAD WIRES	
UTILITY POLE	
UNDERGROUND ELECTRIC	
TELEPHONE	
GAS MAIN	
ELECTRICAL	
TRANSFORMER	
HANDICAP RAMP (CG-12)	
GUARDRAIL FENCE	
TRAFFIC FLOW	
LIGHT	
DOOR	
TREES	
CONTOURS	
SPOT ELEVATION	
TOP OF CURB	TC
BOTTOM OF CURB	BC
TOP OF WALL	TW
BOTTOM OF WALL	BW
HIGH POINT	H.P.
LIMITS OF CLEARING AND GRADING	
EXISTING BUILDING TO REMAIN	
EXISTING BUILDING TO BE REMOVED	
APPROXIMATE LIMIT OF RESOURCE PROTECTION AREA	
APPROXIMATE LIMIT OF ENVIRONMENTAL QUALITY CORRIDOR	

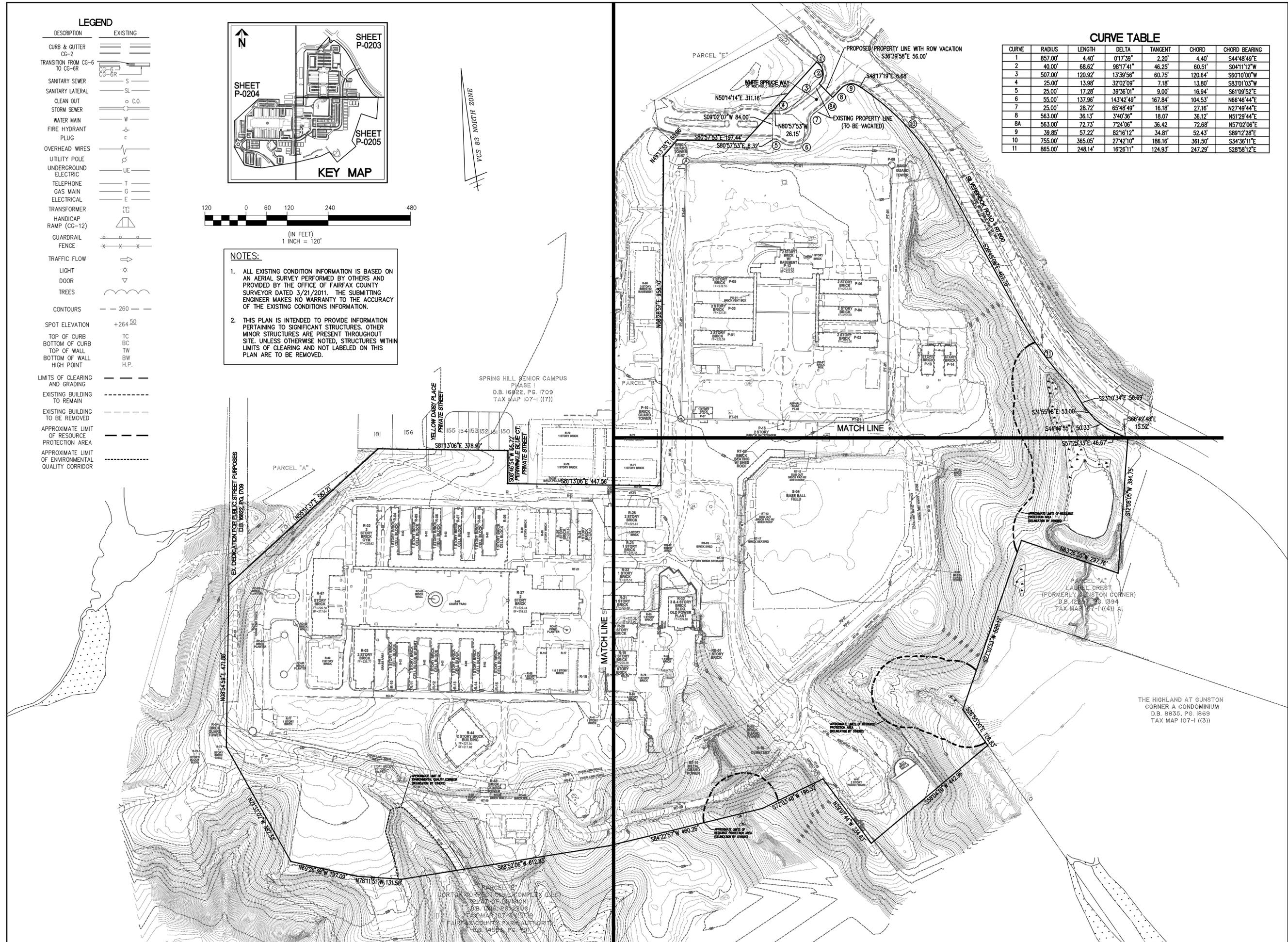


NOTES:

1. ALL EXISTING CONDITION INFORMATION IS BASED ON AN AERIAL SURVEY PERFORMED BY OTHERS AND PROVIDED BY THE OFFICE OF FAIRFAX COUNTY SURVEYOR DATED 3/21/2011. THE SUBMITTING ENGINEER MAKES NO WARRANTY TO THE ACCURACY OF THE EXISTING CONDITIONS INFORMATION.
2. THIS PLAN IS INTENDED TO PROVIDE INFORMATION PERTAINING TO SIGNIFICANT STRUCTURES. OTHER MINOR STRUCTURES ARE PRESENT THROUGHOUT SITE. UNLESS OTHERWISE NOTED, STRUCTURES WITHIN LIMITS OF CLEARING AND NOT LABELED ON THIS PLAN ARE TO BE REMOVED.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	857.00'	4.40'	0°17'39"	2.20'	4.40'	S44°48'49"E
2	40.00'	68.62'	98°17'41"	46.25'	60.51'	S04°11'12"W
3	507.00'	120.92'	13°39'56"	60.75'	120.64'	S60°10'00"W
4	25.00'	13.98'	32°02'09"	7.18'	13.80'	S83°01'03"W
5	25.00'	17.28'	39°36'01"	9.00'	16.94'	S61°09'52"E
6	55.00'	137.96'	143°42'49"	167.84'	104.53'	N66°48'44"E
7	25.00'	28.72'	65°48'49"	16.18'	27.16'	N27°49'44"E
8	563.00'	36.13'	3°40'36"	18.07'	36.12'	N51°29'44"E
8A	563.00'	72.73'	7°24'06"	36.42'	72.68'	N57°02'06"E
9	39.85'	57.22'	82°16'12"	34.81'	52.43'	S89°12'28"E
10	755.00'	365.05'	27°42'10"	186.16'	361.50'	S34°36'11"E
11	865.00'	248.14'	16°26'11"	124.93'	247.29'	S28°58'12"E



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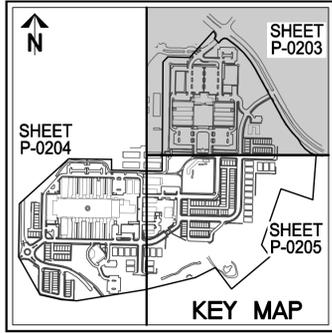
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SCALE: 1" = 120'
DRAWN: BF/DV/TT
CHECKED: AV

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV.	APPROVED	DATE

EXISTING CONDITIONS PLAN - OVERALL

LAUREL HILL
ADAPTIVE REUSE AREA
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

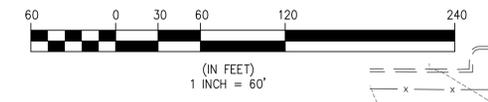


DESCRIPTION	EXISTING	DESCRIPTION	EXISTING
CURB & CUTTER CG-2		HANDICAP RAMP (CG-12)	
TRANSITION FROM CG-6 TO CG-6R		GUARDRAIL FENCE	
SANITARY SEWER		TRAFFIC FLOW	
SANITARY LATERAL		LIGHT	
CLEAN OUT		DOOR	
STORM SEWER		TREES	
WATER MAIN		CONTOURS	
FIRE HYDRANT		SPOT ELEVATION	
PLUG		TOP OF CURB	
OVERHEAD WIRES		BOTTOM OF CURB	
UTILITY POLE		TOP OF WALL	
UNDERGROUND ELECTRIC		BOTTOM OF WALL	
TELEPHONE		HIGH POINT	
GAS MAIN		LIMITS OF CLEARING AND GRADING	
ELECTRICAL		APPROXIMATE DELINEATION OF RESOURCE PROTECTION AREA	
TRANSFORMER		APPROXIMATE LIMIT OF ENVIRONMENTAL QUALITY CORRIDOR	

DEMOLITION LEGEND	
	ITEM TO BE DEMOLISHED
	ITEM TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
	PAVEMENT TO BE DEMOLISHED
	CONCRETE TO BE DEMOLISHED
	BUILDING TO BE DEMOLISHED OR PREVIOUSLY DEMOLISHED
	CONSERVATION AREA

NOTES:

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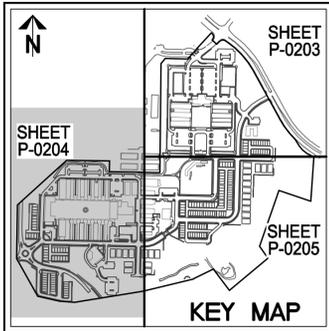
EXISTING CONDITIONS AND DEMOLITION PLAN

**LAUREL HILL
ADAPTIVE REUSE AREA
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA**

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WALTER L. PHILLIPS
INCORPORATED
2011
ARON W. WINSON
Lic. No. 041851
2/3/14
ESTABLISHED 1945
111/31/2 862413 78/13
DATE: 2/15/12 3/28/12 6/11/12
DRAWN: BF/DV/TT
CHECKED: AV

NO.	DESCRIPTION	DATE	APPROVED BY	DATE

SHEET: P-0203



LEGEND

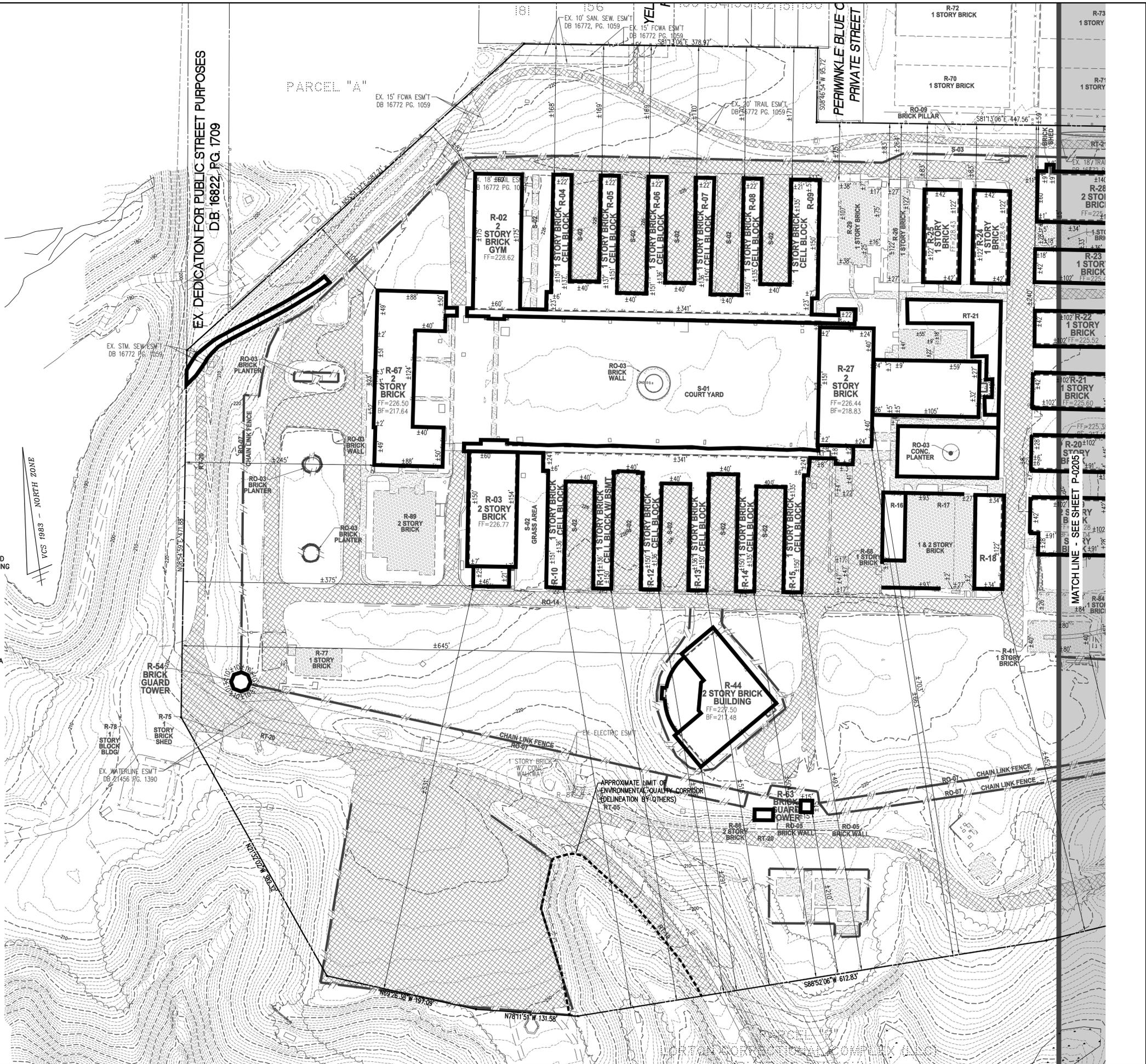
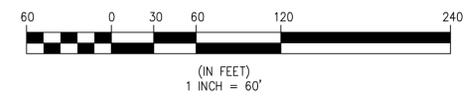
DESCRIPTION	EXISTING	DESCRIPTION	EXISTING
CURB & CUTTER CG-2		HANDICAP RAMP (CG-12)	
TRANSITION FROM CG-6 TO CG-6R		GUARDRAIL FENCE	
SANITARY SEWER		TRAFFIC FLOW	
SANITARY LATERAL		LIGHT	
CLEAN OUT		DOOR	
STORM SEWER		TREES	
WATER MAIN		CONTOURS	
FIRE HYDRANT PLUG		SPOT ELEVATION	
OVERHEAD WIRES		UTILITY POLE	
UNDERGROUND ELECTRIC		TOP OF CURB	
TELEPHONE		TOP OF WALL	
GAS MAIN		BOTTOM OF WALL	
ELECTRICAL		HIGH POINT	
TRANSFORMER		LIMITS OF CLEARING AND GRADING	
		APPROXIMATE DELINEATION OF RESOURCE PROTECTION AREA	
		APPROXIMATE LIMIT OF ENVIRONMENTAL QUALITY CORRIDOR	

DEMOLITION LEGEND

	ITEM TO BE DEMOLISHED		ITEM TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
	PAVEMENT TO BE DEMOLISHED		BUILDING TO BE DEMOLISHED OR PREVIOUSLY DEMOLISHED
	CONCRETE TO BE DEMOLISHED		CONSERVATION AREA

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EXISTING CONDITIONS AND DEMOLITION PLAN

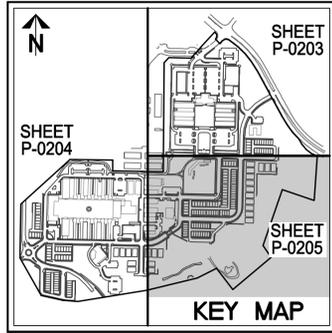
**LAUREL HILL
ADAPTIVE REUSE AREA**
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
DATE: 2/15/12 3:28:12 6/11/12 11/13/12 8/24/13 7/8/13
SCALE: 1" = 60'
9/10/13 2/3/14

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NO.	DESCRIPTION	DATE	APPROVED BY	DATE

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LEGEND

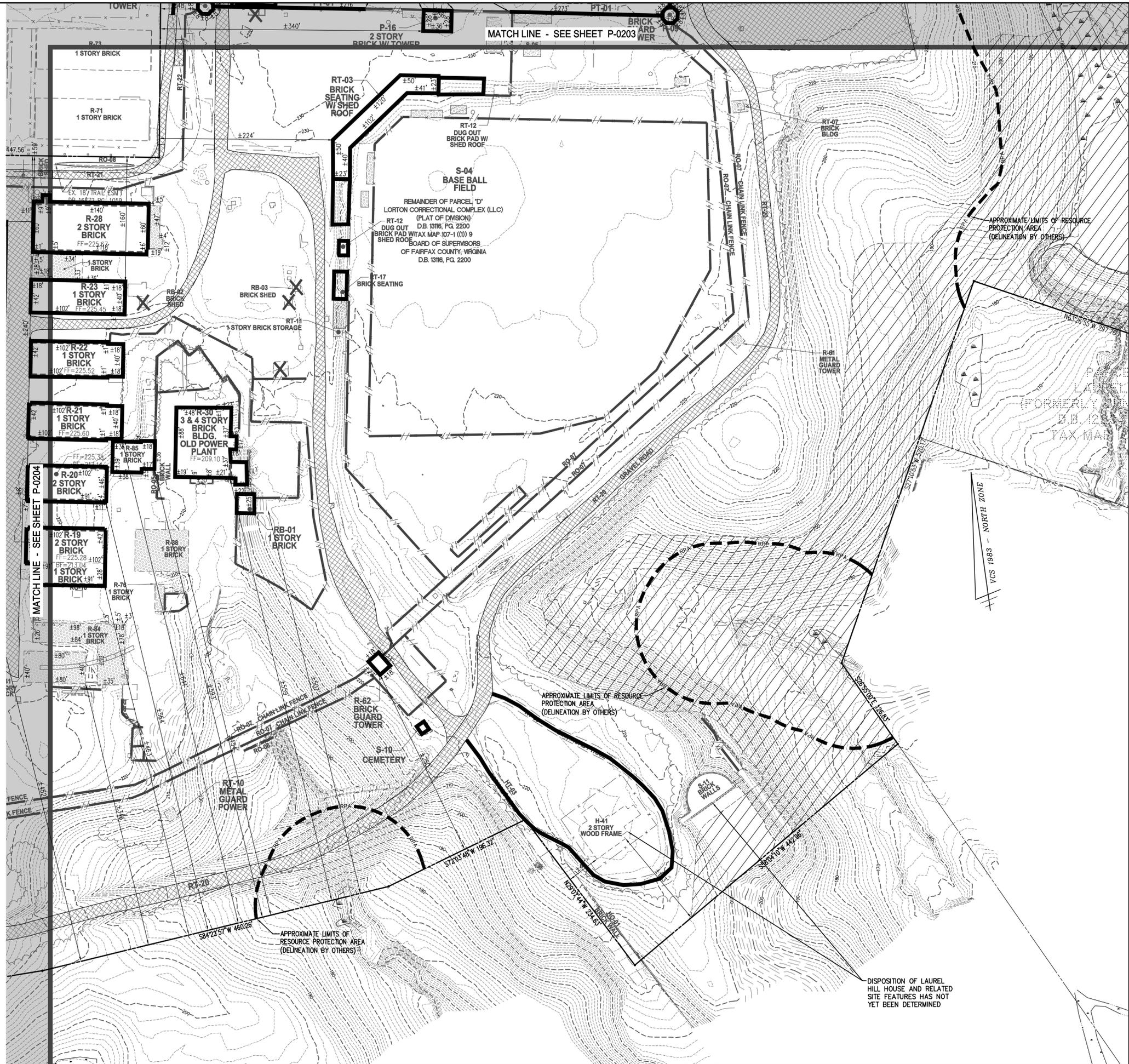
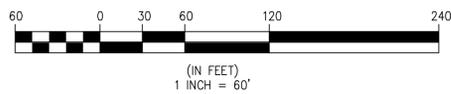
DESCRIPTION	EXISTING	DESCRIPTION	EXISTING
CURB & GUTTER CG-2		HANDICAP RAMP (CG-12)	
TRANSITION FROM CG-6 TO CG-6R		GUARDRAIL FENCE	
SANITARY SEWER		TRAFFIC FLOW	
SANITARY LATERAL		LIGHT	
CLEAN OUT		DOOR	
STORM SEWER		TREES	
WATER MAIN		CONTOURS	
FIRE HYDRANT PLUG		SPOT ELEVATION	
OVERHEAD WIRES		TOP OF CURB	TC
UTILITY POLE		BOTTOM OF CURB	BC
UNDERGROUND ELECTRIC		TOP OF WALL	TW
TELEPHONE		BOTTOM OF WALL	BW
GAS MAIN		HIGH POINT	H.P.
ELECTRICAL		LIMITS OF CLEARING AND GRADING	
TRANSFORMER		APPROXIMATE DELINEATION OF RESOURCE PROTECTION AREA	
		APPROXIMATE LIMIT OF ENVIRONMENTAL QUALITY CORRIDOR	

DEMOLITION LEGEND

	ITEM TO BE DEMOLISHED		ITEM TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
	ITEM TO BE DEMOLISHED		BUILDING TO BE DEMOLISHED OR PREVIOUSLY DEMOLISHED
	PAVEMENT TO BE DEMOLISHED		CONSERVATION AREA
	CONCRETE TO BE DEMOLISHED		

NOTES:

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EXISTING CONDITIONS AND DEMOLITION PLAN

**LAUREL HILL
ADAPTIVE REUSE AREA**
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE	REV.	APPROVED	DATE



WALTER L. PHILLIPS
INCORPORATED
DATE: 2/15/12 3:28:12 6/11/12 11/13/12 6/24/13 7/8/13 9/10/13 2/3/14
SCALE: 1" = 60'

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SUMMARY OF PERMITTED USES

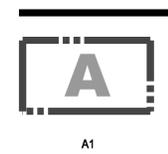
LANDBAY 3
REFER TO PROFFERED CONDITIONS.

LANDBAY 4
REFER TO PROFFERED CONDITIONS.

LANDBAY 6
REFER TO PROFFERED CONDITIONS.

NOTES:

1. ALL USES SUBJECT TO PROVIDING ADEQUATE SUPPORTING INFRASTRUCTURE, INCLUDING PARKING, LOADING AND OTHER APPLICABLE REQUIREMENTS.
2. MINOR MODIFICATIONS OF SITE LAYOUT IN LANDBAYS 3 AND 4 MAY BE PERMITTED TO ACCOMMODATE PROPOSED USE WITHOUT A REQUIREMENT TO AMEND THIS DEVELOPMENT PLAN (Z.O. 16-403.4).
3. MINOR MODIFICATIONS TO LANDBAY AND BLOCK BOUNDARIES ARE PERMISSIBLE. THE BOUNDARIES BETWEEN PHASES ARE SUBJECT TO MODIFICATIONS TO ADDRESS ENGINEERING, CONSTRUCTION, AND/OR FINANCING ISSUES, SUCH AS GRADING, UTILITIES, STAGING, ACCESS, COMMON AREA IMPROVEMENTS, ETC.
4. LANDBAYS 5 AND 8 ARE NOT INCLUDED WITHIN THE SCOPE OF THIS DEVELOPMENT.
5. ALTERNATIVE USES MAY BE PROPOSED AT TIME OF FINAL SITE PLAN. FINAL DETERMINATION OF USES SHALL BE IN ACCORDANCE WITH APPROVED PROFFERS.



A1

LIMITS OF LANDBAY DESIGNATION

DESIGNATION OF RESIDENTIAL BLOCKS WITHIN LANDBAY 2

DESIGNATION OF RESIDENTIAL UNIT WITHIN BLOCK

PHASING LIMITS

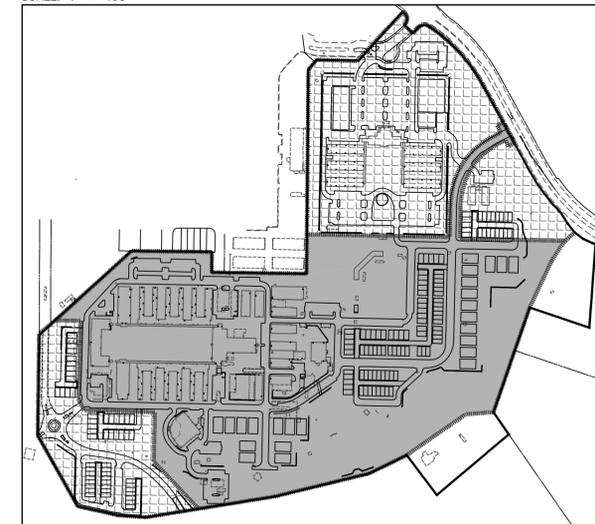
PHASE 1

PHASE 2 (FUTURE)

LEGEND

CONCEPTUAL PHASING MAP

SCALE: 1" = 400'



CONCEPTUAL SEQUENCE OF DEVELOPMENT

PHASE 1* - ESTIMATED START:** 2014
ESTIMATED COMPLETION:** 2017

PHASE 2* - ESTIMATED START:** 2016
ESTIMATED COMPLETION:** 2020

NOT PART OF THIS DEVELOPMENT - LANDBAYS 5 AND 8
ESTIMATED START:** REFER TO MASTER DEVELOPMENT AGREEMENT
ESTIMATED COMPLETION:** REFER TO MASTER DEVELOPMENT AGREEMENT

* LANDBAYS 2A, 2B, 3 AND 4 WILL BE CONSTRUCTED IN SUB-PHASES. ORDER AND EXTENT OF THOSE PHASES WILL BE BASED ON MARKET CONDITIONS.

** ESTIMATED START AND COMPLETION DATES ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT PENDING MARKET CONDITIONS AND COUNTY APPROVALS.

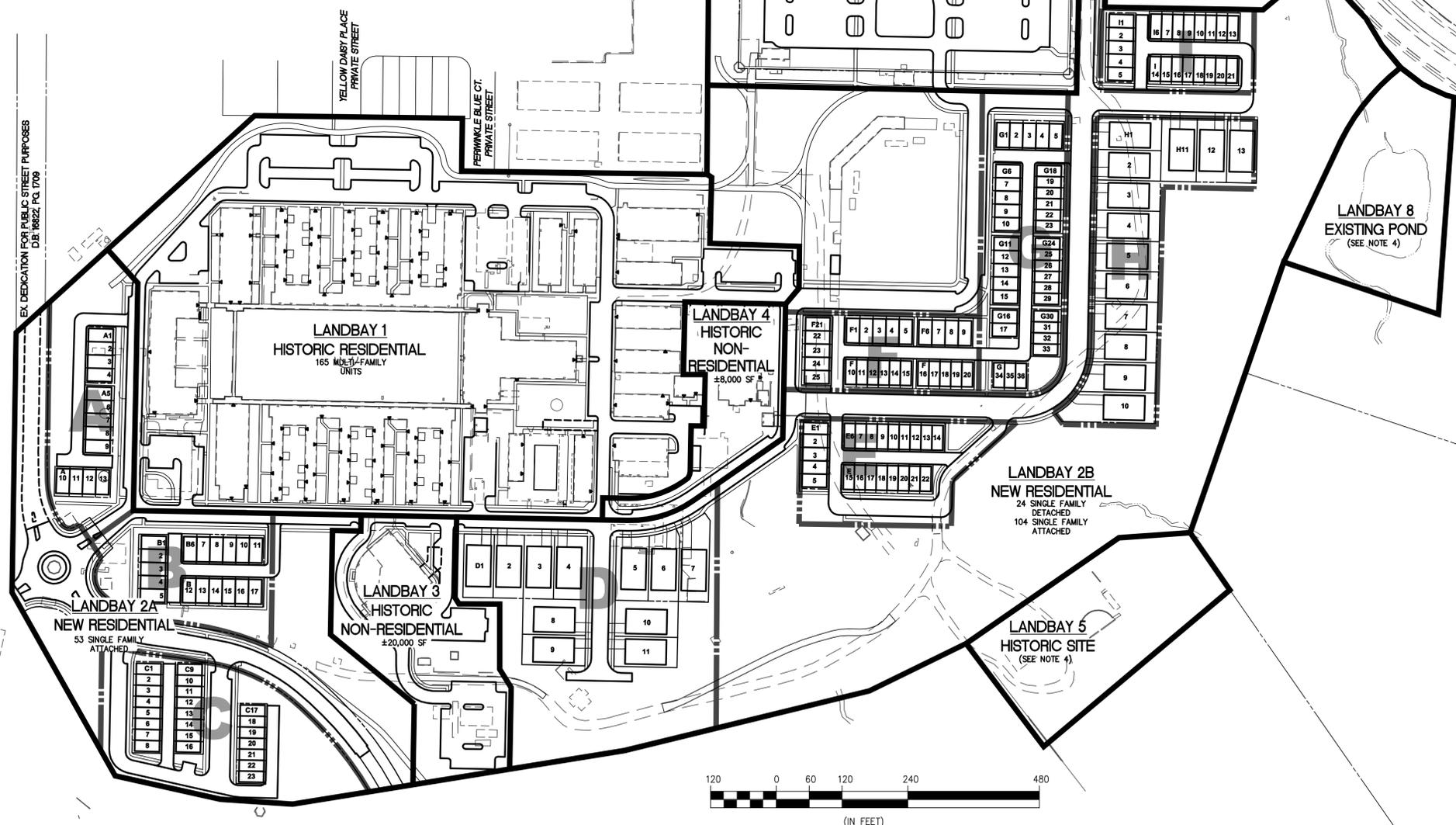
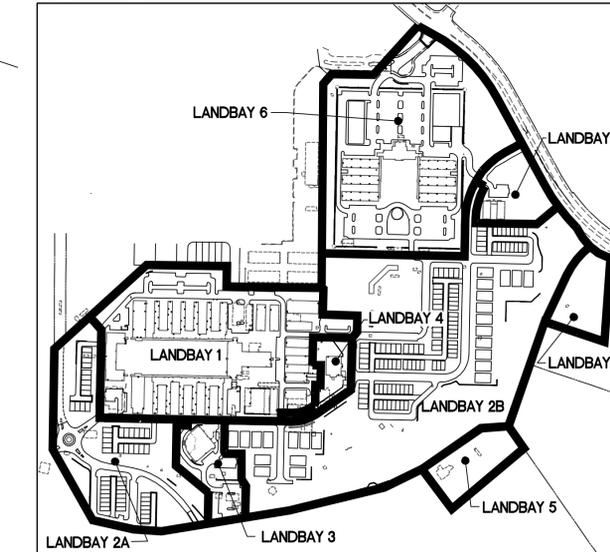
*** INDIVIDUAL PHASES MAY BE FURTHER DIVIDED INTO SUB-PHASES FOR PURPOSES OF BONDING, FINANCING, AND/OR OWNERSHIP.

**** REFER TO PARKING EXHIBIT WITHIN THE MASTER DEVELOPMENT AGREEMENT FOR ADDITIONAL DETAILS.

***** THE BOUNDARIES BETWEEN PHASES ARE SUBJECT TO MODIFICATIONS TO ADDRESS ENGINEERING, CONSTRUCTION AND/OR FINANCING ISSUES, SUCH AS GRADING, UTILITIES, STAGING, ACCESS, COMMON AREA IMPROVEMENTS, ETC.

LANDBAY KEY MAP

SCALE: 1" = 400'

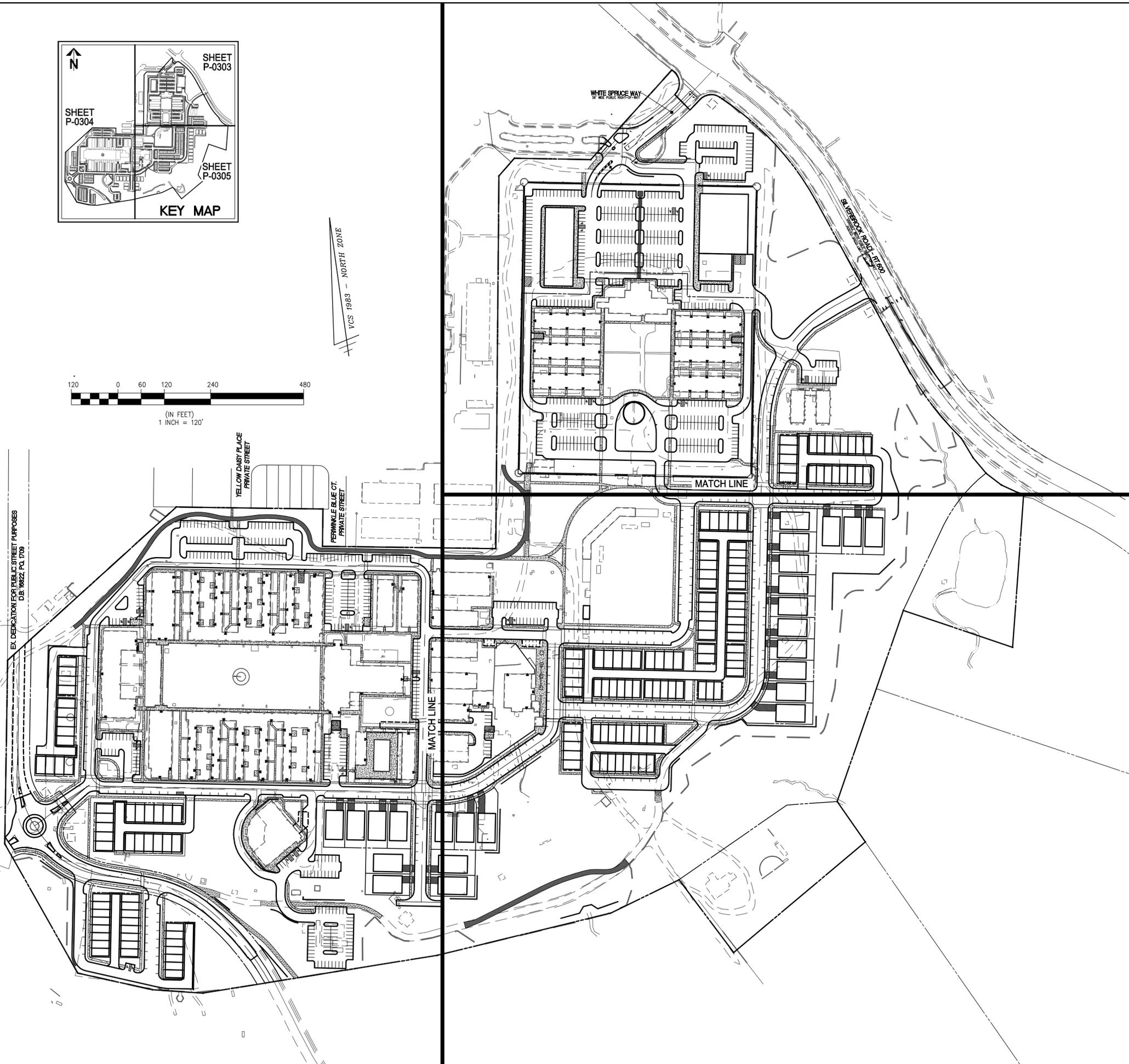
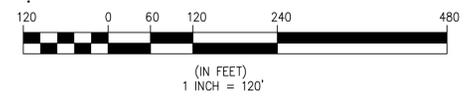
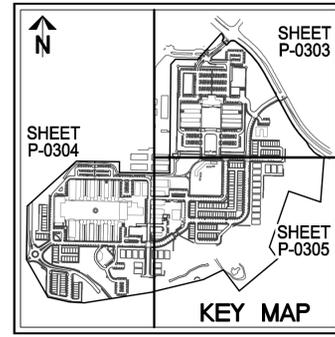


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 ESTABLISHED 1945
 DATE: 2/15/12 3/28/12 6/11/12 11/13/12 8/24/13 7/8/13
 SCALE: 1" = 120'
 9/10/13 2/3/14
 ARON M. WINSON
 Lic. No. 041851
 2/3/14
 PROFESSIONAL SEAL

NO.	DESCRIPTION	DATE	REV.	APPROVED BY	DATE

CONCEPTUAL LANDBAY PLAN
LAUREL HILL
ADAPTIVE REUSE AREA
 MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	CONTOURS	
	SPOT ELEVATION	
	TC TOP OF CURB	
	BC BOTTOM OF CURB	
	TW TOP OF WALL	
	BW BOTTOM OF WALL	
	HP HIGH POINT	
	LIMITS OF CLEARING AND GRADING	
	EXISTING BUILDING TO REMAIN	
	EXISTING BUILDING TO BE REMOVED	
	POTENTIAL SUBDIVISION LINE	



CONCEPTUAL-FINAL DEVELOPMENT PLAN - OVERALL

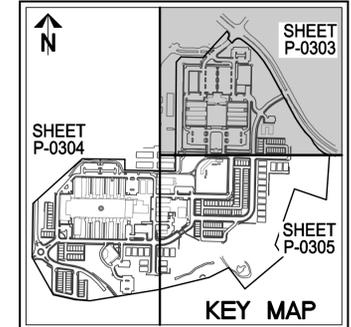
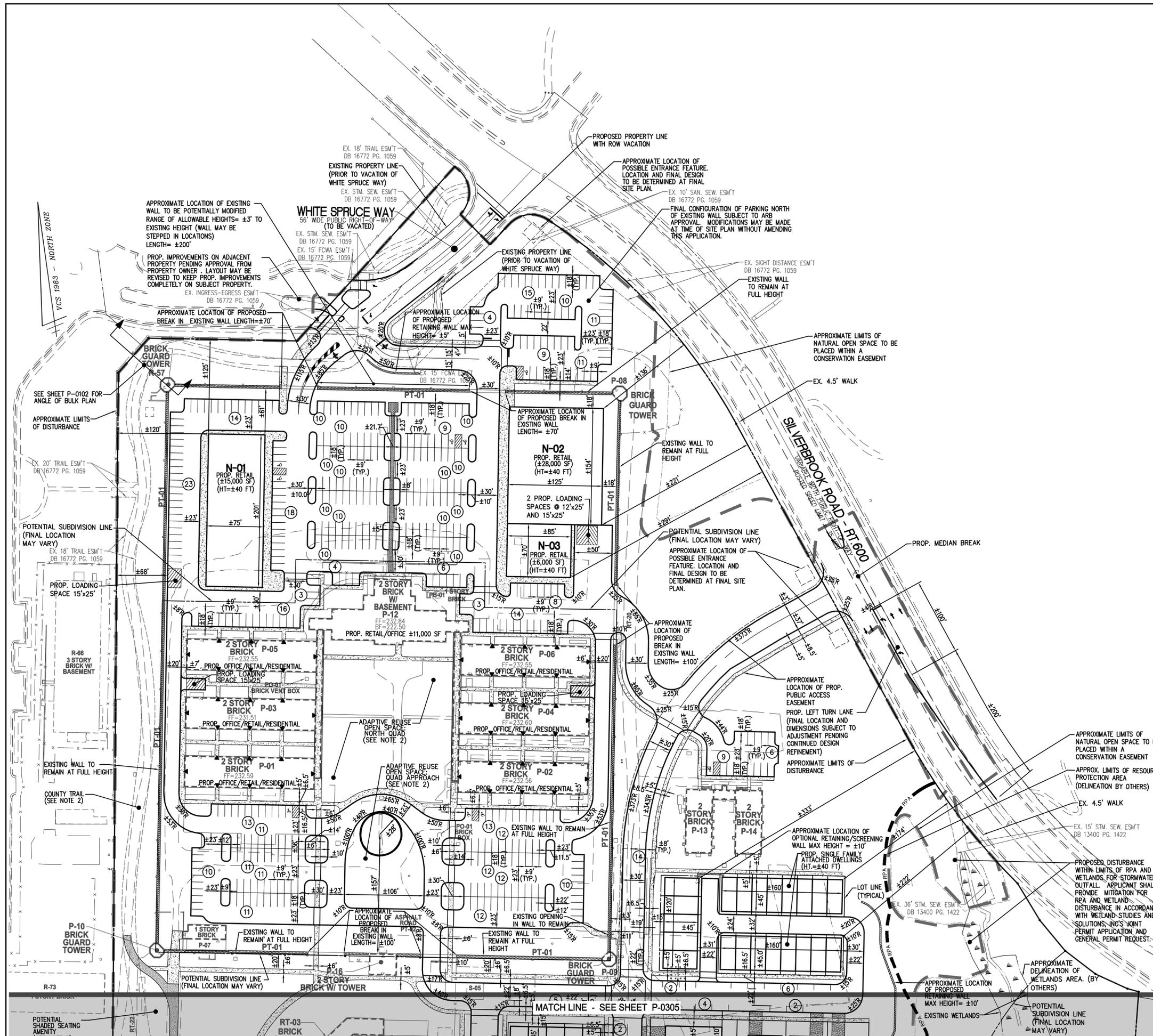
**LAUREL HILL
ADAPTIVE REUSE AREA**
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE



WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
DATE: 2/15/12 3/28/12 6/11/12 7/28/12 8/24/13 7/8/13
SCALE: 1" = 120'
DRAWN: BF/DV/TT
CHECKED: AV

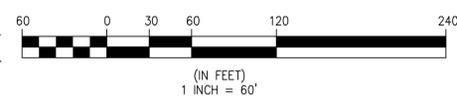
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Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPHINC.com



PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	CONTOURS 260	
	CONTOURS 264	
	SPOT ELEVATION +264.50	
	TOP OF CURB TC	
	BOTTOM OF CURB BC	
	TOP OF WALL TW	
	BOTTOM OF WALL BW	
	HIGH POINT HP	
	LIMITS OF CLEARING AND GRADING	
	APPROXIMATE DELINEATION OF RESOURCE PROTECTION AREA	
	EXISTING BUILDING TO REMAIN	
	EXISTING BUILDING TO BE REMOVED	
	POTENTIAL SUBDIVISION LINE	
	APPROXIMATE LIMITS OF NATURAL OPEN SPACE (CONSERVATION EASEMENT)	

NOTES:

- ALL DIMENSIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION PENDING FINAL DESIGN.
- REFER TO LANDSCAPE SHEETS, P-0400 SERIES, FOR ADDITIONAL INFORMATION. FINAL DESIGN TO BE DETERMINED AT TIME OF SITE PLAN.
- PROPOSED PARKING SPACES SHOWN IN THE PDC DISTRICT REPRESENT THE MAXIMUM POSSIBLE. FEWER SPACES MAY BE PROVIDED IF MIX OF USES REQUIRES LESS.
- ADJUSTMENTS TO THE NUMBER AND LOCATION OF DOORS AND ENTRY WALKS INTO THE ADAPTIVE REUSE BUILDINGS MAY OCCUR WITHOUT AMENDING THIS PLAN.



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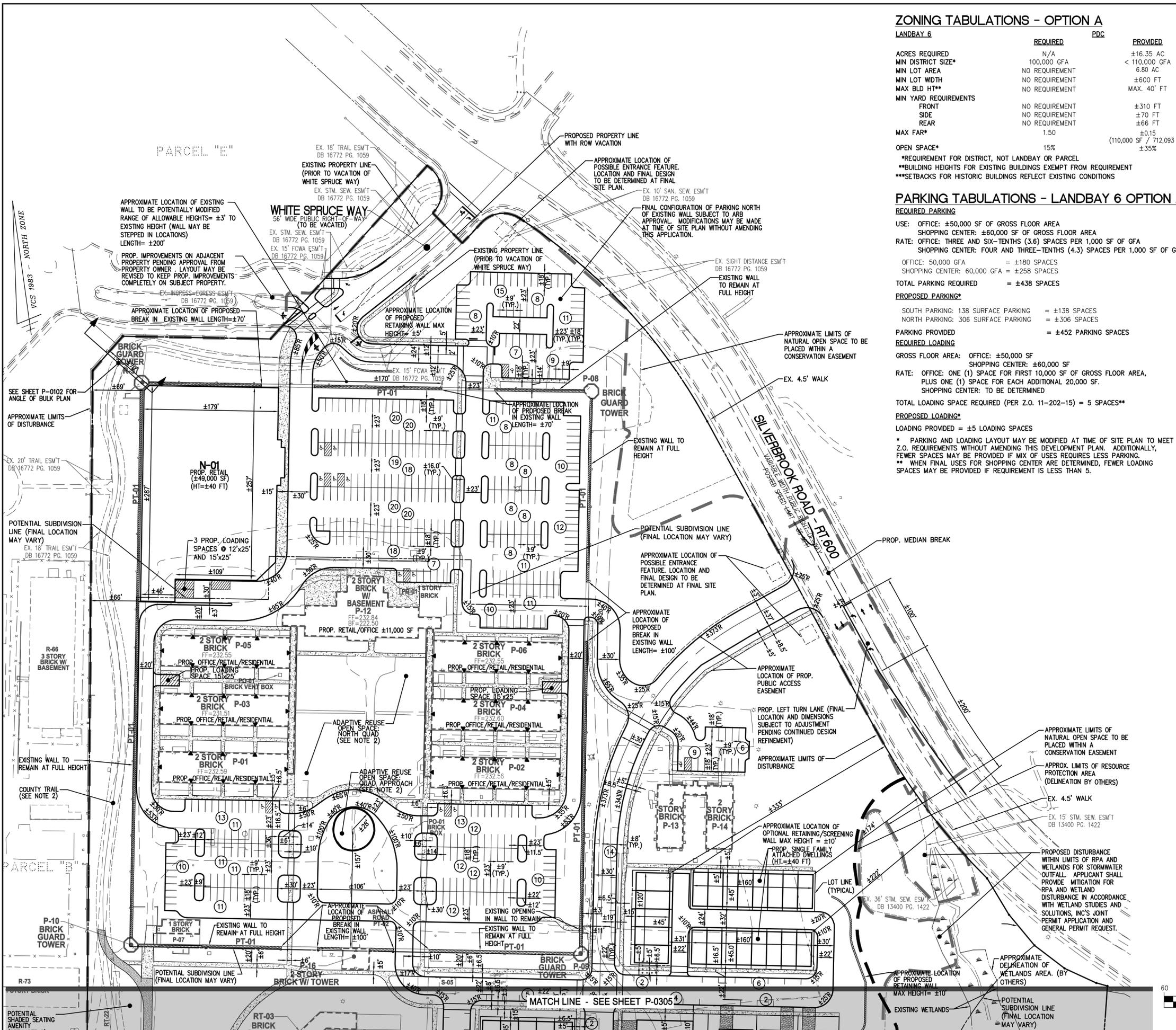
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ESTABLISHED 1945
DATE: 2/15/12 3:28/12 6/11/12 11/13/12 8/24/13 7/8/13
SCALE: 1" = 60'
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NO.	DESCRIPTION	DATE	APPROVED BY

CONCEPTUAL-FINAL DEVELOPMENT PLAN

LAUREL HILL
ADAPTIVE REUSE AREA
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA



ZONING TABULATIONS - OPTION A

LANDBAY 6	REQUIRED	PDC	PROVIDED
ACRES REQUIRED	N/A		±16.35 AC
MIN DISTRICT SIZE*	100,000 GFA		< 110,000 GFA
MIN LOT AREA	NO REQUIREMENT		6.80 AC
MIN LOT WIDTH	NO REQUIREMENT		±600 FT
MAX BLD HT**	NO REQUIREMENT		MAX. 40' FT
MIN YARD REQUIREMENTS			
FRONT	NO REQUIREMENT		±310 FT
SIDE	NO REQUIREMENT		±70 FT
REAR	NO REQUIREMENT		±66 FT
MAX FAR*	1.50		±0.15 (110,000 SF / 712,093 SF)
OPEN SPACE*	15%		±35%

*REQUIREMENT FOR DISTRICT, NOT LANDBAY OR PARCEL
 **BUILDING HEIGHTS FOR EXISTING BUILDINGS EXEMPT FROM REQUIREMENT
 ***SETBACKS FOR HISTORIC BUILDINGS REFLECT EXISTING CONDITIONS

PARKING TABULATIONS - LANDBAY 6 OPTION A

REQUIRED PARKING

USE: OFFICE: ±50,000 SF OF GROSS FLOOR AREA
 SHOPPING CENTER: ±60,000 SF OF GROSS FLOOR AREA

RATE: OFFICE: THREE AND SIX-TENTHS (3.6) SPACES PER 1,000 SF OF GFA
 SHOPPING CENTER: FOUR AND THREE-TENTHS (4.3) SPACES PER 1,000 SF OF GFA

OFFICE: 50,000 GFA = ±180 SPACES
 SHOPPING CENTER: 60,000 GFA = ±258 SPACES

TOTAL PARKING REQUIRED = ±438 SPACES

PROPOSED PARKING*

SOUTH PARKING: 138 SURFACE PARKING = ±138 SPACES
 NORTH PARKING: 306 SURFACE PARKING = ±306 SPACES

PARKING PROVIDED = ±452 PARKING SPACES

REQUIRED LOADING

GROSS FLOOR AREA: OFFICE: ±50,000 SF
 SHOPPING CENTER: ±60,000 SF

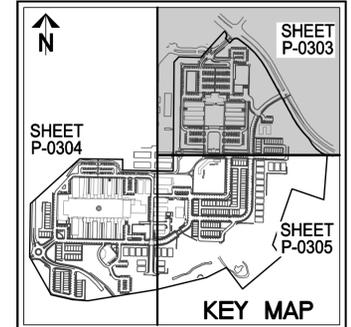
RATE: OFFICE: ONE (1) SPACE FOR FIRST 10,000 SF OF GROSS FLOOR AREA,
 PLUS ONE (1) SPACE FOR EACH ADDITIONAL 20,000 SF.
 SHOPPING CENTER: TO BE DETERMINED

TOTAL LOADING SPACE REQUIRED (PER Z.O. 11-202-15) = 5 SPACES**

PROPOSED LOADING*

LOADING PROVIDED = ±5 LOADING SPACES

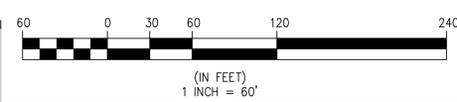
* PARKING AND LOADING LAYOUT MAY BE MODIFIED AT TIME OF SITE PLAN TO MEET Z.O. REQUIREMENTS WITHOUT AMENDING THIS DEVELOPMENT PLAN. ADDITIONALLY, FEWER SPACES MAY BE PROVIDED IF MIX OF USES REQUIRES LESS PARKING.
 ** WHEN FINAL USES FOR SHOPPING CENTER ARE DETERMINED, FEWER LOADING SPACES MAY BE PROVIDED IF REQUIREMENT IS LESS THAN 5.



LEGEND

PROPOSED	DESCRIPTION	EXISTING
[Symbol]	CURB & GUTTER	[Symbol]
[Symbol]	CG-2	[Symbol]
[Symbol]	TRANSITION FROM CG-6 TO CG-6R	[Symbol]
[Symbol]	CG-6R	[Symbol]
[Symbol]	CG-6	[Symbol]
[Symbol]	SANITARY SEWER	[Symbol]
[Symbol]	SANITARY LATERAL	[Symbol]
[Symbol]	CLEAN OUT	[Symbol]
[Symbol]	STORM SEWER	[Symbol]
[Symbol]	WATER MAIN	[Symbol]
[Symbol]	FIRE HYDRANT	[Symbol]
[Symbol]	PLUG	[Symbol]
[Symbol]	OVERHEAD WIRES	[Symbol]
[Symbol]	UTILITY POLE	[Symbol]
[Symbol]	UNDERGROUND ELECTRIC	[Symbol]
[Symbol]	TELEPHONE	[Symbol]
[Symbol]	GAS MAIN	[Symbol]
[Symbol]	ELECTRICAL	[Symbol]
[Symbol]	TRANSFORMER	[Symbol]
[Symbol]	HANDICAP RAMP (CG-12)	[Symbol]
[Symbol]	GUARDRAIL	[Symbol]
[Symbol]	FENCE	[Symbol]
[Symbol]	TRAFFIC FLOW	[Symbol]
[Symbol]	LIGHT	[Symbol]
[Symbol]	DOOR	[Symbol]
[Symbol]	TREES	[Symbol]
[Symbol]	CONTOURS	[Symbol]
[Symbol]	SPOT ELEVATION	[Symbol]
[Symbol]	TOP OF CURB	[Symbol]
[Symbol]	BOTTOM OF CURB	[Symbol]
[Symbol]	TOP OF WALL	[Symbol]
[Symbol]	BOTTOM OF WALL	[Symbol]
[Symbol]	HIGH POINT	[Symbol]
[Symbol]	LIMITS OF CLEARING AND GRADING	[Symbol]
[Symbol]	APPROXIMATE DELINEATION OF RESOURCE PROTECTION AREA	[Symbol]
[Symbol]	EXISTING BUILDING TO REMAIN	[Symbol]
[Symbol]	EXISTING BUILDING TO BE REMOVED	[Symbol]
[Symbol]	APPROXIMATE LIMITS OF NATURAL OPEN SPACE (CONSERVATION EASEMENT)	[Symbol]

- NOTES:**
- ALL DIMENSIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION PENDING FINAL DESIGN.
 - REFER TO LANDSCAPE SHEETS, P-0400 SERIES, FOR ADDITIONAL INFORMATION. FINAL DESIGN TO BE DETERMINED AT TIME OF SITE PLAN.
 - PROPOSED PARKING SPACES SHOWN IN THE PDC DISTRICT REPRESENT THE MAXIMUM POSSIBLE. FEWER SPACES MAY BE PROVIDED IF MIX OF USES REQUIRES LESS.
 - IMPROVEMENTS SHOWN ON THIS SHEET ARE AN ALTERNATIVE DEVELOPMENT OPTION FOR THE PDC PORTION OF THE ADAPTIVE REUSE PROJECT. PENDING MARKET CONDITIONS, THE APPLICANT MAY CHOOSE TO PURSUE THIS DEVELOPMENT PLAN INSTEAD OF DEVELOPMENT PLAN SHOWN ON SHEET P-0303 WITHOUT AMENDING THIS PLAN.
 - ADJUSTMENTS TO THE NUMBER AND LOCATION OF DOORS AND ENTRY WALKS INTO THE ADAPTIVE REUSE BUILDINGS MAY OCCUR WITHOUT AMENDING THIS PLAN.

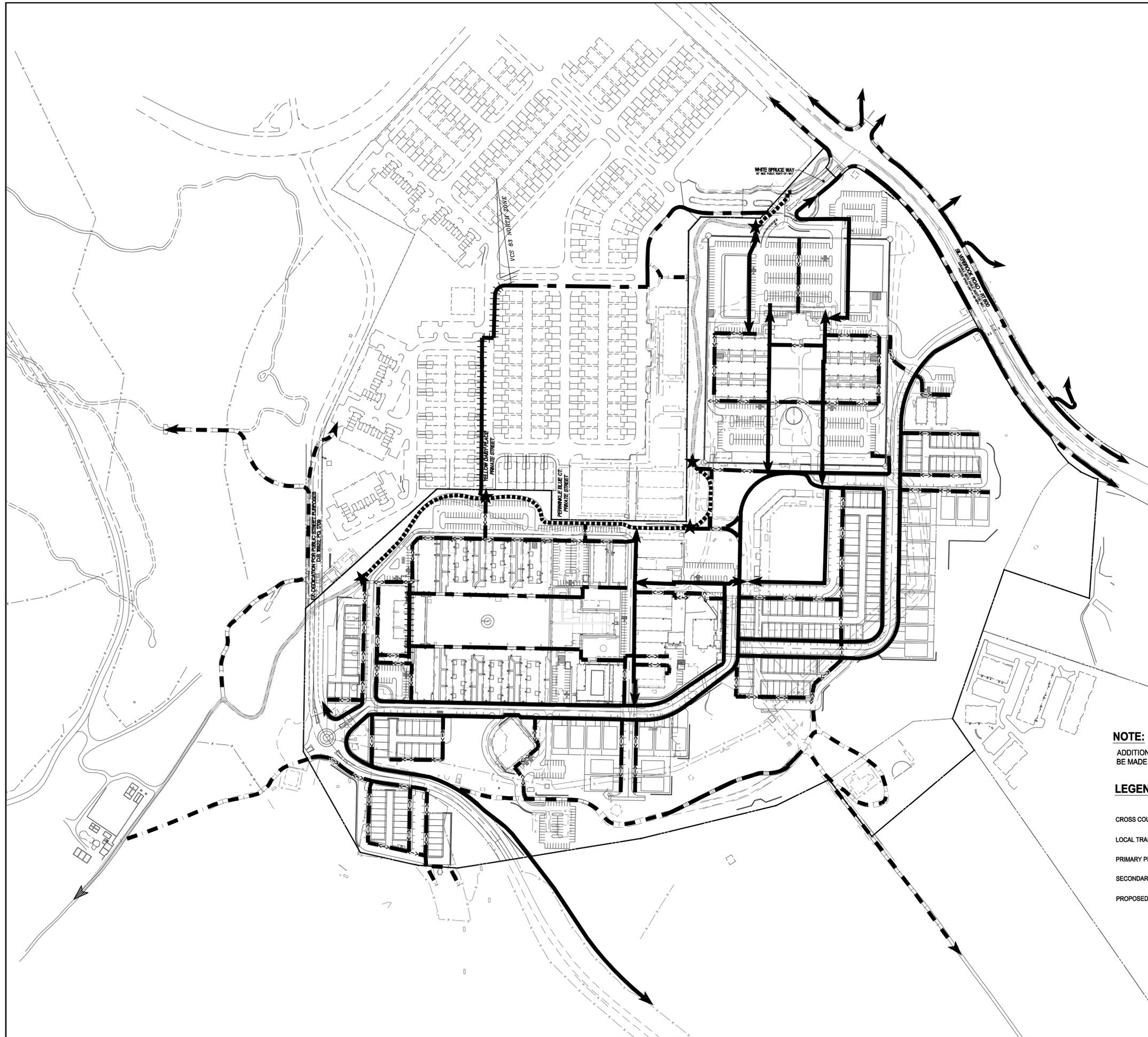


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CONCEPTUAL-FINAL DEVELOPMENT PLAN - ALTERNATE A
LAUREL HILL
ADAPTIVE REUSE AREA
 MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE	APPROVED BY	REVISION

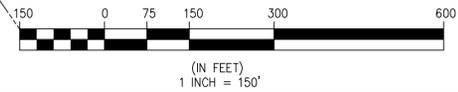
SHEET: P-0303A



NOTE:
 ADDITIONS OR MODIFICATIONS TO PEDESTRIAN NETWORK MAY
 BE MADE WITHOUT REQUIREMENT TO AMEND APPLICATION.

LEGEND:

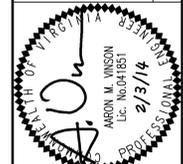
TYPE	EXISTING	PROPOSED
CROSS COUNTY CONNECTOR TRAIL		
LOCAL TRAIL		
PRIMARY PEDESTRIAN ROUTE		
SECONDARY PEDESTRIAN ROUTE		
PROPOSED TRAIL CONNECTION		



CONCEPTUAL CIRCULATION PLAN

**LAUREL HILL
 ADAPTIVE REUSE AREA**
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	REVISION APPROVED BY		DATE
		DATE	APPROVED	



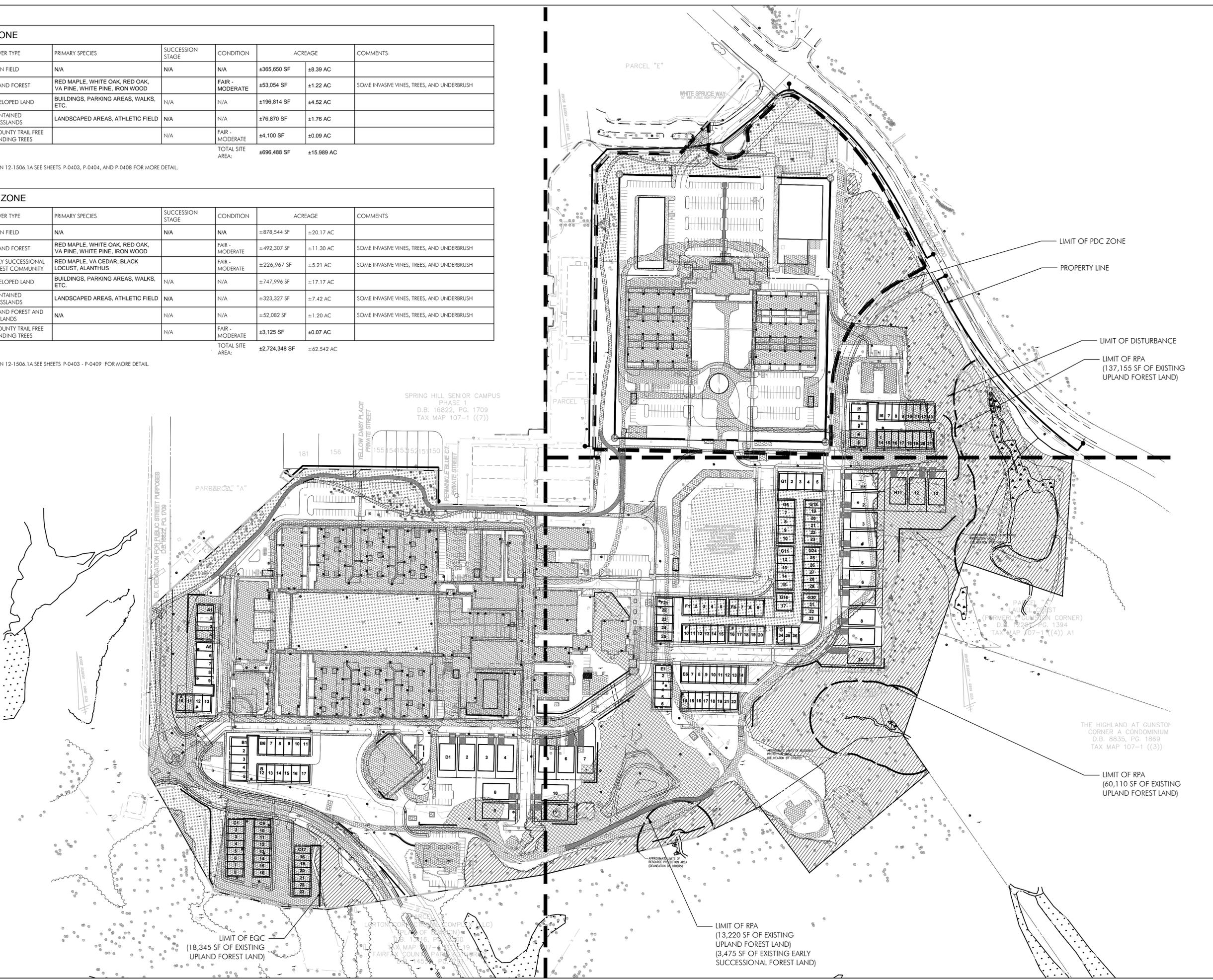
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 SCALE: 1" = 150'
 DRAWN: BF/DV/TT
 CHECKED: AV

PDC ZONE						
COVER TYPE	PRIMARY SPECIES	SUCCESSION STAGE	CONDITION	ACREAGE	ACREAGE	COMMENTS
OPEN FIELD	N/A	N/A	N/A	±365,650 SF	±8.39 AC	
UPLAND FOREST	RED MAPLE, WHITE OAK, RED OAK, VA PINE, WHITE PINE, IRON WOOD		FAIR - MODERATE	±53,054 SF	±1.22 AC	SOME INVASIVE VINES, TREES, AND UNDERBRUSH
DEVELOPED LAND	BUILDINGS, PARKING AREAS, WALKS, ETC.	N/A	N/A	±196,814 SF	±4.52 AC	
MAINTAINED GRASSLANDS	LANDSCAPED AREAS, ATHLETIC FIELD	N/A	N/A	±76,870 SF	±1.76 AC	
* COUNTY TRAIL FREE STANDING TREES		N/A	FAIR - MODERATE	±4,100 SF	±0.09 AC	
TOTAL SITE AREA:				±696,488 SF	±15.989 AC	

* PER SECTION 12-1506.1A SEE SHEETS P-0403, P-0404, AND P-0408 FOR MORE DETAIL.

PDH-8 ZONE						
COVER TYPE	PRIMARY SPECIES	SUCCESSION STAGE	CONDITION	ACREAGE	ACREAGE	COMMENTS
OPEN FIELD	N/A	N/A	N/A	±878,544 SF	±20.17 AC	
UPLAND FOREST	RED MAPLE, WHITE OAK, RED OAK, VA PINE, WHITE PINE, IRON WOOD		FAIR - MODERATE	±492,307 SF	±11.30 AC	SOME INVASIVE VINES, TREES, AND UNDERBRUSH
EARLY SUCCESSIONAL FOREST COMMUNITY	RED MAPLE, VA CEDAR, BLACK LOCUST, ALANTHUS		FAIR - MODERATE	±226,967 SF	±5.21 AC	SOME INVASIVE VINES, TREES, AND UNDERBRUSH
DEVELOPED LAND	BUILDINGS, PARKING AREAS, WALKS, ETC.	N/A	N/A	±747,996 SF	±17.17 AC	
MAINTAINED GRASSLANDS	LANDSCAPED AREAS, ATHLETIC FIELD	N/A	N/A	±323,327 SF	±7.42 AC	SOME INVASIVE VINES, TREES, AND UNDERBRUSH
UPLAND FOREST AND WETLANDS	N/A	N/A	N/A	±52,082 SF	±1.20 AC	SOME INVASIVE VINES, TREES, AND UNDERBRUSH
* COUNTY TRAIL FREE STANDING TREES		N/A	FAIR - MODERATE	±3,125 SF	±0.07 AC	
TOTAL SITE AREA:				±2,724,348 SF	±62.542 AC	

* PER SECTION 12-1506.1A SEE SHEETS P-0403 - P-0409 FOR MORE DETAIL.



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LAUREL HILL ADAPTIVE REUSE AREA
 LORTON, FAIRFAX COUNTY, VIRGINIA
 THE ALEXANDER COMPANY
 ELM STREET DEVELOPMENT

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REVISIONS:

EXISTING VEGETATION MAP



DESIGN: LH/JP
 DRAWN: SJC
 CHECKED: LH
 SCALE: 1" = 120'
 PROJECT NO: 11071
 DATE: 01.31.2014

P-0401

CDP/FDP

NOT RELEASED FOR CONSTRUCTION

P:\2011\1071 laurel hill\6.0 cad files\CDP - FDP\10-0401 EXISTING VEGETATION MAP.dwg

DESCRIPTIONS

- TOT LOT Active uses that include play equipment for age group 2-5 or 5-12, and bench(es).
- MINOR GREEN Passive use open space that includes turf grass balanced with trees, which tend to occur on the perimeter of the space.
- POCKET PARK Passive use open space that include bench(es) and sidewalk connected to the nearest community sidewalk. Trees and understory plantings provide pedestrian level interest.
- COURTYARD Passive use open space dominated by historic hardscape brick paving, and limited hardscape elements.
- INTERPRETIVE OPEN SPACE Passive use open space focused on historic site structure.
- ADAPTIVE REUSE Passive use open space, larger in area relative to all other site amenities. Space could potentially be used for events such as movies, farmer's markets, music performances, etc. Space is largely defined by historic centralized spaces. Predominantly turf grass with limited introduced (non-historic) sidewalks.
- OPEN SPACE COUNTY TRAIL Existing County trail with minor realignments.

- Potential location of outdoor recreation space associated with potential adjacent use.
- Potential shaded seating amenity.

NOTE: LOCATIONS TO BE MODIFIED AS NEEDED.

POOL AREA
TOTAL AREA: ±8,090 SF

ADAPTIVE REUSE OPEN SPACE: SOUTH QUAD
TOTAL AREA: ±84,033 SF

TOT LOT #2
TOTAL AREA: ±3,860 SF

MINOR GREEN #1
TOTAL AREA: ±2,925 SF

MINOR GREEN #2
TOTAL AREA: ±3,588 SF

MINOR GREEN #3A
TOTAL AREA: ±3,826 SF

MINOR GREEN #3B
TOTAL AREA: ±6,950 SF

INTERPRETIVE OPEN SPACE #2
TOTAL AREA: ±2,285 SF

MINOR GREEN #4
TOTAL AREA: ±20,461 SF

POCKET PARK #2
TOTAL AREA: ±3,363 SF
DESCRIPTION: BENCH

COUNTY TRAIL
TOTAL AREA: ±120,556 SF

TOT LOT #1
TOTAL AREA: ±16,712 SF

COURTYARD #1
TOTAL AREA: ±3,858 SF

COURTYARD #2
TOTAL AREA: ±7,581 SF

LIMIT OF PDC ZONE
LIMIT OF DISTURBANCE
PROPERTY LINE
ADAPTIVE REUSE OPEN SPACE: NORTH QUAD
TOTAL AREA: ±42,257 SF

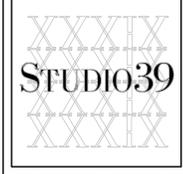
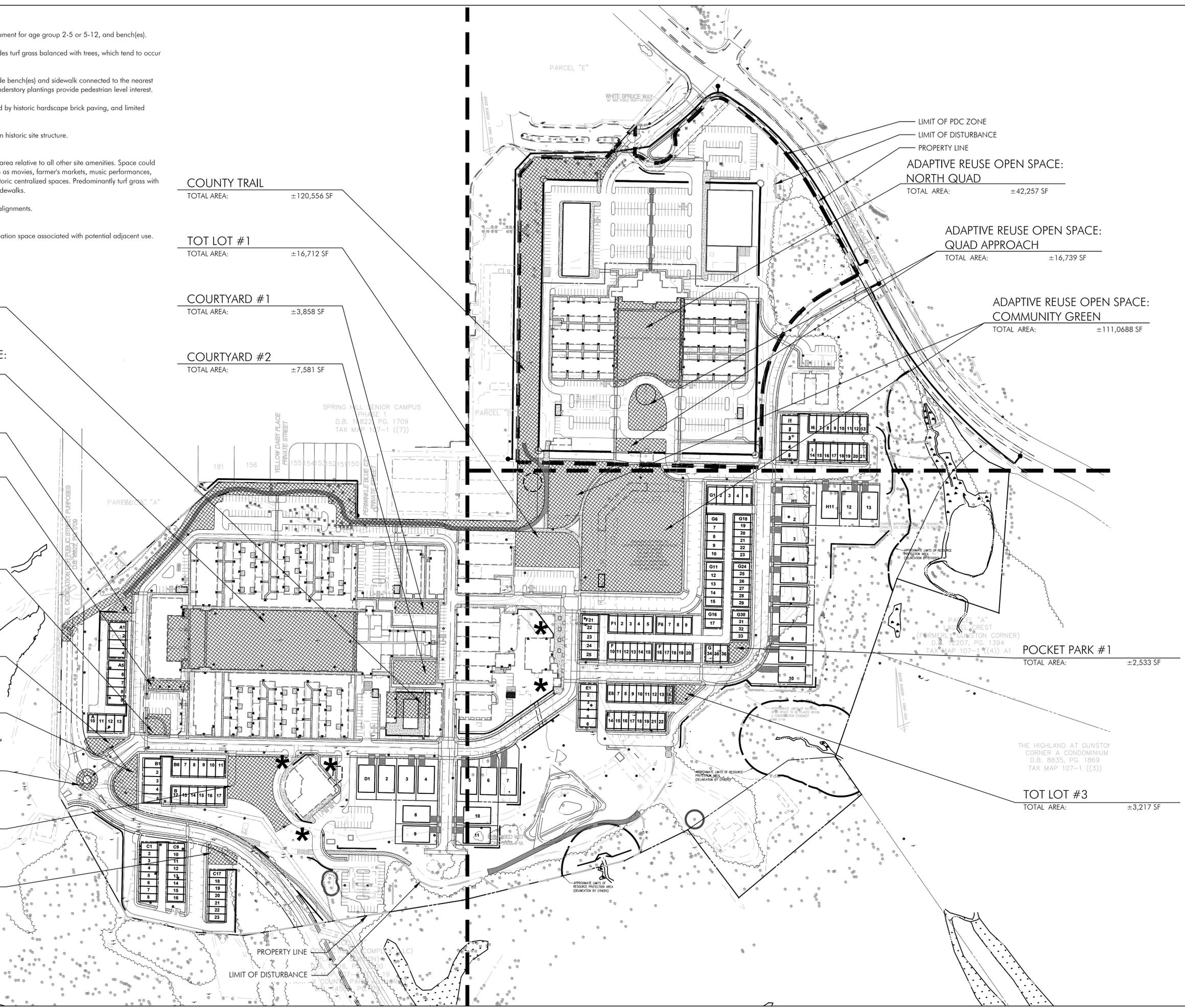
ADAPTIVE REUSE OPEN SPACE: QUAD APPROACH
TOTAL AREA: ±16,739 SF

ADAPTIVE REUSE OPEN SPACE: COMMUNITY GREEN
TOTAL AREA: ±111,0688 SF

POCKET PARK #1
TOTAL AREA: ±2,533 SF

TOT LOT #3
TOTAL AREA: ±3,217 SF

P:\2011\11071 laurel hill\6.0 cad files\CDP - FDP\0402 CONCEPTUAL SITE AMENITY PLAN.dwg



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ELM STREET DEVELOPMENT

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REVISIONS:

NO.	DATE	DESCRIPTION

CONCEPTUAL SITE AMENITY PLAN

DESIGN: LH/JP
DRAWN: SJC
CHECKED: LH

SCALE: 1" = 120'

PROJECT NO: 11071

DATE: 01.31.2014

P-0402

CDP/FDP

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REVISIONS:

ENLARGED
 LANDSCAPE PLAN
 01

DESIGN: LH/JP
 DRAWN: SJC
 CHECKED: LH

SCALE: 1" = 60'

PROJECT NO: 11071

DATE: 01.31.2014

P-0404

CDP/FDP

NOT RELEASED FOR CONSTRUCTION

LEGEND

* PROPOSED CATEGORY IV DECIDUOUS TREES
 (2" CALIPER SUGGESTED VARIETIES: RED OAK, WHITE OAK, VALLEY FORGE ELM, WILLOW OAK, SCARLET OAK, SYCAMORE)

PROPOSED CATEGORY III DECIDUOUS TREES
 (2 1/2" - 3" CALIPER, SUGGESTED VARIETIES: YELLOWWOOD, THORNLESS HONEYLOCUST, HACKBERRY, LITTLE LEAF LINDEN)

PROPOSED CATEGORY II TREES
 (1" CALIPER, SUGGESTED VARIETIES: BLACK TUPELO, DURA HEAT RIVER BIRCH, BALD CYPRESS, CAROLINA SILVERBELL, SERVICEBERRY)

PROPOSED CATEGORY II/III EVERGREEN TREES
 (1" CALIPER, SUGGESTED VARIETIES: AMERICAN HOLLY, LACEBARK PINE, SOUTHERN MAGNOLIA, LOBLOLLY PINE, WESTERN ARBORVITAE)

TREE PRESERVATION AREA
 (COUNTED TOWARDS TREE COVER)

NOTES

- ALL PLANTINGS SHOWN ARE SCHEMATIC AND PRELIMINARY IN NATURE. THEY ARE SUBJECT TO ADJUSTMENT AT TIME OF SITE PLAN.
- ALL UNDERSTORY PLANTINGS TO BE FINALIZED AT FINAL SITE PLAN.
- BIO BARRIER TO BE PROVIDED ON CURB SIDE OF STREET TREES WHERE 6'-0" TREE LAWN IS PROVIDED.
- PERCENTAGES OF TOTAL SHRUB REQUIREMENT DETERMINED BY MEAN AVERAGE OF TREE CANOPY PROVIDED FOR TRANSITIONAL SCREENING
- LANDSCAPE QUANTITIES AND DETAILS MAY BE REVISED TO BE CONSISTENT WITH VDHR AND NPS.

PDC TRANSITION SCREENING TYPE 2 (645 LF)

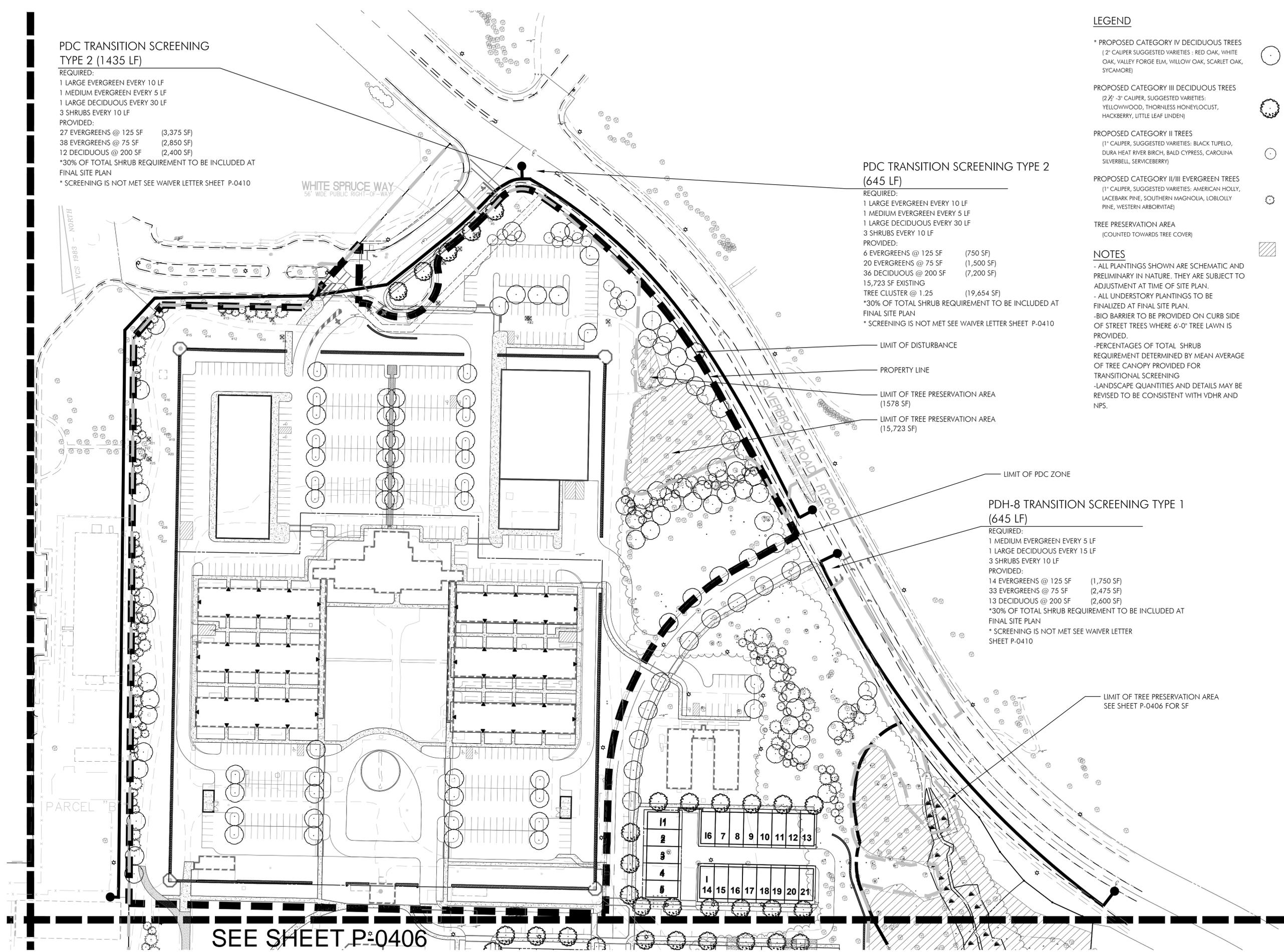
REQUIRED:
 1 LARGE EVERGREEN EVERY 10 LF
 1 MEDIUM EVERGREEN EVERY 5 LF
 1 LARGE DECIDUOUS EVERY 30 LF
 3 SHRUBS EVERY 10 LF

PROVIDED:
 6 EVERGREENS @ 125 SF (750 SF)
 20 EVERGREENS @ 75 SF (1,500 SF)
 36 DECIDUOUS @ 200 SF (7,200 SF)
 15,723 SF EXISTING
 TREE CLUSTER @ 1.25 (19,654 SF)
 *30% OF TOTAL SHRUB REQUIREMENT TO BE INCLUDED AT FINAL SITE PLAN
 * SCREENING IS NOT MET SEE WAIVER LETTER SHEET P-0410

PDH-8 TRANSITION SCREENING TYPE 1 (645 LF)

REQUIRED:
 1 MEDIUM EVERGREEN EVERY 5 LF
 1 LARGE DECIDUOUS EVERY 15 LF
 3 SHRUBS EVERY 10 LF

PROVIDED:
 14 EVERGREENS @ 125 SF (1,750 SF)
 33 EVERGREENS @ 75 SF (2,475 SF)
 13 DECIDUOUS @ 200 SF (2,600 SF)
 *30% OF TOTAL SHRUB REQUIREMENT TO BE INCLUDED AT FINAL SITE PLAN
 * SCREENING IS NOT MET SEE WAIVER LETTER SHEET P-0410



PDC TRANSITION SCREENING TYPE 2 (1435 LF)

REQUIRED:
 1 LARGE EVERGREEN EVERY 10 LF
 1 MEDIUM EVERGREEN EVERY 5 LF
 1 LARGE DECIDUOUS EVERY 30 LF
 3 SHRUBS EVERY 10 LF

PROVIDED:
 27 EVERGREENS @ 125 SF (3,375 SF)
 38 EVERGREENS @ 75 SF (2,850 SF)
 12 DECIDUOUS @ 200 SF (2,400 SF)
 *30% OF TOTAL SHRUB REQUIREMENT TO BE INCLUDED AT FINAL SITE PLAN
 * SCREENING IS NOT MET SEE WAIVER LETTER SHEET P-0410

WHITE SPRUCE WAY
 56' WIDE PUBLIC RIGHT-OF-WAY

- LIMIT OF DISTURBANCE
- PROPERTY LINE
- LIMIT OF TREE PRESERVATION AREA (1578 SF)
- LIMIT OF TREE PRESERVATION AREA (15,723 SF)

LIMIT OF PDC ZONE

LIMIT OF TREE PRESERVATION AREA
 SEE SHEET P-0406 FOR SF

SEE SHEET P-0406

P:\2011\11071 laurel hill\6.0 cad files\CDP_FDP\P-0404 ENLARGED LANDSCAPE PLAN 01.dwg



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 LORTON, FAIRFAX COUNTY, VIRGINIA
 THE ALEXANDER COMPANY
 ELM STREET DEVELOPMENT

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REVISIONS:

ENLARGED
 LANDSCAPE PLAN
 01 - OPTION A

DESIGN: LH/JP
 DRAWN: SJC
 CHECKED: LH

SCALE: 1" = 60'

PROJECT NO: 11071

DATE: 01.31.2014

P-0404.A

CDP/FDP

NOT RELEASED FOR CONSTRUCTION

LEGEND

* PROPOSED CATEGORY IV DECIDUOUS TREES
 (2" CALIPER SUGGESTED VARIETIES: RED OAK, WHITE OAK, VALLEY FORGE ELM, WILLOW OAK, SCARLET OAK, SYCAMORE)

PROPOSED CATEGORY III DECIDUOUS TREES
 (2 1/2" - 3" CALIPER, SUGGESTED VARIETIES: YELLOWWOOD, THORNLESS HONEYLOCUST, HACKBERRY, LITTLE LEAF LINDEN)

PROPOSED CATEGORY II TREES
 (1" CALIPER, SUGGESTED VARIETIES: BLACK TUPELO, DURA HEAT RIVER BIRCH, BALD CYPRESS, CAROLINA SILVERBELL, SERVICEBERRY)

PROPOSED CATEGORY II/III EVERGREEN TREES
 (1" CALIPER, SUGGESTED VARIETIES: AMERICAN HOLLY, LACEBARK PINE, SOUTHERN MAGNOLIA, LOBLOLLY PINE, WESTERN ARBORVITAE)

TREE PRESERVATION AREA
 (COUNTED TOWARDS TREE COVER)

NOTES

- ALL PLANTINGS SHOWN ARE SCHEMATIC AND PRELIMINARY IN NATURE. THEY ARE SUBJECT TO ADJUSTMENT AT TIME OF SITE PLAN.
- ALL UNDERSTORY PLANTINGS TO BE FINALIZED AT FINAL SITE PLAN.
- BIO BARRIER TO BE PROVIDED ON CURB SIDE OF STREET TREES WHERE 6'-0" TREE LAWN IS PROVIDED.
- PERCENTAGES OF TOTAL SHRUB REQUIREMENT DETERMINED BY MEAN AVERAGE OF TREE CANOPY PROVIDED FOR TRANSITIONAL SCREENING
- LANDSCAPE QUANTITIES AND DETAILS MAY BE REVISED TO BE CONSISTENT WITH VDHR AND NPS.

PDC TRANSITION SCREENING TYPE 2 (645 LF)

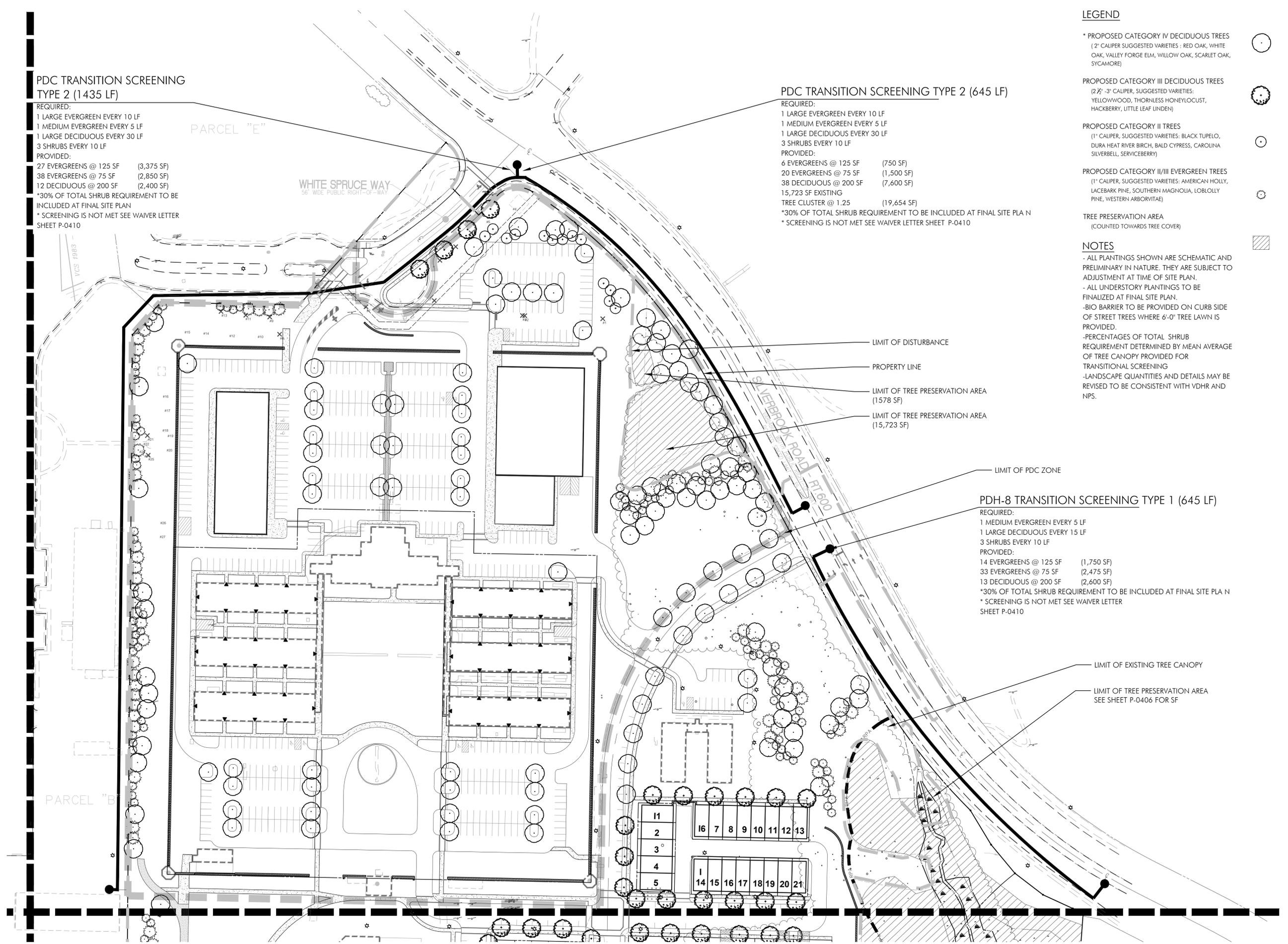
- REQUIRED:
 1 LARGE EVERGREEN EVERY 10 LF
 1 MEDIUM EVERGREEN EVERY 5 LF
 1 LARGE DECIDUOUS EVERY 30 LF
 3 SHRUBS EVERY 10 LF
- PROVIDED:
 6 EVERGREENS @ 125 SF (750 SF)
 20 EVERGREENS @ 75 SF (1,500 SF)
 38 DECIDUOUS @ 200 SF (7,600 SF)
 15,723 SF EXISTING
 TREE CLUSTER @ 1.25 (19,654 SF)
 *30% OF TOTAL SHRUB REQUIREMENT TO BE INCLUDED AT FINAL SITE PLAN
 * SCREENING IS NOT MET SEE WAIVER LETTER SHEET P-0410

PDH-8 TRANSITION SCREENING TYPE 1 (645 LF)

- REQUIRED:
 1 MEDIUM EVERGREEN EVERY 5 LF
 1 LARGE DECIDUOUS EVERY 15 LF
 3 SHRUBS EVERY 10 LF
- PROVIDED:
 14 EVERGREENS @ 125 SF (1,750 SF)
 33 EVERGREENS @ 75 SF (2,475 SF)
 13 DECIDUOUS @ 200 SF (2,600 SF)
 *30% OF TOTAL SHRUB REQUIREMENT TO BE INCLUDED AT FINAL SITE PLAN
 * SCREENING IS NOT MET SEE WAIVER LETTER SHEET P-0410

PDC TRANSITION SCREENING TYPE 2 (1435 LF)

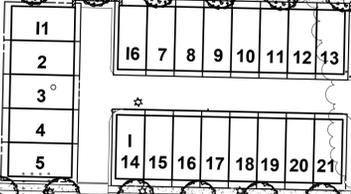
- REQUIRED:
 1 LARGE EVERGREEN EVERY 10 LF
 1 MEDIUM EVERGREEN EVERY 5 LF
 1 LARGE DECIDUOUS EVERY 30 LF
 3 SHRUBS EVERY 10 LF
- PROVIDED:
 27 EVERGREENS @ 125 SF (3,375 SF)
 38 EVERGREENS @ 75 SF (2,850 SF)
 12 DECIDUOUS @ 200 SF (2,400 SF)
 *30% OF TOTAL SHRUB REQUIREMENT TO BE INCLUDED AT FINAL SITE PLAN
 * SCREENING IS NOT MET SEE WAIVER LETTER SHEET P-0410



LIMIT OF DISTURBANCE
 PROPERTY LINE
 LIMIT OF TREE PRESERVATION AREA (1578 SF)
 LIMIT OF TREE PRESERVATION AREA (15,723 SF)

LIMIT OF PDC ZONE

LIMIT OF EXISTING TREE CANOPY
 LIMIT OF TREE PRESERVATION AREA SEE SHEET P-0406 FOR SF



P:\2011\11071 laurel hill\6.0 cad files\CDP - FDP\0404.A ENLARGED LANDSCAPE PLAN 01 - OPTION A.dwg



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LAUREL HILL ADAPTIVE REUSE AREA
 LORTON, FAIRFAX COUNTY, VIRGINIA
 THE ALEXANDER COMPANY
 ELM STREET DEVELOPMENT

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REVISIONS:

ENLARGED
 LANDSCAPE PLAN
 01 - OPTION B

DESIGN: LH/JP
 DRAWN: SJC
 CHECKED: LH

SCALE: 1" = 60'

PROJECT NO: 11071

DATE: 01.31.2014

P-0404.B

CDP/FDP

NOT RELEASED FOR CONSTRUCTION

LEGEND

* PROPOSED CATEGORY IV DECIDUOUS TREES
 (2" CALIPER SUGGESTED VARIETIES: RED OAK, WHITE OAK, VALLEY FORGE ELM, WILLOW OAK, SCARLET OAK, SYCAMORE)

PROPOSED CATEGORY III DECIDUOUS TREES
 (2 1/2" - 3" CALIPER, SUGGESTED VARIETIES: YELLOWWOOD, THORNLESS HONEYLOCUST, HACKBERRY, LITTLE LEAF LINDEN)

PROPOSED CATEGORY II TREES
 (1" CALIPER, SUGGESTED VARIETIES: BLACK TUPELO, DURA HEAT RIVER BIRCH, BALD CYPRESS, CAROLINA SILVERBELL, SERVICEBERRY)

PROPOSED CATEGORY II/III EVERGREEN TREES
 (1" CALIPER, SUGGESTED VARIETIES: AMERICAN HOLLY, LACEBARK PINE, SOUTHERN MAGNOLIA, LOBLOLLY PINE, WESTERN ARBORVITAE)

TREE PRESERVATION AREA
 (COUNTED TOWARDS TREE COVER)

NOTES

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PDC TRANSITION SCREENING TYPE 2 (645 LF)

REQUIRED:
 1 LARGE EVERGREEN EVERY 10 LF
 1 MEDIUM EVERGREEN EVERY 5 LF
 1 LARGE DECIDUOUS EVERY 30 LF
 3 SHRUBS EVERY 10 LF

PROVIDED:
 6 EVERGREENS @ 125 SF (750 SF)
 20 EVERGREENS @ 75 SF (1,500 SF)
 38 DECIDUOUS @ 200 SF (7,600 SF)
 15,723 SF EXISTING TREE CLUSTER @ 1.25 (19,654 SF)
 * 30% OF TOTAL SHRUB REQUIREMENT TO BE INCLUDED AT FINAL SITE PLAN
 * SCREENING IS NOT MET SEE WAIVER LETTER SHEET P-0410

PDH-8 TRANSITION SCREENING TYPE 1 (645 LF)

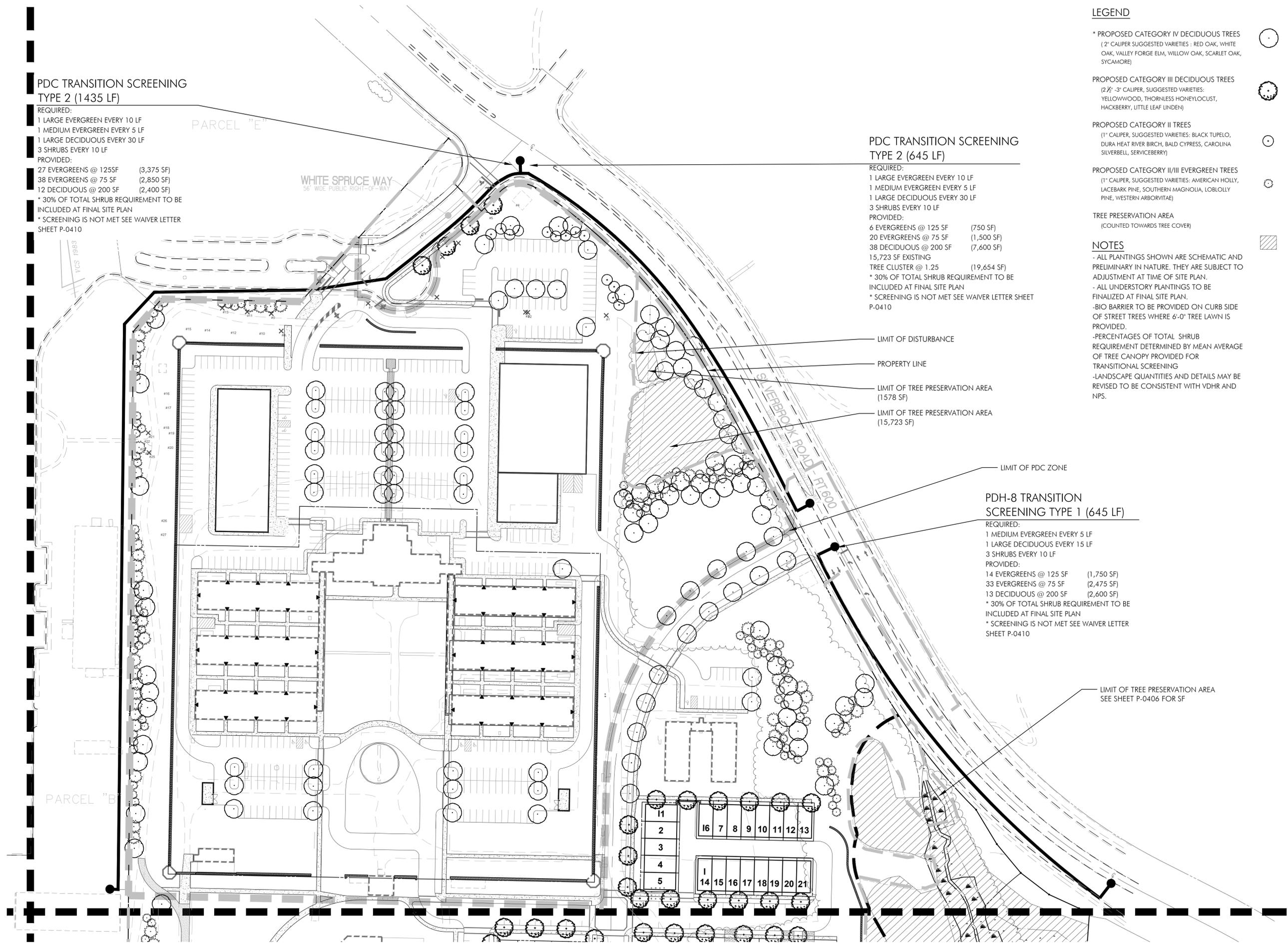
REQUIRED:
 1 MEDIUM EVERGREEN EVERY 5 LF
 1 LARGE DECIDUOUS EVERY 15 LF
 3 SHRUBS EVERY 10 LF

PROVIDED:
 14 EVERGREENS @ 125 SF (1,750 SF)
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 13 DECIDUOUS @ 200 SF (2,600 SF)
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 * SCREENING IS NOT MET SEE WAIVER LETTER SHEET P-0410

PDC TRANSITION SCREENING TYPE 2 (1435 LF)

REQUIRED:
 1 LARGE EVERGREEN EVERY 10 LF
 1 MEDIUM EVERGREEN EVERY 5 LF
 1 LARGE DECIDUOUS EVERY 30 LF
 3 SHRUBS EVERY 10 LF

PROVIDED:
 27 EVERGREENS @ 125SF (3,375 SF)
 38 EVERGREENS @ 75 SF (2,850 SF)
 12 DECIDUOUS @ 200 SF (2,400 SF)
 * 30% OF TOTAL SHRUB REQUIREMENT TO BE INCLUDED AT FINAL SITE PLAN
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LAUREL HILL ADAPTIVE REUSE AREA
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REVISIONS:

ENLARGED
 LANDSCAPE PLAN
 02

DESIGN: LH/JP
 DRAWN: SJC
 CHECKED: LH

SCALE: 1" = 60'

PROJECT NO: 11071

DATE: 01.31.2014

P-0405

CDP/FDP

NOT RELEASED FOR CONSTRUCTION

LEGEND

* PROPOSED CATEGORY IV DECIDUOUS TREES
 (2" CALIPER, SUGGESTED VARIETIES: RED OAK, WHITE OAK, VALLEY FORGE ELM, WILLOW OAK, SCARLET OAK, SYCAMORE)

PROPOSED CATEGORY III DECIDUOUS TREES
 (2 1/2" - 3" CALIPER, SUGGESTED VARIETIES: YELLOWWOOD, THORNLESS HONEYLOCUST, HACKBERRY, LITTLE LEAF LINDEN)

PROPOSED CATEGORY II TREES
 (1" CALIPER, SUGGESTED VARIETIES: BLACK TUPELO, DURA HEAT RIVER BIRCH, BALD CYPRESS, CAROLINA SILVERBELL, SERVICEBERRY)

PROPOSED CATEGORY II/III EVERGREEN TREES
 (1" CALIPER, SUGGESTED VARIETIES: AMERICAN HOLLY, LACEBARK PINE, SOUTHERN MAGNOLIA, LOBLOLLY PINE, WESTERN ARBORVITAE)

TREE PRESERVATION AREA
 (COUNTED TOWARDS TREE COVER)

NOTES

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**PDH-8 SCREENING
 TYPE 1 (534 LF)**

- REQUIRED:
- 1) MIX OF LARGE DECIDUOUS TREES, LARGE AND MEDIUM EVERGREEN TREES TO ACHIEVE TEN YR. TREE CANOPY (75% OR GREATER)
 - 2) 70% EVERGREEN TREES (NO MORE THAN 35% OF A SINGLE SPECIES)
 - 3) PREDOMINATELY MED EVERGREEN SHRUBS, 3 EVERY 10 LF
- PROVIDED:
- | | |
|------------------------|------------|
| 12 DECIDUOUS @ 200 SF | (2,400 SF) |
| 13 DECIDUOUS @ 125 SF | (1,625 SF) |
| 13 EVERGREENS @ 125 SF | (1,625 SF) |
| 26 EVERGREENS @ 75 SF | (900 SF) |
| 122 SHRUBS | |
- *30% OF TOTAL SHRUB REQUIREMENT TO BE INCLUDED AT FINAL SITE PLAN
 *SCREENING IS NOT MET SEE WAIVER LETTER SHEET P-0410

89,100 SF DEDICATED ROW

LIMIT OF DISTURBANCE

PROPERTY LINE

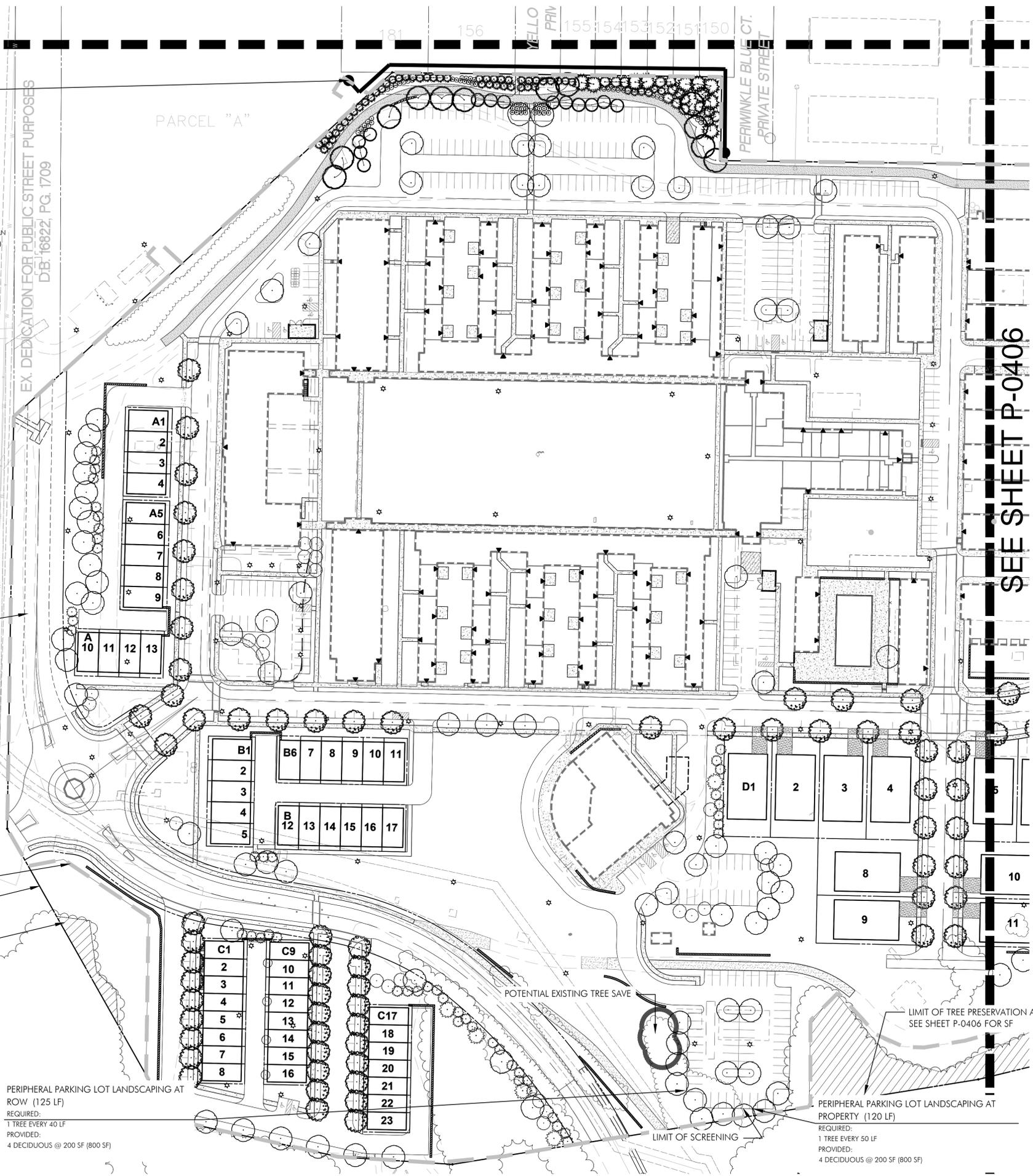
LIMIT OF TREE PRESERVATION AREA
 (2,108 SF)

PERIPHERAL PARKING LOT LANDSCAPING AT ROW (125 LF)

- REQUIRED:
 1 TREE EVERY 40 LF
- PROVIDED:
 4 DECIDUOUS @ 200 SF (800 SF)

PERIPHERAL PARKING LOT LANDSCAPING AT PROPERTY (120 LF)

- REQUIRED:
 1 TREE EVERY 50 LF
- PROVIDED:
 4 DECIDUOUS @ 200 SF (800 SF)



SEE SHEET P-0406

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PLANT POOL

STREET TREES

GENUS	SPECIES	VARIETY	COMMON NAME	HEIGHT	CALIFER	REMARKS
Betula	nigra	'Dura Heat'	Heritage River Birch	8 - 10'	1" min.	B4B, multi-trunk, 3 cane minimum, full symmetrical branching
Celtis	occidentalis		Common Hackberry	14 - 16'	2 1/2" - 3"	B4B, full uniform crown, symmetrical branching, full specimen
Cladrastis	kentuckea		Yellowwood	14 - 16'	2 1/2" - 3"	B4B, full uniform crown, symmetrical branching, full specimen
Gleditsia	triacanthos	inermis	Thornless Common Honeylocust	14 - 16'	2 1/2" - 3"	B4B, full uniform crown, symmetrical branching, full specimen
Nyssa	sylvatica	'Wild Fire'	Black Tupelo, Black Gum, Sour Gum	8 - 10'	1" min.	B4B, full uniform crown, symmetrical branching, full specimen
Platanus	occidentalis	'Bloodgood'	American Plane Tree, Sycamore	12 - 14'	2" min.	B4B, full uniform crown, symmetrical branching, full specimen
Quercus	alba		White Oak	12 - 14'	2" min.	B4B, full uniform crown, symmetrical branching, full specimen
Quercus	coccinea		Scarlet Oak	12 - 14'	2" min.	B4B, full uniform crown, symmetrical branching, full specimen
Quercus	phellos		Willow Oak	12 - 14'	2" min.	B4B, full uniform crown, symmetrical branching, full specimen
Quercus	rubra		Red Oak	12 - 14'	2" min.	B4B, full uniform crown, symmetrical branching, full specimen
Taxodium	distichum	'Shaunes Brave'	Common Baldcypress	8 - 10'	1" min.	B4B, full uniform crown, symmetrical branching, full specimen
Tilia	cordata		Little Leaf Linden	14 - 16'	2 1/2" - 3"	B4B, full uniform crown, symmetrical branching, full specimen
Ulmus	americana	'Valley Forge'	Valley Forge American Elm	12 - 14'	2" min.	B4B, full uniform crown, symmetrical branching, full specimen

ORNAMENTAL TREES

GENUS	SPECIES	VARIETY	COMMON NAME	HEIGHT	CALIFER	REMARKS
Amelanchier	arbores		Serviceberry	8 - 10'	1" min.	B4B, multi-trunk, 3 trunk minimum, full symmetrical branching
Halesia	carolina		Carolina Silverbell	8 - 10'	1" min.	B4B, multi-trunk, 3 trunk minimum, full symmetrical branching
Magnolia	x soulangeana		Saucer Magnolia	8 - 10'	1" min.	B4B, multi-trunk, 3 trunk minimum, full symmetrical branching

EVERGREEN TREES

GENUS	SPECIES	VARIETY	COMMON NAME	HEIGHT	SPREAD	REMARKS
Ilex	opaca	'Satyr Hill'	American Holly	6 - 8'	3 1/2 - 5'	B4B, full to ground with good seasonal flush
Magnolia	grandiflora		Southern Magnolia	6 - 8'	3 1/2 - 5'	B4B, full to ground with good seasonal flush
Pinus	bungeana		Lacebark Pine	6 - 8'	3 1/2 - 5'	B4B, full to ground with good seasonal flush
Pinus	taeda		Loblolly Pine	6 - 8'	3 1/2 - 5'	B4B, full to ground with good seasonal flush
Thuja	plicata	'Green Giant'	Green Giant Arborvitae	6 - 8'	3 1/2' - 5'	B4B, full to ground with good seasonal flush

SHRUBS

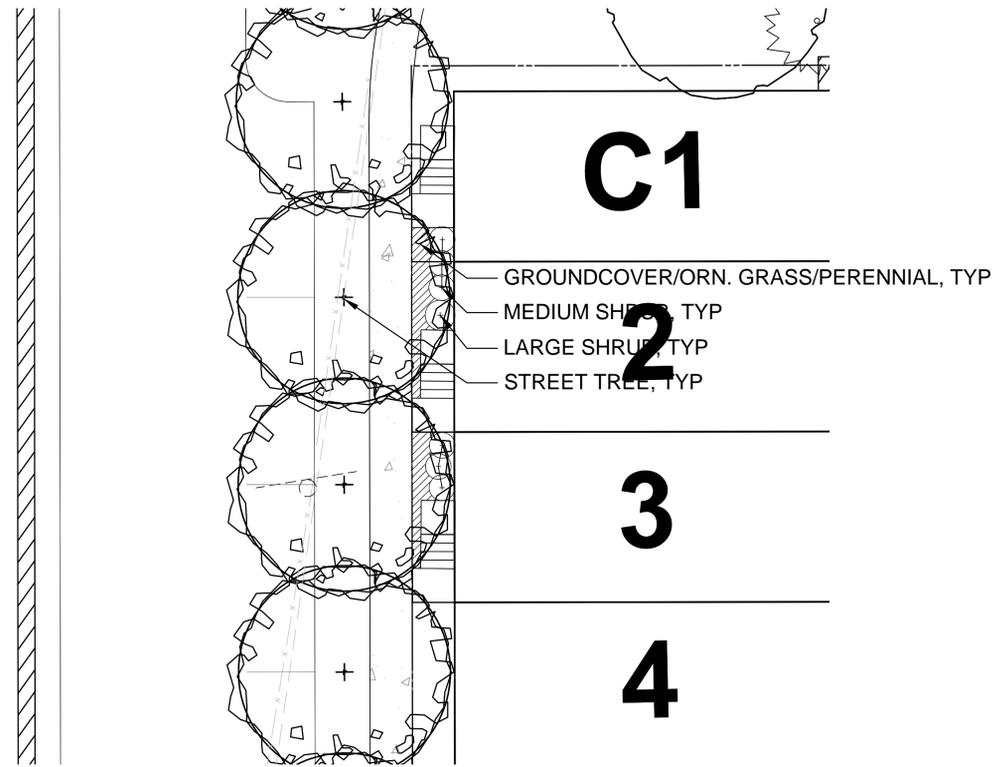
GENUS	SPECIES	VARIETY	COMMON NAME	HEIGHT	SPREAD	REMARKS
Callicarpa	americana		American Beautyberry	24 - 30"	24 - 30"	#5 cont., healthy, vigorous, well-rooted & established in container
Camellia	sasanqua	'Yuletide'	Yuletide Camellia	24 - 30"	24 - 30"	#3 cont., healthy, vigorous, well-rooted & established in container
Fothergilla	gardenii	'Appalachia'	Dwarf Fothergilla	24 - 36"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container
Ilex	glabra	'Shamrock'	Shamrock Inkberry	24 - 30"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container
Itea	virginica	'Little Henry'	Little Henry Sweetspire	18 - 24"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container
Myrica	pennsylvanica		Northern Bayberry	30 - 36"	30 - 36"	#5 cont., healthy, vigorous, well-rooted & established in container
Physocarpus	opulifolius	'Diablo'	Diablo Ninebark	24 - 36"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container
Rhus	aromatica	'Gro-low'	Gro-low Sumac	#3		4'-0" o.c., full specimen, healthy, vigorous, well-rooted and established
Taxus	x media	'Chadwickii'	Chadwick Yew	18 - 24"	18 - 24"	B4B, healthy, vigorous, well-rooted & established

PERENNIALS/ORNAMENTAL GRASSES/GROUNDCOVERS

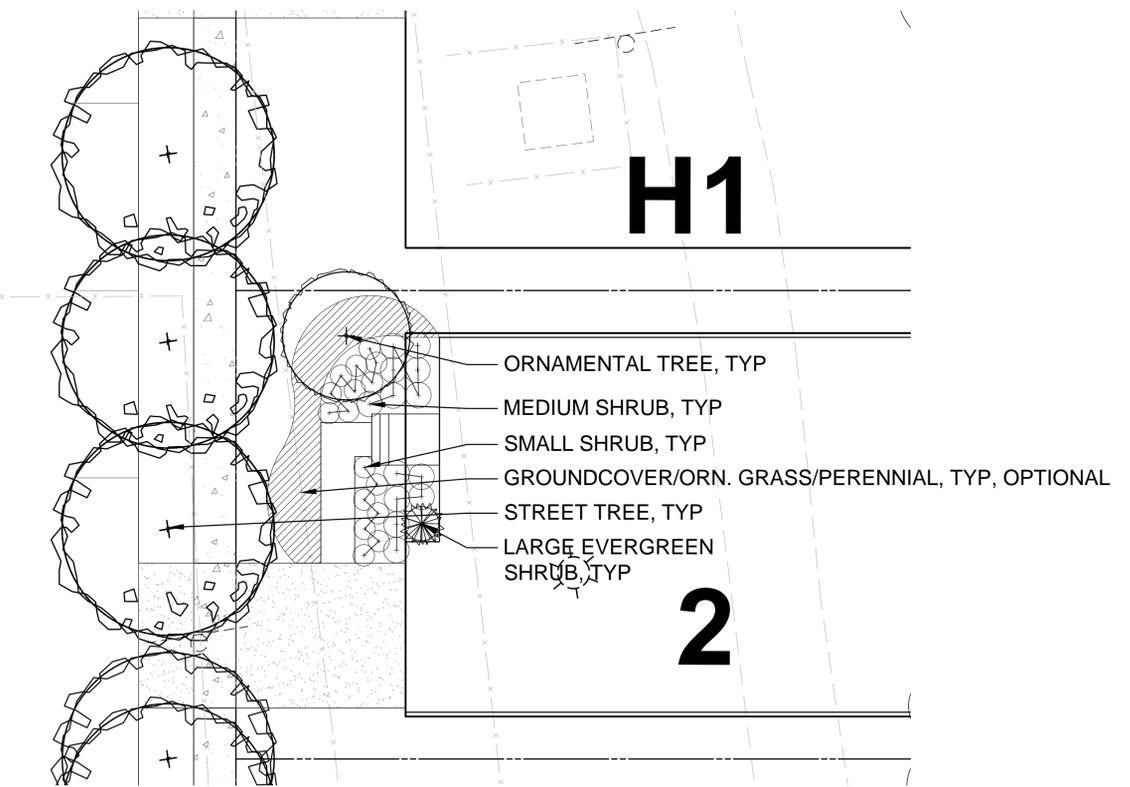
GENUS	SPECIES	VARIETY	COMMON NAME	SIZE	COLOR	REMARKS
Allium	angulosum	'Summer Beauty'	Summer Beauty Mouse Garlic	#3 cont.		12" o.c., full specimen, healthy, vigorous, well-rooted and established
Anemone	tabernaemontana	var. salicifolia	Eastern Bluestar	#3 cont.		24" o.c., full specimen, healthy, vigorous, well-rooted and established
Anemone	x hybrida	'Honore Jobert'	Honore Jobert Japanese Anemone	#1 cont.	White	18" o.c., full specimen, healthy, vigorous, well-rooted and established
Coreopsis	verticillata	'Creme Brulee'	Creme Brulee Tickseed	#3 cont.		18" o.c., full specimen, healthy, vigorous, well-rooted and established
Carex	elata		Tufted Sedge	#1		24" o.c., full specimen, healthy, vigorous, well-rooted and established
Carex	glauca		Blue Sedge	#1		12" o.c., full specimen, healthy, vigorous, well-rooted and established
Nassella	tanussima		Mexican Feather Grass	#1 cont.		18" o.c., full specimen, healthy, vigorous, well-rooted and established
Phlox	subulata		Moss Phlox	#1 cont.		18" o.c., full specimen, healthy, vigorous, well-rooted and established
Schizachyrium	scoparium	'The Blues'	Little Bluestem	#1 cont.		24" o.c., full specimen, healthy, vigorous, well-rooted and established
Sesleria	autumnalis		Autumn Moor Grass	#1 cont.		24" o.c., full specimen, healthy, vigorous, well-rooted and established

*SUGGESTED PLANTS SUBJECT TO CHANGE AT SITE PLAN.

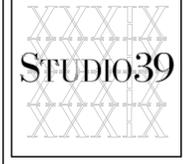
*LANDSCAPE PLANS ARE SCHEMATIC IN NATURE AND WILL BE REFINED AT FINAL SITE PLAN.



1 TOWNHOUSE TYPICAL LANDSCAPE PLAN PLAN
P-0407 Scale: 1:10



2 SINGLE FAMILY DETACHED TYPICAL LANDSCAPE PLAN PLAN
P-0407 Scale: 1:10



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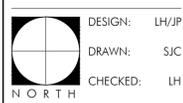
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REVISIONS:

LANDSCAPE NOTES AND DETAILS - PDC



DESIGN: LH/JP
DRAWN: SJC
CHECKED: LH
SCALE: AS SHOWN
PROJECT NO: 11071
DATE: 01.31.2014

P-0408

CDP/FDP

NOT RELEASED FOR CONSTRUCTION

TABLE 12.10 PDC SITE

Table 12.10 10-year Tree Canopy Calculation Worksheet			
Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	SEE TABLE 12.3 PDC SHEET P_0408	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	±696,488 SF	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and	-	§ 12-0511.1B
B3	Subtract area of exemptions =	-	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 - B2) =	±696,488 SF	
B5	Identify site's zoning and/or use	PDC/ COMMERCIAL	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-0510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	±69,649 SF	
B8	Modification of 10-year Tree Canopy Requirements requested?	N	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	-	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	**	
C2	Total canopy area meeting standards of § 12-0400 =	± 19,701 SF	
C3	C2 x 1.25 =	±24,626 SF	§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0	
C5	C4 x 1.5 =	0	§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0	
C7	C6 x 1.5 to 3.0 =	0	§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0	
C9	C8 x 1.0 =	0	§ 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	±24,626 SF	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) =	±45,023 SF	
D2	Area of canopy planted for air quality benefits =	±10,000 SF	
D3	x 1.5 =	±15,000 SF	§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	0	
D5	x 1.5 =	0	§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	0	
D7	x 1.25 =	0	§ 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =	19,150 SF	
D9	x 1.5 =	28,725 SF	§ 12-0510.4B(4)
D10	Area of canopy provided by native trees =	0	
D11	x 1.5 =	0	§ 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	1,000 SF	
D13	x 1.5 =	1,500 SF	§ 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =	0	
D15	x 1.0 =	0	§ 12-0510.4D(1)
D16	Area of canopy provided through native shrubs =	0	
D17	x 1.0 =	0	§ 12-0510.4D(1)
D18	Percentage of D14 represented by D15 =	0	Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	±45,225 SF	
D18	Is an off-site planting relief requested?	-	Yes or No
D19	Tree Bank or Tree Fund?	N	§ 12-0512
D20	Canopy area requested to be provided through off-site banking or tree fund	0	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	0	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	±24,626 SF	
E2	Total of canopy area provided through tree planting (D17) =	±45,225 SF	
E3	Total of canopy area provided through off-site mechanism (D19) =	0	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	±69,851 SF	Total of E1 through E3. Area should meet or exceed area required by B7

** PENDING COUNTY TREE SURVEY

TABLE 12.3 PDC SITE

Table 12.3 Tree Preservation Target Calculations and Statement		
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	±57,154 SF
B	Percentage of gross site area covered by existing tree canopy =	8.2%
C	Percentage of 10-year tree canopy required for site (see Table 12.4) =	10%
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	.8%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	35.3%
F	Has the Tree Preservation Target minimum been met?	YES
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 § 12-0508.3 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.	
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	

TREE COVER CALCULATIONS FOR PDC SITE

TOTAL SITE AREA	±696,488 SF
ADJUSTED GROSS SITE AREA	±696,488 SF
PERCENT REQUIRED	±696,488 SF X 10%
TREE COVER REQUIRED	±69,649 SF

TREE COVER PROVIDED (PLANTED)	
±103 CATEGORY IV DECIDUOUS @ 200 SF (INCLUDES INTERIOR PARKING LOT TREES, AND TRANSITION BUFFER TREES)	±20,600 SF
±3 CATEGORY III DECIDUOUS @ 175 SF	± 525 SF
±13 CATEGORY II DECIDUOUS @ 75 SF	± 975 SF
±33 CATEGORY III EVERGREEN @ 150 SF (INCLUDES TRANSITION BUFFER TREES)	±4,950 SF
±58 CATEGORY II EVERGREEN @ 75 SF (INCLUDES TRANSITION BUFFER TREES)	±4,350 SF

PROPOSED TREE COVERAGE TO BE PRESERVED	±19,701 SF
TOTAL TREE COVERAGE	±51,101 SF

OVERALL SITE INTERIOR PARKING LOT LANDSCAPE CALCULATIONS SUMMARY

TOTAL PARKING AREA :	±278,890 SF
REQUIRED (@ 5%):	±13,944 SF
PROVIDED :	±14,600 SF

NOTE:
- ALL PLANTINGS SHOWN ARE SCHEMATIC AND PRELIMINARY IN NATURE. THEY ARE SUBJECT TO ADJUSTMENT AT TIME OF SITE PLAN.

PDC ZONE FREE STANDING TREES

TREE ID #	BOTANICAL NAME	COMMON NAME	CALIPER	CONDITION	10 YR CANOPY (SF)	TO REMAIN
1	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	6-7"	*	*	N
2	PRUNUS SEROTINA	BLACK CHERRY	3"	FAIR	175	N
3	PRUNUS SEROTINA	BLACK CHERRY	5"	FAIR	175	N
4	QUERCUS RUBRA	NORTHERN RED OAK	2 1/2"	FAIR	200	Y
5	QUERCUS RUBRA	NORTHERN RED OAK	1 3/4"	FAIR	150	Y
6	QUERCUS RUBRA	NORTHERN RED OAK	1 3/4"	FAIR	150	N
7	QUERCUS RUBRA	NORTHERN RED OAK	2"	FAIR	200	N
8	PLATANUS X ACERFOLIA	LONDON PLANE	2 1/2"	FAIR	200	N
9	PLATANUS X ACERFOLIA	LONDON PLANE	2 3/4"	FAIR	200	N
10	QUERCUS RUBRA	NORTHERN RED OAK	1 3/4"	FAIR	150	Y
11	PLATANUS X ACERFOLIA	LONDON PLANE	2 1/4"	FAIR	200	N
12	QUERCUS RUBRA	NORTHERN RED OAK	2"	FAIR	200	Y
13	PLATANUS X ACERFOLIA	LONDON PLANE	2 1/2"	FAIR	200	N
14	QUERCUS RUBRA	NORTHERN RED OAK	2"	FAIR	200	Y
15	QUERCUS RUBRA	NORTHERN RED OAK	1 1/2"	FAIR	150	Y
16	QUERCUS PALUSTRIS	PIN OAK	2 1/2"	FAIR	200	Y
17	QUERCUS PALUSTRIS	PIN OAK	2"	FAIR	200	Y
18	CORNUS KOUSA	KOUSA DOGWOOD	1/2"	FAIR	75	Y
19	CORNUS KOUSA	KOUSA DOGWOOD	1/2"	FAIR	75	Y
20	CORNUS KOUSA	KOUSA DOGWOOD	1/2"	FAIR	75	Y
21	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2"	FAIR	100	N
22	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2 1/4"	FAIR	100	Y
23	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2 1/2"	FAIR	100	Y
24	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1 1/2"	FAIR	75	Y
25	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2"	FAIR	100	N
26	PLATANUS X ACERFOLIA	LONDON PLANE	2 1/4"	FAIR	200	Y
27	PLATANUS X ACERFOLIA	LONDON PLANE	3 1/2"	FAIR	250	Y

EXISTING TEN YEAR CANOPY TOTAL: 4,100 SF
EXISTING TEN YEAR CANOPY TO REMAIN TOTAL: 2,400 SF

* INVASIVE SPECIES TO BE REMOVED

P:\2011\11071 laurel hill\6.0 cad files\CDP - FDP\0408 LANDSCAPE NOTES AND DETAILS - PDC.dwg



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LAUREL HILL ADAPTIVE REUSE AREA
 LORTON, FAIRFAX COUNTY, VIRGINIA
 THE ALEXANDER COMPANY
 ELM STREET DEVELOPMENT

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REVISIONS:

LANDSCAPE NOTES AND DETAILS - PDC OPTION A



DESIGN: LH/JP
 DRAWN: SJC
 CHECKED: LH
 PROJECT NO: 11071
 DATE: 01.31.2014

P-0408.A

CDP/FDP

NOT RELEASED FOR CONSTRUCTION

TABLE 12.10 PDC OPTION A SITE

Table 12.10 10-year Tree Canopy Calculation Worksheet			
Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	SEE TABLE 12.3 PDC SHEET P-0408.A	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	±696,488 SF	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and	-	§ 12-0511.1B
B3	Subtract area of exemptions =	-	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 - B2) =	±696,488 SF	
B5	Identify site's zoning and/or use	PDC/ COMMERCIAL	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-0510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	±69,649 SF	
B8	Modification of 10-year Tree Canopy Requirements requested?	N	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	-	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	**	
C2	Total canopy area meeting standards of § 12-0400 =	± 19,701 SF	
C3	C2 x 1.25 =	±24,626 SF	§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0	
C5	C4 x 1.5 =	0	§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0	
C7	C6 x 1.5 to 3.0 =	0	§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0	
C9	C8 x 1.0 =	0	§ 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	±24,626 SF	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) =	±45,023 SF	
D2	Area of canopy planted for air quality benefits =	±10,400 SF	
D3	x 1.5 =	±15,600 SF	§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	0	
D5	x 1.5 =	0	§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	0	
D7	x 1.25 =	0	§ 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =	17,800 SF	
D9	x 1.5 =	26,700 SF	§ 12-0510.4B(4)
D10	Area of canopy provided by native trees =	0	
D11	x 1.5 =	0	§ 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	0	
D13	x 1.25 =	0	§ 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =	0	
D15	Area of canopy provided through native shrubs =	0	§ 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 =	±45,650 SF	*SEE NOTE BELOW
D18	Is an off-site planting relief requested?	-	Yes or No
D19	Tree Bank or Tree Fund?	N	§ 12-0512
D20	Canopy area requested to be provided through off-site banking or tree fund	0	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	0	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	±24,626 SF	
E2	Total of canopy area provided through tree planting (D17) =	±45,650 SF	
E3	Total of canopy area provided through off-site mechanism (D19) =	0	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	±70,276 SF	Total of E1 through E3. Area should meet or exceed area required by B7

* PENDING COUNTY TREE SURVEY
 * INCLUDES TREE COVER NOT FALLING UNDER A MULTIPLIER CATEGORY

TABLE 12.3 PDC OPTION A SITE

Table 12.3 Tree Preservation Target Calculations and Statement		
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	±57,154 SF
B	Percentage of gross site area covered by existing tree canopy =	8.2%
C	Percentage of 10-year tree canopy required for site (see Table 12.4) =	10%
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	.8%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	35.3%
F	Has the Tree Preservation Target minimum been met?	YES
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 § 12-0508.3 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.	
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	

TREE COVER CALCULATIONS FOR PDC OPTION A SITE

TOTAL SITE AREA	±696,488 SF
ADJUSTED GROSS SITE AREA	±696,488 SF
PERCENT REQUIRED	X 10%
TREE COVER REQUIRED	±69,649 SF

TREE COVER PROVIDED (PLANTED)	
±103 CATEGORY IV DECIDUOUS @ 200 SF	± 20,600 SF
(INCLUDES INTERIOR PARKING LOT TREES, AND TRANSITION BUFFER TREES)	
±3 CATEGORY III DECIDUOUS @ 175 SF	± 525 SF
±13 CATEGORY II DECIDUOUS @ 75 SF	± 975 SF
±33 CATEGORY III EVERGREEN @ 150 SF	± 4,950 SF
(INCLUDES TRANSITION BUFFER TREES)	
±58 CATEGORY II EVERGREEN @ 75 SF	±4,350 SF
(INCLUDES TRANSITION BUFFER TREES)	

PROPOSED TREE COVERAGE TO BE PRESERVED	± 19,701 SF
TOTAL TREE COVERAGE	± 51,101 SF

INTERIOR PARKING LOT LANDSCAPE CALCULATIONS SUMMARY

TOTAL PARKING AREA :	± 187,285 SF
REQUIRED (@ 5%):	± 9,364 SF
PROVIDED :	± 9,400 SF

NOTE:
 - ALL PLANTINGS SHOWN ARE SCHEMATIC AND PRELIMINARY IN NATURE. THEY ARE SUBJECT TO ADJUSTMENT AT TIME OF SITE PLAN.

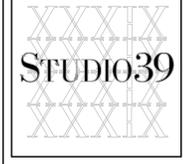
PDC OPTION A ZONE FREE STANDING TREES

TREE ID #	BOTANICAL NAME	COMMON NAME	CALIPER	CONDITION	10 YR CANOPY (SF)	TO REMAIN
1	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	6-7"	*	*	N
2	PRUNUS SEROTINA	BLACK CHERRY	3"	FAIR	175	N
3	PRUNUS SEROTINA	BLACK CHERRY	5"	FAIR	175	N
4	QUERCUS RUBRA	NORTHERN RED OAK	2 1/2"	FAIR	200	Y
5	QUERCUS RUBRA	NORTHERN RED OAK	1 3/4"	FAIR	150	Y
6	QUERCUS RUBRA	NORTHERN RED OAK	1 3/4"	FAIR	150	N
7	QUERCUS RUBRA	NORTHERN RED OAK	2"	FAIR	200	N
8	PLATANUS X ACERFOLIA	LONDON PLANE	2 1/2"	FAIR	200	N
9	PLATANUS X ACERFOLIA	LONDON PLANE	2 1/2"	FAIR	200	N
10	QUERCUS RUBRA	NORTHERN RED OAK	1 3/4"	FAIR	150	Y
11	PLATANUS X ACERFOLIA	LONDON PLANE	2 1/2"	FAIR	200	N
12	QUERCUS RUBRA	NORTHERN RED OAK	2"	FAIR	200	Y
13	PLATANUS X ACERFOLIA	LONDON PLANE	2 1/2"	FAIR	200	N
14	QUERCUS RUBRA	NORTHERN RED OAK	2"	FAIR	200	Y
15	QUERCUS RUBRA	NORTHERN RED OAK	1 1/2"	FAIR	150	Y
16	QUERCUS PALUSTRIS	PIN OAK	2 1/2"	FAIR	200	Y
17	QUERCUS PALUSTRIS	PIN OAK	2"	FAIR	200	Y
18	CORNUS KOUSA	KOUSA DOGWOOD	1/2"	FAIR	75	Y
19	CORNUS KOUSA	KOUSA DOGWOOD	1/2"	FAIR	75	Y
20	CORNUS KOUSA	KOUSA DOGWOOD	1/2"	FAIR	75	Y
21	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2"	FAIR	100	N
22	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2 1/2"	FAIR	100	Y
23	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2 1/2"	FAIR	100	Y
24	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1 1/2"	FAIR	75	Y
25	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2"	FAIR	100	N
26	PLATANUS X ACERFOLIA	LONDON PLANE	2 1/2"	FAIR	200	Y
27	PLATANUS X ACERFOLIA	LONDON PLANE	3 1/2"	FAIR	250	Y

EXISTING TEN YEAR CANOPY TOTAL: 4,100 SF
 EXISTING TEN YEAR CANOPY TO REMAIN TOTAL: 2,400 SF

* INVASIVE SPECIES TO BE REMOVED

P:\2011\11071 laurel hill\6.0 cad files\CDP - FDP\0408.A LANDSCAPE NOTES AND DETAILS - PDC OPTION A.dwg



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LAUREL HILL ADAPTIVE REUSE AREA
 LORTON, FAIRFAX COUNTY, VIRGINIA
 THE ALEXANDER COMPANY
 ELM STREET DEVELOPMENT

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REVISIONS:

LANDSCAPE NOTES AND DETAILS - PDC OPTION B

DESIGN: LH/JP
 DRAWN: SJC
 CHECKED: LH
 NORTH

SCALE: AS SHOWN

PROJECT NO: 11071
 DATE: 01.31.2014

P-0408.B

CDP/FDP

NOT RELEASED FOR CONSTRUCTION

TABLE 12.10 PDC OPTION B SITE

Table 12.10 10-year Tree Canopy Calculation Worksheet		
Step	Totals	Reference
A. Tree Preservation Target and Statement		
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	SEE TABLE 12.3 PDC SHEET P-0408.B see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement		
B1	Identify gross site area =	±696,488 SF § 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and	- § 12-0511.1B
B3	Subtract area of exemptions =	- § 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 - B2) =	±696,488 SF
B5	Identify site's zoning and/or use	PDC/ COMMERCIAL
B6	Percentage of 10-year tree canopy required =	10% § 12-0510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	±69,649 SF
B8	Modification of 10-year Tree Canopy Requirements requested?	N Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	- Sheet number
C. Tree Preservation		
C1	Tree Preservation Target Area =	**
C2	Total canopy area meeting standards of § 12-0400 =	± 19,701 SF
C3	C2 x 1.25 =	±24,626 SF § 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0
C5	C4 x 1.5 =	0 § 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0
C7	C6 x 1.5 to 3.0 =	0 § 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0
C9	C8 x 1.0 =	0 § 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	±24,626 SF 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) =	±45,023 SF
D2	Area of canopy planted for air quality benefits =	±9,600 SF
D3	x 1.5 =	±14,400 SF § 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	0
D5	x 1.5 =	0 § 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	0
D7	x 1.25 =	0 § 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =	19,425 SF
D9	x 1.5 =	29,137 SF § 12-0510.4B(4)
D10	Area of canopy provided by native trees =	0
D11	x 1.5 =	0 § 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	0
D13	x 1.25 =	0 § 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =	0
D15	x 1.0 =	0 § 12-0510.4D(1)
D16	Area of canopy provided through native shrubs =	0
D17	x1.0 =	0 § 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 =	±45,262 SF * SEE NOTE BELOW
D18	Is an off-site planting relief requested?	- Yes or No
D19	Tree Bank or Tree Fund?	N § 12-0512
D20	Canopy area requested to be provided through off-site banking or tree fund	0
D21	Amount to be deposited into the Tree Preservation and Planting Fund	0
E. Total of 10-year Tree Canopy Provided		
E1	Total of canopy area provided through tree preservation (C10) =	±24,626 SF
E2	Total of canopy area provided through tree planting (D17) =	±45,262 SF
E3	Total of canopy area provided through off-site mechanism (D19) =	0
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	±69,888 SF Total of E1 through E3. Area should meet or exceed area required by B7

** PENDING COUNTY TREE SURVEY
 * INCLUDES TREE COVER NOT FALLING UNDER A MULTIPLIER CATEGORY

TABLE 12.3 PDC SITE

Table 12.3 Tree Preservation Target Calculations and Statement	
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) = ±57,154 SF
B	Percentage of gross site area covered by existing tree canopy = 8.2%
C	Percentage of 10-year tree canopy required for site (see Table 12.4) = 10%
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation = .8%
E	Proposed percentage of canopy requirement that will be met through tree preservation = 35.3%
F	Has the Tree Preservation Target minimum been met? YES
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 § 12-0508.3 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.
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.

TREE COVER CALCULATIONS FOR PDC OPTION B SITE

TOTAL SITE AREA	±696,488 SF
ADJUSTED GROSS SITE AREA	±696,488 SF
PERCENT REQUIRED	±696,488 SF X 10%
TREE COVER REQUIRED	±69,649 SF

TREE COVER PROVIDED (PLANTED)	
±100 CATEGORY IV DECIDUOUS @ 200 SF (INCLUDES INTERIOR PARKING LOT TREES, AND TRANSITION BUFFER TREES)	±20,000 SF
±4 CATEGORY III DECIDUOUS @ 175 SF	± 525 SF
±13 CATEGORY II DECIDUOUS @ 75 SF	± 975 SF
±33 CATEGORY III EVERGREEN @ 150 SF (INCLUDES TRANSITION BUFFER TREES)	± 4,950 SF
±58 CATEGORY II EVERGREEN @ 75 SF (INCLUDES TRANSITION BUFFER TREES)	± 4,350 SF

PROPOSED TREE COVERAGE TO BE PRESERVED	± 19,701 SF
TOTAL TREE COVERAGE	± 50,501 SF

INTERIOR PARKING LOT LANDSCAPE CALCULATIONS SUMMARY

TOTAL PARKING AREA :	± 168,485 SF
REQUIRED (@ 5%):	± 8,400 SF
PROVIDED :	± 8,600 SF

NOTE:
 - ALL PLANTINGS SHOWN ARE SCHEMATIC AND PRELIMINARY IN NATURE. THEY ARE SUBJECT TO ADJUSTMENT AT TIME OF SITE PLAN.

PDC ZONE FREE STANDING TREES

TREE ID #	BOTANICAL NAME	COMMON NAME	CALIPER	CONDITION	10 YR CANOPY (SF)	TO REMAIN
1	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	6-7"	*	*	N
2	PRUNUS SEROTINA	BLACK CHERRY	3"	FAIR	175	N
3	PRUNUS SEROTINA	BLACK CHERRY	5"	FAIR	175	N
4	QUERCUS RUBRA	NORTHERN RED OAK	2 1/2"	FAIR	200	Y
5	QUERCUS RUBRA	NORTHERN RED OAK	1 3/4"	FAIR	150	Y
6	QUERCUS RUBRA	NORTHERN RED OAK	1 3/4"	FAIR	150	N
7	QUERCUS RUBRA	NORTHERN RED OAK	2"	FAIR	200	N
8	PLATANUS X ACERFOLIA	LONDON PLANE	2 1/2"	FAIR	200	N
9	PLATANUS X ACERFOLIA	LONDON PLANE	2 1/2"	FAIR	200	N
10	QUERCUS RUBRA	NORTHERN RED OAK	1 3/4"	FAIR	150	Y
11	PLATANUS X ACERFOLIA	LONDON PLANE	2 1/2"	FAIR	200	N
12	QUERCUS RUBRA	NORTHERN RED OAK	2"	FAIR	200	Y
13	PLATANUS X ACERFOLIA	LONDON PLANE	2 1/2"	FAIR	200	N
14	QUERCUS RUBRA	NORTHERN RED OAK	2"	FAIR	200	Y
15	QUERCUS RUBRA	NORTHERN RED OAK	1 1/2"	FAIR	150	Y
16	QUERCUS PALUSTRIS	PIN OAK	2 1/2"	FAIR	200	Y
17	QUERCUS PALUSTRIS	PIN OAK	2"	FAIR	200	Y
18	CORNUS KOUSA	KOUSA DOGWOOD	1/2"	FAIR	75	Y
19	CORNUS KOUSA	KOUSA DOGWOOD	1/2"	FAIR	75	Y
20	CORNUS KOUSA	KOUSA DOGWOOD	1/2"	FAIR	75	Y
21	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2"	FAIR	100	N
22	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2 1/2"	FAIR	100	Y
23	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2 1/2"	FAIR	100	Y
24	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1 1/2"	FAIR	75	Y
25	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2"	FAIR	100	N
26	PLATANUS X ACERFOLIA	LONDON PLANE	2 1/2"	FAIR	200	Y
27	PLATANUS X ACERFOLIA	LONDON PLANE	3 1/2"	FAIR	250	Y

EXISTING TEN YEAR CANOPY TOTAL: 4,100 SF
 EXISTING TEN YEAR CANOPY TO REMAIN TOTAL: 2,400 SF

* INVASIVE SPECIES TO BE REMOVED

P:\2011\11071 laurel hill\6.0 cad files\CDP - FDP\LANDSCAPE NOTES AND DETAILS - PDC OPTION B.dwg

PDH-8 ZONE FREE STANDING TREES

TREE ID #	BOTANICAL NAME	COMMON NAME	CALIPER OR SPREAD	CONDITION	10 YR CANOPY (SF)	TO REMAIN
28	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8'-0"	FAIR	50	N
29	CORNUS KOUSA	KOUSA DOGWOOD	3 1/2'	FAIR	125	N
30	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8'-0"	FAIR	50	N
31	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8'-0"	FAIR	50	Y
32	PLATANUS X ACERFOLIA	LONDON PLANE	2 1/2"	FAIR	200	N
33	ILEX OPACA	AMERICAN HOLLY	9'-0"	FAIR	100	Y
34	ILEX OPACA	AMERICAN HOLLY	8'-0"	FAIR	100	Y
35	-	MAPLE	-	DEAD	0	N
36	ILEX OPACA	AMERICAN HOLLY	8'-0"	FAIR	100	N
37	PLATANUS ACERFOLIA	LONDON PLANE	2"	FAIR	200	N
38	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8'-0"	FAIR	50	N
39	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8'-0"	FAIR	50	N
40	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8'-0"	FAIR	50	N
41	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8'-0"	FAIR	50	N
42	PINUS VIRGINIANA	VIRGINIA PINE	7'-0"	FAIR	200	Y
43	PINUS VIRGINIANA	VIRGINIA PINE	7'-0"	FAIR	200	N
44	PINUS VIRGINIANA	VIRGINIA PINE	7'-0"	FAIR	200	N
45	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8'-0"	FAIR	50	N
46	ILEX OPACA	AMERICAN HOLLY	5'-0"	FAIR	100	N
47	ILEX OPACA	AMERICAN HOLLY	8'-0"	FAIR	100	N
48	ILEX OPACA	AMERICAN HOLLY	9'-0"	FAIR	100	N
49	QUERCUS PALUSTRIS	PIN OAK	1 1/2'	FAIR	150	N
50	PLATANUS X ACERFOLIA	LONDON PLANE	2"	FAIR	200	N
51	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2'-0"	FAIR	50	N
52	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	7'-0"	FAIR	50	N
53	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'-0"	FAIR	50	N
54	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'-0"	FAIR	50	N
55	QUERCUS PALUSTRIS	PIN OAK	1 1/2'	POOR	150	N
56	ILEX OPACA	AMERICAN HOLLY	7'-0"	FAIR	100	N
57	ILEX OPACA	AMERICAN HOLLY	8'-0"	POOR	100	N
58	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	7'-0"	FAIR	50	N
59	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	7'-0"	FAIR	50	N

EXISTING TEN YEAR CANOPY TOTAL: 3,125 SF
EXISTING TEN YEAR CANOPY TO REMAIN TOTAL: 450 SF

TABLE 12.3 PDH-8 SITE

Table 12.3 Tree Preservation Target Calculations and Statement		
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	±547,514 SF
B	Percentage of gross site area covered by existing tree canopy =	20.1%
C	Percentage of 10-year tree canopy required for site (see Table 12.4) =	20%
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	4.0%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	76.2%
F	Has the Tree Preservation Target minimum been met?	YES
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 § 12-0508.3 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.	
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	

TREE COVER CALCULATIONS FOR PDH-8 SITE

TOTAL SITE AREA	±2,724,348 SF
LESS AREA OF DEDICATED ROW	±89,100 SF
ADJUSTED GROSS SITE AREA	±2,635,248 SF
PERCENT REQUIRED	±20% X
TREE COVER REQUIRED	±527,050 SF
TREE COVER PROVIDED (PLANTED)	
±151 CATEGORY IV DECIDUOUS @ 200 SF (INCLUDES INTERIOR PARKING LOT TREES)	±30,200 SF
±220 CATEGORY III DECIDUOUS @ 175 SF	±38,500 SF
±29 CATEGORY II DECIDUOUS @ 75 SF	±2,175 SF
±23 CATEGORY III EVERGREEN @ 125 SF (INCLUDES TRANSITION BUFFER TREES)	±2,875 SF
±98 CATEGORY II EVERGREEN @ 75 SF (INCLUDES TRANSITION BUFFER TREES)	±7,350 SF
PROPOSED TREE COVERAGE TO BE PRESERVED	±357,114 SF
TOTAL TREE COVERAGE	±438,214 SF

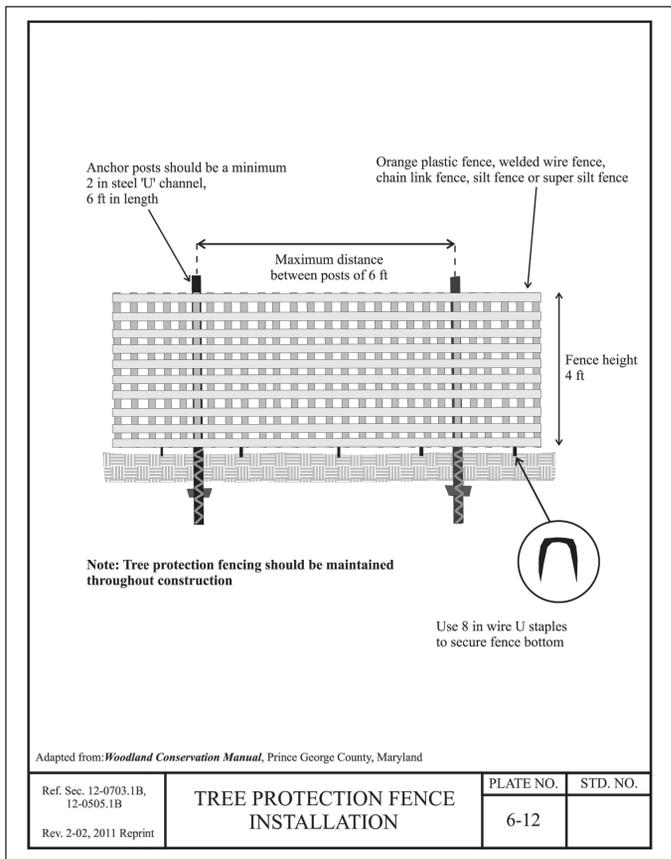


TABLE 12.10 PDH-8 SITE

Table 12.10 10-year Tree Canopy Calculation Worksheet		
Step	Totals	Reference
A. Tree Preservation Target and Statement		
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	SEE TABLE 12.3 PDH-8 SHEET P.0409 see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement		
B1	Identify gross site area =	±2,724,348 SF § 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and	±89,100 SF § 12-0511.1B
B3	Subtract area of exemptions =	±89,100 SF § 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 - B2) =	±2,635,248 SF
B5	Identify site's zoning and/or use	PDH-8
B6	Percentage of 10-year tree canopy required =	20% § 12-0510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	±527,050 SF
B8	Modification of 10-year Tree Canopy Requirements requested?	N Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	Sheet number
C. Tree Preservation		
C1	Tree Preservation Target Area =	**
C2	Total canopy area meeting standards of § 12-0400 =	±167,834 SF
C3	C2 x 1.25 =	±209,793 SF § 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0
C5	C4 x 1.5 =	0 § 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0
C7	C6 x 1.5 to 3.0 =	0 § 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	±189,280 SF
C9	C8 x 1.0 =	±189,280 SF § 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	±399,073 SF 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) =	±127,977 SF
D2	Area of canopy planted for air quality benefits =	7,000 SF
D3	D2 x 1.5 =	10,500 SF § 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	0
D5	D4 x 1.5 =	0 § 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	0
D7	D6 x 1.25 =	0 § 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =	50,450 SF
D9	D8 x 1.5 =	75,675 SF § 12-0510.4B(4)
D10	Area of canopy provided by native trees =	0
D11	D10 x 1.5 =	0 § 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	19,300 SF
D13	D12 x 1.5 =	28,950 SF § 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =	0
D15	D14 x 1.0 =	0 § 12-0510.4D(1)
D16	Area of canopy provided through native shrubs =	0
D17	D16 x 1.0 =	0 § 12-0510.4D(1)
D18	Percentage of D14 represented by D15 =	0 Must not exceed 33% of D14
D19	Total of canopy area provided through tree planting (D17) =	±128,300 SF * SEE NOTE BELOW
D20	Is an off-site planting relief requested?	NO Yes or No
D21	Tree Bank or Tree Fund?	NO § 12-0512
D22	Canopy area requested to be provided through off-site banking or tree fund	0
D23	Amount to be deposited into the Tree Preservation and Planting Fund	0
E. Total of 10-year Tree Canopy Provided		
E1	Total of canopy area provided through tree preservation (C10) =	±399,073 SF
E2	Total of canopy area provided through tree planting (D17) =	±128,300 SF
E3	Total of canopy area provided through off-site mechanism (D19) =	0
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	±527,373 SF Total of E1 through E3. Area should meet or exceed area required by B7

** PENDING COUNTY TREE SURVEY
* INCLUDES TREE COVER NOT FALLING UNDER A MULTIPLIER CATEGORY



LANDSCAPE ARCHITECTURE | PLANNING | URBAN DESIGN | GRAPHIC DESIGN

August 16, 2013

Mr. Michael Knapp
Director, Urban Forestry Management
Land Development Services
Department of Public Works & Environmental Services
County of Fairfax
12055 Government Center Parkway, Suite 518
Fairfax, VA 22035

Re: Laurel Hill Adaptive Reuse Area – Transitional Screening and Barrier Waiver Request (RZ/FDP 2012-MV-008)

Dear Michael,

This letter and attachments shall serve to reaffirm the request for a deviation of transitional screening and barrier requirements for the above noted project. This request is made pursuant to Section 13-300 of the Fairfax County Zoning Ordinance, and requests that (1.a.) the transitional screening be reduced along the west, north and east portions of the PDC, (1.b.) the north portion of the PDH-8 where the Cross County Trail (CCT) and a parking lot are near the terminus of Yellow Daisy Place, and (1.c.) the northeast portion of PDH-8 along Silverbrook Road reduced; (2) the existing fencing and wall barrier on the shared property line along the CCT and the existing penitentiary wall be sufficient for the barrier requirement, and (3) the transitional screening and barriers internal to the project be eliminated.

As background, this 78.53 acre site on Silverbrook Road is part of the D.C. Workhouse and Reformatory National Register Historic District and is currently developed with historic buildings associated with the former Reformatory and Penitentiary. The site is in a stabilized condition slated for reuse/redevelopment per the Master Plan for the Laurel Hill Adaptive Reuse Site, adopted by the Board of Supervisors on May 11, 2010. The Fairfax County Comprehensive Plan was amended by the Board of Supervisors on December 4, 2012 to reflect the recommendations of the Master Plan. The County, in partnership with The Alexander Company and Elm Street Development, proposes to

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implement these recommendations through RZ/FDP 2012-MV-008. The property is proposed to be redeveloped with retail, office, multifamily residential, single family attached residential, and single family detached residential uses. The 16 acre area that includes the Maximum Security Facility (Penitentiary) at the north end of the site is proposed to be zoned PDC, while the balance of the site is proposed to be zoned PDH-8. New infrastructure will be developed to meet the needs of these uses while maintaining the historic character of the site. Guidance and input on the redevelopment has been provided by Memorandum of Agreement (MOA) signatories, including, the South County Federation, the Lorton Heritage Society, and the Virginia Department of Historic Resources (VDHR). The MOA, signed in 2001, charges the County's Architectural Review Board (ARB) with overseeing the application of the Secretary of Interior's Standards for rehabilitations and alterations for the Lorton redevelopment. In addition, the National Park Service and the VDHR have ongoing review responsibilities of the project's state and federal historic tax credit application.

An overarching matter that weighs on the introduction of new plantings in the areas near historic structures is documented in the "Standards and Guidelines for Rehabilitating Historic Buildings and for New Construction in the Laurel Hill Adaptive Reuse Area located within the District of Columbia Workhouse and Reformatory National Register Historic District, Fairfax County, Virginia." As with Historic Overlay Districts (and directed in Section 7-204.7 of the Zoning Ordinance), the ARB directed the development of Standards and Guidelines for the Adaptive Reuse site. The Guidelines were written with an understanding that potential development partners needed to fully understand the expectations and limitations of the historic site with regard to the unique built – and the future built – environment at the former prison. The Guidelines, developed in 2007 by Fairfax County, were also reviewed and commented on by VDHR and serve as a basis for assessing redevelopment elements in the historic district. Consistency in applying these Guidelines is vital to the tax credit application and ensuring the project's qualification for these credits.

Specifically, the following excerpts from "V. Landscapes, Preserving and Rehabilitating Existing Landscapes, Plantings and Open Spaces" are applicable to this waiver:

Identifying, Retaining and Preserving Plantings and Open Spaces

RECOMMENDED: 1.a. Identifying, retaining and preserving existing plantings and open spaces is important to defining the overall historic character of the historic landscape.

NOT RECOMMENDED: 1.a. Removing or radically altering existing open spaces by adding trees, shrubs and other plantings.

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Protecting and Maintaining Plantings and Open Spaces

RECOMMENDED: 2.a. Protecting and maintaining existing open spaces not designated as buildable from being paved or landscaped with trees, shrubs and other non-grass plant materials.

NOT RECOMMENDED: 2.a. Building upon, paving over or adding trees, shrubs or other non-grass plantings to open spaces not designated as buildable.

Designing New Plantings and Open Spaces

RECOMMENDED: 3.a. Designing and installing new landscaping that respects the design of the existing landscape.

NOT RECOMMENDED: 3.a. Creating new landscapes with a character radically different from the existing.

RECOMMENDED: 3.b. Designing and installing plantings that are compatible with the character of the historic buildings and structures.

NOT RECOMMENDED: 3.b. Designing and installing plantings that screen or obscure the historic buildings and structures.

In consideration of the foregoing, this request for (1) the reduction of the transitional screening requirement along the west, north and east portions of the PDC District is based on and justified by the following:

- Due to the proximity of the historic 15'-25' tall penitentiary wall to the property boundary and the location of the Cross-County Trail between the wall and the boundary, there is not sufficient space to meet the evergreen planting requirements of Section 13-302 of the Public Facilities Manual, while maintaining the historic character of the prison wall and maintaining visibility for safety purposes along the trail. Refer to 13-305.2 of the Zoning Ordinance regarding the preclusion of a reasonable use (CCT Trail).
The location of the Cross-County Trail between Parking Lot E and the property boundary precludes full compliance with Section 13-302 while maintaining visibility for safety purposes. Refer to 13-305.14 of the zoning ordinance.
Due to the substantial change in topography between the developable land and Silverbrook Road, transitional screening would be ineffective along the east perimeter of the PDC and the northeast perimeter of PDH-8. Refer to 13-305.12 of the Zoning Ordinance.

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- Introducing plantings in a manner to fully meet the prescription set forth in 13-303 of the Zoning Ordinance is inconsistent and incompatible with the County's Standards and Guidelines for Rehabilitating Historic Buildings and for New Construction in the Laurel Hill Adaptive Reuse Area.

This second item (2) is a request for the application of the existing fencing and wall barrier on the shared property line described in (1) above to fulfill the barrier requirement along north and northwest perimeter is based on and justified by the following:

- In an effort to keep with the historic character of the site, the design of the 6' tall wall and fence were approved by the ARB during the development of the adjacent property. The brick columns were designed as an interpretation of the buttresses on PT-01. Refer to 13-305.3 of the Zoning Ordinance.
The existing ARB-approved fence and walls along these property boundaries are to be retained and will be enhanced with landscaped plantings to the maximum extent possible. Together these elements will provide sufficient transitional screening. Refer to 13-305.3 of the Zoning Ordinance.
Adding a second layer of barriers is counterproductive to the open access intent of the County trail. Also, a second layer of barriers would promote the same unsafe limited visibility condition along portions of the trail as described in the transitional screening above.
Introducing barriers in a manner to fully meet the prescription set forth in 13-304 of the Zoning Ordinance is inconsistent and incompatible with the County's Standards and Guidelines for Rehabilitating Historic Buildings and for New Construction in the Laurel Hill Adaptive Reuse Area.

This third item (3) is a request for the elimination of the transitional screening and barriers internal to the project. This request is based on and justified by the following:

- The Laurel Hill Adaptive Reuse Area is expected to perform as a fully integrated and connected development where retail, office, residential, and open spaces are strongly interrelated. Refer to 13-503.1 of the Zoning Ordinance.
Introducing screening and barriers internal to the Laurel Hill Adaptive Reuse Area in a manner to fully meet the prescription set forth in 13-303 and 13-304 of the Zoning Ordinance is inconsistent and incompatible with the County's Standards and Guidelines for Rehabilitating Historic Buildings and for New Construction in the Laurel Hill Adaptive Reuse Area.

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We trust that this information will be helpful in your review of this request and look forward to your favorable response. In the interim, please feel free to contact me, should you have any questions or need additional information.

Sincerely,

[Signature]

Loren Helgason, ASLA, PLA, LEED AP BD + C

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LAUREL HILL ADAPTIVE REUSE AREA
LORTON, FAIRFAX COUNTY, VIRGINIA

THE ALEXANDER COMPANY

ELM STREET DEVELOPMENT

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PROJECT NO: 11071

DATE: 01.31.2014

P-0410

CDP/FDP



LANDSCAPE ARCHITECTURE | PLANNING | URBAN DESIGN | GRAPHIC DESIGN

August 22, 2013

Mr. Michael Knapp
Director, Urban Forestry Management
Land Development Services
Department of Public Works & Environmental Services
County of Fairfax
12055 Government Center Parkway, Suite 518
Fairfax, VA 22035

Re: Laurel Hill Adaptive Reuse Area - Peripheral Parking Lot Landscaping Waiver Request (RZ/FDP 2012-MV-008)

Dear Michael,

This letter and attachments shall serve to reaffirm the request for a deviation of the peripheral parking lot landscaping requirements for the above noted project. This request is made pursuant to Section 13-203 of the Fairfax County Zoning Ordinance, and requests that the peripheral parking lot landscaping be reduced along the northeast portions of the PDC.

As background, this 78.53 acre site on Silverbrook Road is part of the D.C. Workhouse and Reformatory National Register Historic District and is currently developed with historic buildings associated with the former Reformatory and Penitentiary. The site is in a stabilized condition slated for reuse/redevelopment per the Master Plan for the Laurel Hill Adaptive Reuse Site, adopted by the Board of Supervisors on May 11, 2010. The Fairfax County Comprehensive Plan was amended by the Board of Supervisors on December 4, 2012 to reflect the recommendations of the Master Plan. The County, in partnership with The Alexander Company and Elm Street Development, proposes to implement these recommendations through RZ/FDP 2012-MV-008. The property is proposed to be redeveloped with retail, office, multifamily residential, single family attached residential, and single family detached residential uses. The 16 acre area that includes the Maximum Security Facility (Penitentiary) at the north end of the site is proposed to be zoned PDC, while the balance of the site is proposed to be zoned PDH-8. New infrastructure will be developed to meet the needs of these uses

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while maintaining the historic character of the site. Guidance and input on the redevelopment has been provided by Memorandum of Agreement (MOA) signatories, including, the South County Federation, the Lorton Heritage Society, and the Virginia Department of Historic Resources (VDHR). The MOA, signed in 2001, charges the County's Architectural Review Board (ARB) with overseeing the application of the Secretary of Interior's Standards for rehabilitations and alterations for the Lorton redevelopment. In addition, the National Park Service and the VDHR have ongoing review responsibilities of the project's state and federal historic tax credit application.

An overarching matter that weighs on the introduction of new plantings in the areas near historic structures is documented in the "Standards and Guidelines for Rehabilitating Historic Buildings and for New Construction in the Laurel Hill Adaptive Reuse Area located within the District of Columbia Workhouse and Reformatory National Register Historic District, Fairfax County, Virginia." As with Historic Overlay Districts (and directed in Section 7-204.7 of the Zoning Ordinance), the ARB directed the development of Standards and Guidelines for the Adaptive Reuse site. The Guidelines were written with an understanding that potential development partners needed to fully understand the expectations and limitations of the historic site with regard to the unique built - and the future built - environment at the former prison. The Guidelines, developed in 2007 by Fairfax County, were also reviewed and commented on by VDHR and serve as a basis for assessing redevelopment elements in the historic district. Consistency in applying these Guidelines is vital to the tax credit application and ensuring the project's qualification for these credits.

Specifically, the following excerpts from "V. Landscapes, Preserving and Rehabilitating Existing Landscapes, Plantings and Open Spaces" are applicable to this waiver:

Identifying, Retaining and Preserving Plantings and Open Spaces

RECOMMENDED: 1.a. Identifying, retaining and preserving existing plantings and open spaces is important to defining the overall historic character of the historic landscape.

NOT RECOMMENDED: 1.a. Removing or radically altering existing open spaces by adding trees, shrubs and other plantings.

Protecting and Maintaining Plantings and Open Spaces

RECOMMENDED: 2.a. Protecting and maintaining existing open spaces not designated as buildable from being paved or landscaped with trees, shrubs and other non-grass plant materials.

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NOT RECOMMENDED: 2.a. Building upon, paving over or adding trees, shrubs or other non-grass plantings to open spaces not designated as buildable.

Designing New Plantings and Open Spaces

RECOMMENDED: 3.a. Designing and installing new landscaping that respects the design of the existing landscape.

NOT RECOMMENDED: 3.a. Creating new landscapes with a character radically different from the existing.

RECOMMENDED: 3.b. Designing and installing plantings that are compatible with the character of the historic buildings and structures.

NOT RECOMMENDED: 3.b. Designing and installing plantings that screen or obscure the historic buildings and structures.

In consideration of the foregoing, this request for (1) the reduction of the peripheral parking lot landscaping requirement along the northeast portions of the PDC District is based on and justified by the following:

- Introducing plantings in a manner to fully meet the prescription set forth in 13-203 of the Zoning Ordinance is inconsistent and incompatible with the County's Standards and Guidelines for Rehabilitating Historic Buildings and for New Construction in the Laurel Hill Adaptive Reuse Area.

Sincerely,

[Signature]

Loren Helgason, ASLA, PLA, LEED AP BD+C

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LAUREL HILL ADAPTIVE REUSE AREA

LORTON, FAIRFAX COUNTY, VIRGINIA

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CHECKED: LH

SCALE: AS SHOWN

PROJECT NO: 11071

DATE: 01.31.2014

P-0411

CDP/FDP

STORMWATER OUTFALL NARRATIVE

OUTFALL #1 NARRATIVE

BASED ON A PRELIMINARY REVIEW, IT IS BELIEVED THAT THIS OUTFALL WILL BE DETERMINED TO BE ADEQUATE. CHANNEL SECTIONS AND COMPUTATIONS SHALL BE PROVIDED AT TIME OF SITE PLAN. PER PFM SECTION 6-203.2A, THE OUTFALL REVIEW ENDS AT A POINT 150' DOWNSTREAM OF THE POINT OF CONFLUENCE. THE POINT OF CONFLUENCE IS WHERE THE POND'S OUTLET CHANNEL JOINS GILES RUN. PER THE CHANNEL ANALYSIS SHOWN ON APPROVED SITE PLAN 1183-SP-012-2, THE EXISTING CHANNEL IS ADEQUATE TO CONVEY THE DESIGN STORM.

OUTFALL #2 NARRATIVE

BASED ON A PRELIMINARY REVIEW, IT IS BELIEVED THAT THIS OUTFALL WILL BE DETERMINED TO BE ADEQUATE. CHANNEL SECTIONS AND COMPUTATIONS SHALL BE PROVIDED AT TIME OF SITE PLAN. PER PFM SECTION 6-203.2B, THE OUTFALL REVIEW ENDS WHERE THE OUTFALL CHANNEL JOINS GILES RUN WHICH HAS A DRAINAGE AREA OF 1,651 ACRES WHICH IS MORE THAN 100 TIMES GREATER THAN THE CONTRIBUTING SITE AREA.

OUTFALL #3 NARRATIVE

BASED ON A PRELIMINARY REVIEW, IT IS POSSIBLE THAT THIS OUTFALL WILL BE DETERMINED TO BE ADEQUATE. CHANNEL SECTIONS AND COMPUTATIONS SHALL BE PROVIDED AT TIME OF SITE PLAN. PER PFM SECTION 6-203.2B, THE OUTFALL REVIEW ENDS WHERE THE OUTFALL CHANNEL JOINS GILES RUN WHICH HAS A DRAINAGE AREA OF 1,761 ACRES WHICH IS MORE THAN 100 TIMES GREATER THAN THE CONTRIBUTING SITE AREA.

OUTFALL #4 NARRATIVE

BASED ON A PRELIMINARY REVIEW, IT IS BELIEVED THAT THIS OUTFALL MAY BE DETERMINED TO BE INADEQUATE. CHANNEL SECTIONS AND COMPUTATIONS SHALL BE PROVIDED AT TIME OF SITE PLAN. PER PFM SECTION 6-203.4C, THE APPLICANT PROPOSES UTILIZING THE DETENTION METHOD IN ORDER TO SATISFY OUTFALL REQUIREMENTS. OUTFALL DETERMINATION IS SUBJECT TO CHANGE AT TIME OF SITE PLAN.

OUTFALL #5 NARRATIVE

BASED ON A PRELIMINARY REVIEW, IT IS BELIEVED THAT THIS OUTFALL MAY BE DETERMINED TO BE INADEQUATE. CHANNEL SECTIONS AND COMPUTATIONS SHALL BE PROVIDED AT TIME OF SITE PLAN. PER PFM SECTION 6-203.4C, THE APPLICANT PROPOSES UTILIZING THE DETENTION METHOD IN ORDER TO SATISFY OUTFALL REQUIREMENTS. OUTFALL DETERMINATION IS SUBJECT TO CHANGE AT TIME OF SITE PLAN.

OUTFALL #6 NARRATIVE

THIS AREA SHEET FLOWS TO OFF-SITE AREAS. IMPERVIOUS AREA WILL NOT BE INCREASED, THEREFORE OUTFALL ANALYSIS NOT REQUIRED.

100 YEAR OVERLAND RELIEF NARRATIVE

THIS PROJECT CONSISTS OF THE REDEVELOPMENT OF A COMPLEX OF NUMEROUS EXISTING BUILDINGS, A SYSTEM OF PARKING AREAS, DRIVE AISLES, PRIVATE AND PUBLIC ROADS, PARKS, NEW COMMERCIAL AND NEW RESIDENTIAL BUILDINGS WILL BE CONSTRUCTED AROUND THE EXISTING BUILDINGS. THE PROPOSED PARKING LOTS AND ROADS WILL BE CONSTRUCTED AT A LOWER ELEVATION THAN THE BUILDING FINISHED FLOORS. IN THE EVENT OF A 100-YEAR STORM, RUNOFF FROM BUILDING ROOFS AND ASPHALT SURFACES MAY BACK-UP AND OUT OF THE PROPOSED ONSITE DRAINAGE STRUCTURES AND FLOW ACROSS THE PARKING AREAS AND DRIVE AISLES. THE RUNOFF WOULD THEN OVERTOP THE CURBS AND FLOW OVERLAND AS SHEET FLOW TO UNDEVELOPED AREAS. OVERLAND RELIEF PATHS ARE SHOWN ON SHEETS P-0501 THROUGH P-0503.

OUTFALL	EXISTING CONTRIBUTING DRAINAGE AREA	PROPOSED CONTRIBUTING DRAINAGE AREA
①	7.27 AC	14.99 AC
②	2.17 AC	0.58 AC
③	15.09 AC	14.68 AC
④	18.08 AC	17.48 AC
⑤	35.16 AC	30.04 AC
⑥	1.12 AC	1.12 AC

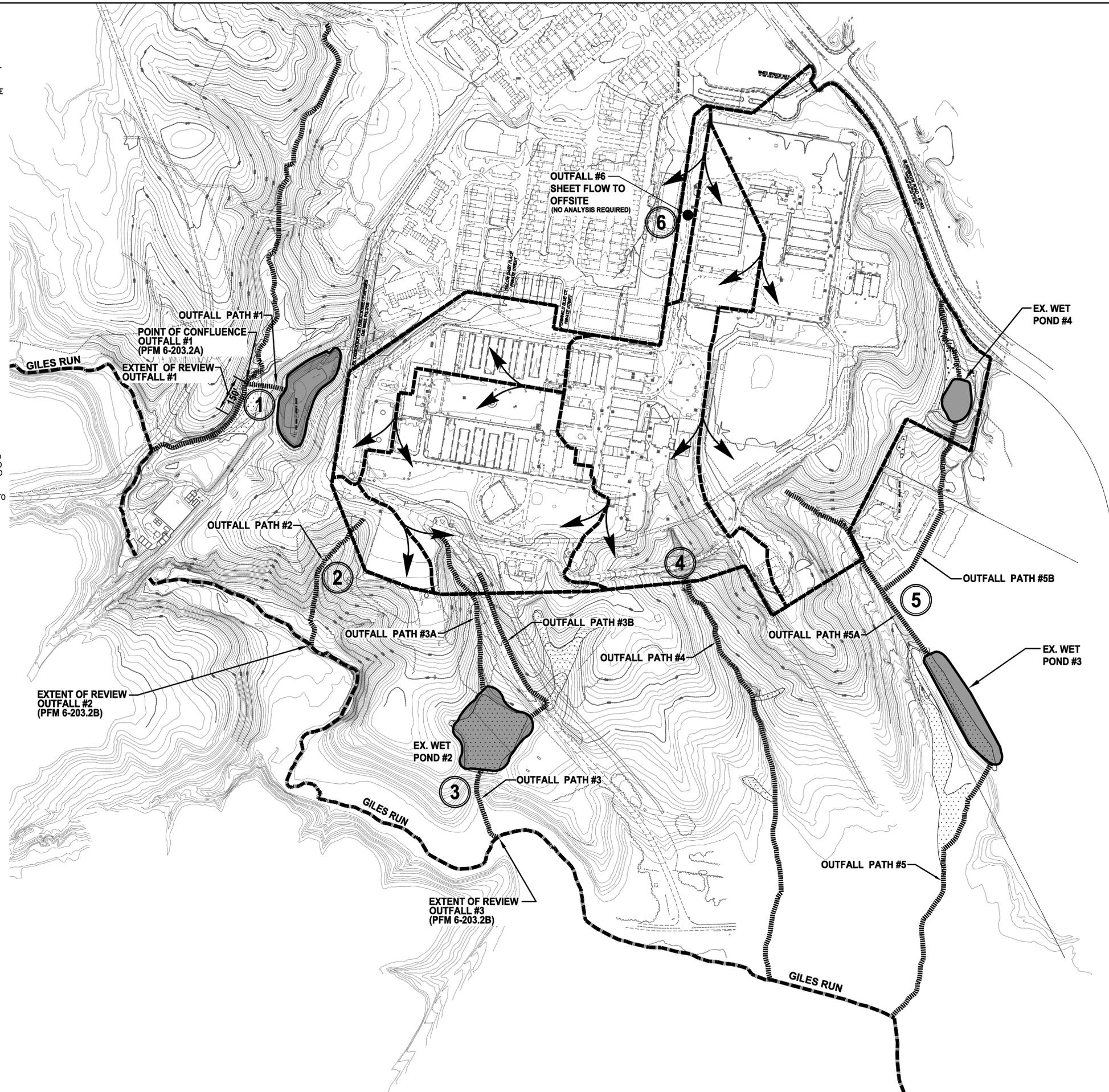
NOTE:
PROPOSED DEVELOPMENT WILL RESULT IN DRAINAGE DIVIDE DIVERSIONS. A WAIVER OF PFM SECTION 6-0202.2A IS REQUESTED TO PERMIT THIS DIVERSION.

LEGEND

-  EX. DRAINAGE DIVIDES
-  OUTFALL PATH
-  GILES RUN

AREA OF INFLUENCE (SW-10) NARRATIVE

AS SHOWN ON THIS SHEET, FOUR EXISTING WATER IMPOUNDMENTS ARE PRESENT WITHIN THE AREA OF INFLUENCE (100 TIMES SITE AREA). PRE-DEVELOPMENT AND POST-DEVELOPMENT BATHYMETRIC SURVEYS WILL BE REQUIRED FOR THESE IMPOUNDMENTS.



PRELIMINARY STORMWATER OUTFALL ANALYSIS

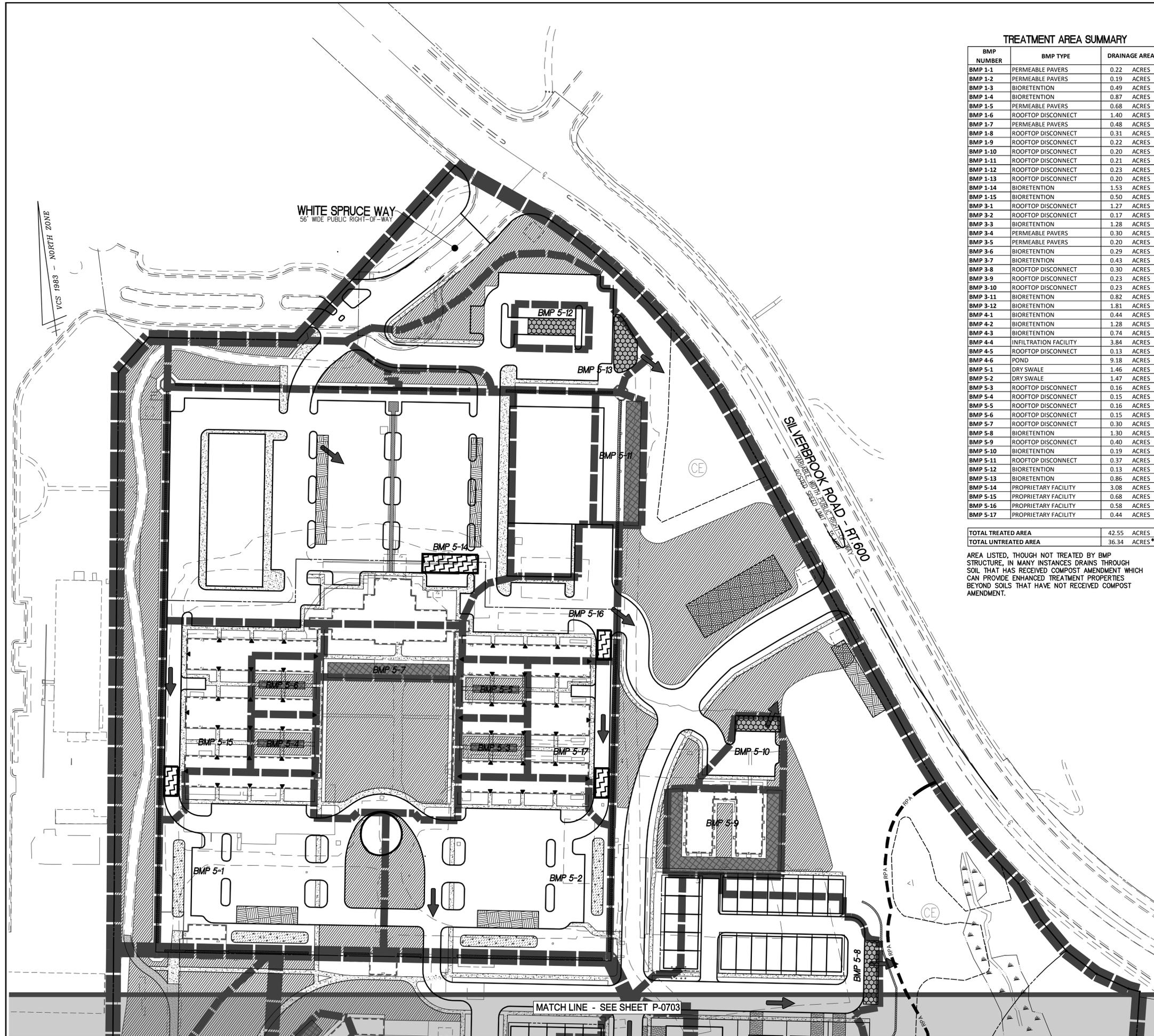
**LAUREL HILL
ADAPTIVE REUSE AREA**
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE	REV. BY	APPROVED



WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
DATE: 2/15/12 3/28/12 6/11/12 11/13/12 8/24/13 7/8/13 9/10/13 2/3/14
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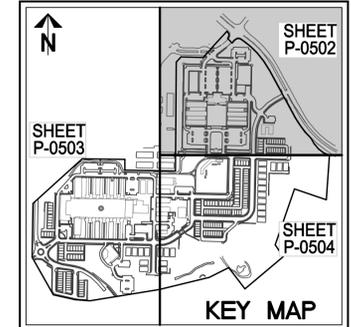
CHECKED: AV
DRAWN: BF/DV/TT



TREATMENT AREA SUMMARY

BMP NUMBER	BMP TYPE	DRAINAGE AREA
BMP 1-1	PERMEABLE PAVERS	0.22 ACRES
BMP 1-2	PERMEABLE PAVERS	0.19 ACRES
BMP 1-3	BIORETENTION	0.49 ACRES
BMP 1-4	BIORETENTION	0.87 ACRES
BMP 1-5	PERMEABLE PAVERS	0.68 ACRES
BMP 1-6	ROOFTOP DISCONNECT	1.40 ACRES
BMP 1-7	PERMEABLE PAVERS	0.48 ACRES
BMP 1-8	ROOFTOP DISCONNECT	0.31 ACRES
BMP 1-9	ROOFTOP DISCONNECT	0.22 ACRES
BMP 1-10	ROOFTOP DISCONNECT	0.20 ACRES
BMP 1-11	ROOFTOP DISCONNECT	0.21 ACRES
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BMP 1-13	ROOFTOP DISCONNECT	0.20 ACRES
BMP 1-14	BIORETENTION	1.53 ACRES
BMP 1-15	BIORETENTION	0.50 ACRES
BMP 3-1	ROOFTOP DISCONNECT	1.27 ACRES
BMP 3-2	ROOFTOP DISCONNECT	0.17 ACRES
BMP 3-3	BIORETENTION	1.28 ACRES
BMP 3-4	PERMEABLE PAVERS	0.30 ACRES
BMP 3-5	PERMEABLE PAVERS	0.20 ACRES
BMP 3-6	BIORETENTION	0.29 ACRES
BMP 3-7	BIORETENTION	0.43 ACRES
BMP 3-8	ROOFTOP DISCONNECT	0.30 ACRES
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BMP 5-16	PROPRIETARY FACILITY	0.58 ACRES
BMP 5-17	PROPRIETARY FACILITY	0.44 ACRES
TOTAL TREATED AREA		42.55 ACRES
TOTAL UNTREATED AREA		36.34 ACRES*

AREA LISTED, THOUGH NOT TREATED BY BMP STRUCTURE, IN MANY INSTANCES DRAINS THROUGH SOIL THAT HAS RECEIVED COMPOST AMENDMENT WHICH CAN PROVIDE ENHANCED TREATMENT PROPERTIES BEYOND SOILS THAT HAVE NOT RECEIVED COMPOST AMENDMENT.



LEGEND

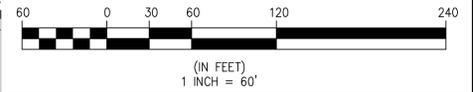
- LIMITS OF CLEARING AND GRADING
- APPROXIMATE DELINEATION OF RESOURCE PROTECTION AREA
- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO BE REMOVED
- EXPECTED DRAINAGE DIVIDE
- APPROXIMATE LIMITS OF NATURAL OPEN SPACE (CONSERVATION EASEMENT)

BMP FACILITIES LEGEND

- POTENTIAL UNDERGROUND DETENTION FACILITY
- POTENTIAL PROPRIETARY BMP FACILITY
- POTENTIAL SOIL COMPOST AMENDMENT
- POTENTIAL ROOFTOP DISCONNECT
- POTENTIAL BIO RETENTION (WITH POTENTIAL UNDERGROUND STORAGE CAPACITY)
- POTENTIAL DRY SWALE (WITH POTENTIAL UNDERGROUND STORAGE CAPACITY)
- POTENTIAL PERMEABLE SURFACE (WITH POTENTIAL UNDERGROUND STORAGE CAPACITY)
- OVERLAND RELIEF
- FACILITY DESIGNATION OUTFALL NUMBER

NOTES:

- TYPICAL STORMWATER MANAGEMENT DETENTION FACILITIES MAY INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING: UNDERGROUND GRAVEL STORAGE, UNDERGROUND CORRUGATED METAL PIPE, UNDERGROUND CONCRETE VAULT, RAIN TANK (OR SIMILAR), WET PONDS AND/OR DRY PONDS. A WAIVER PFM SECTION P-0303.8 HAS BEEN APPROVED, SEE SHEET P-0512, TO PERMIT UNDERGROUND DETENTION FACILITIES IN A RESIDENTIAL DEVELOPMENT.
- POTENTIAL STORMWATER MANAGEMENT QUALITY AND QUANTITY FACILITIES SHOWN ON THIS PLAN MAY VARY IN TYPE, QUANTITY AND LOCATION AS NEW TECHNOLOGIES AND/OR PRACTICES BECOME AVAILABLE. APPLICANT RESERVES THE RIGHT TO ALTER THE DESIGNS OF STORMWATER MANAGEMENT FACILITIES AT TIME OF FINAL SITE PLAN.
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- ALL AREAS SHOWN GRAPHICALLY AND NUMERICALLY ARE APPROXIMATE AND SUBJECT TO CHANGE PENDING FINAL DESIGN.



CONCEPTUAL STORMWATER MANAGEMENT PLAN

LAUREL HILL ADAPTIVE REUSE AREA
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
DATE: 2/15/12 3/28/12 6/11/12 11/13/12 8/24/13 7/8/13
SCALE: 1"=60'
DRAWN: BF/DV/TT
CHECKED: AV

Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
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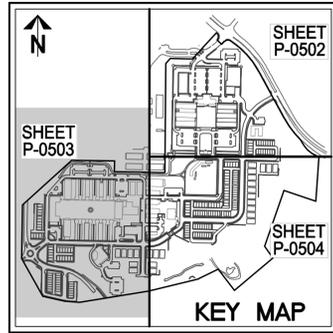
NO.

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LEGEND

- LIMITS OF CLEARING AND GRADING - - - - -
- APPROXIMATE DELINEATION OF RESOURCE PROTECTION AREA - - - - -
- EXISTING BUILDING TO REMAIN - - - - -
- EXISTING BUILDING TO BE REMOVED - - - - -
- EXPECTED DRAINAGE DIVIDE - - - - -
- APPROXIMATE LIMITS OF NATURAL OPEN SPACE (CONSERVATION EASEMENT) [CE]

BMP FACILITIES LEGEND

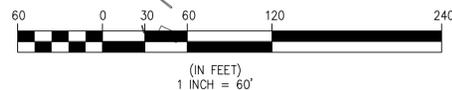
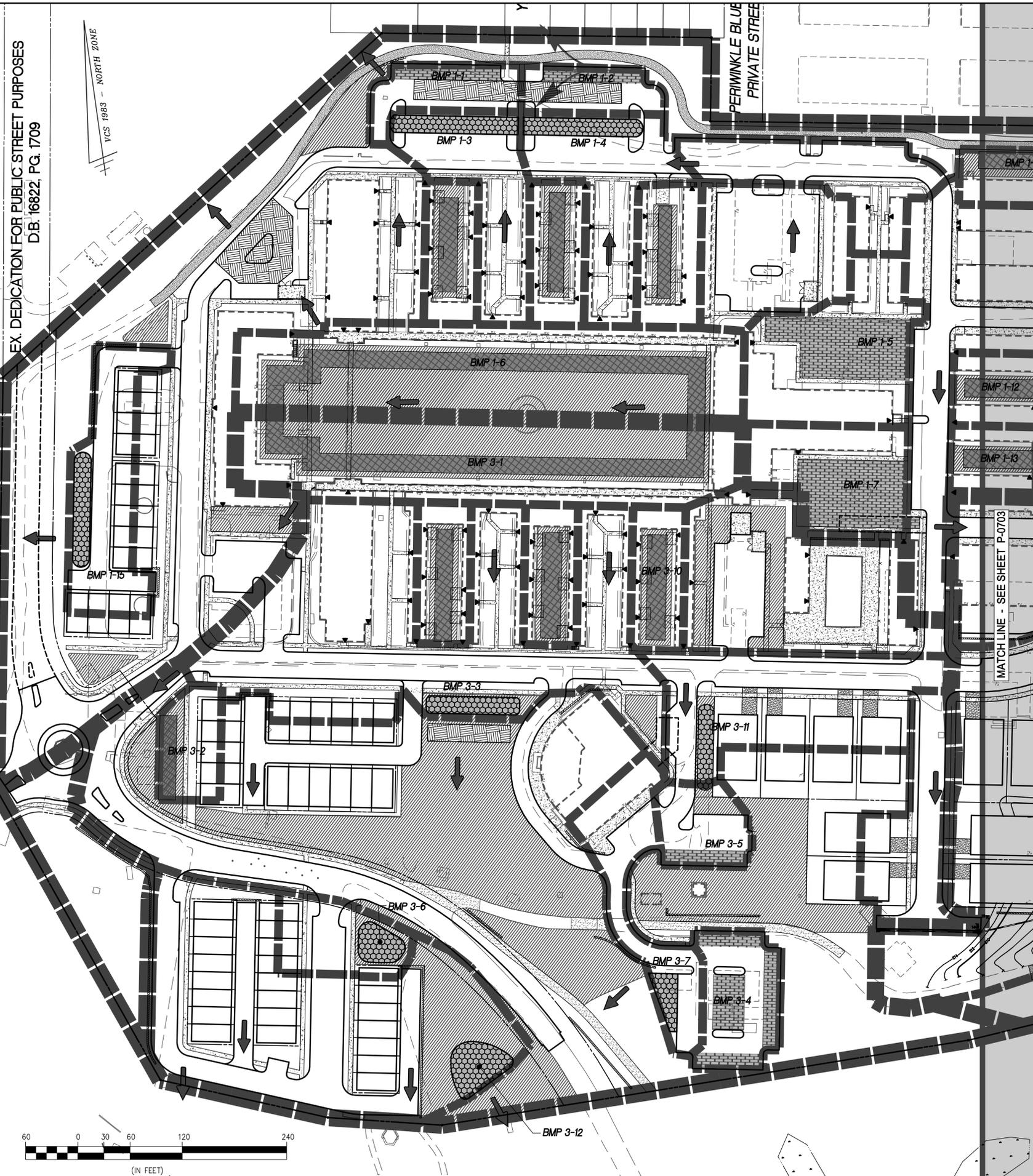
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- [Arrow] **BMP 5-8** FACILITY DESIGNATION OUTFALL NUMBER

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- ALL AREAS SHOWN GRAPHICALLY AND NUMERICALLY ARE APPROXIMATE AND SUBJECT TO CHANGE PENDING FINAL DESIGN.



EX. DEDICATION FOR PUBLIC STREET PURPOSES
D.B. 16822, PG. 1709

MATCH LINE - SEE SHEET P-0703

CONCEPTUAL STORMWATER MANAGEMENT PLAN

**LAUREL HILL
ADAPTIVE REUSE AREA**
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

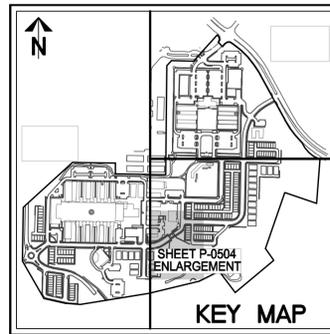
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www.WLPINC.com

ARON W. WINSON
Lic. No. 041851
2/13/14
PREPARED BY

CHECKED: AV
DRAWN: BF/DV/TT



CONCEPTUAL POND DESIGN - SHEET P-0504 AREA ENLARGEMENT

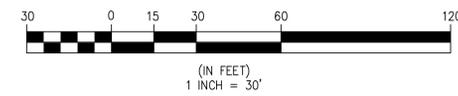
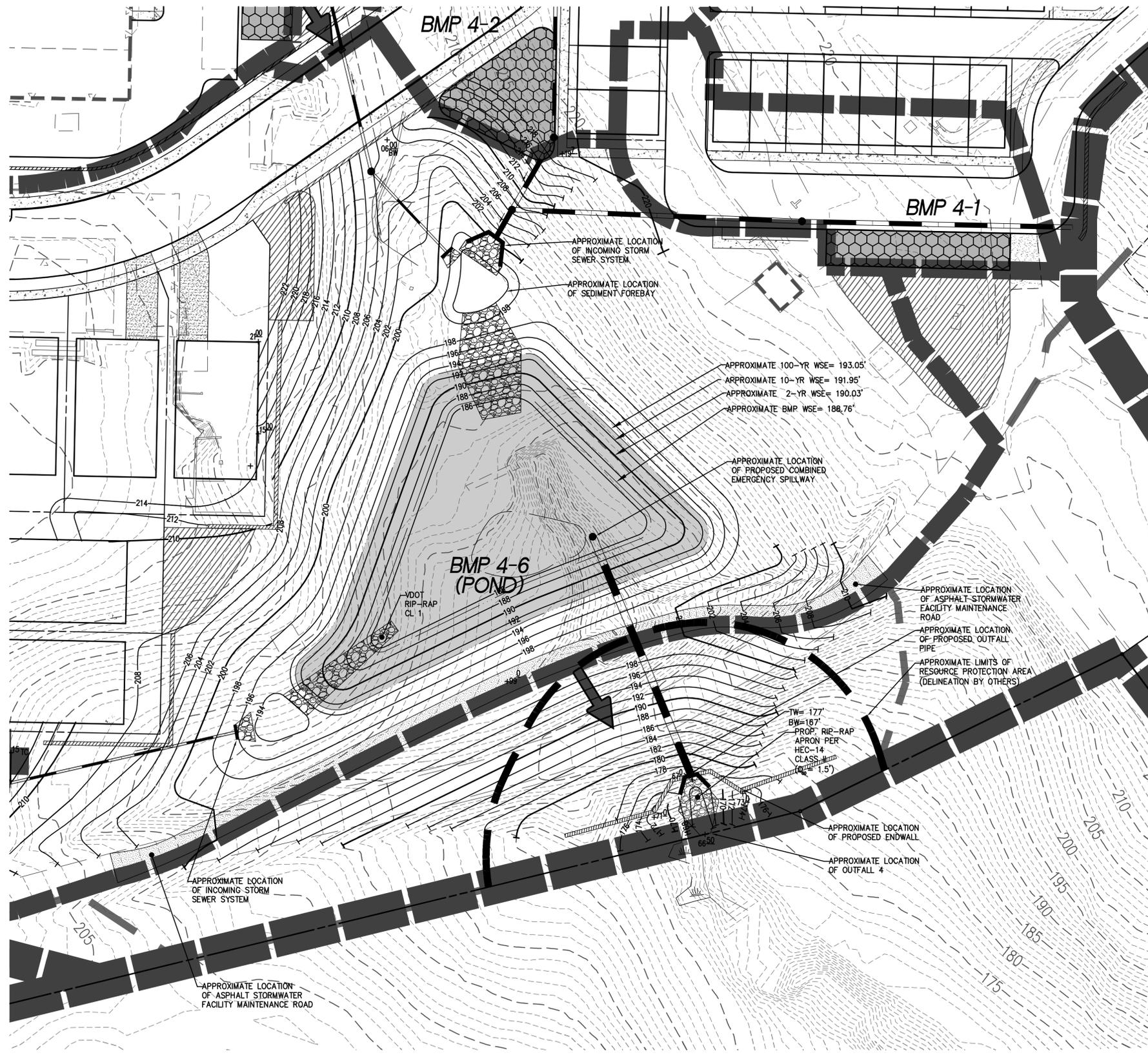
- LEGEND**
- LIMITS OF CLEARING AND GRADING
 - - - - - APPROXIMATE DELINEATION OF RESOURCE PROTECTION AREA
 - - - - - EXISTING BUILDING TO REMAIN
 - - - - - EXISTING BUILDING TO BE REMOVED
 - ==||== EXPECTED DRAINAGE DIVIDE
 - CE APPROXIMATE LIMITS OF NATURAL OPEN SPACE (CONSERVATION EASEMENT)

- BMP FACILITIES LEGEND**
- [Grid Pattern] POTENTIAL UNDERGROUND DETENTION FACILITY
 - [Wavy Pattern] POTENTIAL PROPRIETARY BMP FACILITY
 - [Diagonal Lines] POTENTIAL SOIL COMPOST AMENDMENT
 - [Cross-hatch] POTENTIAL ROOFTOP DISCONNECT
 - [Dotted] POTENTIAL BIO RETENTION (WITH POTENTIAL UNDERGROUND STORAGE CAPACITY)
 - [Horizontal Lines] POTENTIAL DRY SWALE (WITH POTENTIAL UNDERGROUND STORAGE CAPACITY)
 - [Vertical Lines] POTENTIAL PERMEABLE SURFACE (WITH POTENTIAL UNDERGROUND STORAGE CAPACITY)
 - [Stippled] POTENTIAL INFILTRATION FACILITY (WITH POTENTIAL UNDERGROUND STORAGE CAPACITY)
 - ➔ OVERLAND RELIEF
 - BMP 5-8 FACILITY DESIGNATION OUTFALL NUMBER

CONCEPTUAL POND DETAILS

TYPE OF FACILITY	EXTENDED DETENTION POND
APPROXIMATE AREA DRAINING TO POND	±9.18 AC
APPROXIMATE FOOTPRINT OF 100-YR STORM	±19,668 SF OR 0.45 AC
APPROXIMATE EMBANKMENT HEIGHT= 23.12 FT	
APPROXIMATE WSE	
2-YR	±183.31 FT
10-YR	±188.57 FT
100-YR	±190.30 FT
APPROXIMATE STORAGE VOLUME	±139,700 CUFT*

* POND SIZED TO MEET REQUIREMENTS OF PFM SECTION 6-0203.4C STANDARDS FOR EXTENDED DETENTION FOR INADEQUATE OUTFALL. APPROXIMATE BMP VOLUME REQUIRED (15,000 CUFT) INCLUDED IN POND STORAGE VOLUME.



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NO.	DESCRIPTION	DATE	REVISION BY	APPROVED BY	DATE

CONCEPTUAL POND PLAN
LAUREL HILL
ADAPTIVE REUSE AREA
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

OUTFALL 3 STORMWATER MANAGEMENT NARRATIVE

REQUIREMENT:

IN ACCORDANCE WITH STANDARD COUNTY REQUIREMENTS, POST DEVELOPMENT PEAK RATES OF RUNOFF FROM THE 2 AND 10-YEAR STORM EVENTS SHALL NOT EXCEED THE SITE'S PRE-DEVELOPMENT PEAK RELEASE RATES.

COMPLIANCE:

THE PROPOSED DEVELOPMENT WILL RESULT IN AN INCREASE IN THE PEAK RATE OF RUNOFF TO OUTFALL 3 AS COMPARED TO EXISTING CONDITIONS AND THEREFORE DETENTION WILL BE PROVIDED THROUGH USE OF A COMBINATION OF FACILITIES, INCLUDING UNDERGROUND DETENTION FACILITIES. SEE SHEET P-0503 FOR POSSIBLE LOCATIONS OF PROPOSED DETENTION FACILITIES. THE COMBINED TOTAL UNDETAINED AND DETAINED PEAK RELEASE RATE ARE LOWER THAN THE PREDEVELOPMENT PEAK RELEASE RATE FOR THE 2 AND 10 YEAR STORM. OUTFALL 3 IS SHOWN TO BE ADEQUATE PER THE PRELIMINARY ANALYSIS, SEE SHEET P-0501. SINCE POST DEVELOPMENT PEAK RUNOFF FLOWS ARE HELD BELOW PRE DEVELOPMENT PEAK FLOWS, THE STORMWATER MANAGEMENT REQUIREMENTS ARE MET.

OUTFALL 3 STORMWATER MANAGEMENT COMPUTATIONS

1. TOTAL PRE-DEVELOPMENT TO OUTFALL 3

- A. TOTAL SITE AREA = 15.09 AC
- B. WEIGHTED CN = 87
- C. TIME OF CONCENTRATION = 13 MIN

Q2 = 33.44 CFS
Q10 = 70.56 CFS

2. POST DEVELOPMENT

- A. TOTAL SITE AREA = 14.68 AC
- B. WEIGHTED CN= 87 *
- C. TIME OF CONCENTRATION = 6 MIN
- D. RUNOFF:

Q2 = 45.10 CFS
Q10 = 87.31 CFS

3. COMPLIANCE

- A. Q(POST) < Q(PRE)
Q2 = 45.10 CFS > 33.44 CFS
Q10 = 87.31 CFS > 70.56 CFS
SINCE Q(POST) > Q(PRE), APPROXIMATELY 30,000 CF OF DETENTION IS REQUIRED

* CN VALUES USED FOR POST DEVELOPMENT RUNOFF COMPUTATIONS AND HYDROGRAPHS HAVE BEEN ADJUSTED PER VIRGINIA RUNOFF REDUCTION METHOD SPREADSHEET (SEE SECTION A AND B ON SHEET P-0511)

NOTES

- 1. SITE AREA EQUALS AREA WITHIN LIMITS OF DISTURBANCE
- 2. DETAILS OF COMPUTATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE PENDING FINAL DESIGN.

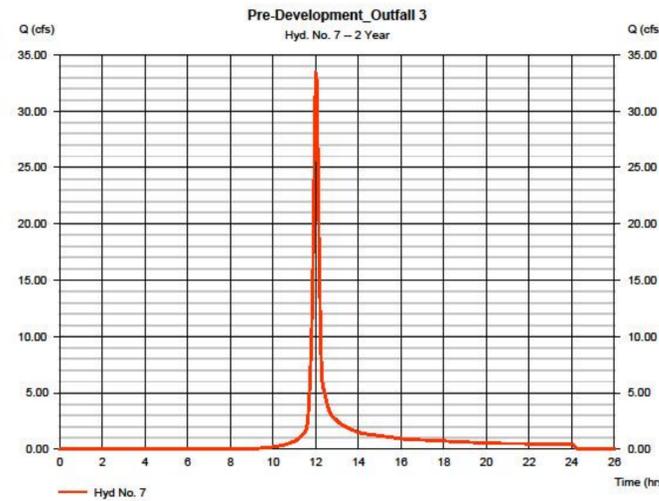
PRE DEVELOPMENT HYDROGRAPHS

Hydrograph Report

Hydroflow Hydrographs by Intellovise v9.22 Tuesday, Jun 25, 2013

Hyd. No. 7
Pre-Development_Outfall 3

Hydrograph type = SCS Runoff	Peak discharge = 33.44 cfs
Storm frequency = 2 yrs	Time to peak = 720 min
Time interval = 2 min	Hyd. volume = 86,885 cuft
Drainage area = 15.090 ac	Curve number = 82
Basin Slope = 0.0 %	Hydraulic length = 0 ft
Tc method = USER	Time of conc. (Tc) = 13.00 min
Total precip. = 3.20 in	Distribution = Type II
Storm duration = 24 hrs	Shape factor = 484

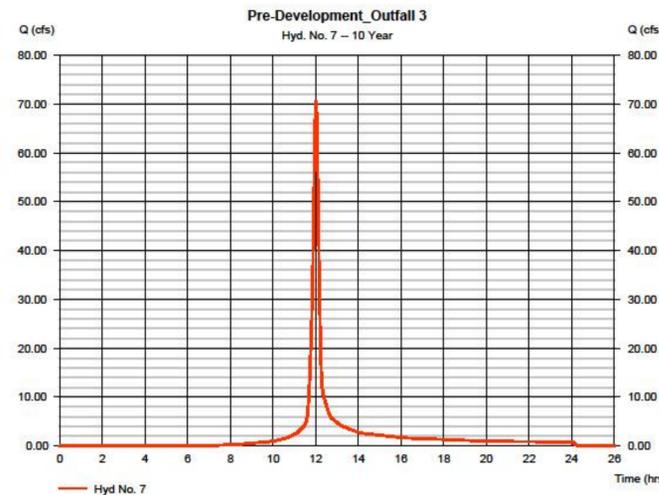


Hydrograph Report

Hydroflow Hydrographs by Intellovise v9.22 Tuesday, Jun 25, 2013

Hyd. No. 7
Pre-Development_Outfall 3

Hydrograph type = SCS Runoff	Peak discharge = 70.56 cfs
Storm frequency = 10 yrs	Time to peak = 720 min
Time interval = 2 min	Hyd. volume = 184,071 cuft
Drainage area = 15.090 ac	Curve number = 82
Basin Slope = 0.0 %	Hydraulic length = 0 ft
Tc method = USER	Time of conc. (Tc) = 13.00 min
Total precip. = 5.20 in	Distribution = Type II
Storm duration = 24 hrs	Shape factor = 484



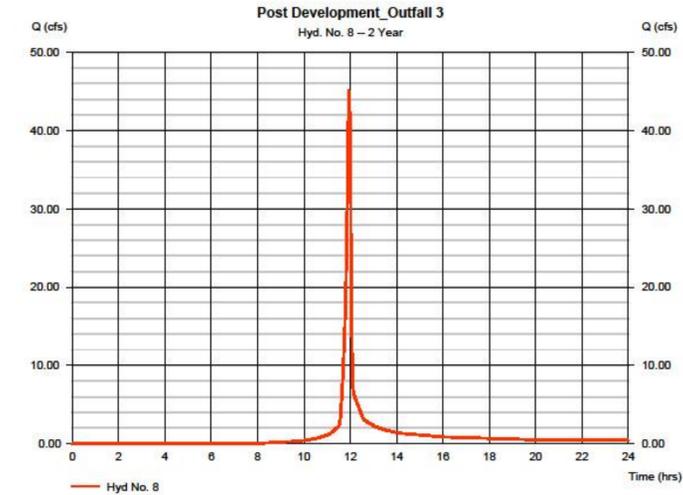
POST DEVELOPMENT HYDROGRAPHS (WITHOUT DETENTION)

Hydrograph Report

Hydroflow Hydrographs by Intellovise v9.22 Tuesday, Jun 25, 2013

Hyd. No. 8
Post Development_Outfall 3

Hydrograph type = SCS Runoff	Peak discharge = 45.10 cfs
Storm frequency = 2 yrs	Time to peak = 716 min
Time interval = 2 min	Hyd. volume = 91,678 cuft
Drainage area = 14.680 ac	Curve number = 86
Basin Slope = 0.0 %	Hydraulic length = 0 ft
Tc method = USER	Time of conc. (Tc) = 6.00 min
Total precip. = 3.20 in	Distribution = Type II
Storm duration = 24 hrs	Shape factor = 484

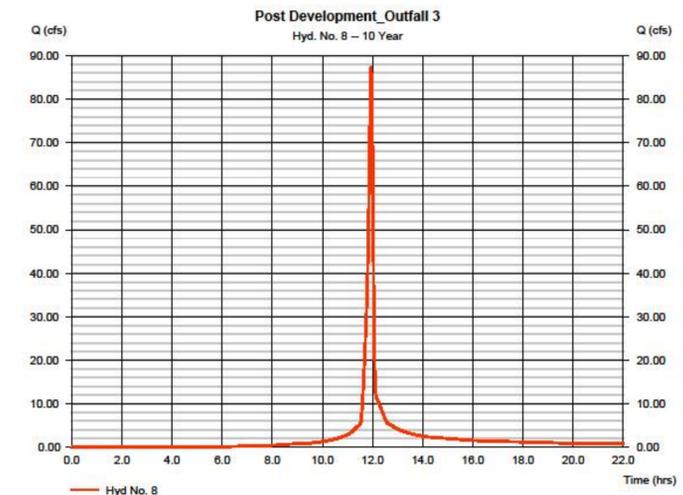


Hydrograph Report

Hydroflow Hydrographs by Intellovise v9.22 Tuesday, Jun 25, 2013

Hyd. No. 8
Post Development_Outfall 3

Hydrograph type = SCS Runoff	Peak discharge = 87.31 cfs
Storm frequency = 10 yrs	Time to peak = 716 min
Time interval = 2 min	Hyd. volume = 182,550 cuft
Drainage area = 14.680 ac	Curve number = 86
Basin Slope = 0.0 %	Hydraulic length = 0 ft
Tc method = USER	Time of conc. (Tc) = 6.00 min
Total precip. = 5.20 in	Distribution = Type II
Storm duration = 24 hrs	Shape factor = 484



CONCEPTUAL STORMWATER MANAGEMENT COMPUTATIONS - OUTFALL 3

**LAUREL HILL
ADAPTIVE REUSE AREA**
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
DATE: 2/15/12 3/28/12 6/11/12 11/13/12 6/24/13 7/8/13 9/10/13 2/3/14



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		REV. BY	APPROVED	DATE	APPROVED

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DRAWN: BF/DV/TT

OUTFALL 5 STORMWATER MANAGEMENT NARRATIVE

REQUIREMENT:
SINCE IT IS EXPECTED THAT OUTFALL 5 WILL BE INADEQUATE, APPLICANT PROPOSES USE OF DETENTION METHOD PER PFM 6-0203.4C TO MEET STORMWATER QUANTITY REQUIREMENTS.

COMPLIANCE:
THE PROPOSED DEVELOPMENT WILL RESULT IN AN INCREASE IN PEAK RATE OF RUNOFF TO OUTFALL 5 AS COMPARED TO EXISTING CONDITIONS AND THEREFORE DETENTION WILL BE PROVIDED THROUGH THE USE OF A SERIES OF FACILITIES, INCLUDING A STORMWATER MANAGEMENT POND. SEE SHEET P-0504 AND P-0505 FOR APPROXIMATE LOCATION AND SIZE OF THE PROPOSED POND. OUTFALL 5 WAS SHOWN TO BE INADEQUATE DURING A PRELIMINARY OUTFALL ANALYSIS. OUTFALL REQUIREMENTS ARE SATISFIED BY PROVIDING STORMWATER DETENTION IN ACCORDANCE WITH THE DETENTION METHOD AS DETAILED IN PFM SECTION 6-0203.4C INCLUDING THE REQUIRED PROPORTIONAL IMPROVEMENT TO PEAK RUNOFF RATES.

OUTFALL 5 STORMWATER MANAGEMENT COMPUTATIONS

- TOTAL PRE-DEVELOPMENT TO OUTFALL 5
 - TOTAL SITE AREA = 26.38 AC
 - CN = 70 (GOOD FOREST CONDITIONS IN SOIL TYPE C)
 - TIME OF CONCENTRATION = 10 MIN
 - GOOD FORESTED CONDITIONS RUNOFF (WITH IMPROVEMENT):
Q2 = 29.42 CFS (17.24 CFS)
Q10 = 82.44 CFS (65.04 CFS)
- POST DEVELOPMENT, UNDETAINED
 - TOTAL SITE AREA = 3.69 AC*
 - WEIGHTED CN = 87 **
 - TIME OF CONCENTRATION = 6 MIN
 - RUNOFF: Q2 = 11.78 CFS
Q10 = 22.42 CFS
- POST DEVELOPMENT, FROM DETENTION
 - TOTAL SITE AREA = 17.57 AC*
 - WEIGHTED CN = 87 **
 - TIME OF CONCENTRATION = 6 MIN
 - STORAGE VOLUME = ±110,000 CF
 - RELEASE FROM DETENTION STRUCTURE:
Q2 = 5.41 CFS
Q10 = 38.39 CFS
- POST DEVELOPMENT, TOTAL

Q2 = 11.78 + 5.41 = 17.19 CFS
Q10 = 22.42 + 38.39 = 60.81 CFS
- COMPLIANCE
 - Q(POST) < Q(PRE) GOOD FORESTED WITH IMPROVEMENT
Q2 = 17.19 CFS < 17.24 CFS (SEE NOTE 3)
Q10 = 60.81 CFS < 65.04 CFS (SEE NOTE 3)
Q(POST) < Q(PRE), WITH APPROXIMATELY 110,000 CF OF DETENTION

* SITE AREA EQUALS AREA WITHIN LIMITS OF DISTURBANCE (DOES NOT INCLUDE ADDITIONAL AREA WITHIN LIMITS OF PARCEL THAT ARE OUTSIDE LIMITS OF DISTURBANCE, 8.78 AC)

** CN VALUES USED FOR POST DEVELOPMENT RUNOFF COMPUTATIONS AND HYDROGRAPHS HAVE BEEN ADJUSTED PER VIRGINIA RUNOFF REDUCTION METHOD SPREADSHEET (SEE SECTION A AND B ON P-0511)

POST DEVELOPMENT HYDROGRAPHS

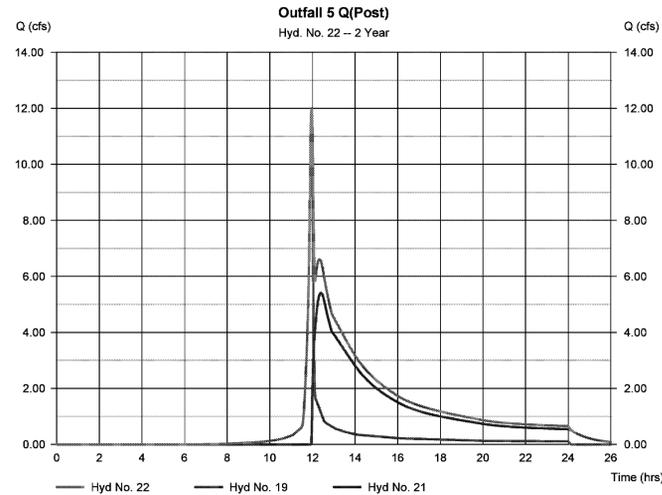
(WITH DETENTION)

Hydrograph Report

Hydroflow Hydrographs by Intelsolve v9.22 Thursday, Jun 27, 2013

Hyd. No. 22

Outfall 5 Q(Post)
Hydrograph type = Combine
Storm frequency = 2 yrs
Time interval = 2 min
Inflow hyds. = 19, 21
Peak discharge = 12.01 cfs
Time to peak = 718 min
Hyd. volume = 93,543 cuft

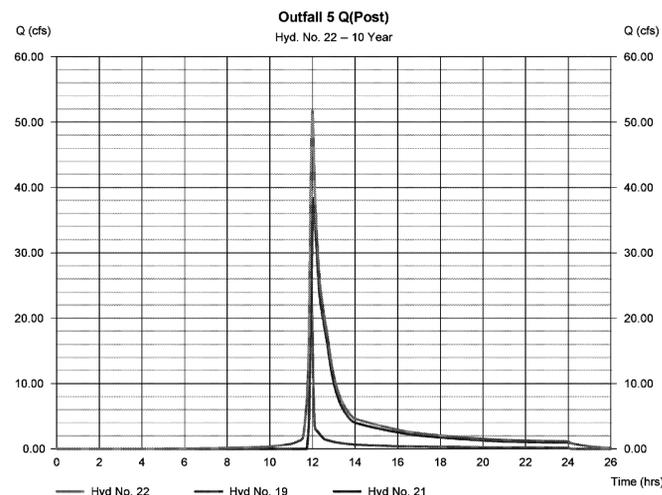


Hydrograph Report

Hydroflow Hydrographs by Intelsolve v9.22 Thursday, Jun 27, 2013

Hyd. No. 22

Outfall 5 Q(Post)
Hydrograph type = Combine
Storm frequency = 10 yrs
Time interval = 2 min
Inflow hyds. = 19, 21
Peak discharge = 51.71 cfs
Time to peak = 720 min
Hyd. volume = 226,750 cuft



EXTENDED DETENTION COMPUTATIONS

Extended Detention Method Data Spreadsheet

Note: information regarding the extended detention method can be found by clicking on the link below

PFM section 6-0203.4C

OUTFALL 5

General Input Data:

1. Contributing site drainage area at the outfall (A _o)	units (acres)	21.26
2. Forested condition weighted runoff curve number (CN _o)		70
3. Developed condition weighted runoff curve number (CN _d)		87
4. Forested condition time of concentration (T _{c,f})	(minutes)	10.00
5. Post-developed condition time of concentration (T _{c,d})	(minutes)	6.00
6. Rainfall depths:		
1-year (P _{1yr})	(inches)	2.7
optional 1.5-year (P _{1.5yr})	(inches)	
2-year (P _{2yr})	(inches)	3.2
10-year (P _{10yr})	(inches)	5.2

1-Yr 24 hour drawdown orifice sizing

7. s = (1000/CN _o)-10	(inches)	1.49
8. 1-Yr post-developed runoff depth (D _{1yr})	(inches)	1.48
9. 1-Yr post-developed runoff volume (V _{1yr})	(acre-ft)	2.62
10. Maximum head required for the 1-Yr storage volume (H _{1yr})	(feet)	3.46
11. Release rate for 1-Yr 24 hour drawdown (Q _{1yr24hr})	(cfs)	2.64
12. Size of orifice to provide 24 hour release (A _{1yr24hr})	(sf)	0.30
13. Diameter of circular orifice (d _{1yr24hr})	(inches)	7.36

Data for determining the allowable releases

14. Forested condition runoff volumes:			
optional 1.5-year (V _{1.5yr})	(acre-ft)		
2-year (V _{2yr})	(acre-ft)	1.87	
10-year (V _{10yr})	(acre-ft)	4.94	
15. Post-developed condition runoff volumes:			
optional 1.5-year (V _{d1.5yr})	(acre-ft)		
2-year (V _{d2yr})	(acre-ft)	3.18	
10-year (V _{d10yr})	(acre-ft)	6.24	
16. Forested condition peak flows:			
optional 1.5-year (Q _{f1.5yr})	(cfs)		
2-year (Q _{f2yr})	(cfs)	29.32	
10-year (Q _{f10yr})	(cfs)	82.16	
17. Post-developed condition peak flows:			
optional 1.5-year (Q _{d1.5yr})	(cfs)		
2-year (Q _{d2yr})	(cfs)	67.89	
10-year (Q _{d10yr})	(cfs)	129.16	

Allowable peak releases

18. Allowable peak releases from site			
optional 1.5-year (Q _{allow1.5yr})	(cfs)	NA	
2-year (Q _{allow2yr})	(cfs)	17.24	
10-year (Q _{allow10yr})	(cfs)	65.04	
19. Offsite areas peak release to detention			
optional 1.5-year (Q _{off1.5yr})	(cfs)	NA	
2-year (Q _{off2yr})	(cfs)	0.00	
10-year (Q _{off10yr})	(cfs)	0.00	
20. Adjusted allowable peak release from site (taking into account offsite areas)			
optional 1.5-year ADJUSTED (Q _{allow1.5yr})	(cfs)	NA	
2-year ADJUSTED (Q _{allow2yr})	(cfs)	17.24	
10-year ADJUSTED (Q _{allow10yr})	(cfs)	65.04	

Compliance

21. Undetained peak releases from site			
optional 1.5-year (Q _{undet1.5yr})	(cfs)		
2-year (Q _{undet2yr})	(cfs)	11.78	
10-year (Q _{undet10yr})	(cfs)	22.42	
22. Routed peak releases from extended detention			
optional 1.5-year (Q _{det1.5yr})	(cfs)		
2-year (Q _{det2yr})	(cfs)	5.41	
10-year (Q _{det10yr})	(cfs)	38.39	
23. Total peak releases from site			
optional 1.5-year (Q _{total1.5yr})	(cfs)		
2-year (Q _{total2yr})	(cfs)	17.19	
10-year (Q _{total10yr})	(cfs)	60.81	
24. Results:			

Because the total peak release is less than the allowable release, extended detention facility is adequate for the 2 year storm
Because the total peak release is less than the allowable release, extended detention facility is adequate for the 10 year storm

OUTFALL 6 STORMWATER MANAGEMENT NARRATIVE

REQUIREMENT:
IN ACCORDANCE WITH STANDARD COUNTY REQUIREMENTS, POST DEVELOPMENT PEAK RATES OF RUNOFF FROM THE 2 AND 10-YEAR STORM EVENTS SHALL NOT EXCEED THE SITE'S PRE-DEVELOPMENT PEAK RELEASE RATES.

COMPLIANCE:
THE PRE AND POST DEVELOPMENT CONDITION REMAINS CONSTANT THROUGHOUT THE DEVELOPMENT. THEREFORE ADDITIONAL DETENTION MEASURES ARE NOT REQUIRED. APPROXIMATELY 1.12 ACRES DRAINS OFFSITE TO THE WEST VIA SHEET FLOW. OUTFALL ANALYSIS IS NOT REQUIRED FOR SHEET FLOW.

OUTFALL 6 STORMWATER MANAGEMENT COMPUTATIONS

- TOTAL PRE AND POST DEVELOPMENT SHEET FLOW TO OUTFALL 6
 - TOTAL SITE AREA = 1.12 AC
 - CN = 87
 - TIME OF CONCENTRATION = 6 MIN
 - RUNOFF: Q2 = 3.58 CFS
Q10 = 6.80 CFS

CONCEPTUAL STORMWATER MANAGEMENT COMPUTATIONS - OUTFALL 5 AND 6

Engineers • Surveyors • Planners
Landscape Architects • Arborists

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
DATE: 2/15/12 3/28/12 6/11/12 11/13/12 8/24/13 7/8/13
SCALE: NONE 9/10/13 2/3/14

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NO.	DESCRIPTION	DATE	REV.	APPROVED BY	DATE

LAUREL HILL
ADAPTIVE REUSE AREA
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

- NOTES**
- SITE AREA EQUALS AREA WITHIN LIMITS OF DISTURBANCE
 - DETAILS OF COMPUTATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
 - AT SITE PLAN, RELEASE FROM DETENTION MAY INCREASE OVER WHAT IS SHOWN HERE, AS LONG AS ALLOWABLE RELEASE IS NOT EXCEEDED.

SITE INFORMATION

1. Post-Development Project & Land Cover Information

Annual Rainfall (inches)	43	Nitrogen EMC (mg/L)	1.86
Target Rainfall Event (inches)	1.00		
Phosphorus EMC (mg/L)	0.26		
Target Phosphorus Target Load (lb/acre/yr)	0.41		
Impervious Cover	0.90		

Land Cover (acres)	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	14.13	16.90	31.03
Impervious Cover (acres)	0.00	0.00	0.00	39.08	39.08
Total					70.11*

Rv Coefficients	A soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Land Cover Summary	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	31.03
Weighted Rv(turf)	0.24
% Managed Turf	44%
Impervious Cover (acres)	39.08
Rv(impervious)	0.95
% Impervious	56%
Total Site Area (acres)	70.11
Site Rv	0.63

* SITE AREA EQUALS AREA WITHIN LIMITS OF DISTURBANCE

RUNOFF REDUCTION NARRATIVE

IN NOVEMBER 2010 FAIRFAX COUNTY PUBLISHED THE LAUREL HILL STORMWATER MANAGEMENT PLAN, WHICH ESTABLISHED RECOMMENDATIONS FOR TREATING AND REDUCING RUNOFF THROUGHOUT THE LAUREL HILL AREA. SPECIFIC GOALS AND RECOMMENDATIONS FOR THE SUBJECT SITE WERE INCLUDED IN THIS REPORT.

IN AN EFFORT TO ACHIEVE THE GOALS ESTABLISHED IN THE STORMWATER MANAGEMENT PLAN, THE STORMWATER MANAGEMENT DESIGN FOR THIS APPLICATION FOCUSED ON LOW IMPACT DEVELOPMENT TECHNIQUES AND RUNOFF REDUCTION MEASURES. THE APPLICANT HAS COORDINATED IN DETAIL WITH FAIRFAX COUNTY STAFF IN THE DEPARTMENT OF PUBLIC WORKS AND THE DEPARTMENT OF STORMWATER PLANNING. THE RESULT OF THIS COORDINATION IS A STORMWATER MANAGEMENT DESIGN THAT IMPLEMENTS MANY OF THE LAUREL HILL STORMWATER MANAGEMENT PLAN RECOMMENDATIONS AND ACHIEVES RUNOFF REDUCTION.

THE ANALYSIS AND COMPUTATIONS SHOWN ON THIS AND THE FOLLOWING SHEET ARE PROVIDED FOR DEMONSTRATION OF THE AMOUNT OF RUNOFF REDUCTION ACHIEVED. THIS INFORMATION DOES NOT SUPERCEDE COMPLIANCE WITH PFM REQUIREMENTS FOR WATER QUANTITY AND QUALITY, BUT IS PROVIDED AS A PARALLEL ANALYSIS, DEMONSTRATING HOW THE USE OF STORMWATER FACILITIES PROPOSED WITH THIS PLAN ACHIEVE THE GOALS ESTABLISHED BY THE LAUREL HILL STORMWATER MANAGEMENT PLAN.

THE USE OF INNOVATIVE BMP FACILITIES ARE PROPOSED WITH THIS APPLICATION AS RECOMMENDED IN THE LAUREL HILL STORMWATER MANAGEMENT PLAN. A WAIVER TO PERMIT USE OF INNOVATIVE BMP FACILITIES IS REQUESTED, SEE SHEETS P-0101 AND P-0102.

NOTES:

- RUNOFF REDUCTION METHODOLOGIES AND SPREADSHEETS PROVIDED BY VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (DCR). LATEST VERSION DOWNLOADED FROM WEBSITE ON THE DATE NOTED ON THESE PLANS. FUTURE SPREADSHEETS MAY GENERATE HIGHER OR LOWER VALUES.
- AREA NOTED AS HYDROLOGICAL "C" CLASS SOIL REPRESENT THOSE AREAS WHICH HAVE RECEIVED SOIL AMENDMENT.
- ALL FACILITIES WILL BE DESIGNED PER FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.
- SITE AREA EQUALS AREA WITHIN LIMITS OF DISTURBANCE.
- DETAILS OF COMPUTATIONS SHOWN ON THIS SHEET ARE CONCEPTUAL AND SUBJECT TO CHANGE PENDING FINAL DESIGN.

SUMMARY OF RUNOFF REDUCTION PRACTICES - OUTFALL 1

OUTFALL 1

Drainage Area A Land Cover (acres)	A soils	B Soils	C Soils	D Soils	Totals
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	3.22	2.93	6.15
Impervious Cover (acres)	0.00	0.00	0.00	8.84	8.84
Total					14.99

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
2. Rooftop Disconnection													
2.c. To Soil Amended Filter Path as per specifications (existing C/D soils) (Spec #4)	impervious acres disconnected	50% runoff volume reduction for treated area	0.50	0.54	0	931	931	0	0.00	1.17	0.58	0.58	
3. Permeable Pavement													
3.a. Permeable Pavement #1 (Spec #7)	acres of permeable pavement + acres of "external" (upgradient) impervious pavement	45% runoff volume reduction	0.45	0.20	0	310	379	25	0.00	0.43	0.25	0.18	
6. Bioretention													
6.b. Bioretention #2 (Spec #9)	impervious acres draining to bioretention	80% runoff volume reduction	0.80	1.89	0	5214	1304	50	0.00	4.09	3.68	0.41	
	turf acres draining to bioretention	80% runoff volume reduction	0.80	1.50	0	1029	257	50	0.00	0.81	0.73	0.08	
TOTAL RUNOFF REDUCTION IN D.A. A (cf)						7.485							

SUMMARY OF RUNOFF REDUCTION PRACTICES - OUTFALL 2

OUTFALL 2

Drainage Area B Land Cover (acres)	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.47	0.47
Impervious Cover (acres)	0.00	0.00	0.00	0.11	0.11
Total					0.58

NOTE: THERE ARE NO RUNOFF REDUCTION PRACTICES PROPOSED IN THIS SUB-DRAINAGE AREA (OUTFALL 2).

SUMMARY OF RUNOFF REDUCTION PRACTICES - OUTFALL 3

OUTFALL 3

Drainage Area C Land Cover (acres)	A soils	B Soils	C Soils	D Soils	Totals
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	4.21	2.19	6.40
Impervious Cover (acres)	0.00	0.00	0.00	8.28	8.28
Total					14.68

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
2. Rooftop Disconnection													
2.c. To Soil Amended Filter Path as per specifications (existing C/D soils) (Spec #4)	impervious acres disconnected	50% runoff volume reduction for treated area	0.50	0.53	0	914	914	0	0.00	1.15	0.57	0.57	
3. Permeable Pavement													
3.a. Permeable Pavement #1 (Spec #7)	acres of permeable pavement + acres of "external" (upgradient) impervious pavement	45% runoff volume reduction	0.45	0.30	0	466	569	25	0.00	0.65	0.38	0.27	
6. Bioretention													
6.b. Bioretention #2 (Spec #9)	impervious acres draining to bioretention	80% runoff volume reduction	0.80	2.52	0	6952	1738	50	0.00	5.45	4.91	0.55	
	turf acres draining to bioretention	80% runoff volume reduction	0.80	0.83	0	570	142	50	0.00	0.45	0.40	0.04	
TOTAL RUNOFF REDUCTION IN D.A. C (cf)						8.901							

SUMMARY OF RUNOFF REDUCTION PRACTICES - OUTFALL 4

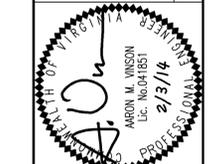
OUTFALL 4

Drainage Area D Land Cover (acres)	A soils	B Soils	C Soils	D Soils	Totals
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	1.89	6.52	8.41
Impervious Cover (acres)	0.00	0.00	0.00	9.07	9.07
Total					17.48

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
2. Rooftop Disconnection													
2.c. To Soil Amended Filter Path as per specifications (existing C/D soils) (Spec #4)	impervious acres disconnected	50% runoff volume reduction for treated area	0.50	0.03	0	52	52	0	0.00	0.06	0.03	0.03	8.a. ED #1
6. Bioretention													
6.b. Bioretention #2 (Spec #9)	impervious acres draining to bioretention	80% runoff volume reduction	0.80	2.05	0	5656	1414	50	0.00	4.44	3.99	0.44	8.a. ED #1
	turf acres draining to bioretention	80% runoff volume reduction	0.80	0.41	0	281	70	50	0.00	0.22	0.20	0.02	8.a. ED #1
8. Extended Detention Pond													
8.a. ED #1 (Spec #15)	impervious acres draining to	0% runoff volume reduction	0.00	4.77	1466	0	17915	15	0.48	10.32	1.62	9.18	
	turf acres draining to ED	0% runoff volume reduction	0.00	4.41	70	0	3854	15	0.02	2.37	0.36	2.04	
TOTAL RUNOFF REDUCTION IN D.A. D (cf)						5.989							

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 ESTABLISHED 1945
 DATE: 2/15/12 3/28/12 6/11/12 11/13/12 6/24/13 7/8/13
 SCALE: NONE
 9/10/13 2/3/14
 CHECKED: AV
 DRAWN: BF/DV/TT



NO.	DESCRIPTION	DATE	REVISION APPROVED BY	DATE	REVISION BY

CONCEPTUAL STORMWATER MANAGEMENT COMPUTATIONS
LAUREL HILL
ADAPTIVE REUSE AREA
 MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SUMMARY OF RUNOFF REDUCTION PRACTICES - OUTFALL 5 AND 6

OUTFALL 5 AND 6

Drainage Area E Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	4.88	5.31	10.19
Impervious Cover (acres)	0.00	0.00	0.00	12.19	12.19
				Total	22.38

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed by Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
2. Rooftop Disconnection													
2.c. To Soil Amended Filter Path as per specifications (existing C/D soils) (Spec #4)	impervious acres disconnected	50% runoff volume reduction for treated area	0.50	0.59	0	1017	1017	0	0.00	1.28	0.64	0.64	
5. Dry Swale													
5.a. Dry Swale #1 (Spec #10)	impervious acres draining to dry swale	40% runoff volume reduction	0.40	1.74	0	2400	3600	20	0.00	3.77	1.96	1.81	
	turf acres draining to dry swale	40% runoff volume reduction	0.40	1.19	0	408	613	20	0.00	0.64	0.33	0.31	
6. Bioretention													
6.b. Bioretention #2 (Spec #9)	impervious acres draining to bioretention	80% runoff volume reduction	0.80	1.23	0	3393	848	50	0.00	2.66	2.40	0.27	
	turf acres draining to bioretention	80% runoff volume reduction	0.80	0.47	0	323	81	50	0.00	0.25	0.23	0.03	
TOTAL RUNOFF REDUCTION IN D.A. E (cf)						7,542							

SECTION A - POST DEVELOPMENT RUNOFF VOLUME ANALYSIS WITHOUT RUNOFF REDUCTION PRACTICES

Target Rainfall Event (in)	1-year storm	2-year storm	10-year storm
	2.70	3.20	5.20
OUTFALL 1			
Drainage Area (acres)	14.99		
Runoff Reduction Volume (cf)	7,545		
OUTFALL 2			
Drainage Area (acres)	0.58		
Runoff Reduction Volume (cf)	0		
OUTFALL 3			
Drainage Area (acres)	14.68		
Runoff Reduction Volume (cf)	11,079		
OUTFALL 4			
Drainage Area (acres)	17.48		
Runoff Reduction Volume (cf)	6,005		
OUTFALL 5 AND 6			
Drainage Area (acres)	22.38		
Runoff Reduction Volume (cf)	7,584		

Based on the use of Runoff Reduction practices in the various drainage areas, the spreadsheet calculates an adjusted V_{developed} and adjusted Curve Number.

OUTFALL 1	A soils	B Soils	C Soils	D Soils	Weighted CN	S
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	0.0	0.0	7.0	0.0		
CN	30	55	70	77		
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	0.0	0.0	0.0	6.2		
Area (acres)	39	61	74	80		
CN	39	61	74	80		
Impervious Cover	0.0	0.0	0.0	8.8		
Area (acres)	98	98	98	98		
CN	98	98	98	98		
					91	1.04
RV_{developed} (in) with no Runoff Reduction	1.76	2.22	4.14			
RV_{developed} (in) with Runoff Reduction	1.62	2.08	4.00			
Adjusted CN	89	89	89			
OUTFALL 2						
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	0.0	0.0	0.0	0.0		
CN	30	55	70	77		
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	0.0	0.0	0.0	0.5		
Area (acres)	39	61	74	80		
CN	39	61	74	80		
Impervious Cover	0.0	0.0	0.0	0.1		
Area (acres)	98	98	98	98		
CN	98	98	98	98		
					83	1.99
RV_{developed} (in) with no Runoff Reduction	1.24	1.64	3.40			
RV_{developed} (in) with Runoff Reduction	1.24	1.64	3.40			
Adjusted CN	83	83	83			
OUTFALL 3						
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	0.0	0.0	0.0	0.0		
CN	30	55	70	77		
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	0.0	0.0	0.0	6.3		
Area (acres)	39	61	74	80		
CN	39	61	74	80		
Impervious Cover	0.0	0.0	0.0	8.4		
Area (acres)	98	98	98	98		
CN	98	98	98	98		
					90	1.08
RV_{developed} (in) with no Runoff Reduction	1.73	2.19	4.10			
RV_{developed} (in) with Runoff Reduction	1.52	1.98	3.89			
Adjusted CN	87	88	88			
OUTFALL 4						
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	0.0	0.0	0.0	0.0		
CN	30	55	70	77		
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	0.0	0.0	0.0	8.4		
Area (acres)	39	61	74	80		
CN	39	61	74	80		
Impervious Cover	0.0	0.0	0.0	9.1		
Area (acres)	98	98	98	98		
CN	98	98	98	98		
					89	1.19
RV_{developed} (in) with no Runoff Reduction	1.66	2.11	4.00			
RV_{developed} (in) with Runoff Reduction	1.52	1.97	3.86			
Adjusted CN	87	88	88			
OUTFALL 5 AND 6						
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	0.0	0.0	0.0	0.0		
CN	30	55	70	77		
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	0.0	0.0	0.0	12.2		
Area (acres)	39	61	74	80		
CN	39	61	74	80		
Impervious Cover	0.0	0.0	0.0	12.2		
Area (acres)	98	98	98	98		
CN	98	98	98	98		
					90	1.14
RV_{developed} (in) with no Runoff Reduction	1.69	2.15	4.05			
RV_{developed} (in) with Runoff Reduction	1.60	2.06	3.96			
Adjusted CN	89	89	89			

NOTE: THIS SPREADSHEET USED TO DETERMINE POST DEVELOPMENT CURVE NUMBERS AND RUNOFF REDUCTION DEPTH (INCHES) WITH NO RUNOFF REDUCTION PRACTICES OR COMPOST AMENDMENT.

SECTION B - POST DEVELOPMENT RUNOFF VOLUME ANALYSIS WITH RUNOFF REDUCTION PRACTICES

Target Rainfall Event (in)	1-year storm	2-year storm	10-year storm
	2.70	3.20	5.20
OUTFALL 1			
Drainage Area (acres)	14.99		
Runoff Reduction Volume (cf)	7,485		
OUTFALL 2			
Drainage Area (acres)	0.58		
Runoff Reduction Volume (cf)	0		
OUTFALL 3			
Drainage Area (acres)	14.68		
Runoff Reduction Volume (cf)	8,901		
OUTFALL 4			
Drainage Area (acres)	17.48		
Runoff Reduction Volume (cf)	5,989		
OUTFALL 5 AND 6			
Drainage Area (acres)	22.38		
Runoff Reduction Volume (cf)	8,231		

Based on the use of Runoff Reduction practices in the various drainage areas, the spreadsheet calculates an adjusted V_{developed} and adjusted Curve Number.

OUTFALL 1	A soils	B Soils	C Soils	D Soils	Weighted CN	S
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	0.0	0.0	0.0	0.0		
CN	30	55	70	77		
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	0.0	0.0	3.2	2.9		
Area (acres)	39	61	74	80		
CN	39	61	74	80		
Impervious Cover	0.0	0.0	0.0	8.8		
Area (acres)	98	98	98	98		
CN	98	98	98	98		
					89	1.19
RV_{developed} (in) with no Runoff Reduction	1.66	2.11	4.00			
RV_{developed} (in) with Runoff Reduction	1.52	1.97	3.86			
Adjusted CN	87	88	88			
OUTFALL 2						
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	0.0	0.0	0.0	0.0		
CN	30	55	70	77		
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	0.0	0.0	0.0	0.5		
Area (acres)	39	61	74	80		
CN	39	61	74	80		
Impervious Cover	0.0	0.0	0.0	0.1		
Area (acres)	98	98	98	98		
CN	98	98	98	98		
					83	1.99
RV_{developed} (in) with no Runoff Reduction	1.24	1.64	3.40			
RV_{developed} (in) with Runoff Reduction	1.24	1.64	3.40			
Adjusted CN	83	83	83			
OUTFALL 3						
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	0.0	0.0	0.0	0.0		
CN	30	55	70	77		
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	0.0	0.0	4.2	2.2		
Area (acres)	39	61	74	80		
CN	39	61	74	80		
Impervious Cover	0.0	0.0	0.0	8.3		
Area (acres)	98	98	98	98		
CN	98	98	98	98		
					88	1.31
RV_{developed} (in) with no Runoff Reduction	1.59	2.03	3.90			
RV_{developed} (in) with Runoff Reduction	1.42	1.87	3.74			
Adjusted CN	86	86	87			
OUTFALL 4						
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	0.0	0.0	0.0	0.0		
CN	30	55	70	77		
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	0.0	0.0	1.9	6.5		
Area (acres)	39	61	74	80		
CN	39	61	74	80		
Impervious Cover	0.0	0.0	0.0	9.1		
Area (acres)	98	98	98	98		
CN	98	98	98	98		
					89	1.28
RV_{developed} (in) with no Runoff Reduction	1.61	2.06	3.93			
RV_{developed} (in) with Runoff Reduction	1.51	1.96	3.84			
Adjusted CN	87	87	88			
OUTFALL 5 and 6						
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	0.0	0.0	0.0	0.0		
CN	30	55	70	77		
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	0.0	0.0	4.9	5.3		
Area (acres)	39	61	74	80		
CN	39	61	74	80		
Impervious Cover	0.0	0.0	0.0	12.2		
Area (acres)	98	98	98	98		
CN	98	98	98	98		
					90	1.30
RV_{developed} (in) with no Runoff Reduction	1.59	2.04	3.91			
RV_{developed} (in) with Runoff Reduction	1.49	1.94	3.81			
Adjusted CN	87	87	87			

NOTE: THIS SPREADSHEET USED TO DETERMINE POST DEVELOPMENT CURVE NUMBERS AND RUNOFF REDUCTION DEPTH (INCHES) WITH RUNOFF REDUCTION PRACTICES OR COMPOST AMENDMENT.

RUNOFF REDUCTION SUMMARY

Design Assumptions					
Total Site Area	70.11 ac*				
Total Area of Compost Amendment	14.13 ac				
Post Development vs Post Development with Compost Amendment and Runoff Reduction					
Outfall Area Designation	Drainage Area	Weighted CN Before SWM (A)	DCR 1 Year Runoff Depth Before SWM (inches) (B)	Adjusted CN After SWM (C)	DCR 1 Year Runoff Depth After SWM (inches) (D)
1	14.99	91	1.76	87	1.52
2	0.58	83	1.24		

STORMWATER MANAGEMENT CHECKLIST

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 (9-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
 Cluster Subdivision (9-015 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & (14))
 Development Plans PRC District (16-302 3 & 4L) PRC Plan (19-303 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 P-0500 SERIES
- 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
SEE SHEET - 0505 FOR AREAS TO FACILITIES						
Totals						
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet P-0500 SERIES
 Pond inlet and outlet pipe systems are shown on Sheet P-0500 SERIES
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet P-0500 SERIES
 Type of maintenance access road surface noted on the plat is _____ (asphalt, geoblock, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet P-0400 SERIES
- 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet P-0500 SERIES
- 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 P-0501
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet P-0501
- 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 P-0101 / P-0200 SERIES
- 11. A submission waiver is requested for N/A
- 12. Stormwater management is not required because N/A

GILES RUN ROAD DESIGN SUMMARY MEMORANDUM
 DISTRIBUTED VIA ELECTRONIC MAIL TO MICHAEL DAVIS AND MICHAEL GUARINO ON 8-26-13.



ESTABLISHED 1945

August 26, 2013

Mr. Michael Davis
 Mr. Michael Guarino
 Fairfax County Department of Transportation
 Centerpointe 1 Office Building
 4050 Legato Road, 4th Floor
 Fairfax, VA 22033

Re: Summary of Design Decisions for Giles Run Road on Laurel Hill Adaptive Reuse Area Site Rezoning Application RZ/FDP 2012-MV-008

Dear Mr. Davis and Mr. Guarino,

As a follow up to our meeting on August 7th, I would like to provide you with a brief summary of our efforts associated with the portion of Giles Run Road within the project boundaries of the Laurel Hill Adaptive Reuse Area. It is my hope that this information will be beneficial to you as planning for Giles Run Road begins, and that the road layout and design decisions that we are making today for our project will be considered as your planning and design progresses.

Background Information

Fairfax County, The Alexander Company, and Elm Street Development have filed and are processing an application to rezone the Laurel Hill Adaptive Reuse property to PDH-8 and PDC districts to create a mixed use development consisting of apartments, townhomes, single family homes, retail, office, and community-serving uses. This project is currently scheduled for public hearing before the Board of Supervisors in November 2013. A portion of planned Giles Run Road, as recommended in the Comprehensive Plan, goes through the southwest corner of the subject property. With this in mind, the development plan associated with the rezoning application includes a layout and preliminary design for the portion of the road on the property.

Road Location and Alignment

After many iterations, the Laurel Hill project team settled on the road location and alignment shown on sheet P-0304 from the Conceptual/Final Development Plan, which is enclosed for your reference. We settled on this location and alignment and feel it is most appropriate for several reasons:

- This alignment generally follows the existing asphalt drive that exists today. Following this alignment will allow road construction while minimizing loss of trees, cut and fill, and impact to historic structures.

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Mr. Davis, Mr. Guarino Page 3 August 26, 2013

Roundabout

A roundabout is proposed at the intersection of planned Giles Run Road and the southwest entrance to the Laurel Hill project site. This roundabout is important for several reasons. First, it is our understanding that Giles Run Road may be constructed in phases, with the first phase possibly terminating at the Laurel Hill Adaptive Reuse Area project. A roundabout will provide a functional terminus in the interim condition while providing an effective and interesting gateway into the Laurel Hill project. Second, Fairfax County Park Authority will lose a surface parking area when the Laurel Hill project is developed. FCPA may construct another surface parking area adjacent to the southwest corner of the Laurel Hill Adaptive Reuse Area property. The proposed roundabout will provide a connection to this parking area. Finally, the roundabout will be constructed around a brick guard tower, which is a critical historic structure on this site. Building the roundabout around this tower will not only allow us to preserve this historic structure, but will also create an interesting focal point and will announce passengers arrival into this historic area of Fairfax County.

Preliminary design of the roundabout has been performed in accordance with NCHRP Report 672, specifically Chapter 6 (Roundabouts: An Informational Guides, 2nd Edition). Both VDOT and FCDOT have reviewed the proposed application and have indicated their preliminary support, pending a detailed design review with the Site Plan.



Mr. Davis, Mr. Guarino Page 2 August 26, 2013

- Public right-of-way has already been dedicated on the property north of our site. As such, we considered the road location fixed at the north end where Giles Run Road leaves the Laurel Hill site and extends through the Spring Hill Senior Campus toward Laurel Crest Drive.
- The road location and alignment as proposed on our plan strikes a balance between preserving historic structures and contributing features and providing appropriate land area for construction of new development as recommended in the Comprehensive Plan.
- Several environmental and site constraints are present on Fairfax County Park Authority property south of the Laurel Hill property, including Giles Run Meadow Park pond, Giles Run Meadow Park trail, Fairfax County water reuse force main, mature tree canopy that may have historic significance, and historic site features that may need to be preserved. We attempted to locate our portion of Giles Run Road in a way that would strike a balance between these offsite constraints. It is my expectation that the road location we arrived at will allow you to minimize adverse impacts to these features.

Road Classification and Design Criteria

The adopted Comprehensive Plan indicates that this planned road should be designed as a collector. Considering the location, an Urban Collector (GS-7) approach is appropriate, as opposed to a Rural Collector (GS-3), which was determined at our meeting to be inappropriate in this context. Also, it was mentioned in our meeting that this connection is not intended to serve as a major component of the transportation grid during peak hours; therefore it should be low speed and designed as to discourage large amounts of cut-through traffic. The Laurel Hill project team agrees that a low speed collector is appropriate considering the residential uses that will flank the portion of the planned road on the Laurel Hill Adaptive Reuse Area property.

Considering these factors, the Laurel Hill project team based our preliminary road design on the VDOT Geometric Design Standards for Urban Collector Street System (GS-7). We anticipate a posted speed of 25 mph and a design speed of 30 mph. We also assume that a curb and gutter section will be implemented within the Laurel Hill project area, which is appropriate within a medium density residential development with a significant pedestrian network. The following is a snapshot of the design standards we are using:

- Curb and gutter street
- 30 mph design speed
- Minimum radius of 273'
- Minimum stopping sight distance of 200'
- 11' lane width (exclusive of 2' gutter pan)
- CG-6 curb and gutter
- Minimum 4' buffer strip (exclusive of 6" curb)
- Minimum 5' sidewalk



Mr. Davis, Mr. Guarino Page 4 August 26, 2013

In summary, the Laurel Hill Adaptive Reuse Area project is progressing and will likely be approved by the Board of Supervisors before FCDOT is able to make significant progress on the planning and design of Giles Run Road. With this in mind, I hope the information provided here will allow you to benefit from our experience and we hope that the design decisions that we have made and will rely on moving forward will be protected to the greatest extent possible. We are happy to discuss our design in greater detail at your convenience and are more than willing to provide any additional information that you may need from us. In the meantime, if you have any questions please do not hesitate to contact me at (703) 532-6163 or avinson@wlpinc.com.

Sincerely,

Aaron M. Vinson, P.E.
 Director of Engineering

AV:bf
 (08-001, FK-6)

Enclosure:
 Sheet P-0304 from C/FDP

- Cc:
- Mr. David Vos, The Alexander Company
 - Mr. James Perry, Elm Street Development
 - Mr. Chris Caperton, Fairfax County Department of Planning and Zoning
 - Ms. Leanna O'Donnell, Fairfax County Department of Planning and Zoning
 - Mr. Scott Adams, McGuire Woods
 - Mr. William Mayland, Fairfax County Department of Planning and Zoning
 - Mr. Paul Kraucunas, Virginia Department of Transportation
 - Ms. Noreen Maloney, Virginia Department of Transportation
 - Ms. Robin Antonucci, Wells and Associates

CORRESPONDENCE
LAUREL HILL ADAPTIVE REUSE AREA
 MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

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WALTER L. PHILLIPS INCORPORATED
 ESTABLISHED 1945
 DATE: 2/15/12 3/28/12 6/11/12 11/13/12 8/24/13 7/8/13
 DRAWN: BF/DV/TT
 CHECKED: AV

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

CURVE TABLE - LIMITS OF APPLICATION

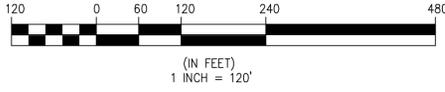
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
10	755.00'	365.05'	27°42'10"	186.16'	361.50'	S34°36'11"E
11	865.00'	248.14'	16°26'11"	124.93'	247.29'	S28°58'12"E

CURVE TABLE - PORTION OF WHITE SPRUCE WAY TO BE VACATED

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	857.00'	4.40'	0°17'39"	2.20'	4.40'	S44°48'49"E
2	40.00'	68.62'	98°17'41"	46.25'	60.51'	S04°11'12"W
3	507.00'	120.92'	13°39'56"	60.75'	120.64'	S60°10'00"W
4	25.00'	13.98'	32°02'09"	7.18'	13.80'	S83°01'03"W
5	25.00'	17.28'	39°36'01"	9.00'	16.94'	S61°09'52"E
6	55.00'	137.96'	143°42'49"	167.84'	104.53'	N66°46'44"E
7	25.00'	28.72'	65°48'49"	16.18'	27.16'	N27°49'44"E
8	563.00'	36.13'	3°40'36"	18.07'	36.12'	N51°29'44"E
8A	563.00'	72.73'	7°24'06"	36.42'	72.68'	N57°02'06"E
9	39.85'	57.22'	82°16'12"	34.81'	52.43'	S89°12'28"E
10	755.00'	365.05'	27°42'10"	186.16'	361.50'	S34°36'11"E
11	865.00'	248.14'	16°26'11"	124.93'	247.29'	S28°58'12"E

AREA TABULATION

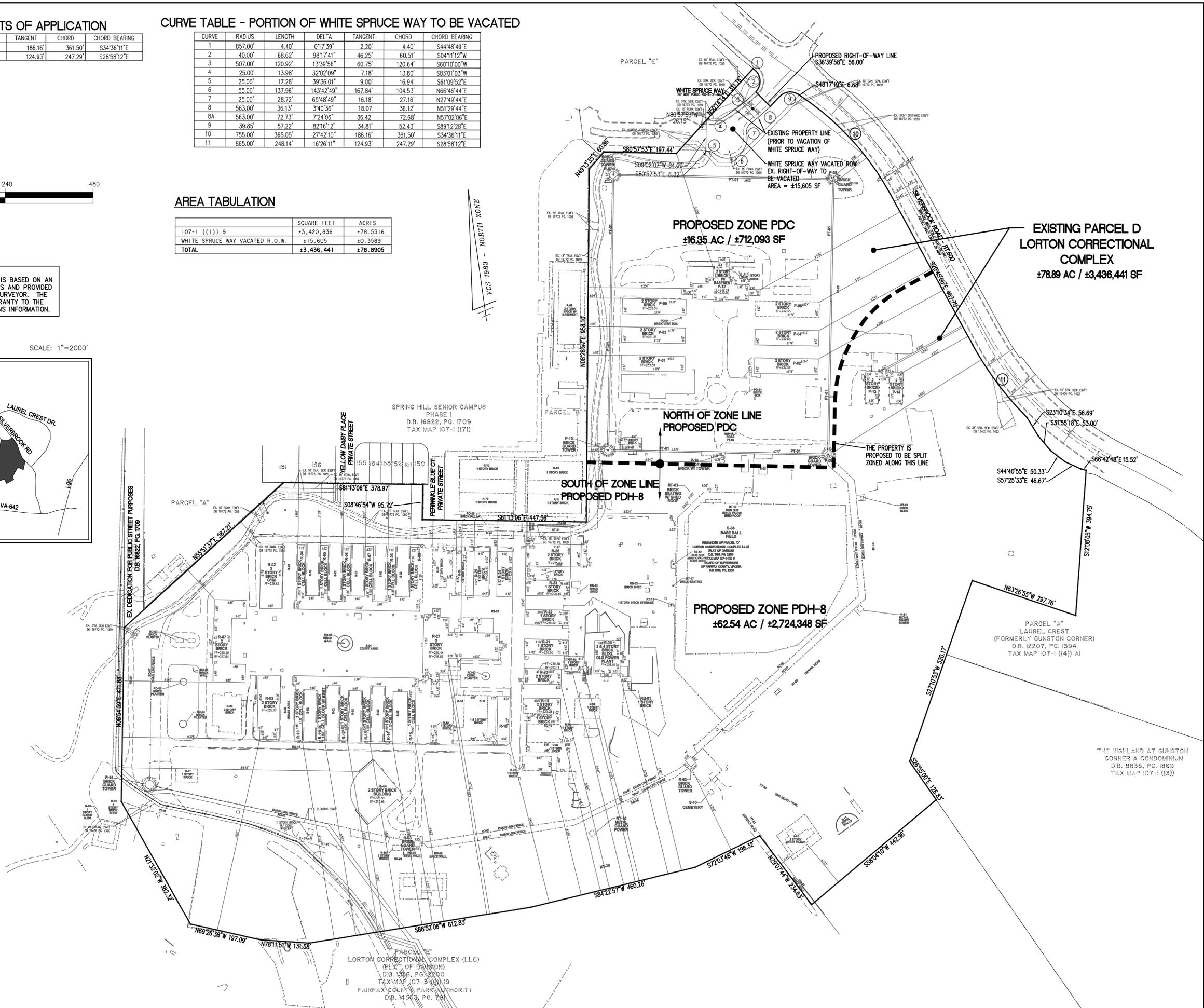
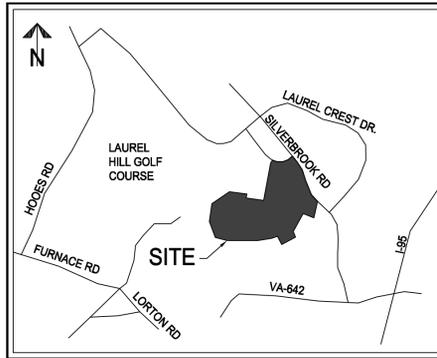
	SQUARE FEET	ACRES
107-1 ((1)) 9	±3,420,836	±78.5316
WHITE SPRUCE WAY VACATED R.O.W.	±15,605	±0.3589
TOTAL	±3,436,441	±78.8905



NOTE:
ALL EXISTING CONDITION INFORMATION IS BASED ON AN AERIAL SURVEY PERFORMED BY OTHERS AND PROVIDED BY THE OFFICE OF FAIRFAX COUNTY SURVEYOR. THE SUBMITTING ENGINEER MAKES NO WARRANTY TO THE ACCURACY OF THE EXISTING CONDITIONS INFORMATION.

VICINITY MAP

SCALE: 1"=2000'



Engineers • Surveyors • Planners
Landscape Architects • Arborists

WALTER L. PHILLIPS
INCORPORATED

ESTABLISHED 1945
DATE: 2/15/12 3/28/12 6/11/12 11/13/12 6/24/13 7/8/13
SCALE: 1"=120'
DRAWN: BF/DV/TT
CHECKED: AV

FALLS CHURCH, VIRGINIA 22046
207 PARK AVENUE
(703) 532-6163 Fax (703) 533-1301
WWW.WLPHINC.COM



NO.	DESCRIPTION	DATE	APPROVED BY	REVISION

CERTIFIED PLAT

**LAUREL HILL
ADAPTIVE REUSE AREA**
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DESCRIPTION OF THE APPLICATION

The Alexander Company requests to rezone 78.89 acres (including 0.36 acres of public right-of-way from White Spruce Way that is proposed to be vacated/abandoned) of the reformatory and penitentiary portion of the former District of Columbia Department of Corrections' Lorton Prison for a residential and commercial development. The site is also known as the Laurel Hill Adaptive Reuse Area and is currently owned by Fairfax County. The County is working cooperatively with the Alexander Company and Elm Street Communities towards the redevelopment of this former prison site, based on the recommendations of the Laurel Hill Adaptive Reuse Area Master Plan. A companion, Master Development Agreement (MDA) will be submitted for the Board of Supervisors Approval with the rezoning application.

Two zoning districts are proposed as part of the application. First, the former reformatory portion (62.54 acres) is proposed to be rezoned from the R-C District to the PDH-8 District for the development of 352 dwelling units with an option for 364 units. Specifically, the applicant proposes the adaptive reuse of the reformatory buildings and guard quarters for the development of 171 multi-family (MF) units. In addition, the applicant proposes the development of 157 new single family attached (SFA) units and 24 new single family detached (SFD) units. The applicant proposes approximately 28,000 square feet of non-residential uses with the adaptive reuse of the chapel (Land Bay 3) and power plant building (Land Bay 4). The applicant has the option to convert the 8,000 square foot power plant building into 12 additional multi-family units instead of non-residential uses.

The remaining former penitentiary portion (16.35 acres) is proposed to be rezoned from the R-C District to the PDC District for up to 110,000 square feet of both new and adaptive reuse development. The applicant has multiple development options for the PDC portion. The applicant will construct approximately 49,000 square feet of new commercial/retail uses within either three new buildings or one new building in the area north of the historic buildings. Within the approximately 61,000 square feet for adaptive reuse of the six former cellblocks (P1-P6) and dining hall (P12) the applicant has the option for a mix of office uses, retail/commercial uses, or residential uses. The residential option would be limited to a total of 48 dwelling units (approximately 50,000 square feet). Implementation of options will be determined by the market and conditions described in the companion MDA.

The residential options proposed in both the PDH and PDC District would be utilized only after the applicant has actively marketed those buildings for non-residential uses for a certain length of time and after review by the County, per the MDA. If both residential options are implemented to the maximum allowed, the total number of residential units would be increased by 60 units to 412 units (including 181 new residential units and 231 adaptive reuse multi-family units) and the non-residential square footage for the entire development would then be decreased from 138,000 square feet to 80,000 square feet. Figure 1 illustrates the proposed development.



Figure 1: Illustrated Development Plan (Source: Walter L Phillips)

A reduced copy of the proposed Conceptual/Final Development Plan (CDP/FDP) is included in the front of this report. The applicant's draft proffers, staff's proposed final development plan conditions, applicant's statement of justification and affidavit are included in Appendices 1-4, respectively.

Waivers and Modifications

The applicant requests approval of the following modifications and waivers:

- Waiver #1183-WPFM-010-1 of Section 6-0303.8 of the Public Facilities Manual (PFM) to allow for an underground stormwater vault on a residential property, subject to the conditions dated November 5, 2012, contained in Attachment A of Appendix 19.
- Resource Protection Area Encroachment Exception #1183-WRPA-007-1 and Water Quality Impact Assessment #1183-WQ-010-1, subject to the conditions dated September 24, 2013, contained in Appendix 20.
- Modification of Section 13-303 for the transitional screening requirement and modification/waiver of Section 13-304 of the Zoning Ordinance for the barrier requirement between the uses on-site and adjacent single family detached and attached units to permit the transitional screening and barriers as shown on the CDP/FDP.
- Waiver of Section 6-107 of the Zoning Ordinance requiring the 200 square foot privacy yard for single family attached units.
- Modification of PFM 12-0510.4E (5) to permit trees to be located within four feet of a restrictive barrier.
- Modification of the peripheral parking lot landscaping of Section 13-203 of the Zoning Ordinance to permit the landscaping depicted on the CDP/FDP.
- Modification of Section 6-206 of the Zoning Ordinance to permit the gross floor area of residential uses in a PDC District to exceed 50 percent of the gross floor area of all principal uses in the development to permit up to 50,000 square feet as residential uses and waiver to allow the gross floor area of secondary uses to exceed 25% of the gross floor area of all principal uses in the development.

Staff notes that the applicant has requested a vacation/abandonment of White Spruce Way. That request will be processed separately by the Fairfax County Department of Transportation.

At the time of site plan approval, the applicant will be requesting waivers/modifications from the Director of the Department of Public Works and Environmental Services (DPWES) related to sanitary sewer line depth, drainage diversion, combined principal and emergency spillway, dam breach analysis and the use of innovative stormwater management facilities. Due to the complexity of these requests and the detailed engineering needed to submit and review these waivers, it is appropriate to process them for review at site plan and not at the time of rezoning.

LOCATION, CHARACTER, SURROUNDING USE AND ZONING

The 78.89 acre Laurel Hill Adaptive Reuse Area is also known as the former reformatory and penitentiary of the former District of Columbia Department of Corrections' Lorton Prison. The reformatory portion includes 41 buildings, including dormitories, an auditorium/hospital and gymnasium. The penitentiary portion includes 15 structures including cellblocks, towers and a dining hall. Most of the structures are proposed to remain on-site and be adaptively reused.

The site is generally located north of Lorton Road and Laurel Hill Park, west of Silverbrook Road, south of White Spruce Way, and east of the Laurel Hill Golf Course and the Spring Hill Senior Campus development. The site is included as part of the District of Columbia Workhouse and Reformatory National Register Historic District that extends over 511 acres. A majority of the buildings and features on the site are identified as contributing to the National Register Historic District.

To the northwest is the Spring Hill Seniors Campus consisting of single family detached, attached and multi-family dwelling units zoned PDH-12. To the northeast across Silverbrook Road is the Laurel Hill single family detached and attached development, zoned PDH-4. To the southeast is the Gunston Corner single family attached and multi-family development and is zoned R-20. To the south is the Laurel Hill Park, zoned R-C. To the west is the Laurel Hill Golf Course, zoned R-C.



Figure 2: Aerial View (Source: Fairfax County)

1) Penitentiary; 2) Guards Quarters; 3) Recreation Area/Ball Field; 4) Laurel Hill (Lindsay) House; 5) Chapel; 6) Reformatory

The site contains prison structures primarily dating to the 1920s and 1930s consisting of dormitory buildings, shop and industrial buildings later converted to dormitories, two dining halls, a chapel, a power plant, and cellblock buildings enclosed by a brick wall. The site also contains a recreation/baseball field, used on an interim basis by a local baseball team. Figure 2 provides an aerial photo of the site and identifies surrounding areas along with key parts of the existing uses. The developed portion of the site contains little-to-no vegetation; most of the existing vegetation is located on the eastern side of the property adjacent to Silverbrook Road and the residential development to the east. Environmental quality corridors (EQC) are located primarily in the southwest portion of the site and resource protection areas (RPAs) in the southeast and northeast portions of the site.

Access to the site is currently provided from Lorton Road through the adjoining park property. There is no vehicular access from the site to the adjacent Spring Hill Senior Campus, a gated community. The cross-county trail (Laurel Hill Greenway) traverses the northern portion of the site, connecting the adjacent parkland to the west with Silverbrook Road to the east.

BACKGROUND

President Theodore Roosevelt commissioned a new prison for the District of Columbia at the beginning of the 20th century. The President had a vision for the prison where inmates could be rehabilitated through a hard day's work. The President believed that rehabilitation could be facilitated if prisoners were provided with fresh air, natural light, and a place to live and work that instilled a sense of order and responsibility through the design and layout of buildings and space.¹ In 1910, the United States Government acquired a tract of undeveloped land on the Occoquan River and established the workhouse for the District of Columbia. In 1914, the government acquired additional acreage for a total of 2,550 acres for the Lorton Prison complex. Dormitories were constructed instead of cellblocks, and no walls or watch towers originally surrounded the site. The brick buildings were built by the prisoners themselves, using brick manufactured at the on-site kiln complex located on the banks of the Occoquan River.

Over the years Lorton Prison complex grew to accommodate over 8,000 inmates and as attitudes and challenges within the field of corrections changed, the appearance of the facility changed to include the walls and guard towers.² By the mid-1980s, the Lorton complex consisted of four separate prisons and over a million square feet of space for offenders.³ Figures 3 and 4 provide additional aerial views of the prison complex that is the subject of the proposed rezoning.

¹ <http://www.fairfaxcounty.gov/dpz/laurelhill/history.htm>

² <http://www.fairfaxcounty.gov/dpz/laurelhill/history.htm>

³ <http://www.fairfaxcounty.gov/dpz/laurelhill/history.htm>



Figure 3: Reformatory in foreground and penitentiary in background (Source: Fairfax County)



Figure 4: Penitentiary (Source: Fairfax County)

Fairfax County began planning efforts for this area well before the prison closed. For more detail on these planning efforts, please visit <http://www.fairfaxcounty.gov/dpz/laurelhill/history.htm>

The Lorton Technical Corrections Act was passed by Congress in October 1998 and required the County to develop a Reuse Plan to maximize the use of land for open space, parkland or recreation, and preservation, prior to the county acquiring the property. The Act contained language reserving land to facilitate a land trade. As permitted under this legislation, the purpose of the land trade was to transfer development rights from an approximately 800-acre property in Mason Neck to approximately 250 acres on the Lorton Correction's Property. During the spring of 1999, a citizen task force completed a modified plan for the former prison site. The plan was adopted by the Board of Supervisors in July 1999 as the official Reuse Plan for the property. The Reuse Plan was included in an official report to Congress in January 2000. The new guidance reduced the development potential and re-planned most of the Corrections Property for parkland. Prior to the approval of the Reuse Plan, the General Services Administration (GSA), in cooperation with Fairfax County and the District of Columbia, initiated the environmental cleanup of the property.

A Memorandum of Agreement (MOA) between the GSA and nine other signatories was executed in June 2001, emphasizing the preservation goals of federal, state and local interests for the former prison suite. The MOA is available at http://www.fairfaxcounty.gov/dpz/laurelhill/moa_laurel_hill.pdf. The MOA ensures the preservation of the historic resources, through coordination, review, and documentation requirements for any future redevelopment of the property.

The last prisoners were transferred from Lorton in November 2001. On July 15, 2002, Fairfax County received title to the 2,324 acre former facility at Lorton for \$4.2 million. The area is now referred to as "Laurel Hill," in commemoration of the 18th century structure on the site, which served as the home of revolutionary war patriot William Lindsay.⁴

Figure 5 details the ownership and planning for the Lower Potomac Planning District (LP1), the majority of which includes the land that Fairfax County purchased. The Board of Supervisors provided land to the School Board for an elementary, middle and high school. The Park Authority also received land for the Laurel Hill Golf Course, Giles Run Park, Occoquan Regional Park, recreational fields, natural resource areas and heritage preservation areas. The Workhouse Arts Center land was also a part of the transfer. Land was sold for residential developments for Spring Hill Senior Campus and Laurel Hill Subdivision.

The Board of Supervisors established a citizen's advisory committee on March 10, 2003, giving it responsibility for guiding the master planning of the areas as appropriate for reuse: the Occoquan Workhouse and the Central Facility (specifically the reformatory and penitentiary). On December 6, 2004, the Board of Supervisors voted to accept the recommendations of the advisory committee, which were later adopted into the Comprehensive Plan in 2006. The adopted Plan depicted a mix of uses that included education, office, research, retail and residential uses by preserving the site

⁴ <http://www.fairfaxcounty.gov/dpz/laurelhill/history.htm>

with little new construction. Implementation of this initial redevelopment plan was estimated to have a \$32 million financial shortfall. More detail on the advisory committee recommendations are at <http://www.fairfaxcounty.gov/dpz/laurelhil/recommendations/chapt5.pdf>.

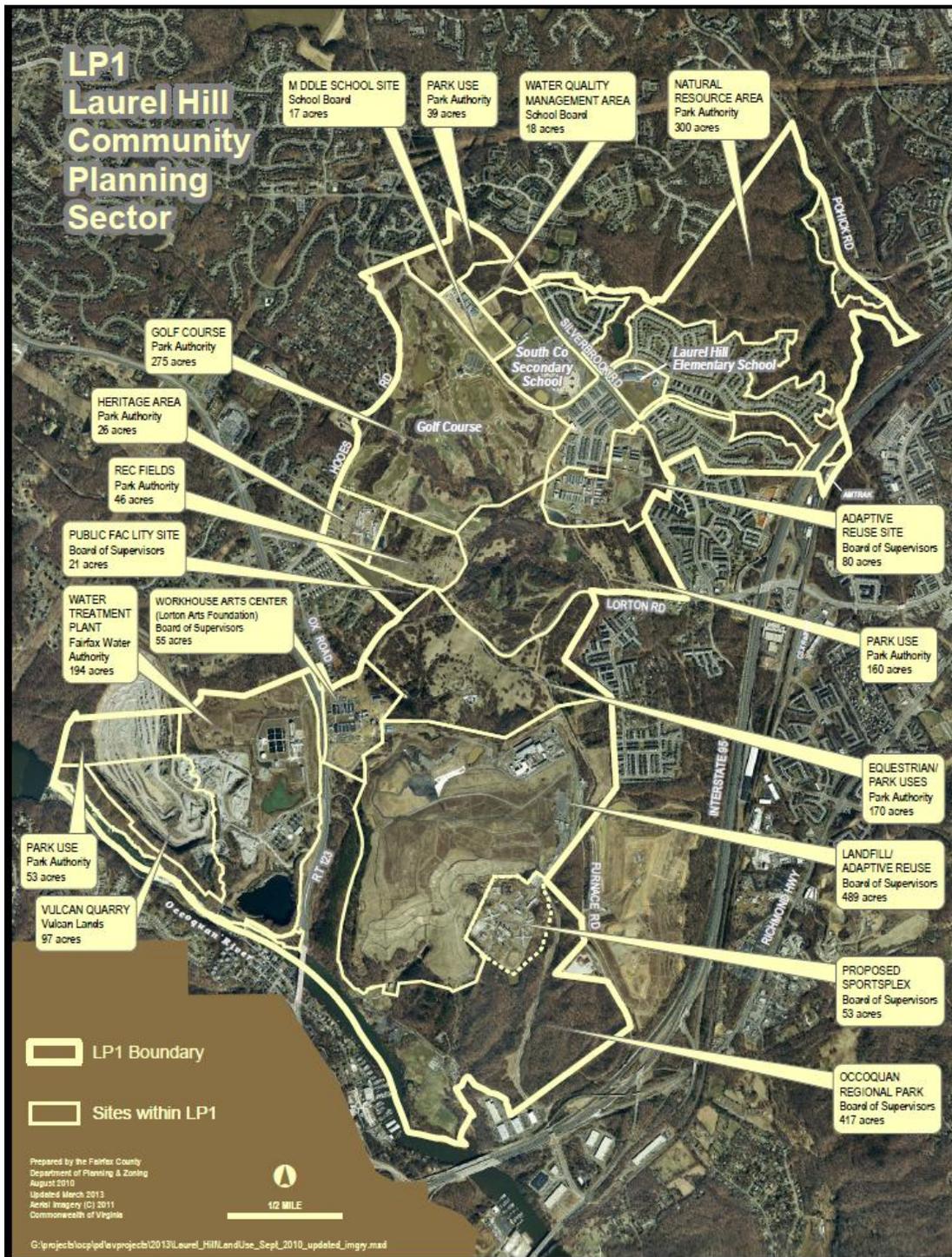


Figure 5: Division of Land (Source: Fairfax County)

In 2006, the District of Columbia Workhouse and Reformatory Historic District, including the reformatory and penitentiary, was listed in the National Register of Historic Places. Encompassing a period of significance from 1910 - 1961, the designation reflects important historic associations with Progressive Era penal reform, realized, in part, through the use of Colonial Revival architecture which was popular in the early twentieth century. More information about the District of Columbia Workhouse and Reformatory Historic District is available at <http://www.fairfaxcounty.gov/dpz/laurelhill/natregister.htm>.

The Laurel Hill Project Advisory Citizen's Oversight Committee was established by the Board of Supervisors in 2005 to monitor the development of the Adaptive Reuse Area. In 2007, Fairfax County released a Request for Proposals (RFP) for a Public-Private partnership for the planning and development of the Laurel Hill Adaptive Reuse Area. Phase I of the RFP was development of a Master Plan for the approximately 79-acre former reformatory and penitentiary. The Alexander Company of Madison, Wisconsin worked with County staff, the Board-appointed Laurel Hill Project Advisory Citizens Oversight Committee, and other citizen groups for an 18-month period and held over 35 public meetings to develop the Master Plan, which built upon the previous task force recommendations for the site. The Master Plan envisions a mixed use community of residences, workplaces, shops and open spaces, and recommends both adaptive reuse of historic buildings and new development. In 2010, the County completed a revised Master Plan for the Reformatory and Penitentiary consisting of 352 residential units, 61,400 square feet of retail and 50,000 square feet of office and 20,000 square feet of community/civic uses.



Figure 6: Master Plan (Source: Alexander Company)

This Master Plan as depicted in Figure 6 provided for minimal demolition while allowing for new construction to offset the financial cost of adaptive use. The Master Plan estimate reduced the financial gap for the project from 32 million to \$9- \$13 million. Additional information on the master plan is available at http://www.fairfaxcounty.gov/dpz/laurelhill/master_plan.htm.

On May 11, 2010, the Board of Supervisors adopted the Master Plan and authorized staff to begin Phase II of the RFP (development negotiations) based on the Master Plan. In September 2011, the Board of Supervisors approved an interim agreement between Fairfax County and The Alexander Company, authorizing The Alexander Company to commence with certain design, engineering, and zoning activities and to further determine the financial costs and financial gap of the project. On December 4, 2012, the Board of Supervisors adopted Plan Amendment S11-IV-LP2 for the Laurel Hill Adaptive Reuse Area in Lorton [Tax Map Parcel 107-1 ((1)) 9]. This Plan amendment generally incorporated the Board-adopted Master Plan for the former reformatory and penitentiary site associated with the former D.C. Department of Corrections Facilities in Lorton. The development of the property is expected to leave a financial gap as a result of the high cost of adaptive reuse as compared to traditional development costs. The County has explored options for offsetting that gap as part of the Master Development Agreement discussions. An approach for closing the gap will be reviewed and subject to approval by the Board of Supervisors in a MDA concurrent with the approval of the rezoning application.

The County commitment to preserve, protect, and adaptively reuse the former prison buildings – a commitment reflected in the Deed, the Reuse Plan, the MOA, the National Register listing, and the Master Plan – is a testament to past ideals and commitment to future education and utilization. The adaptive reuse site represents a unique opportunity for redevelopment that re-purposes the former prison dorms, workshops, and facilities for needed housing, retail and commercial uses and revitalizes the area for the greater community good. As stewards of the property and the history of the site, the County has invested in the maintenance, stabilization, and improvement of the site and buildings for the past 12 years as viable plans and a developer team were assembled. As envisioned, it is hoped that the Adaptive Reuse project will serve as a model re-development project of a unique historic property and one which will stand as one of the best examples of historic adaptive reuse in the Washington, DC area. It will serve immediate needs for housing and retail, link important community amenities, create a one-of-a-kind historic sense of place, and generate tax revenue for the County.

Additional information about Laurel Hill Adaptive Reuse Area and the planning process is available at <http://www.fairfaxcounty.gov/dpz/laurelhill/>.

COMPREHENSIVE PLAN PROVISIONS

Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Lower Potomac Planning District, LP-1 Laurel Hill Community Planning Sector, Land Unit 3, Sub-Unit 3B, as amended through April 9, 2013. The Comprehensive Plan language is provided in Appendix 5 and portions are excerpted within the analysis of the residential development criteria. Comprehensive Plan Map: Alternative Uses

DESCRIPTION OF THE CONCEPTUAL/FINAL DEVELOPMENT PLAN (CDP/FDP)

(Copy included at the front of the report.)

The CDP/FDP titled: “Laurel Hill Adaptive Reuse Area” submitted by Walter L. Phillips consisting of 46 sheets dated February 15, 2012, as revised through February 3, 2014, is reviewed below.

The development plan depicts the property divided into eight land bays. Staff’s description of the proposed development is organized by the proposed land bays and zoning districts. Land Bay 6 is proposed to be rezoned to the PDC District and Land Bays 1-5, 7 and 8 are proposed to be rezoned to the PDH-8 District. The proposed land bays are provided on Sheet P-301 of the CDP/FDP and Figure 7.

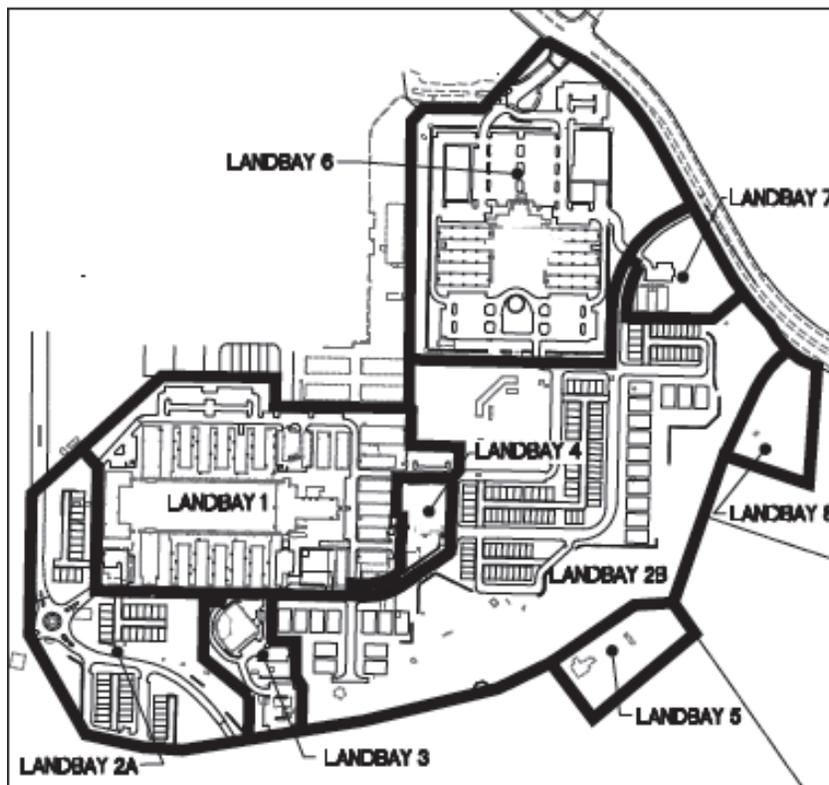


Figure 7: Land Bay Designation (Source: Walter L. Phillips)

PDC District (Land Bay 6)

The PDC District consists of 16.35 acres, including 0.36 acres of right-of-way to be vacated/abandoned from White Spruce Way. The proposed PDC District is located southwest of Silverbrook Road and east of the Spring Hill Senior Campus. The PDC District is the location of the former penitentiary consisting of six two-story brick cellblocks (P1-P6) and a two-story brick dining hall (P12) that will remain on-site. The guard towers and 15-foot tall penitentiary wall will remain with potential modifications to permit vehicular access and visibility from the road. Sheets P-201 and P-203 of the CDP/FDP detail the existing buildings and proposed demolition plan. Figure 8 is an illustrative layout of the proposed PDC District. The northern buildings N-1 (28,000 square feet), N-2 (6,000 square feet) and N-3 (15,000 square feet) are new construction. The dining hall (P12) is directly south of the parking lot and north of the open space. The six cellblocks (P1-P6) are located in the southern portion of the site.

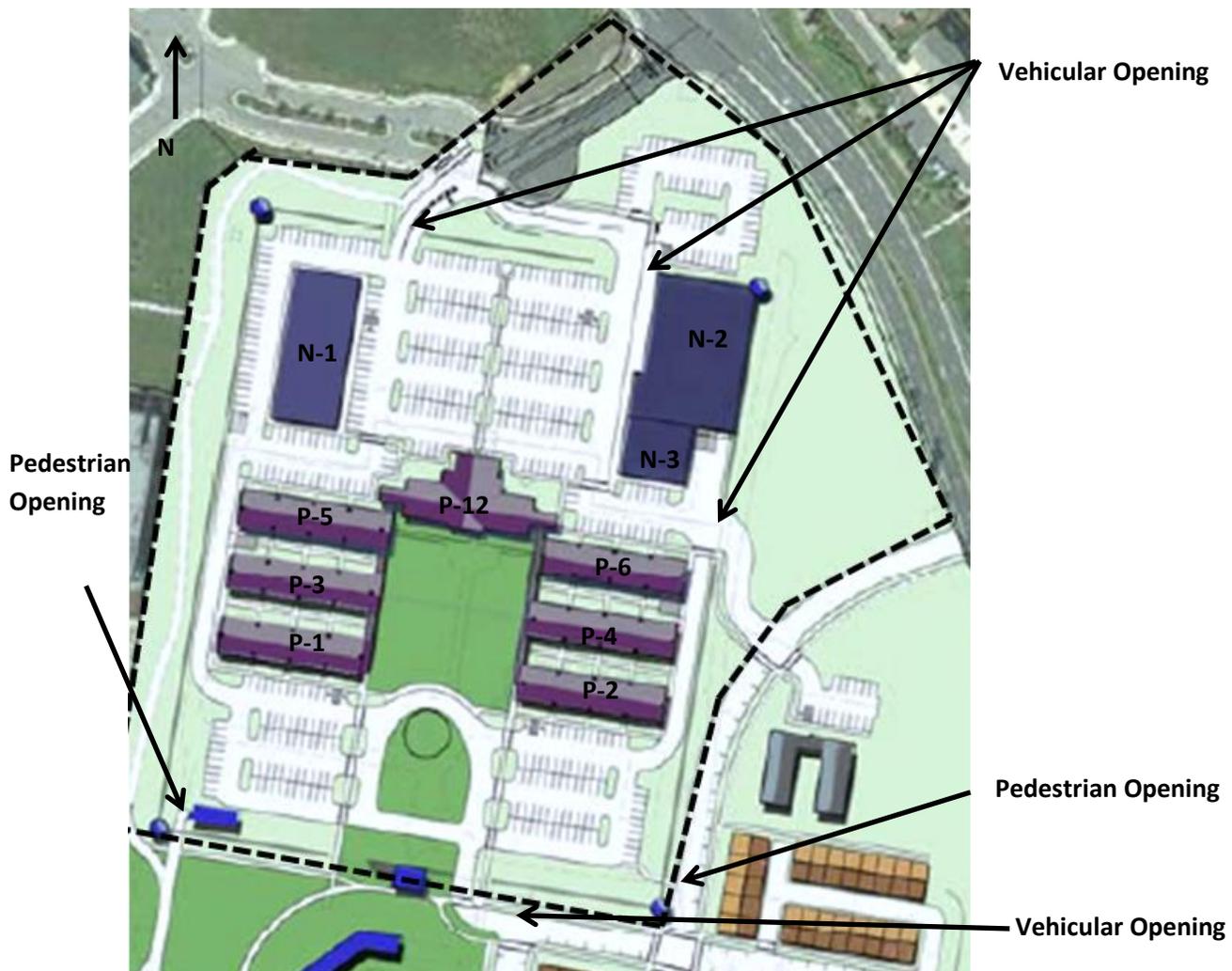
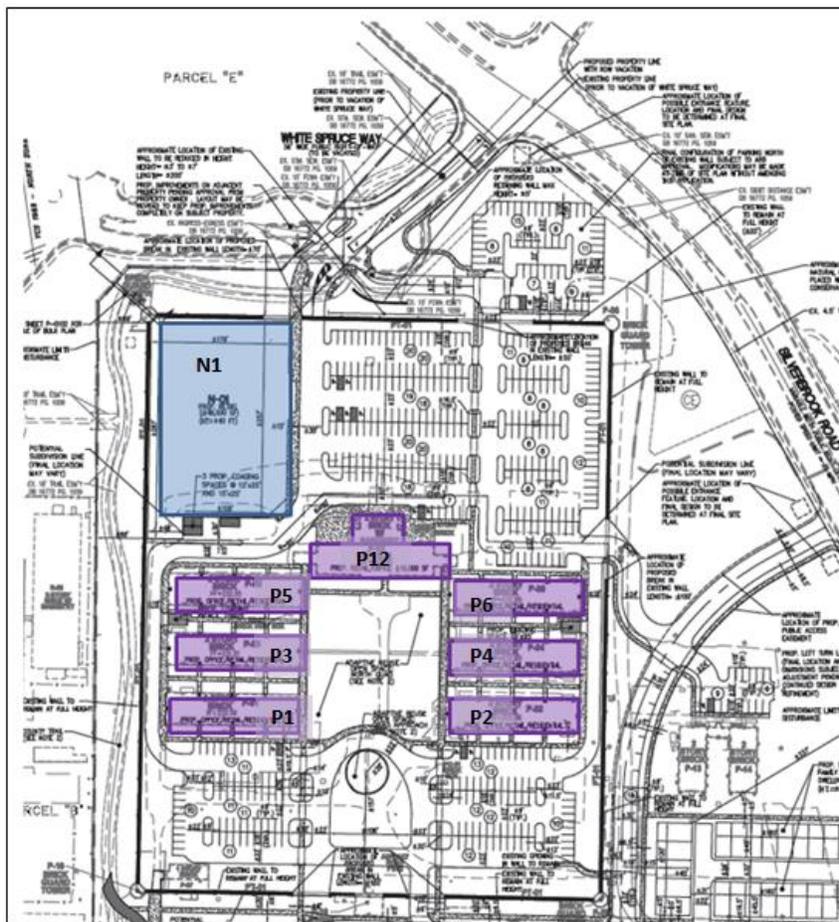


Figure 8: Planned Development Commercial (Source: Walter L. Phillips)

Sheets P-303, P-303A and P-303B of the CDP/FDP detail the proposed development in the PDC District. White Spruce Way is modified to remove the cul-de-sac and create new access points into the development under all three options. The penitentiary wall surrounds the existing and proposed buildings. The development provides two openings in the southern wall, one of which will be a vehicular access point into the PDH District to the south. There is also a planned pedestrian and vehicular opening in the eastern wall. The northern wall is proposed to be removed in the selected locations for the vehicular access points and possibly lowered in height between the two northern accesses from 15 feet to approximately 3-7 feet in height to provide visibility to the retail buildings from Silverbrook Road. The cross county trail runs along the western side of the development.

The applicant indicates that the PDC portion of the site will consist of 50,000 square feet of office and 60,000 square feet of retail for a maximum of 110,000 square feet. The adaptive reuse of buildings P1-P6 and P-12 could be a combination of office and/or retail uses. The north quad open space (42,257 square feet) and the southern quad open space (16,739 square feet) are proposed as passive open space. The option above proposes three new retail buildings (N1, N2 and N3) consisting of approximately 49,000 square feet to be constructed north of the existing buildings.



The second option, depicted in Figure 9 (Sheet P-303A) differs only from the first option by providing one new retail building (N1). This building is approximately 49,000 square feet in size and is located to the northwest of the existing buildings instead of three new buildings. Surface parking is proposed where Buildings N1 and N2 would be sited in the previous option. The access into the development and impacts on the penitentiary wall are the same as the previous option. According to the applicant, the second option is proposed in

Figure 9: PDC Development Option (Source: Walter L. Phillips)

case a mid-sized grocery store would be interested in the property.

The applicant provided a third option in Figure 10 (Sheet P-303B) that replaces some or all of the office/retail dormitory buildings (P1-P6) with multi-family uses with up to 48 dwelling units (but no more than 50,000 square feet). The residential option requires fewer parking spaces than the all non-residential options provided above. It is also feasible that the applicant could mix and match these three options and provide a single new retail building and multi-family uses or a combination of office, retail and multi-family uses in the six cell blocks. Due to the number of potential options the applicant has depicted three base options and the proffers allow for additional flexibility.

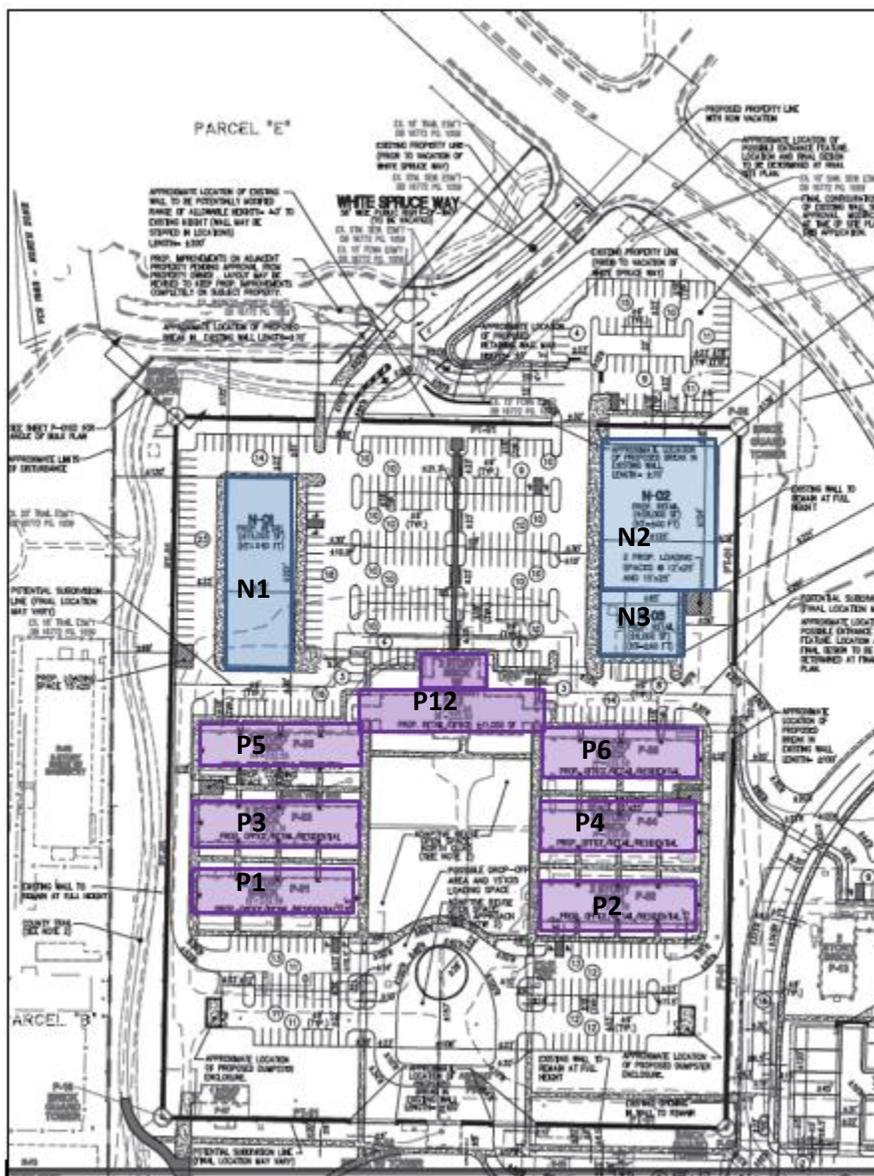


Figure 10: PDC Development Option (Source: Walter L. Phillips)

PDH District

Land Bays 1 and 7 - Historic Residential

Land Bay 1 lies in the western portion of the site and is the location of the former reformatory dormitories and shop buildings. It is located to the south of the single family attached and multi-family units of the Spring Hill Senior Campus. The reformatory buildings will be converted to 165 multi-family units. Sheets P-201, P-204 and P-205 of the CDP/FDP detail the existing buildings and the few historically contributing buildings that are proposed to be demolished to facilitate the development. Two contributing dormitories will be removed to facilitate the surface parking area highlighted below. A contributing cellblock and historically non-contribution mailroom are proposed to be removed to facilitate parking and a pool for the future residents and are highlighted below in Figure 11. Another dormitory and storage area will be removed to facilitate the future road network of the site; the approximate location of the building is highlighted below. The Architectural Review Board (ARB) has approved the proposed demolition of these buildings. Interior to the reformatory is a large south quad open space (84,033 square feet) that will remain for future residents. Access into the new multi-family units is from the internal courtyards. The historic residential buildings will be the location of 44 affordable dwelling units. Land Bay 1 will provide a total of 289 surface parking spaces, which is an increase of 25 spaces above the minimum required. The cross county trail runs along the northern boundary of the land bay.



Figure 11: Land Bay 1 (Source: Walter L. Phillips)



Figure 12: Land Bay 7 (Source: Walter L. Phillips)

Land Bay 7 is in the northeast portion of the site directly east of Land Bay 6 and the PDC portion of the site and contains one existing building. The former guard quarters are proposed to be converted to six multi-family residences. To the north of this building will be surface parking for 15 vehicles. The building will have access from the new internal road from Silverbrook Road. Sidewalk connections will be provided to the PDC portion to the west and Silverbrook Road to the north. Figure 12 provides an illustrated view of the land bay.

Land Bay 2 – New Residential

Figure 13: Land Bay 2A. (Source: Walter L. Phillips)



Land Bay 2A is located in the southwestern portion of the site and contains 53 new single family attached units. To the west is the existing Laurel Hill Golf Course separated by the potential extension of Giles Run Road. To the east are the existing reformatory contained in Land Bay 1 and the chapel contained in Land Bay 3. This portion of the site is accessed from the south by Giles Run Road which runs through the Park Authority property and by internal streets. Thirteen single family attached units are proposed directly west of the reformatory and 17 directly to the south of the reformatory. There are 23 single family units proposed south of Giles Run Road in the southwest portion of the site. Parking would be provided for the single family attached units in the two car garages and both on-street parallel parking spaces and surface parking lots. The southwestern area also contains an environmental quality corridor (EQC) area that would be slightly impacted by the proposed road. The cross county trail is located to the north of the site that connects to the existing trail to the west. The existing guard tower will remain within the new traffic circle. Right-of-way dedication is provided north of the traffic circle for a future

road; however, this road is not proposed to be constructed at this time north of the traffic circle. Tot lots, minor green areas and pocket parks are proposed within this land bay. Figure 13 is an illustrated view of the proposed land bay.

Land Bay 2B, located in the southeastern portion of the site, will contain 104 new single family attached units and 24 new single family detached units. This land bay is south of the PDC portion (Land Bay 6) and north of Laurel Hill Park and the Lindsay/Laurel Hill House (Land Bay 5). A portion of the former recreation area/ball field will be used as open space (104,564 square feet) for a community green. The existing grandstands will be preserved and the central green would be used for large events, gatherings and informal play areas. Tot lots and pocket parks will be provided throughout in the land bay. Parking will be provided within the two car garages for the units as well as on-street and surface parking and driveways for the single family detached units. Along the eastern portion of the Land Bay 2B are resource protection areas (RPA) that are not proposed to be impacted by the development. Figure 14 depicts the proposed land bay.



Figure 14: Land Bay 2B (Source: Walter L. Phillips)

Land Bays 3 and 4 – Historic Non-Residential



Figure 15: Land Bay 3 (Source: Walter L. Phillips)

Land Bay 3 is located directly south of Land Bay 1 and contains the existing chapel, as depicted in Figure 15. The existing chapel building is approximately 20,000 square feet and is proposed to be used for non-residential uses. The applicant will be providing 81 surface parking spaces. The existing patrol road will be converted to a pedestrian trail with the redevelopment, which will need to be reconstructed adjacent to the parking area. The applicant has depicted potential play areas adjacent to the building in the event that the space is used for a child care center or school of general education.



Land Bay 4 is located directly east of the Land Bay 1 and contains the former power plant as illustrated in Figure 16. The building is approximately 8,000 square feet and is proposed for non-residential uses. As with Land Bay 3, the applicant has depicted potential play areas adjacent to the building in the event that the space is used for a child care center or school of general education. The applicant has an option to provide up to 12 multi-family dwelling units within the building if non-residential uses are not viable. Thirty-four parking spaces are provided to the north and east of the building for the non-residential use and this number may decrease if residential uses are provided.

Figure 16: Land Bay 4 (Source: Walter L. Phillips)

Land Bays 5 and 8 – Laurel Hill House and SWM

Land Bay 5 is in the southeastern portion of the site and is the location of the existing Lindsay/Laurel Hill House. This land bay is not proposed to be modified by the development. Access to the site would be from a trail that connects to the internal street system.

Land Bay 8 is in the northeastern portion of the site and contains an existing stormwater management pond and is not proposed to be modified by this development.

Typical Lot Layouts

The typical lot layouts shown in Figure 17 have been provided for the single family detached units. There will be a minimum 20-foot front yard, 5-foot side and 20-foot rear yards. The rear yard would be permitted an encroachment of up to 15-feet for a deck, screened porch, sun room or addition.

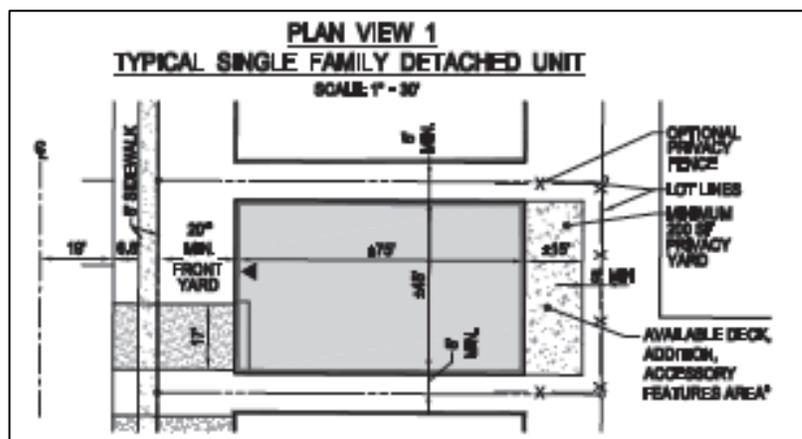


Figure 17: SFD Lot Typical (Source: CDP/FDP)

The typical lot layout for the single family attached units are in Figure 18. Single family attached units will have access to the garage from an alley and the units will front onto a private street or open space. The lots will be a minimum of 16 feet wide and maximum of 45 feet long. The lots will have a five foot front yard that may contain stoops. A waiver of the 200 foot privacy yard is requested. As noted the rear of the unit will front onto an alley with a minimum four foot garage apron and optional deck above the garage apron.

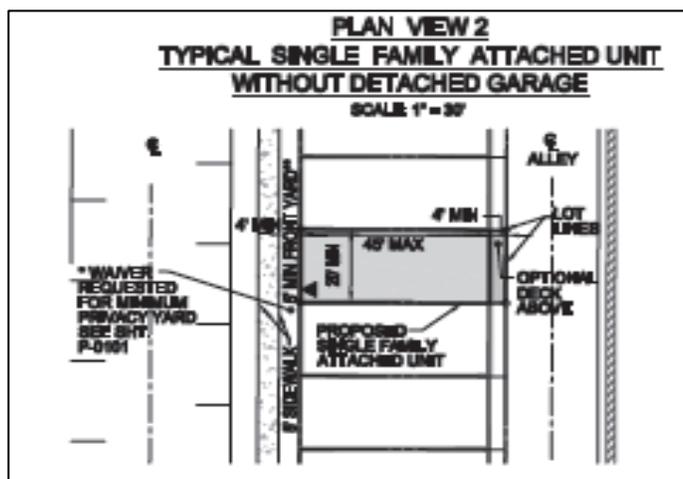


Figure 18: SFA Lot Typical (Source: CDP/FDP)

Stormwater Management

There are six existing outfalls for the development, which are described in detail on Sheet P-501. Outfall 1 is located west of the development within the Laurel Hill Golf Course. The existing outfall is believed to be adequate to convey the design storm of

14.99 acres of contributing drainage. Outfall 2 is located to the southwest of the site within the Laurel Hill Golf Course and is believed to be adequate to convey the design flow of 0.58 acres of contributing flow. Outfall 3 is located to the south of the site within the Laurel Hill Park. Based on preliminary review, the outfall which goes to an existing wet pond, may be adequate for the design flow and 14.68 acres of contributing flow. Additional information will be required at site plan to make a final determination on the outfall. Outfall 4, located in the southern portion of the site, conveys to the Laurel Hill Park. Preliminary analysis indicates that the existing outfall, is inadequate and the applicant plans to utilize the detention method in order to satisfy the outfall requirement for the 17.48 acres of contributing flow. Outfall 5, located in the southeast portion of the site, flows to an existing wet pond. Preliminary analysis indicates that the existing outfall is inadequate and the applicant has elected to utilize the detention method in order to satisfy the outfall requirement for 30.04 acres of contributing flow. Outfall 6 is located in the northwest portion of the site. No additional impervious is being provided within the 1.12 acres of contributing flow for this outfall area. All the stormwater for the site ultimately flows into Giles Run located to the west and south of the site.

The applicant will be utilizing underground stormwater management detention and a stormwater management pond located in the south central portion of the site. There is RPA located along the eastern and southern portion of the site which will be minimally impacted by the stormwater management pond. In addition to the pond and underground vaults, the applicant will be utilizing numerous innovative stormwater management strategies to retain stormwater on-site. These strategies are based on the recommendations of the Stormwater Management Plan for the Laurel Hill Adaptive Reuse Area Master Plan, developed by the Department of Public Works and Environmental Services (DPWES). The applicant proposes compost amended soil throughout the site in order to reduce the generation of runoff from compacted soils and enhance the infiltration and storage of water within the soil. Rooftop disconnect is proposed for most of the existing multi-family buildings and is a strategy that involves managing runoff close to its source by intercepting, infiltrating, filtering, treating or reusing the water as it moves from the impervious surface to the drainage system. The rainwater will be directed to amended soils adjacent to the buildings. The applicant also proposes permeable pavers with underlying gravel galleries for infiltration and storage capture precipitation onto the pavers as well as runoff from adjoining surfaces sloping in their direction in portions of the site. The pavers will be located in brick courtyards in Land Bay 1 east of the reformatory buildings. Bio-retention filters and basins will be provided in parking lot medians and areas that adjoin buildings for infiltration and storage of runoff. Sheets P-502 to P-511 of the CDP/FDP detail the location of the proposed stormwater techniques. Best management practices (BMP) are being provided in a variety of methods as described above to achieve 42% phosphorous reduction (40% required) and 0.20" run-off reduction.

Open space, total lots and green space

The PDC portion of the site has a minimum of 35% open space, while the PDH portion of the site provides a minimum of 40% as open space. The open space is comprised of undisturbed areas as well as tot lots, pocket parks, courtyards, minor greens and adaptive reuse of the open space adjacent to the historic buildings. Sheet P-402 depicts the various open spaces provided within the development.

The subject site contains several open space areas that the applicant plans to reuse. Within the PDC District, these areas include the adaptive reuse of the penitentiary north quad (42,257 square feet) and quad (16,739 square feet) space located in the south central portion of the district. Within the PDH District, the applicant proposes the adaptive reuse of the recreation area/ball field and adjacent open space into a community green (111,688 square feet) and tot lot. Within the reformatory multi-family area the south quad (84,033 square feet) will be retained as open space. These areas will largely remain as passive open spaces with grass areas that could be programmed for special occasions, but will not have permanent structures other than the existing historic grandstand in the community open space.

Three tot lots are proposed within the PDH portion of the site. Tot lot 1 (16,712 square feet) is proposed south of the PDC district and west of the ball field/community green. Tot lot 2 (3,860 square feet) is proposed in the northwest portion of the site located west of the multi-family units and north of the single family attached units. Tot Lot 3 (3,217 square feet) is proposed in the southeast portion of the site. The tot lots will have playground equipment for 2-5 and/or 5-12 year old children.

Two pocket parks are provided in the PDH portion of the site, which will serve as passive open space with benches and landscaping. The pocket parks are located in the southeast (2,533 square feet) and southwest portion (3,363 square feet) of the site adjacent to single family attached units.

In addition, five minor greens, will be located on the western portion of the site and will provide open space. Two are located directly to the west of the multi-family building (2,925 and 3,588 square feet) and located on both sides of the roundabout for Giles Run Road (3,826 and 6,950 square feet), and the last minor green (20,461 square feet) is located west of the chapel.

There are two courtyards proposed in the PDH portion of the site east of the multi-family buildings in Land Bay 1 and will serve as passive open space with historic hardscape brick pavings. The courtyards (3,858 and 7,581 square feet) are located east of the multi-family building.

A pool and 8,000 square foot pool house will be provided to the east of the multi-family adaptive reuse buildings in the south central portion of the site.

Streets, Sidewalks and Trails

All the internal streets within the property are private roads, with the exception of a portion of Giles Run Road located in the southwest portion of the site. Giles Run Road extends from Lorton Road to the roundabout that encircles a guard tower. Right-of-way dedication is provided for the extension of this road from Lorton Road to Laurel Crest Drive to the north as shown on the County's Comprehensive Plan; however, the applicant is not proposing to construct any part of the connection north of the guard tower. The main internal spine road for the development accesses Silverbrook Road and connects to Giles Run Road. The main spine street can be divided into different cross-sections (A-A, B-B, D-D and E-E) which are depicted on Sheet P-103 of the CDP/FDP and consist of minimum 11-foot-wide lanes. The street section includes landscape strips and sidewalks with areas containing on-street parking. The width of the landscape strip varies from 4.5-feet to 8-feet-wide depending on if it is adjacent to residential units. Five foot wide sidewalks are proposed on both sides of the streets when adjacent to residential uses.

Sheet P-306 provides details the pedestrian network for the development and its connections to the existing proposed network for the area. The cross county trail (Laurel Hill Greenway) runs along the northwestern portion of the site. The trail connects to Silverbrook Road at its intersection with White Spruce Way and runs along the western portion of the site adjacent to the penitentiary wall and along the northern portion of the site north of the adaptive reuse buildings for multi-family units, finally connecting off-site to the west to the existing trail within the Park Authority property.

The applicant proposes to reuse the former patrol road along the southern portion of the site as a trail that connects from Giles Run Road to the Lindsay House. A trail is proposed along Giles Run Road, which would connect the trail within the park to Lorton Road. Internal trails also connect the PDH and PDC portions of the site together and to the trails along Silverbrook Road.

Phasing

The applicant plans to develop the subject property generally in two phases, as shown and described on sheet P-0301 of the CDP/FDP and in Figure 19. The first phase includes the residential development outlined for Land Bay 1 (adaptive reuse of the historic reformatory dorms) and part of Land Bay 2B (the new residential uses around the central green and to the east of the chapel); the historic chapel (Land Bay 3); and the historic power plant (Land Bay 4). The first phase anticipates improvements to a warm lit shell condition, and interim uses for the chapel and power plant. The redevelopment of the historic dormitories, and improvements to and interim uses for the chapel and power plant in the first phase of development is consistent with Comprehensive Plan recommendations to reuse historic buildings before or concurrent with new construction.

The second phase includes the new residential development to the south and west of the reformatory dorms (Land Bay 2A), the new residential development (townhomes) in Land Bay 2B located south of the guards quarters, the redevelopment of the guards quarters (Land Bay 7), and new construction and adaptive reuse in the penitentiary (Land Bay 6).



Figure 19: Phasing Plan (Source: Walter L. Phillips)

RESIDENTIAL DEVELOPMENT CRITERIA/PLANNED DISTRICT STANDARDS

Fairfax County expects new residential development to enhance the community by: fitting into the fabric of the neighborhood; respecting the environment; addressing transportation impacts; addressing impacts on other public facilities; being responsive to our historic heritage; contributing to the provision of affordable housing; and being responsive to the unique site specific considerations of the property. To that end, the Residential Development Criteria contained in the Policy Plan are used in evaluating zoning requests for new residential development and summarized below. The resolution of issues identified during the evaluation is critical if the proposal is to receive favorable consideration. These criteria are provided in their entirety in Appendix 6.

Planned Districts are also reviewed in accordance with the General and Design Standards of Sections 16-101 and 16-102 of the Zoning Ordinance. These standards summarized are provided in their entirety in Appendix 7. The PDH District was established to encourage innovative and creative design and to facilitate use of the most advantageous construction techniques in the development of land for residential and other selected secondary uses. The district regulations are designed: to insure ample provision and efficient use of open space; to promote high standards in the layout, design and construction of residential development; to promote balanced developments of mixed housing types; to encourage the provision of dwellings within the means of families of low and moderate income; and to otherwise implement the stated purpose and intent of this Ordinance.

In addition, to the Residential Development and Planned District Standards the application is being reviewed in context with the site specific and general goals of the Comprehensive Plan. Excerpts of the Comprehensive Plan are provided below and the complete text is included as part of the Land Use Analysis in Appendix 5. The review below is based upon the PDH District portion of the development and the PDC District portion is reviewed separately.

Site Design (Appendix 5)

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

In addition to the site design criteria, Planned Development General Standards 1 and 2 require the development to be substantially in conformance with the comprehensive plan proposed density and result in a development achieving the purpose of the planned development more than would be achieved by a conventional zoning district.

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

Staff finds that the application area is in accordance with the Comprehensive Plan guidance for the adaptive reuse of the reformatory and penitentiary buildings. The applicant integrates its development into the park properties to the west and south with the extension of roads and trails. The property to the east is an existing single family attached development that is separated from the development by environmentally sensitive land and no integration is planned or proposed. The development to the northwest is a gated senior community and with the exception of access onto White Spruce Way, the developments are not planned or proposed to be integrated.

Residents of Spring Hill expressly requested no access points through the western wall and there are no planned openings in that section of wall. Pedestrian access to the retail area will be available. In staff's opinion, the applicant has provided for the consolidation requirement of the Comprehensive Plan and has integrated itself into the adjacent communities to the greatest extent possible.

Layout: The layout should provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, sidewalks and fences); provide dwelling units that are oriented appropriately to adjacent streets and homes; include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities; provide logical and appropriate relationships among the proposed lots including the relationships of yards and the orientation of the dwelling units; provide convenient access to transit facilities; and identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; and encourage utility collocation where feasible.

The Comprehensive Plan recommends that the former reformatory dormitories, shop buildings, and guards quarters be redeveloped for up to 171 residential units, including affordable units. The Comprehensive Plan recommends approximately 181 new residential units, comprised of both single-family detached and single-family attached units. The Comprehensive Plan also recommends that the location of these new homes not negatively impact the Laurel Hill House site. The proposed layout mimics and builds upon the rectilinear design of the existing historic structures. In staff's opinion, the siting of the proposed dwellings is sensitive to the historic house as well as other historic features of the site. The applicant has worked with staff to appropriately locate amenities and open spaces throughout the development. In staff's opinion, the applicant has provided for a logical relationship between the different housing types and non-residential uses within the development. Staff notes that the applicant is proposing rear-loaded single family attached units, and thus, will not be providing rear privacy yards. Nevertheless, the applicant has carefully located these units so they are in close proximity with easy pedestrian access to internal open space. The single family detached units have rear yards that are large enough to accommodate additions or decks. In staff's opinion, the applicant has provided for a logical and functional layout that respects the historic buildings while providing for an integrated design of new residential uses.

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

The PDH portion of the site provides in excess of 40% open space. In accordance with the Comprehensive Plan the applicant has integrated community recreation spaces

throughout the site. The reformatory and penitentiary quads are planned to remain as open space. A central green is planned in front of the historic grandstand as a prominent feature and visitor stop on the cross-county trail. Access to the trail is provided at several points, including one convenient to the historic grandstand. As previously described, several trail connections are proposed including to the south to Laurel Hill Park and Silverbrook Road at the northern and eastern edges of the development. Three tot lots, two pocket parks, four minor greens and two courtyards are provided as part of the open space. In staff's opinion, the applicant has provided for a variety of open space elements and has integrated them well within the development. In addition, the application property is directly adjacent to Park Authority property to the west and south that is largely preserved as open space.

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

The applicant and staff have worked closely together to create a landscape plan for the development; that balances the need to provide for landscaping internal to the site to create an attractive streetscape and provide for adequate transitional screening. Staff and the applicant have had to balance the requirements of landscaping with the Zoning Ordinance and the draft Architectural Standards and Guidelines developed for the redevelopment. Those guidelines are provided at the below link http://www.fairfaxcounty.gov/dpz/laurelhill/lorton_draft_02.07singlepg-reduce.pdf

The draft Architectural Standards and Guidelines states that existing open spaces shall not be removed or radically altered through the addition of trees, shrubs and other plantings, particularly within the central open spaces of the reformatory and penitentiary complexes and near the structures associated with the ball field, unless that landscaping is shown to be historically present. Furthermore, it is not recommended that the development create new landscapes with a character radically different from the existing conditions, nor should plantings that screen or obscure the historic buildings and structures be installed. In staff's opinion, the proposed landscape plan provides an attractive landscape development while preserving the historic character of the development.

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

Community recreation spaces, such as tot lots, passive recreation areas, and a pool for future residents of the site are planned and shown throughout the site. As noted earlier, historic open spaces such as the two quadrangles and the central green will be preserved. Access to the cross-county trail is provided in several locations, and the former patrol road, which is non-historic, will be reused as a trail providing access to the Laurel Hill House. Access to Park Authority owned property to the west and

south of the site will also be provided by trail and road connections. A pool and indoor amenity areas are proposed for the future residents. In staff's opinion, the applicant has provided for ample amenities within the development.

In staff's opinion, the applicant has provided for a site layout that appropriately integrates open space and provides amenities for the future residents and this criterion has been adequately addressed.

Neighborhood Context (Appendix 7)

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

In addition to the neighborhood context criteria, General Standard 4 and Design Standard 1 for planned developments state the development shall be designed to prevent substantial injury to the use and value of existing surrounding development and perimeter boundaries shall generally conform to the provisions of the corresponding conventional district to complement adjacent properties.

Spring Hill Senior Campus (PDH-12) is a gated development to the northwest of the site that is developed with a mix of single family detached, single family attached and multi-family units. This development also has the potential for the addition of an assisted living medical care facility. Directly to the east is a single family attached development, Gunston Cove (R-30), which is separated from the development with a heavily wooded area that is proposed to remain. Staff compared the proposed planned development to a conventional district to determine if the planned district would adversely impact the adjacent uses due to the flexibility proposed with its lot sizes and setbacks. To compare the proposed PDH-8 District's bulk standards, staff utilized the R-8 District (Residential, Eight Dwelling Units per Acre) with affordable dwelling units as the closest residential district to the site. Table 1 below is a summary of the R-8 District requirements with affordable dwelling units, and the proposed setbacks.

Table 1: Conventional District Standards vs. Proposed Planned District		
	R-8 Requirement	Proposed Residential
Min. Lot Area (SFD)	4,000 square feet (sf)	6,325 sf (55'x115')
Min. Lot Area (SFA)	No requirement	720 sf (16'x45')
Min. Lot Area (MF)	No requirement	Not applicable (not shown on individual lots)
Min. Lot Width (SFD)	40 feet interior lot 56 feet corner lot	55 feet
Min Lot Width (SFA)	14 feet	16 feet
Min Lot Width (MF)	No requirement	Not applicable (not shown on individual lots)
Max Building Height (SFD)	35 feet	40 feet
Max Building Height (SFA)	40 feet	40 feet
Max Building Height (MF)	50 feet	50 feet max existing (not including existing guard towers)
Min Yard Requirement (SFD)	Front yard: 16 feet Side yard: 8 feet Rear yard: 20 feet	Front: 20 feet Side: 5 feet Rear: 5-20 feet (SFD min. 100 feet from perimeter lot line)
Min Yard Requirement (SFA)	Front yard: 5 feet Side yard: 8 feet Rear yard: 16 feet	Front: 5 feet Side: 4-15 feet Rear: 0 feet (SFA min. of 65 feet from perimeter lot line)
Min Yard Requirement (MF)	Front yard: 20 feet Side yard: 10 feet Rear yard: 25 feet	MF not depicted on individual lots. (MF min. of 84 feet from perimeter lot line.)
Max Density	9.6 du/ac, including ADUs	5.63-5.82 du/ac, including ADUs

In staff's opinion, the proposed development contains a mix of units that are consistent with the adjacent developments and provides for perimeter setbacks that create a significant buffer between the proposed and existing developments. The development proposes to preserve existing trees as a buffer for the adjacent properties. The development provides connections to the adjacent vehicular and pedestrian networks. In staff's opinion, the applicant has provided for a development that fits into the character of the neighborhood and will be an asset to the area.

Environment (Appendix 8 and 9)

All new residential developments are expected to respect the environment and are evaluated on the following provisions.

Preservation: Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, environmental quality corridor (EQCs), resource protection areas (RPAs), woodlands, wetlands and other environmentally sensitive areas. The design of developments should take existing topographic conditions and soil characteristics into consideration.

The subject property contains a number of headwaters areas for several streams in the area as well as RPA and EQC areas. Typically, any encroachment into these areas is not recommended unless there are clear circumstances dictating a need for such encroachment. Sheet P-0304 indicates that the limits of clearing and grading will encroach into the RPA/EQC in two areas for stormwater management and road location. Sheet P-0305 depicts a stormwater management pond. The existing RPA in this location extends well into the embankment of the existing pond and the limits of clearing and grading for the pond also falls within the RPA in this location. The applicant has noted that the embankment must be reconstructed and the outfall pipe replaced in this area in order to comply with current PFM standards.

The applicant has requested a RPA exception and has provided a commitment to restore these areas with the completion of work. The RPA exception request, which is reviewed under the modification/waiver portion of the staff report, is supported by staff.

Slopes and Soils: The design of developments should take existing topographic conditions and soil characteristics into consideration.

The subject property has a well-known long history as a former prison facility. Past construction practices and land use practices raise the concern for the presence of a variety of potentially hazardous materials to be found within the soil at this location. In order to determine the extent of any harmful materials which might be present on the site, a Phase I and Phase II Environmental Site Assessment (ESA) were performed on the property in 1999. Remediation of the lead, asbestos and petroleum products found was performed as a result of the recommendations of the ESAs.

Water Quality/Drainage: Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and better site design and low impact development (LID) techniques. The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are designed and sized

appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (on-site or offsite) should be shown on development plans.

As noted earlier in this report the project proposes disturbance within the RPA on this site. An RPA exception request has been filed, which is discussed later as part of the waivers and modification section below.

The development is located in the Mill Branch Watershed. There are no regulated floodplains on the site nor is this property within the dam breach inundation zone. There are several downstream drainage complaints on file, which means that detention is therefore mandatory. Staff notes that the following comments are based on the 2011 version of the Public Facilities Manual (PFM). A new stormwater ordinance and updates to the PFM's stormwater requirements were recently adopted as a result of changes to state code. The site plan for this application has been filed and the applicant intends to have it approved in time to be grandfathered under the 2011 PFM.

The applicant plans to meet the stormwater detention requirements with dry and/or wet ponds, and underground stormwater detention vaults. A waiver for PFM modification to allow underground detention vault was reviewed and recommended for approval. The applicant indicates that extended detention will be provided for the site and the peak release rate will be reduced by a percentage below the good forested condition proportional to the development.

The proposed redevelopment of the subject property has been contemplated for an extended period of time with a variety of stormwater management concepts put forth which were intended to preserve the historic characteristics of the site, provide opportunities for new development and preserve and protect the environmental assets of the site and the surrounding areas to the greatest extent practicable. Innovative stormwater management practices are encouraged to the extent practicable as recommended by the 2010 Stormwater Management Plan for the Laurel Hill Adaptive Reuse Area Master Plan, developed by the Department of Public Works and Environmental Services (DPWES). That plan included concepts which had extensive reliance on infiltration as means of achieving on-site retention of runoff well beyond what is either required or recommended elsewhere in the County. The use of this extensive concept for infiltration was based on soils maps which indicated that the overwhelming majority of the site included soils which are well-suited to infiltration. Subsequent investigations of the actual soil conditions indicated that the soils detected were not well-suited for infiltration. As a result, the original goal to retain 1.62 inches of rainfall on-site could not be realized given the actual soil conditions. While this goal cannot be met, the applicant has worked diligently with staff in order to develop a concept for stormwater management which will result in the run-off reduction of 0.20 inches and a 42% reduction in phosphorous. The proposed SWM plan relies on a variety of measures, including underground detention facilities, compost amended soils, rooftop disconnect, bio-retention, permeable pavers and the retrofitting of existing ponds. Final determination regarding compliance of the proposed measures to meet

PFM stormwater management requirements will be subject to review and approval by staff within DPWES.

The Comprehensive Plan recommends that the site provide for innovative stormwater management practices to the extent practicable and stormwater planning should avoid adverse impacts to adjacent parkland and natural resources. In staff's opinion, the applicant has provided for creative stormwater management that meets and exceeds the minimal requirements of the Public Facilities Manual.

Noise: Developments should protect future and current residents and others from the adverse impacts of transportation generated noise.

There are no anticipated adverse transportation generated noise impacts on the proposed dwellings.

Lighting: Developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.

Lighting will be provided in accordance with the Zoning Ordinance performance standards to limit glare and impacts to the night sky.

Energy: Developments should use site design techniques such as solar orientation and landscaping to achieve energy savings, and should be designed to encourage and facilitate walking and bicycling. Energy efficiency measures should be incorporated into building design and construction.

The Policy Plan calls for new residential development to attain Energy Star Qualified Homes certification when zoning proposals are seeking the high end of the Plan density range. In conformance with this guidance, the applicant has committed to attain the green building certification under Energy Star Qualified Homes, Earth Craft or National Green Building Standard (NGBS) using the Energy Star Qualified Homes path for energy performance. In addition, the applicant seeks to include green building elements in the adaptive reuse residential buildings. The development is not located in a Comprehensive Plan designated mixed use center on the Concept Map for Future Development and therefore, there is not an expectation under the Policy Plan that commercial buildings will be LEED certified. However, the applicant has proffered to a list of green building elements that will be provided for the commercial portions of the development. In staff's opinion, the proposed green building measures are consistent with the green building Policy Plan guidance.

The applicant has preserved the RPA areas within the site, provided for innovative stormwater management techniques and provided for green energy standards within the development. In staff's opinion, this criterion has been addressed.

Tree Preservation & Tree Cover Requirements (Appendix 10)

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

In addition to the tree preservation criteria, General Standard 3 for planned districts expects developments to protect and preserve to the extent possible natural features such as trees.

The site is largely devoid of trees, with the exception of those located along the eastern edge of the property within the RPA. The majority of the existing tree cover that could be preserved has been saved to the greatest extent possible. Tree cover that will be established through proposed tree planting has not fully met the County specific requirements with regards to transitional screening and perimeter parking lot landscaping due, in part, to the unique historic nature of the project. The site is subject to the draft Architectural Standards and Guidelines for Rehabilitating Historic Buildings and for New Construction in the Laurel Hill Adaptive Reuse Area. These guidelines recommend against adding significant landscaping to areas where it did not exist or providing landscaping to screen or soften the historic buildings. The applicant and staff have worked together to create a landscape plan that addresses the requirements of the Zoning Ordinance, preserves on-site trees and adds new landscaping to create an attractive streetscape and community while balancing the need to preserve the historic elements of the site. The applicant will meet the requirements for tree preservation and canopy, but has requested modifications of the transitional screening and peripheral landscape requirements. In staff's opinion, this criterion has been met.

Transportation (Appendix 11)

Regardless of the proposed density, all residential development should implement measures to address planned transportation improvements and offset their impacts to the transportation network. This criterion contains principles that will be used in the evaluation of rezoning applications for residential development, while noting that not all principles will be applicable in all instances. The principles include transportation improvements, transportation demand management, interconnection of the street network, provision of public streets and non-motorized facilities. The following is an evaluation of those principles that staff has concluded are applicable in this instance.

In addition to the transportation criteria, General Standard 6 states that planned districts shall provide coordinated linkages on and off-site and Design Standards 2 and 3 states that parking shall be provided and streets and driveways shall be designed to generally conform to the ordinance. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

In accordance with the Comprehensive Plan, the applicant has provided primary access to the site from Silverbrook Road with secondary access from Lorton Road. Internal streets provide on-street parking in accordance with the Comprehensive Plan guidance. The applicant will install a new traffic signal at the Silverbrook Road/White Spruce Way intersection, if and when warranted by the Virginia Department of Transportation (VDOT). The applicant will reconstruct White Spruce Way to remove the cul-de-sac with the vacation and/or abandonment and then it will operate it as a private street. A new access point will be provided at an un-signalized crossover of Silverbrook Road in accordance with VDOT's access management spacing standards. The proposed development will provide a connection between Lorton Road and Silverbrook Road through the development. The applicant has coordinated their development with Fairfax County's improvements to Lorton Road and to Giles Run Road. The applicant has proffered to construct the access to Silverbrook Road to provide access to Phase 1 of the development.

The applicant will be making improvements to Silverbrook Road and White Spruce Way to facilitate safe entrance into the site. The applicant will be constructing private streets within the development that provide safe and convenient access to the residential units. The private streets are provided to allow the applicant flexibility to provide for a variety of street widths that allow for parking and smaller cross sections than would be permitted by a public street.

The applicant revised the proffers to require that special exceptions be required for any future drive thru on the site. This was done at staff's requests due to concerns that the site is currently not designed for these types of uses and staff's preference that the review of any future drive thru use be scrutinized and subject to the approval of the Board of Supervisors. The applicant provided exhibits to demonstrate that the truck turning movements for trash pick-up and loading activities can be accommodated on the site. In staff's opinion, this criterion has been adequately addressed.

Public Facilities

Residential development requires public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). All rezoning applications for residential development are expected to offset their additional public facility impact and to first address public facility needs in the vicinity of the proposed development.

In addition to the public facilities criteria, General Standard 5 for planned districts state that 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.

Public Schools (Appendix 12)

Depending on the option chosen for the development, it is anticipated that the development would generate 75-85 elementary age children who would attend Laurel Hill Elementary, 19-21 middle school students who would attend South County Middle School, and 37-42 high school students who would attend South County High School. In total, the development is projected to generate 131-148 school children.

Staff typically requests applicants proffer the contribution requests of the Fairfax County Public Schools. However, the former prison site has a unique history related to the provision of school property and funding allocated to schools. Specifically, when Fairfax County acquired the original 2,324-acre site in 2002, 126 acres were provided to the School Board at no cost for the development of three new schools that serve the site and the surrounding area. The 2001 assessed value of these properties was approximately \$1.8 million. In 2003, the Board of Supervisors used \$18 million from the proceeds from the sale of land now developed with the Spring Hill Senior Campus to accelerate the development of the (then) South County Secondary School (now the High School). The Laurel Hill Elementary School, South County Middle School, and South County High School have been constructed on former prison property. Given the previous dedication of both land and funding for the development of the three new schools in the immediate area, and to minimize the County contribution to the financial gap, staff does not recommend additional school contributions from this project.

Park Authority Review (Appendix 13)

The applicant is required to provide on-site recreation features in the amount \$1,700 per non-ADU unit. Under this formula, a minimum expenditure of \$523,600-612,000 of on-site recreation is required. The development plan depicts a pool and over 10 acres of park space. The applicant will be constructing a pool, three tot lots, two pocket parks, four minor greens, two courtyards, two community greens and open quad area as well as recreation facilities for residents within the multi-family building. The spaces provide both active and passive recreation opportunities for the future residents. The Park Authority has provided for specific recommendations of facilities within these open space areas. The applicant has generally described the facilities that will be provided within each of the open space areas and will refine their plans and determine the exact mix of features at a later phase of development, but will generally meet the recommendations of the Park Authority.

Based on the Lower Potomac Planning District average house size, the development is anticipated to generate 978-1,113 new residents depending on the development options selected. As such, the development would generate the need for 4.85-5.5 acres of local serving park land. Typically applicants are requested to contribute additional money for off-site park improvements based on the projected residents of the site. However, in this case the Park Authority has already received over one thousand acres at no cost related to the transfer of the Lorton Technical Act of 1998, which facilitated a variety of

recreational uses and natural resource areas adjacent to the property, including the 1,200 acre Laurel Hill Park to the south and west that contains a variety of active recreational opportunities such as a 18-hole golf course, extensive multi-use trail network and a future equestrian center. Staff notes that the County will be locating a new ball field to replace the one that is being removed from the site.

The applicant has coordinated with the Park Authority for the relocation of a portion of the cross county trail to provide parking spaces for the multi-family units in Land Bay 1. The applicant has provided for internal sidewalks and provides several connections from the development to the cross county trail in accordance with the Comprehensive Plan. In addition, the applicant will be preserving the patrol road along the southern portion of the site and converting it into a trail. The applicant will be providing five interpretive signs on the site and will work with the Park Authority for their location.

The applicant has indicated willingness to work with the Park Authority to provide parking spaces available at the public to the Laurel Hill Park. In addition, the applicant has agreed to work with the Park Authority for the relocation of disc golf holes #3 and #5 that are located on the applicant's site.

Sanitary Sewer Review: (Appendix 14)

Sewer service for the development will be provided by a sewer pump station located about 50 feet from the boundary of the property. The station has adequate capacity to accommodate the projected sewage flow from the development.

Fire and Rescue Department Review: (Appendix 15)

The site is served by the Lorton Station #419.

Water Service Review: (Appendix 16)

The site is serviced by Fairfax Water and has adequate service from existing 12-inch water mains located at the property.

In staff's opinion, the application has adequately provided for its school impact based upon the previous dedications and contributions related to the initial land transfer. In staff's opinion, the site has adequately addressed the impacts on park needs based upon the previous dedication to the Park Authority related to the initial land transfer and the development of numerous on-site open spaces with both passive and active recreation. The development has adequate sewer, water and fire service. In staff's opinion, the applicant has adequately addressed this criterion.

Affordable Housing

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County. The Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. When ADUs are not required the applicant can either elect to provide affordable units or contribute 0.5% of the value of the units to the Housing Trust Fund to satisfy this criterion.

In accordance with the affordable dwelling unit program of the Zoning Ordinance and the Comprehensive Plan the applicant has proffered to provide for 44 affordable dwelling units within the adaptive reuse of the reformatory buildings (Phase 1). In the event that the applicant elects options to provide up to an additional 60 dwelling units in Land Bays 4 and 6, the applicant has committed to provide affordable units in accordance with the Zoning Ordinance. The provision of the affordable units satisfies the Zoning Ordinance requirement and in staff's opinion, this criterion has been met.

Heritage Resources (Appendix 17)

Heritage resources are those sites or structures, including their landscape settings that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities. Such sites or structures have been listed in or determined eligible for listing in, the National Register of Historic Places or the Virginia Landmarks Register; determined to be a contributing structure within a district so listed or eligible for listing; located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or listed in, or having a reasonable potential as determined by the County, for meeting the criteria for listing in, the Fairfax County Inventory of Historic Sites. These features are expected to be preserved through research, protection, preservation, or recordation. Preservation can include the adaptive reuse of the structures with Architectural Review Board approval of changes to the exterior appearance.

The Memorandum of Agreement (MOA) stipulates that Fairfax County treat the property as a historic overlay district with the Fairfax County Architectural Review Board (ARB) oversight. The rezoning application and proposed construction and demolition permits are subject to ARB review. In addition, any future special exception, special permit, variance, site plans, subdivision plats and grading plans are required to be referred to the ARB for its review and recommendation. Sign and building permits require ARB review and approval. During the review of this application extensive input was provided by the Virginia Department of Historic Resources (VDHR), the National Park Service (NPS), and the Fairfax County Architectural Review Board (ARB), to ensure that the siting, design, and massing of new structures is appropriate for this historic site. Given the existing buildings and environmental constraints on the property there are limited areas for new development on the site. The development plans also reflect guidance

from the draft Architectural Standards and Guidelines used by the Architectural Review Board for this redevelopment.

The Comprehensive Plan states that the design of the Adaptive Reuse Area should be sensitive to the historic architecture, create high quality rehabilitation and place an emphasis on rehabilitation of historically relevant structures for new uses. The Comprehensive Plan recognizes new construction will be necessary, but notes that such construction should be undertaken in a manner that is compatible with, and complementary to, the existing character of the historic district. When proposing new construction, consideration should be given to the distinctive architecture and landscape. Siting and design of new buildings should be carefully considered in the context of the historic building patterns.

The majority of historic buildings, structures, and features are preserved and adaptively reused with the development plan. Six buildings, and small portions of other buildings, are planned for demolition to allow for site access and parking requirements. In most cases, the buildings proposed for demolition have been extensively altered over time. Additional review is underway for the northern section of the historic penitentiary wall related to the proposed openings for access and the lowering of the wall to ensure that the historic integrity of the property is retained while providing access to the planned retail uses. The ARB approved the feasibility study and demolition of the several contributing buildings to facilitate the development.

On September 13, 2012, the ARB voted to recommend approval of the rezoning application, subject to a number of conditions. The ARB notes that further review is required for the proposed demolition and architecture and design review for new construction by the Virginia Department of Historic Resources (VDHR) and the National Park Services (NPS). Particularly the ARB recognized that the removal of a portion of the north wall for access and visibility will be reviewed by VDHR and NPS. The ARB supported the removal of portions of the south and east wall for the proposed vehicular and pedestrian access points. The ARB supports maintaining the existing buttresses at their current heights and the shape of the north wall and incorporating screen elements between the buttresses to create an effect reminiscent of the north wall while providing visibility into the site. Architectural design for new construction and design features as well as the design of the rear of townhomes and alleys will be submitted to the ARB for review and approval. The ARB noted that the design of the new retail building adjacent to the existing penitentiary wall should incorporate design elements such as setbacks and spandrel glass that enhance the distinction between the existing penitentiary wall and the new construction, with final design submitted to the ARB for review. In addition, the ARB stated that all contributing buildings within the project limits proposed for adaptive reuse but not planned for immediate development will be mothballed per the guidelines set forth by the National Park Service.

The application layout was revised based on ARB and VDHR review to address comments related to the development located around the central green. Previously

single family attached units were planned to be located west of this area; that space has been converted to open space to visually connect the penitentiary and reformatory. The applicant has updated the ARB on the revised design and will be required to gain their approval prior to site plan.

The Park Authority and Heritage Resource staff expressed concerns about the lowering of the penitentiary wall to provide a view of the retail portion of the site from Silverbrook Road. They also expressed concerns about the location of houses in proximity to the Lindsay House and cemetery. The applicant has since revised their plans to relocate housing away from the Lindsay/Laurel Hill House and cemetery. The applicant has created a mock-up of the lowered wall treatment on-site where the wall is proposed to be removed for access into the site. Because an application has been made for State and Federal historic tax credits, staff has deferred the treatment of the penitentiary wall to the Virginia Department of Historic Resources and the National Park Service.

Heritage resource staff recognizes that there may be inherent differences between the tree cover and screening requirements and/or urban forestry recommendations and the landscaping for this historic district which recommends that the historic character of the property where landscaping and trees were historically at a minimum be protected. Noting this potential conflict, Urban Forestry staff has agreed to look at alternatives regarding tree plantings in the parking areas in particular. The resultant landscape plan is intended to balance these competing interests. In staff's opinion, the applicant has adequately addressed this criterion.

PLANNED DEVELOPMENT HOUSING USE LIMITATION ANALYSIS

Planned Development Housing Districts are afforded the ability to provide a number of uses within the development. However, Section 6-206 of the Zoning Ordinance does provide specific use limitations. In addition, the applicant has proffered out of a number or potential uses as detailed below.

In accordance with Section 6-106 (5) of the Zoning Ordinance, secondary uses of a commercial and office nature are only permitted in a PDH District which has a minimum of fifty residential dwelling units. The PDH portion of the site has 352-364 units within a mix of multi-family, single family attached and single family detached units.

In accordance with Section 6-106 (6) of the Zoning Ordinance, secondary uses of a commercial nature are required to be designed to serve primarily the needs of the residents of the planned development in which they are located, and designed so as to maintain and protect the residential character of the planned development and adjacent residential neighborhoods as well. In order to accomplish these purposes, the Zoning Ordinance states that within the PDH-8 District no more than 300 square feet of commercial land area, including off-street parking and loading areas associated with the commercial use, shall be permitted per dwelling unit.

The application limits the commercial uses within the PDH portion of the site to two existing adaptive reuse buildings for a total of 28,000 square feet. The commercial uses would be within enclosed buildings and located at ground level in accordance with the use limits of the Zoning Ordinance. Based upon the above formula, the Zoning Ordinance limits commercial development to 105,600 gross square feet of land for buildings and parking areas related to the commercial use (352 units x 300 sf). The land area on the site for commercial uses in Land Bay 3 and 4 is 105,000 square feet and is in accordance with the Zoning Ordinance.

The Comprehensive Plan states that one of the goals related to phasing is that issues affecting the entire site should be addressed through a coordinated plan, and that the plan should emphasize the adaptive reuse of historic buildings in a timely manner, before or concurrent with new construction. Reuse of the reformatory dorms, the chapel, and the power plant in the first phase of the development meets the Comprehensive Plan goal to emphasize the adaptive reuse of historic buildings.

The chapel is planned for adaptive reuse for a community or civic use with the flexibility for other uses if civic or community uses are not viable. The power plant is planned for adaptive reuse for retail use. If such uses are not viable, flexibility is provided for other uses including residential units. Land Bay 3 and 4 proffers limit the non-residential uses within the 20,000 square foot (chapel) and 8,000 square foot (power plant) buildings to quick-service food stores, health clubs, community uses, eating establishments, financial institutions, garment cleaning establishments, places of worship, kennels, offices, personal service establishments, child care centers, colleges, universities, conference centers, cultural centers, museums, private clubs and public benefit associations, private schools of general and special education, retail sales establishments, and veterinary hospitals. Fast food restaurants and bed and breakfasts would also be permitted with a Special Exception.

While the list of potential uses may seem to be an expansive list, the applicant has significantly excluded potential uses that would otherwise be permitted in a PDH District. Uses not listed in the proffers include, but are not limited to, drive-in uses, services stations, pool halls, bowling alleys, skating facilities, independent living facilities, medical care facilities, and repair service establishments. The applicant has requested flexibility to determine the exact uses as the property is developed and the market can best determine potential uses for these unique buildings.

The applicant would have the option to convert the 8,000 square foot power plant in Land Bay 4 to 12 residential units after marketing the non-residential uses for a minimum time frame and after review by the County, per the proffers and companion Master Development Agreement. Staff has no objection to the proposed uses by the applicant and supports the requested flexibility in determining uses that would be demanded by the market. However, staff acknowledges the need to provide for additional regulation of these commercial uses with the PDH portion of the site to ensure they will not adversely impact the residents or adjacent properties. Staff's

review and proposed restrictions for several uses is discussed below.

Child Care Centers/Nursery School

Because child care centers are uses where people tend to arrive and depart from the use within a concentrated time frame, staff has proposed several conditions to avoid potentially adverse impacts. Staff has proposed a condition that within the PDH District there will be only one child care center/nursery school. This condition would not restrict a place of worship from also having a child care center/nursery school as an accessory use. The child care center/nursery school would be limited to a maximum of 100 children at one time if located in the chapel in Land Bay 3 and 50 children if located within the smaller power plant building in Land Bay 4. The child care center/nursery school would be limited to the hours of 7 am to 6 pm Monday through Friday. In order to avoid adverse transportation impacts related to the arrival and departure of students, any child care center would need to work with the future Home Owners Association in creating staggered arrival and departure times.

Kennels/Veterinary Office

The potential use of kennels and veterinary hospitals would be required to be located within a completely enclosed building that is adequately soundproofed and prevents emission of odor or noise that would be detrimental to property in the area. The applicant has proffered to limit this use to only the first three years after the building is put in service for both Land Bays 3 and 4.

Place of Worship

A place of worship is a use where attendees arrive and depart at generally the same time, which can cause congestion if not properly controlled. It is possible that churches, chapels, temples, synagogues and other such places of worship would be interested in occupying one of the two non-residential buildings on-site. Staff has proposed a condition to limit the PDH portion of the site to no more than one structure with a place of worship. Staff has also proposed that the place of worship not exceed 300 seats if located in Land Bay 3 and 100 seats if located within Land Bay 4.

Staff recognizes that places of worship often have child care centers and schools of education associated within them. As such, staff has proposed a condition to allow these accessory uses in addition to any principle child care center or school of education. Due to the potential limitation of available parking spaces staff has proposed a condition that the worship services will not overlap the hours of operation for child care centers/nursery school or private school of special or general education if provided with the place of worship as a secondary use.

School of General Education

A private school of general education is defined as a parochial or private school, boarding school, academy, or a school for the mentally or physically disabled giving regular instruction at least five days a week for a normal school year. This is a use where people tend arrive and depart within a short time period and staff has proposed to limit the PDH portion of the site to only one private school of general education. Staff has proposed that the private school of general education be limited to a maximum of 100 students at one time if provided in Land Bay 3 and 50 students at one time if provided in Land Bay 4. The hours of operation of the school of general education are proposed to limited to the hours of 7 am to 6 pm Monday through Friday. A second private school of general education could be established as an accessory use to a place of worship and satisfied the same restrictions on attendance and hours of operation. Due to the limitation of available parking spaces, staff has proposed a condition that the hours of operation for child care centers/nursery school or private school of special or general education would not overlap.

Private School of Special Education

A private school of special education is defined as a school primarily devoted to giving instruction in vocational, professional, musical, dramatic, artistic, linguistic, scientific, religious, or other special subjects. Examples include a dance studio, karate dojo or music school. In staff's opinion, these types of uses do not experience the same high levels of traffic within a confined period of time that one would expect from a place of worship, child care center or private school of general education. However, since the proposed location for the uses would be surrounded by residential units within the residential portion of the site, staff has proposed a condition to limit the school to a maximum of 50 students at one time.

Quick Service Food Stores

A quick service food store is defined as 5,000 square feet or less and used for the retail sale of food or food goods. The applicant has proffered to limit this use to only the first three years after the building is put in service for both Land Bays 3 and 4.

Miscellaneous Uses

Staff has proposed conditions that would prohibit dance floors and karaoke facilities as accessory uses to any eating establishment because of the potential noise and additional parking impacts. Staff has proposed conditions that within the PDH portion of the site, financial establishments would not include auto-title or pay-day lending companies and that garment cleaning facilities be limited to drop-off facilities. Finally, staff has proposed a condition that would prohibit non-profit/charity drop boxes on the site.

Zoning Ordinance Provisions

Section 6-107 requires a minimum of two acres for a PDH District and the proposed PDH District is 62.54 acres. Section 6-109 limits the maximum density to eight dwelling units per acre and the applicant is proposing up to 5.82 du/ac. Section 6-110 requires a minimum of 22 percent open space and the applicant has provided a minimum of 35 percent open space.

PLANNED DEVELOPMENT COMMERCIAL (PDC) ANALYSIS

The purpose and intent of the PDC District is to encourage the innovative and creative design of commercial development to insure high standards in the layout, design and construction of commercial developments and to avoid detrimental effects on neighboring properties. Applicable provisions of PDC District are provided in Appendix 18.

Development Size

The Comprehensive Plan recommends approximately 105,000 square feet of non-residential uses in the penitentiary, to consist of both community-serving commercial, retail and office uses. The Comprehensive Plan includes recommendations to allow for flexibility with implementation of the planned uses. Specifically, the Comprehensive Plan states that “flexibility will be needed to allow for changes to address unforeseen constraints or to improve the viability of the plan.” The Comprehensive Plan further states “[i]n order to create a viable, self-sustaining development, the County may consider possible approaches to increasing the viability of the redevelopment of the Adaptive Reuse Area by modifying these recommendations, such as increasing the residential, retail or other components, or by reducing the number of structures to be reused, subject to the terms of the Memorandum of Agreement.” The Comprehensive Plan also states that changes to the penitentiary wall should be carefully designed to minimize the impacts of its historic character while acknowledging the need for safety, access and visibility.

The minimum district size is 100,000 square feet and the applicant’s proposed development up to 110,000 square feet. The maximum floor area ratio (FAR) is 1.5 FAR and the applicant proposes 0.15 FAR. The minimum open space is 15% and the applicant provides a minimum of 35%. The applicant has multiple options for the development of the PDC portion of the site that may be predominately retail, office or residential.

To anticipate and plan for implementing alternate options if needed, the CDP/FDP includes options for increasing the residential component of the development, for

flexibility with the location of new retail construction, and for the ultimate end uses of the six cellblock buildings. The CDP/FDP identifies the six penitentiary cellblock buildings for office use, with options for retail and/or residential use. The dining hall (P-12), is planned for retail and/or office use, with new retail buildings on either side of the dining hall. Alternate A in the CDP/FDP allocates all of the new retail square footage into one new building to the northwest of the dining hall, to allow flexibility for a larger retailer to occupy the site. Alternate B in the CDP/FDP shows the option for residential use for the six cellblock buildings includes a maximum of 48 units, which would occur if all of the cellblock buildings were to convert to residential. However, the plans and proffers are structured to allow a combination of office, retail and/or residential use for these buildings.

These options are appropriate given the Comprehensive Plan recommendations that allow for flexibility to increase the residential, retail, or other components of the development plan to increase the viability of the adaptive reuse of the entire site. Given the constraints of redeveloping historic buildings, having this flexibility built into the plan at this early stage will meet the County's goals to redevelop these buildings under a comprehensive development plan.

Use Limitations

In accordance with Section 6-206 of the Zoning Ordinance secondary uses are only permitted in a PDC District which contains one or more principal uses. Further, the gross floor area devoted to dwellings as a secondary use shall not exceed 50 percent of the gross floor area of all principal uses in the development and all other secondary uses shall not exceed twenty-five percent of the gross floor area of all principal uses in the development unless waived/modified by the Board of Supervisors. The applicant has requested for a modification of these requirements to allow residential and secondary uses to exceed that permitted by the Zoning Ordinance. This modification is discussed in the waivers and modification section below.

The applicant has proposed the following principal uses for the site: business service and supply service establishments; eating establishments; establishments for scientific research; financial institutions; garment cleaning establishments; grocery store; offices; personal service establishments; public uses; retail sales establishments; repair service establishments and theatres limited to 20,000 square feet. The following secondary uses are proposed: accessory uses and accessory service uses; bowling alleys; child care centers; commercial swimming pools; colleges; community uses; conference centers and retreat houses; cultural centers; fast food restaurants; health clubs; institutional uses; kennels; medical care facilities; mini-warehousing establishments; museums; nursery school; places of worship; private clubs and public benefit associations; private school of general or special education; quick-service food stores; residential dwelling units; tennis courts and similar courts; universities; and veterinary hospitals. Staff has reviewed the potential impact of some of the proposed uses below.

Child Care Centers/Nursery School

Child care centers tend to have users who come to the facility in relatively compressed time periods. This use has the potential to create traffic congestion within the development and surrounding areas. However, child care centers are encouraged by the Policy Plan to be located within employment centers. There is open space located within the PDC portion as well as open space and play areas within the adjacent PDH portion for required play areas for the children. The site contains adequate parking places with plenty of room for parents to drop off and pick up children without stacking onto White Spruce Way. Since the exact location of the child care center or how it and details of the operation are not known, staff has proposed some conditions to help prevent any adverse impacts. Staff has proposed a condition that would limit the PDC District to one child care center/nursery school and limit the use to a maximum of 100 children at one time and place limits on the hours of operation. Staff notes that the conditions allow for a second child care center if it is an accessory use to a place of worship.

Drive-Thru Uses

The applicant has proposed to provide car washes, drive-in financial institutions and drive-through pharmacies subject to special exception approval as suggested by staff. Since these uses would require the submission of a special exception application for review and approval, staff did not review the suitability of these uses at this time.

Dwelling Units

Dwellings units are limited to 50 percent of gross floor area of all principal uses within the development and secondary uses are limited to 25 percent of all principal uses. The applicant has requested the flexibility to convert approximately 50,000 square feet of non-residential uses within the cellblocks (P1-P6) for up to 48 multi-family dwelling units. The proposed dwelling units would be within the existing buildings and integrated within the development. In staff's opinion, the proposed residential units in the PDC District are characterized by a high quality design and fits into the fabric of the community. The units would have no adverse impact on the environment or transportation network. There are adequate public facilities to serve the proposed units and the applicant has adequately addressed affordable dwelling units. The proposed units permit another use with the PDC portion of the site and help ensure that the historic buildings will be renovated. Staff has reviewed this potential conversion as part of the waivers and modification section below and has no objection. In staff's opinion, the dwelling units meet the residential design criteria. Staff believes that the proposed multi-family units would create additional residents to support the proposed retail within the development. In addition, cellblock buildings P1-P6 are located in the rear of the

PDC development which, because of its low visibility may have difficulty in redeveloping with office uses.

Fast Food Restaurants

In accordance with Section 6-206 (10) of the Zoning Ordinance, fast food restaurants are permitted secondary uses if they are provided in a non-residential structure containing at least one other permitted principal or secondary use and comprises not more than 15 percent of the gross floor area of the structure. If the fast food restaurant does not meet these standards, it may be permitted as a secondary uses with a special exception. The proffers require the applicant to comply with the use limits of the PDC District for fast food to be located with another permitted use or request a special exception. Staff has proposed a condition that any fast food uses would meet the location requirements of Section 6-206 of the Zoning Ordinance to a maximum size of 7,000 square feet. Because fast food uses can be high trip generators, special exception should be required if a significant portion of the retail uses are dedicated to fast food uses. It is staff's understanding that grocery store may occupy one of the proposed buildings. If the grocery store has an accessory fast food use, this use would not be subject to the proposed limitation.

Mini-Warehouses

A mini-warehousing establishment is permitted as a secondary use when the loading and unloading areas are located to minimize the potential for adverse impacts on adjacent property. The design of this storage structure is harmonious in color and design with the surrounding development. There are no individual storage bay doors or storage items visible from the outside of the storage structure. The site is designed to facilitate safe and efficient on-site circulation and parking. There shall be no incidental parking or storage of trucks, trailers, and/or moving vans except for purposes of loading and unloading and no truck, trailer, and/or van rentals shall be conducted from the site.

The applicant requests the ability to use the adaptive reuse buildings as mini-warehouses as an interim use for a period of up to five years and then limit the mini-warehouse use to no more than four of the buildings. Staff notes that the mini-warehouse use would provide for the rehabilitation of the buildings at an earlier phase than might otherwise be possible. This use would be within the cellblocks while the exterior of the buildings would be maintained. There would be no individual storage bays or van rentals. This approach allows for the project to take advantage of historic tax credits to minimize the cost of redevelopment of these buildings. The proffers detail the length of time these uses would be allowed on-site and in staff's opinion, the proposed use is a good way to bring development into the PDC portion of the site and rehabilitate the existing buildings at an earlier phase than would an office or retail building. However, staff would prefer that the applicant commit that no more than two buildings be used as mini-warehouse uses after the initial five years.

Place of Worship

It is possible that a church, chapels, temples, synagogues and other such places of worship would be interested in occupying one of the cellblock buildings. Staff has proposed a condition that would limit the PDC portion of the site to no more than one structure with a place of worship and not to exceed 200 seats. Staff recognizes that places of worship often has child care centers and schools or education associated within them and have proposed a condition to allow these accessory uses in addition to any principal child care center or school of education. Due to the potential limitation of available parking spaces, staff has proposed a condition that the worship services shall not overlap the hours of operation for child care centers/nursery school or private school of special or general education if provided with the place of worship as a secondary use.

Private School of General Education

Since schools are another use where people tend to arrive and depart within the same time period, staff has proposed conditions to limit the PDC portion to no more than one private school of general education (unless a second school is associated with a place of worship). In addition, staff has proposed that no more than 100 students at one time be permitted and that the hours of operation be limited to 7 am to 6 pm. Due to the potential limitation of available parking spaces, a private school of education operation would not be permitted to overlap worship services if provided as a secondary use to a place of worship.

Private School of Special Education

Private schools of special education in general do not generate the same high levels of traffic within a compressed period of time as experienced with places of worship, child care centers or private schools of general education. Therefore, staff has not proposed any additional restrictions on this proposed use.

Miscellaneous Uses

The historic towers are planned for preservation, as shown on the CDP/FDP. It is anticipated that one or more of the towers may be opened occasionally for community interpretation opportunities. The proffers state that at least one of the historic buildings will be open to the public on occasion as an interpretation center. The identification of the specific building and details of public access will be coordinated with the Department of Planning and Zoning.

Staff has proposed conditions that would prohibit dance floors and karaoke facilities as accessory uses to any eating establishment, financial establishments would not include auto-title or pay-day lending companies and a condition that non-profit/charity drop boxes would not be permitted.

Planned Development General and Design Standards

The PDC District is subject to the same general and design standards for planned developments as the PDH District. As previously stated the general standards require the development to substantially conform to the adopted comprehensive plan and result in a design achieving the stated purpose and intent of the planned development district. The development must efficiently utilize the available land and protect and preserve scenic assets and natural features. The development must be designed to prevent substantial injury to the use and value of existing surrounding development. Adequate public facilities must be available and the development should provide coordinated linkages among internal facilities and services as well as connections to major external facilities. The design standards include providing for bulk regulations and screening provisions that generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. The development must meet the applicable requirements of the Zoning Ordinance and provide streets designed to generally conform to the provisions set forth in this Ordinance.

The Comprehensive Plan recommends commercial development for the site at the intensity proposed. The applicant has provided for several options within the PDC District and staff feels that these options encourage the innovative and creative design of commercial development to insure high standards in the layout, design and construction of commercial developments and to avoid detrimental effects on neighboring properties. There are adequate public facilities and the applicant has coordinated the linkages of pedestrian and vehicular facilities. The applicant meets the required open space, parking requirements and road design requirements.

In staff's opinion, the proposed PDC District meets the general and design standards for planned districts. Furthermore, in staff's opinion, the applicant meets the residential development criteria for the potential residential option.

MODIFICATIONS/WAIVERS

Waiver to Allow Underground Stormwater Management (Appendix 19)

The applicant requests Waiver #1183-WPFM-010-1 of Section 6-0303.8 of the Public Facilities Manual (PFM) to allow for an underground stormwater vault on a residential property. The Board of Supervisors may grant the waiver after taking into consideration possible impacts on public safety, the environment, and the burden of maintenance. Underground stormwater management is required to be privately maintained, disclosed to future title owners, located outside a County storm drainage easement, and to have a

private maintenance agreement. The applicant believes the underground storage will be necessary to address the extended detention requirement due to inadequate outfall downstream of the site. The applicant proposes to use on-site detention, including underground facilities to meet the PFM's detention requirements and underground facilities on the development plan. The detention facilities are proposed to be maintained privately by the Master Association comprised of the owners of the residential and non-residential uses. The Department of Public Works and Environmental Services reviewed the requested waiver and finds that there will be no adverse impacts on the environment from the construction and maintenance of the underground facilities. DPWES staff has proposed conditions to address security concerns by requiring locking manholes, liability insurance and a hold harmless agreement for the County. In addition, staff has proposed conditions requiring notice to future owners and the establishment of a maintenance fund. Staff supports the proposed waiver subject to the proposed conditions provided in Attachment A of Appendix 19.

Resource Protection Exception/Water Quality Impact Assessment (Appendix 20)

The applicant requests approval of RPA Encroachment Exception #1183-WRPA-007-1 and Water Quality Impact Assessment #1183-WQ-010-1 submitted under Chesapeake Bay Preservation Ordinance (CBPO) Section 118-6-9 to permit an exception to allow: encroachment into the 1993 and 2003 RPA for removal and re-installation of stormwater culvert; grading associated with an embankment for the proposed stormwater detention facility; outfall protection; and realignment of an existing road. A Resource Protection Area Delineation Study, #1183-RPA-001-1, was submitted on July 25, 2012, and was approved by the DPWES. Approximately 3,656 square feet of impervious area exists within the RPA. The proposed project will realign the road within the limits of the RPA which reduces the impervious area by 1,759 square feet. In addition, the proposed grading within the RPA is intended to increase stability, reduce erosion potential, and result in an improved RPA buffer.

General RPA Encroachment Exceptions may be granted only upon the findings listed in CBPO Section 118-6-6 and the additional finding in CBPO Section 118-6-9. It is the opinion of County staff that the required findings, as discussed in detail the RPA Exception staff report in Appendix 20, have been satisfied with this application. In general, most of the proposed work within the RPA is to bring the existing inadequate culvert to PFM compliance and to stabilize the existing steep slope. It is the opinion of staff that this exception request is the minimum necessary to afford relief per CBPO Section 118-6-6(a). The requested application will improve the existing situation within the limits of RPA and represents the configuration with the least impact to the RPA. The property was created prior to the RPA was designated on the property. All of the proposed development is located outside the limits of RPA. The application proposes to reduce the existing impervious area within the limits of RPA. The application also proposes to stabilize and reseed the disturbed area within the RPA. Furthermore, the applicant intends to establish buffer area by planting 45 over story trees, 90 under story

trees, and 494 shrubs with ground cover. These plantings will improve water quality and specify water quality related improvements including, but not limited to, the proposed RPA buffer restoration area in order to intercept and filter the stormwater runoff. In staff's opinion, the exception is in harmony with the purpose and intent of the CBPO and is not a detriment to water quality. Staff supports the proposed exception subject to the proposed development conditions, dated September 24, 2013, included in Attachment A of Appendix 20.

Modification of Transitional Screening and Barrier Requirement

The applicant requests a modification of Section 13-303 for the transitional screening requirement and modification/waiver of Section 13-304 of the Zoning Ordinance for the barrier requirement between the uses on-site and adjacent single family detached and attached units to permit the transitional screening and barriers as shown on the CDP/FDP. The table below summarizes the requirements and proposed transitional screening and barriers for the PDC portion of the site.

Direction	Required	Provided
North	Type 1, 2 and 3 ² Barrier D, E, F, G ³	Landscape area within 100-200 foot wide open space and partially lowered and existing 15 foot tall penitentiary wall.
South	Type 1, 2 and 3 Barrier D, E, F, G	20 foot wide open space and existing 15 foot tall penitentiary wall.
East	Type 1 and 2 Barrier D, E, F, G	10-20 foot wide open space and existing 15 foot tall penitentiary wall.
West	Type 1, 2 and 3 Barrier D, E, F, G	68 foot wide open space with landscaping and existing 15 foot tall penitentiary wall.
On-Site ⁴	Type 1, 2 and 3 Barrier D, E, F, G	Periphery parking lot landscaping.

1. The transitional screening and barrier requirement is determined by the use on-site and the adjacent use off-site in accordance with Section 13-300 of the Zoning Ordinance. The applicant has multiple options for the buildings in the PDC District and the required screening or barrier cannot be determined without knowing the use and location. The table below depicts the potential requirements based upon the potential on-site uses and adjacent uses.
2. Transitional Screening Yard Type 1 consists of a landscaped area 25 feet in depth consisting of unbroken strip of open space planted with a mixture of large and medium evergreen trees, deciduous trees and evergreen shrubs. Transitional Screening Yard Type 2 consists of a landscaped area 35 feet in depth consisting of unbroken strip of open space planted with a mixture of large and medium evergreen trees, deciduous trees and evergreen shrubs. Transitional Screening Yard Type 3 consists of a landscaped area 50 feet in depth consisting of unbroken strip of open space planted with a mixture of large and medium evergreen trees, deciduous trees and evergreen shrubs.
3. Barrier D consists of 42-48" tall chain link fence, Barrier E consists of 6-foot tall brick or architectural block wall, and Barrier F consists of 6-foot tall solid wood fence, Barrier G shall consist of a 6 foot chain link fence.
4. Transitional screening and barrier requirements are potentially required between the proposed uses on-site.

The PDC District uses are enclosed by the existing 15-foot-tall penitentiary wall that screens the proposed uses from the adjacent residences. Transitional screening could be provided between the wall and Spring Hill Senior Campus to the west, but this area is the location of the cross county trail and the Park Authority raised security concerns with the provision of too much landscaping. Section 13-305 (2) permits the modification

of the requirement where the provision of landscaping would reasonably preclude the use of the trail.

While transitional screening is required along the northern and eastern property line, staff finds that such screening would be ineffective because the existing topography between the site and adjacent properties significantly changes. Section 13-305 (12) permits the modification of the requirement when the topography limits its effectiveness.

Section 13-305 (1) permits the modification or waiver of the requirements for transitional screening and barriers between uses within the PDC District and the uses to the south in the PDH District when such uses are presented under a common development plan when compatibility between uses has been addressed through a combination of the location and arrangement of buildings or through architectural or landscaping treatments. As previously stated the development is subject to draft Architectural Standards and Guidelines for Rehabilitating Historic Buildings and for New Construction in the Laurel Hill Adaptive Reuse Area. The Guidelines recommend that landscaping not be provided in areas where it historically did not exist or where it would soften or screen the historic buildings. Section 13-305 (3) permits the modification of the requirements when the landscaping and architecture have been designed to minimize adverse impacts. The table below summarizes the requirements and proposed transitional screening and barriers for the PDH portion of the site.

Direction	Required	Provided
North ¹	Type 1 ² Barrier D, E, F	Landscape area within 15-30 feet wide open space.
South ³	No requirement	10-250+ feet open space with portions as tree preservation.
West ⁴	No requirement	Landscape area within 50-100 feet open space
East ⁵	Type 1	120-350 feet open space with tree preservation.
On-site	Type 1 Barrier A, B, D, E, F ⁶	Streetscape and parking lot landscaping.

1. Transitional screening is required where Land Bay 1 multi-family units abuts single family attached units within Spring Hill Senior Campus and where Land Bay 7 multi-family abuts SFD and SFA in Laurel Hill across Silverbrook Road.
2. Transitional Screening Yard Type 1 consists of a landscaped area 25 feet in depth consisting of unbroken strip of open space planted with a mixture of large and medium evergreen trees, deciduous trees and evergreen shrubs.
3. No requirement to adjacent public park or golf course.
4. Transitional screening required between Land Bay 7 multi-family and single family attached in Gunston Corner.
5. Transitional screening and barriers are required between the single family detached, single family attached and multi-family units on-site.
6. Barrier A consists of a 42-48 inch wall, Barrier B consists of a 42-48 inch solid wood fence.

Though transitional screening is required along the eastern property line, staff finds that this screening would be ineffective because the existing topography changes dramatically to the east. Section 13-305 (12) permits the modification of the requirement when the topography limits its effectiveness.

Section 13-305 (1) permits the modification or waiver of the requirements for transitional screening and barriers between uses within the PDH District when presented under a common development plan and when compatibility between uses has been addressed through a combination of the location and arrangement of buildings or through architectural or landscaping treatments. The uses are presented under a common development plan and as previously stated the development is subject to draft Architectural Standards and Guidelines for Rehabilitating Historic Buildings and for New Construction in the Laurel Hill Adaptive Reuse Area. The Guidelines recommend that landscaping not be provided in areas where it historically did not exist or where it would soften or screen the historic buildings. Section 13-305 (3) permits the modification of the requirements when the landscaping and architecture have been designed to minimize adverse impacts.

For the reasons stated above, staff supports the proposed modifications and waivers for the transitional screening and barrier requirements to the landscaping depicted on the CDP/FDP.

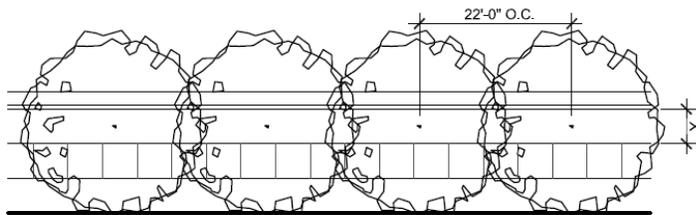
Waiver of 200 Square Foot Privacy Yard

The applicant requests a waiver of Section 6-107 of the Zoning Ordinance which requires a 200 square foot privacy yard for single family attached units. The applicant has designed the single family attached dwelling units to front onto private streets and open space in order to create an active pedestrian environment and will frame the streets and open space with residential units instead of garages and driveways. As a result of the design, access to the single family attached units is from a rear alley, which precludes the provision of the 200 square foot privacy yard. Staff believes that the rear-loaded units help encourage pedestrian circulation and creates a very walkable street frontage. Furthermore, the development has open space throughout the site that is available to residences and is in close proximity to the single family attached units. Therefore, staff supports the proposed waiver.

Modification of the Restrictive Barrier

The applicant requests a waiver of PFM 12-0510.4E (5) to permit trees to be located within four feet of a restrictive barrier. In accordance with the PFM, the minimum width of any planting area is eight feet with trees no closer than four feet from any restrictive barrier. The Director of DPWES may permit a modification of this standard. Generally landscaping is provided with a minimum eight foot wide planting area; however, there are locations when the planting area along the streets will be reduced to six feet in width. The reduction in landscaping width is in part caused by the request of the Department of Transportation to have minimum eleven foot wide lanes instead of ten foot wide lanes as permitted by the PFM. It should be noted the areas where this waiver is required are limited. In addition, staff and the applicant have worked together to determine the specific type of trees to best use in these areas. In staff's opinion, the applicant has provided for an attractive streetscape and has worked with staff to ensure

the survivability of trees. Therefore, staff has no objection to the proposed waiver subject to detail provided below that are included as part of the proposed final development plan conditions.



TREE STRIP WIDTH (X)	PLANTING AREA* (sq.ft.)
5.0'	110
6.0'	132
7.0'	154
8.0'	176

CALCULATIONS BASED ON 22' ON CENTER (O.C.) STREET TREE SPACING.

* PLANTING AREA IN PFM IS 90 SQ. FT. FOR CATEGORY III TREES AND 130 SQ. FT. FOR CATEGORY IV TREES.

Modification of Parking Lot Landscaping

The applicant requests a reduction of the peripheral parking lot landscaping required by Section 13-203 of the Zoning Ordinance along the northeast portion of the PDC District to permit the landscaping depicted on the CDP/FDP. The Board of Supervisors may approve the modification when it is determined that the modification will not have any deleterious effect on the existing or planned development of adjacent properties. In accordance with the MOA, the development is subject to draft Architectural Standards and Guidelines for Rehabilitating Historic Buildings and New Construction in the Laurel Hill Adaptive Reuse Area, which recommend against creation of new landscape areas radically different from the existing condition or the installation of landscaping that will soften or obscure the historic buildings. The landscape plan will be subject to the review of the ARB and VDHR. Staff finds that the proposed landscape plan balances the requirements for landscaping in the Zoning Ordinance with the Standards and Guidelines; therefore, staff supports the modification.

Modification of PDC Use Limitations

The applicant requests modification of Section 6-206 of the Zoning Ordinance to permit the gross floor area of residential uses in a PDC District to exceed 50 percent of the gross floor area of all principal uses and waiver to allow the gross floor area of secondary uses to exceed 25 percent of the gross floor area of all principal uses in the development.

The applicant proposes a mix of retail and office uses with the potential for residential uses. These non-residential uses could include a combination of principal and secondary uses. The Comprehensive Plan recommends flexibility for the development

of the non-residential portion of the site to allow for changes to address unforeseen constraints or to improve the viability of the plan. The applicant proposes the potential of 50,000 square feet of residential uses, or approximately 45 percent of the total gross floor area in the PDC District. Principal uses may include eating establishments, retail, offices and others uses detailed in the proffers. Potential secondary uses are described in the proffers and may include a variety uses including fast food and private schools of special education. The applicant proposes the interim use of some of the buildings as mini-warehouses in order to take advantage of tax incentives to rehabilitate the buildings at an earlier phase of the development. It is also feasible that secondary uses for residential may exceed 50 percent of the principal uses and/or 25 percent of the secondary uses, since the exact mix of uses has not been determined. As previously discussed, the unique development will require a degree of flexibility given it is an adaptive reuse of a penitentiary into a commercial or mixed use development. Therefore, staff does not object to the proposed modification of the use limitations to allow up to 50,000 square feet of residential uses and waiver of the use limitations for non-residential commercial uses to exceed 25 percent of the principal uses.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The goal of the Comprehensive Plan recommendations for the Laurel Hill Adaptive Reuse Area is to foster the redevelopment of this unique historic site into a focal point for the community with a variety of uses to create opportunities to work, live and play. As outlined in the Comprehensive Plan, issues affecting the entire site are to be addressed through a coordinated plan which emphasizes the adaptive reuse of historic buildings in a timely manner, either before or concurrent with new construction. Reuse of the reformatory dorms, the chapel, and the power plant in the first phase of the development meets the Comprehensive Plan goal to emphasize the adaptive reuse of historic buildings. The applicant proposes an initial interim use for the penitentiary cellblock buildings, the power plant, and the chapel to allow for the buildings to be renovated and for utilities to be connected, before the ultimate planned uses are implemented. In particular, the interim storage use will allow for the buildings to be improved to a warm lit shell, which will facilitate redevelopment in the future. This approach also allows for the project to take advantage of historic tax credits to minimize the cost of the redevelopment of these buildings.

In staff's opinion, the applicant has provided for a mix of residential and non-residential uses in accordance with the guidance of the Comprehensive Plan. The proposed layout appropriately preserves the historic nature of the site while integrating new development and maintaining open space. The site will fit into the character of the neighborhood and provide much needed neighborhood serving non-residential uses. The development also provides for the preservation of environmentally sensitive areas and for innovative stormwater management. The application proposes

transportation improvements which will mitigate impacts onto the network. The development adds affordable dwelling units. In addition, the applicant has worked extensively with staff, the ARB, state and federal agencies to preserve the historic character of the site while integrating new uses.

In staff's opinion, the CDP/FDP and proffers are consistent with the Comprehensive Plan recommendations for the site, satisfy the residential development criteria and meet the general and design standards for planned developments.

Recommendations

Staff recommends approval of RZ 2012-MV-008 and the associated Conceptual Development Plan, subject to the execution of proffers consistent with those contained in Appendix 1 of the staff report

Staff recommends approval of FDP 2012-MV-008, subject to the proposed Final Development Plan conditions contained in Appendix 2 of the staff report and the Board of Supervisors approval of RZ 2012-MV-008 and the associated Conceptual Development Plan.

Staff recommends approval of the following waivers and modifications.

- Waiver #1183-WPFM-010-1 of Section 6-0303.8 of the Public Facilities Manual (PFM) to allow for an underground stormwater vault on a residential property subject to the conditions dated November 5, 2012, contained in Attachment A of Appendix 19.
- Resource Protection Area Encroachment Exception #1183-WRPA-007-1 and Water Quality Impact Assessment #1183-WQ-010-1 subject to the conditions dated September 24, 2013, contained in Appendix 20.
- Modification of Section 13-303 for the transitional screening requirement and modification/waiver of Section 13-304 of the Zoning Ordinance for the barrier requirement between the uses on-site and adjacent single family detached and attached units to permit the transitional screening and barriers as shown on the CDP/FDP.
- Waiver of Section 6-107 of the Zoning Ordinance requiring the 200 square foot privacy yard for single family attached units.
- Modification of PFM 12-0510.4E (5) to permit trees to be located within four feet of a restrictive barrier.
- Modification of the peripheral parking lot landscaping of Section 13-203 of the Zoning Ordinance to permit the landscaping depicted on the CDP/FDP.

- Modification of Section 6-206 of the Zoning Ordinance to permit the gross floor area of residential uses in a PDC District to exceed 50 percent of the gross floor area of all principal uses in the development to permit up to 50,000 square feet as residential uses and waiver to allow the gross floor area of secondary uses to exceed 25% of the gross floor area of all principal uses in the development.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicants/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

APPENDICES

1. Proffers
2. Final Development Conditions
3. Statements of Justification
4. Affidavit
5. Comprehensive Plan/Land Use Analysis
6. Residential Development Criteria
7. PDH Ordinance Provisions
8. Environmental Analysis
9. Stormwater Management Review
10. Urban Forest Management Review
11. Transportation Analysis
12. Public Schools Review
13. Park Authority Review
14. Sanitary Sewer Review
15. Fire and Rescue Review
16. Water Service Review
17. Heritage Resource Review
18. PDC Ordinance Provisions
19. Underground SWM Waiver Analysis and Conditions
20. RPA Exception and WQIA Assessment and Conditions
21. Glossary of Terms

PROFFERSLAUREL HILL ADAPTIVE REUSE AREA
RZ/FDP 2012-MV-008

February 14, 2014

Pursuant to Section 15.2-2303 (A) of the Code of Virginia (1950, as amended) and Section 18 -204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner/applicant, for itself and its successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffer that the development of the parcels under consideration and shown on the Fairfax County tax maps as Tax Map 107-1-((01))-0009 (the "Property") shall be in accordance with the following conditions if, and only if, Rezoning application RZ/FDP 2012-MV-008 is granted by the Board of Supervisors of Fairfax County, Virginia. In the event said application request is denied or the Board's approval is overturned by a court of competent jurisdiction, these proffers shall be null and void.

GENERAL

1. Conceptual/Final Development Plan. The Property shall be developed in substantial conformance with the Conceptual Development Plan ("CDP ") and Final Development Plan ("FDP ") entitled "LAUREL HILL ADAPTIVE REUSE AREA" dated February 15, 2012 and revised through February 3, 2014, prepared by Walter L. Phillips Incorporated, consisting of Sheets P-0101 through P-0603.
2. Elements of CDP. Notwithstanding the fact that the CDP and FDP are presented on the same plan, the elements that are components of the CDP are limited to the perimeter points of access, the location of the buildings, maximum number of dwelling units, the maximum square footage of non -residential uses, building heights, and setbacks from the

peripheral lot lines and a modification to such elements shall require a subsequent Conceptual Development Plan Amendment (CDPA) or Proffered Condition Amendment (PCA). The Applicant reserves the right to request a Final Development Plan Amendment (FDPA) for elements other than CDP elements from the Planning Commission for all or a portion of the FDP in accordance with Section 16-402 of the Zoning Ordinance if such an amendment is in accordance with these Proffers as determined by the Zoning Administrator.

3. Minor Modifications. Minor modifications to the CDP/FDP may be permitted when necessitated by sound engineering or that may become necessary as part of final site design or engineering, pursuant to Section 16-403(4) of the Zoning Ordinance. Additionally, minor modifications may be permitted to comply with requirements of the Virginia Department of Historic Resources and the National Park Service. Minor modifications of building footprints may be permitted and the number of residential units (as defined herein) and corresponding adjustments in required parking may be made without requirement to amend this application, so long as (a) the provided open space is not reduced; (b) the building height is not increased; (c) the setbacks to the peripheral lot lines are not diminished; and (d) the development otherwise is in substantial conformance with the CDP/FDP as determined by the Zoning Administrator. Such minor modifications may be subject to review by the Architectural Review Board to the extent required by Article 7 of the Zoning Ordinance for Historic Overlay Districts and/or the Memorandum of Agreement executed by the Advisory Council for Historic Preservation on June 28, 2001 (“MOA”), as may be applicable.

4. Development and Use.

- a. Landbay 1 – Historic Residential. Development in Landbay 1 shall consist of a maximum of 165 dwelling units of multi-family residential housing, affordable dwelling units, accessory uses, and home occupations as permitted by Article 10 of the Zoning Ordinance, and automated teller machines, located within a multiple family dwelling.

- b. Landbay 2 – New Residential. Development in Landbay 2 shall consist of a maximum combination of 158 attached single-family dwellings and 25 single-family detached dwellings, accessory uses, and home occupations as permitted by Article 10 of the Zoning Ordinance, such that the total number of dwelling units in Landbay 2 shall not exceed 181 dwelling units. If approved by the Virginia Department of Historic Resources, the National Park Service, and the Architectural Review Board, the Applicant shall provide usable roof-top space in attached single-family dwellings with partial 4th floors or lofts and may provide them as an option in all other attached single-family dwellings. The Applicant shall be prohibited from using vinyl siding on the dwelling units in Landbay 2.

- c. Landbay 3 – Historic Non-Residential. Consistent with the CDP/FDP and PDH Zoning District, the uses listed below are permitted. Any use not set forth below and allowed in the PDH Zoning District, may be permitted with approval of a FDPA, special permit, special exception as applicable.
 1. Commercial and industrial uses of special impact (Category 5), limited to:
 - A. Quick-service food stores (limited to the first three (3) years after the building in which they are located is put in service)
 2. Commercial recreation uses (Group 5), limited to:

- A. Health clubs
- 3. Community uses (Group 4).
- 4. Eating establishments.
- 5. Financial institutions.
- 6. Garment cleaning establishments.
- 7. Institutional uses (Group 3), limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship.
 - B. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school, or private school of general or special education. Subject to the provision of the required outdoor recreation area required by Sect. 9-309 & 9-310 of the Zoning Ordinance in the location generally shown on the CDP/FDP.
- 8. Kennels, limited by the provisions of Sect. 6-106 of the Zoning Ordinance (limited to the first three (3) years after the building in which they are located is put in service).
- 9. Offices.
- 10. Personal service establishments.
- 11. Quasi-public uses (Category 3), limited to:
 - A. Child care centers and nursery schools. Subject to the provision of the required outdoor recreation area required by Sect. 9-309 & 9-310 of the Zoning Ordinance in the location generally shown on the CDP/FDP.
 - B. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education. Subject to the provision of the required outdoor recreation area required by Sect. 9-309 & 9-310 of the Zoning Ordinance in the location generally shown on the CDP/FDP.
 - C. Colleges, universities
 - D. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - E. Cultural centers, museums and similar facilities
 - F. Private clubs and public benefit associations
 - G. Private schools of general education. Subject to the provision of the required outdoor recreation area required by Sect. 9-309 & 9-310 of the Zoning Ordinance in the location generally shown on the CDP/FDP.
 - H. Private schools of special education
- 12. Retail sales establishments.
- 13. Veterinary hospitals (limited to the first three (3) years after the building in which they are located is put in service).
- 14. Accessory Uses and accessory service uses as permitted by Article 10 of the Zoning ordinance.
- 15. Fast food restaurants (with a Special Exception).

16. Bed and Breakfasts (with a Special Exception).

d. Landbay 4 – Historic Reuse. Consistent with the CDP/FDP and PDH Zoning District, the uses listed below are permitted. Any use not set forth below and allowed in the PDH Zoning District, may be permitted with approval of a FDPA, special permit, or special exception as applicable.

1. Commercial and industrial uses of special impact (Category 5), limited to:
 - A. Quick-service food stores (limited to the first three (3) years after the building in which they are located is put in service)
2. Commercial recreation uses (Group 5), limited to:
 - A. Health clubs
3. Community uses (Group 4).
4. Eating establishments.
5. Financial institutions.
6. Garment cleaning establishments.
7. Institutional uses (Group 3), limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship.
 - B. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school, or private school of general or special education. Subject to the provision of the required outdoor recreation area required by Sect. 9-309 & 9-310 of the Zoning Ordinance in the location generally shown on the CDP/FDP.
8. Kennels, limited by the provisions of Sect. 6-106 of the Zoning Ordinance (limited to the first three (3) years after the building in which they are located is put in service).
9. Offices.
10. Personal service establishments.
11. Quasi-public uses (Category 3), limited to:
 - A. Child care centers and nursery schools. Subject to the provision of the required outdoor recreation area required by Sect. 9-309 & 9-310 of the Zoning Ordinance in the location generally shown on the CDP/FDP.
 - B. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education. Subject to the provision of the required outdoor recreation area required by Sect. 9-309 & 9-310 of the Zoning Ordinance in the location generally shown on the CDP/FDP.

- C. Colleges, universities
- D. Conference centers and retreat houses, operated by a religious or nonprofit organization
- E. Cultural centers, museums and similar facilities
- F. Private clubs and public benefit associations
- G. Private schools of general education. Subject to the provision of the required outdoor recreation area required by Sect. 9-309 & 9-310 of the Zoning Ordinance in the location generally shown on the CDP/FDP.
- H. Private schools of special education
- 12. Retail sales establishments.
- 13. Veterinary hospitals (limited to the first three (3) years after the building in which they are located is put in service).
- 14. Accessory Uses and accessory service uses as permitted by Article 10 of the Zoning ordinance.
- 15. Fast food restaurants (with a Special Exception).
- 16. Bed and Breakfasts (with a Special Exception).
- 17. Dwellings, multiple family. A maximum of twelve (12) multiple family dwelling units, including affordable dwelling units, may be permitted.

e. Landbay 5 – Historic Site. Consistent with the CDP/FDP and PDH Zoning District, the uses listed below are permitted. Any use not set forth below and allowed in the PDH Zoning District, may be permitted with approval of a FDPA, special permit, or special exception as applicable.

- 1. Public uses.

f. Landbay 6 – Historic and New Commercial. Development in Landbay 6 shall consist of a minimum of 100,000 square feet and a maximum of 110,000 square feet of Gross Floor Area. Consistent with the CDP/FDP and PDC Zoning District, the uses listed below are permitted subject to the limitations of Section 6-206 of the Zoning Ordinance. Any use not set forth below and allowed in the PDC Zoning District, may be permitted with approval of a FDPA, special permit, or special exception as applicable. The potential uses shown on Sheets P-0303, P-0303A, and P-0303B of the CDP/FDP are illustrative in nature. The Applicant

may establish any of the below uses in buildings P-01, P-02, P-03, P-04, P-05, P-06, and P-12 in any combination, regardless of the options shown on the CDP/FDP. Further, any of the options for new construction shown on Sheets P-0303, P-0303A, and P-0303B of the CDP/FDP may be utilized in combination with any uses established in buildings P-01, P-02, P-03, P-04, P-05, P-06, and P-12. The final amount of the penitentiary's north wall being removed shall be determined at the time of final site plan approval for the phase in which Landbay 6 is developed. Final parking tabulations and parking lot configuration shall be determined at the time of final site plan approval for the phase in which Landbay 6 is developed.

Principal Uses

1. Business service and supply service establishments.
2. Eating establishments.
3. Establishments for scientific research, development and training where assembly, integration and testing of products in a completely enclosed building is incidental to the principal use of scientific research, development and training.
4. Financial institutions.
5. Garment cleaning establishments.
6. Offices.
7. Personal service establishments.
8. Public uses.
9. Retail sales establishments.
10. Repair service establishments
11. Theatres limited to 20,000 square feet.

Secondary Uses

1. Accessory uses and accessory service uses as permitted by Article 10 of the Zoning Ordinance.
2. Commercial and industrial uses of special impact (Category 5), limited to:
 - A. Car washes (with a Special Exception)
 - B. Drive-in financial institutions (with a Special Exception)
 - C. Drive-through pharmacies (with a Special Exception)

- D. Fast food restaurants (either by-right or with a SE pursuant to Sect. 6-206(10) of the Zoning Ordinance)
 - E. Mini-warehousing establishments in buildings P-01, P-02, P-03, P-04, P-05, P-06, and P-12 for the first five (5) years after issuance of the first non-RUP (non-Residential Use Permit) in Landbay 6. After the initial five (5) year period, limited to no more than four (4) of buildings P-01, P-02, P-03, P-04, P-05, and P-06.
 - G. Quick-service food stores
3. Commercial recreation uses (Group 5), limited to:
 - A. Bowling alleys
 - B. Commercial swimming pools, tennis courts and similar courts
 - C. Health clubs
 - D. Archery ranges, fencing and other similar indoor recreational uses
 4. Community uses (Group 4).
 5. Institutional uses (Group 3).
 6. Kennels, as limited by the provisions of Section 6-206 of the Zoning Ordinance.
 7. Quasi-public uses (Category 3), limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education. Subject to the provision of the required outdoor recreation area required by Sect. 9-309 & 9-310 of the Zoning Ordinance in the location generally shown on the CDP/FDP.
 - B. Colleges, universities
 - C. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - D. Cultural centers, museums and similar facilities
 - E. Medical Care Facilities
 - F. Private clubs and public benefit associations
 - F. Private schools of general education
 - G. Private schools of special education
 - H. Child care centers and nursery schools. Subject to the provision of the required outdoor recreation area required by Sect. 9-309 & -310 of the Zoning Ordinance in the location generally shown on the CDP/FDP.
 8. Veterinary hospitals, as limited by the provisions of Section 6-206 of the Zoning Ordinance.
 9. Dwellings. Limited to a maximum of 48 dwelling units, including affordable dwelling units within buildings P-01, P-02, P-03, P-04, P-05, and P-06.

Association (HOA) shall be dedicated to the Master Association and maintained by the same.

7. Landbay 2 HOA

- a. Establishment of HOA. Prior to record plat approval for Landbay 2, the Applicant may establish a HOA for Landbay 2 in accordance with Sect. 2-700 of the Zoning Ordinance for the purpose of, among other things, establishing the necessary residential covenants governing the design and operation of the approved residential development and to provide a mechanism for ensuring the ability to complete the maintenance obligations and other provisions noted in these proffer conditions.
- b. Dedication to HOA. At the time of subdivision plat recordation for Landbay 2 if an HOA is created, open space, common areas, private driveways, and amenities in Landbay 2 not otherwise conveyed or dedicated to the County or the Master Association shall be dedicated to the HOA and maintained by the same.
- c. Disclosure. Prior to entering into a contract of sale in Landbay 2, initial purchasers in Landbay 2 shall be notified in writing by the Applicants of any maintenance responsibility for the private driveways, stormwater management facilities, common area landscaping and any other open space amenities and shall acknowledge receipt of this information in writing. The initial deeds of conveyance and HOA or Master Association governing documents shall expressly contain these disclosures.

8. Encroachment of Decks and Similar Appurtenances. Bay windows, patios, chimneys, areaways, stairs and stoops, mechanical equipment and other similar appurtenances may encroach into minimum yards as permitted by Section 2-412 and Article 10 of the Zoning Ordinance. Side yards for single-family detached dwellings shall be a minimum of five (5) feet. Decks, porches (including screened in porches) or sunrooms may be permitted in the rear yard in the area identified as “Deck, Addition or Accessory Feature Area” on the lot typical included on Sheet P-0103 of the CDP/FDP. Lattice work, pergolas, trellises, and overhang planter boxes may also be constructed within this area. The specifications of this proffer shall be disclosed to future homeowners in the HOA documents.

9. Garage Conversion. Any conversion of garages or use of garages that precludes the parking of vehicles within the garage is prohibited. A covenant setting forth this restriction shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the Master Association or HOA and the Board of Supervisors. This restriction shall also be disclosed in the Master Association or HOA documents. Prospective purchasers shall be advised of this use restriction, in writing, prior to entering into a contract of sale.

Parking

10. Parking. Parking shall be provided in accordance with the CDP/FDP. The Applicant may restripe the parking without requiring an FDPA or PCA. If fewer dwelling units or development than is shown on the CDP/FDP occurs, the number of parking spaces provided may be reduced accordingly. The Applicant reserves the right to provide

parking in excess of that shown in the tabulations in the CDP/FDP if such additional parking is in substantial conformance with the parking locations shown on the CDP/FDP. The Applicant further reserves the right to pursue future parking reductions and shared parking arrangements for the Property as may be permitted by the Fairfax County Zoning Ordinance without the need for an amendment to these Proffers or the CDP/FDP.

On-street parallel parking on the Property shall not be assigned to specific dwelling units. Within Landbay 1, Landbay 4, Landbay 6, and Landbay 7, if parking spaces are assigned to specific dwelling units then visitor parking within each land bay shall be identified by the Applicant.

Transportation

11. Private Streets. The internal private streets shall be constructed with materials and depth of pavement consistent with public street standards in accordance with the Fairfax County Public Facilities Manual (PFM), subject to Department of Public Works and Environmental Services (DPWES) approval. The Applicant reserves the right to seek a waiver from DPWES to permit the use of historic bricks on private streets. The Master Association or HOA, shall be responsible for the maintenance of the private streets. All initial purchasers in Landbay 2 shall be advised of this maintenance obligation prior to entering into a contract of sale and said obligation will be disclosed in the HOA documents.

12. Traffic Signal. Prior to the issuance of the first non-RUP or RUP in Landbay 6, the Applicant shall conduct a warrant study to determine whether a traffic signal at the intersection of Silverbrook, Road and White Spruce Way would be warranted upon

completion of the proposed development. If a traffic signal is deemed warranted and approved by VDOT, the Applicant shall design and construct said signal, including a pedestrian signal. If the signal is not warranted by VDOT, the Applicant shall escrow funds in an amount equal to the estimated cost of the traffic signal. Such escrow shall be posted with Fairfax County for construction of a future signal by others.

13. Construction

- a. Hours and Access. The staging and parking of construction vehicles shall occur on the Property, including personal vehicles utilized by construction workers. The hours of initial construction shall be posted in English and in Spanish and shall be limited to the hours between 7:00 a.m. and 9:00 p.m. Monday through Friday and 8:00 a.m. to 9:00 p.m. on Saturdays, Sundays, and Federal Holidays. Outdoor construction activities after 7:00 p.m. on Sunday through Saturday shall be limited to site clean-up work. The Applicant shall provide the Mount Vernon District Supervisor's office with a point of contact for all construction related issues. The Applicant shall provide an initial response to construction related issues within 24 hours of receiving notice of said issues.
- b. Park Access. The Applicant shall not interfere with public access on Giles Run Road during construction. To the extent possible, the Applicant shall utilize the access on Silverbrook Road after said access is constructed. If the Applicant damages Giles Run Road during construction, it shall repair such damage to the extent necessary to maintain public access.

14. ROW Dedication. Upon demand by VDOT or Fairfax County, the owner of the Property, if the Property is not owned by Fairfax County, shall dedicate, at no cost to

Fairfax County and in fee simple, without encumbrances, the right-of-way along the site frontage to Giles Run Road, as generally shown on the CDP/FDP and labeled thereon as "PROP. DEDICATION FOR PUBLIC STREET (AREA = ±89,100 SF / ±2.05 AC)" (the "ROW Area"). If the Property is owned by Fairfax County, then Fairfax County shall retain the ROW Area for public street purposes. The Applicant reserves density credit as may be permitted by the provisions of Paragraph 5 of Section 2-308 of the Zoning Ordinance for all eligible dedications described in these proffers, or as may be required by Fairfax County or VDOT at the time of site plan approval.

15. Bicycle Parking. Both short and long term bicycle parking will be provided for residents, employees, and visitors of the site. The applicant shall install bicycle racks within Landbay 6 and provide bicycle parking/storage facilities within Landbay 1 and Landbay 7. The specific number of bicycle parking spaces, the equipment type, and placement, will be determined through consultation with FCDOT's Bicycle Program Coordinator and shall be generally consistent with the "Fairfax County Guidelines for Bicycle Parking".

16. Giles Run Road. Portions of future Giles Run Road north and south of the Property will be designed and constructed by others. To maintain flexibility for accommodating off-site road design and location, the final on-site location of Giles Run Road may be shifted by the Applicant, in consultation with FCDOT, VDOT, and DPZ, without requiring a PCA, CDPA, FDPA, or proffer interpretation. Additionally, to create a smooth transition from proposed to existing conditions off-site in the event that the Applicant constructs its portion of Giles Run Road before the design and /or construction of off-site segments are complete, the Applicant, in consultation with FCDOT, VDOT, and DPZ, may terminate

Giles Run Road in its ultimate configuration north of the common property line with FCPA and construct a transition from the full road section back to the existing road section off-site.

17. White Spruce Vacation. No applications, plans, plats or permits for the development of Phase 2 of the Property subsequent to the approval of rezoning shall be approved by the Board, its agents, officials, or employees, until the Board has approved the abandonment and/or vacation of White Spruce Way as shown on the CDP/FDP and no action challenging the approval has been filed within thirty (30) days of such approval in a court of competent jurisdiction. In the event the Board does not approve the abandonment and/or vacation, or in the event that the Board's approval is overturned by a court of competent jurisdiction, any development of Phase 2 of the Property shall require a PCA and the Applicant acknowledges and accepts that such amendment may result in loss of density and/or intensity.

Site Design and Amenities

18. Landscape Plan. The CDP/FDP includes a conceptual landscape plan for the Property and detail sheets illustrating the plantings and other features to be provided. As part of each site plan submission, the Applicant shall submit to the Park Authority and Urban Forest Management Division (UFMD) of DPWES for review and comment a detailed landscape plan (the "Landscape Plan"), which shall be consistent with the quality and quantity of plantings and materials shown on the CDP/FDP. Adjustments to the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings

shall be permitted in consultation with the Department of Planning and Zoning (DPZ) and UFMD.

19. Amenities and Facilities for Residents. Pursuant to Section 6-110 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall provide the recreational facilities to serve the Application Property as shown on the CDP/FDP. The Applicant reserves the right to change the programmatic concepts and potential facilities shown on the CDP/FDP in consultation with DPZ. At the time of site plan review for Landbay 1, Landbay 2, and Landbay 7, the Applicant shall demonstrate that the value of any proposed recreational amenities on the Property are equivalent to a minimum of \$1,700 per unit. In the event it is demonstrated that the proposed facilities do not have sufficient value, the Applicant shall contribute funds in the amount needed to achieve the overall proffered amount of \$1,700 per non-ADU unit to the Fairfax County Park Authority ("FCPA") for off-site recreational facilities intended to serve the future residents within the area proximate to the site.
20. Cross-County Trail. The Applicant shall relocate a portion of the cross-county trail located on the property in substantial conformance with the location shown on Sheet P-0306 of the CDP/FDP. The relocated trail shall be designed to a standard and configuration that is substantially the same as exists in adjacent sections of the cross-county trail.
21. Lighting. All outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. Lighting may be subject to review by the Architectural Review Board to the extent required by Article 7 of the Zoning Ordinance for Historic Overlay Districts and/or

the Memorandum of Agreement executed by the Advisory Council for Historic Preservation on June 28, 2001 (“MOA”), as may be applicable.

22. Signage. Signage for the Property shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance or pursuant to a Comprehensive Sign Plan approved by the Planning Commission. No temporary signs (including “popsicle” style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on-site or off-site by the Applicant or at the Applicant’s direction to assist in the marketing and sale of homes on the subject Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and/or sale of residential units on the subject Property to adhere to this proffer. Signage may be subject to review by the Architectural Review Board to the extent required by Article 7 of the Zoning Ordinance for Historic Overlay Districts and/or the Memorandum of Agreement executed by the Advisory Council for Historic Preservation on June 28, 2001 (“MOA”), as may be applicable.

23. Interpretative Signage. The Applicant shall provide five (5) interpretation signs at locations determined by the FCPA, in consultation with DPZ. The FCPA, in consultation with DPZ, shall provide the content and design of the signs upon request by the Applicant. The FCPA, at its sole cost and expense, may request additional interpretation signs and the Applicant shall reasonably cooperate to provide such signs. As an alternative to providing five (5) interpretive signs, the Applicant may make a \$5,000 monetary contribution to the FCPA to be used by FCPA exclusively for interpretive

purposes on the Property. Such interpretive purposes may include, but are not limited to, signage, self-guided tour programs/guides, and web-based interpretation opportunities.

24. Public Art. The Applicant shall reasonably accommodate the placement of the public art within greens and/or adaptive reuse open space, however, the Applicant shall not be responsible for any cost or expense associated with or arising from its commission, installation, or maintenance.

Architecture

25. Architectural Approval for New Structures. All construction and development shall be subject to review by the Architectural Review Board to the extent required by Article 7 of the Zoning Ordinance for Historic Overlay Districts and/or the Memorandum of Agreement executed by the Advisory Council for Historic Preservation on June 28, 2001 (“MOA”), as may be applicable.

26. ARB Disclosure. Prior to entering into a contract of sale, initial purchasers in Landbay 2 shall be notified in writing by the Applicants that exterior design changes, to the extent provided in Article 7 of the Zoning Ordinance for Historic Overlay Districts and/or the MOA, are subject to review and approval by the Architectural Review Board. The initial deeds of conveyance and HOA governing documents shall expressly contain these disclosures.

27. Landbay 5 Clearing and Grading. At least 2 weeks prior to commencing clearing and grading within Landbay 5 the Applicant shall provide written notice to the Fairfax County Park Authority Cultural Resource Management and Protection Branch (CRMPB).

During grading, an archaeologist from the CRMPB or an approved contract archaeologist may monitor the ground disturbance to ensure that it does not reveal graves. In the event of an unanticipated discovery of graves, the archaeologist will consult with staff from DPZ and the Virginia Department of Historic Resources to plan next steps, as per the Virginia Antiquities Act (Code of Virginia, Section 10.1-2305) which sets forth the procedures to follow when a cemetery is discovered and threatened with destruction.

28. Fencing for Protection of Historic Resources. As part of the site plan submission for each phase, the Applicant shall submit a plan to DPZ for review and approval showing the location and detail of fencing or other protective measures for historic resources impacted by construction during that phase.
29. Interpretive Center. The Applicant shall permit Fairfax County or may permit a 3rd party organization acceptable to the Applicant to use structure P-07 as an interpretive center, or with the approval of the Applicant, an alternative location in a different or additional penitentiary guard tower or building. The hours of operation, assumption of liability, and insurance requirements shall be approved by the Applicant and Lessee, and the Master Association if required. Any interpretive center shall be subject to a lease between the Applicant and the County or 3rd party organization. Such lease shall provide that the County or 3rd party organization shall be solely responsible for all operational costs, maintenance, repairs, and any other costs related to or arising from the interpretive center, and for reasonable rent if used by a 3rd party organization. This proffer shall in no way limit the use of structure P-07 to an interpretive center.
30. Extant Prison Features. The Applicant shall retain extant features such as signs, roster boards, beds, lockers, select cellblocks and contents, and other prison-related materials

for the purpose of incorporating into the redevelopment, or displaying in common or designated areas of the redevelopment, as appropriate. Items not deemed suitable for reuse, as determined by the Applicant, shall be offered to the County before disposal.

Environment

31. Stormwater Management.

- a. The Applicant shall implement stormwater management techniques to control the quantity and quality of stormwater runoff from the Property in accordance with the PFM as shown on the conceptual stormwater management plan included as sheets P-0502 through P-0504 of the CDP/FDP. The Applicant shall in good faith and using commercially reasonable efforts strive to achieve at full build out a stormwater runoff reduction goal of 0.20 inches based on 1 inch depth of rainfall. The Applicant will not be required to achieve 0.20 inches of runoff reduction at each development phase. The stormwater runoff goal includes assumptions by the Applicant using tools created in support of the Virginia Stormwater Management Act established September 13, 2011. These tools primarily include Table 4.1 of the Virginia Stormwater BMP Clearinghouse and the Virginia Runoff Reduction Method Worksheet developed by the Center for Watershed Protection. Based upon final site conditions or changes in the Applicant's underlying assumptions regarding stormwater management, the conceptual stormwater management plan shown on the CDP/FDP and the stormwater runoff reduction goal in this proffer may be modified in consultation with DPWES without the need for a PCA or FDPA.
- b. In order to achieve the runoff reduction goals described in part a above as well as

demonstrate compliance with the requirements of the Public Facilities Manual (PFM), the Applicant will design water quality and runoff reduction facilities in accordance with the specifications provided in the PFM when such specifications are available, and in accordance with the Virginia Stormwater BMP Clearinghouse when PFM specifications are not available. The phosphorus removal efficiencies for all proposed facilities will be calculated using PFM values when available, and using values described in the Virginia Stormwater BMP Clearinghouse when PFM values are not available. The runoff reduction achieved by each facility per the Virginia Stormwater BMP Clearinghouse will also be credited toward PFM and proffer related requirements for runoff reduction and resulting stormwater detention requirements.

Any proposed stormwater measures that are included in the Virginia Stormwater BMP Clearinghouse but not in the PFM, will be considered scientifically valid alternatives and will count toward satisfying PFM and proffer related requirements for water quality and stormwater detention. The Applicant reserves the right to request modifications or waivers of pertinent PFM sections as required to facilitate these alternative measures. If the PFM modifications or waivers cannot be granted, then the phosphorus removal requirements for the overall site may be reduced to 36%, subject to DPWES approval, upon demonstration by the Applicant that total phosphorus removal of all innovative BMP practices would have otherwise resulted in at least a 42% reduction. The reductions referenced in this subsection shall apply to the entire site at full build out. Individual phases may have a lower phosphorus reduction percentage. In the event that DPWES

does not approve the requested modifications and waivers, the Applicant may change or add BMP facilities as necessary to satisfy minimum PFM requirements without the need for a PCA or FDPA.

- c. 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.

32. Green Building.

- a. New Single-Family Residential Construction. To promote energy conservation and green building techniques; the Applicant shall select one of the following programs, within its sole discretion at time of site plan submission, to be implemented in the construction of single-family residential dwelling units:
 - i. ENERGY STAR Qualified Homes. The new dwelling units shall be constructed to achieve qualification in accordance with ENERGY STAR® for Homes or equivalent program. Such qualification will be demonstrated by the submission of documentation to the Environment and Development Review Branch of DPZ from a home energy rater certified through the Residential Energy Services Network (RESNET) program which shows that each dwelling unit has attained the ENERGY STAR®

for Homes qualification prior to the issuance of the RUP for each dwelling.

ii. Earthcraft House Program. Certification in accordance with the Earthcraft House Program or equivalent program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of a RUP; or

iii. National Association of Home Builders (NAHB). Certification in accordance with the 2012 National Green Building Standard (NGBS), using the ENERGY STAR® Qualified Homes path for energy performance or equivalent program, as demonstrated through documentation submitted to DPWES and the Environmental 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 RUP for each dwelling.

b. Historic Residential Adaptive Reuse. The Applicant is not required to achieve green building certification but shall include the following green building elements in the adaptive reuse residential buildings.

i. All new fixtures and appliances will be EPA Water Sense labeled. All toilets will be 1.28 GPF, showerheads 1.75 GPM, kitchen faucets 2.0 GPM, bathroom faucets 1.5 GPM.

- ii. All clothes washer, dishwashers, and refrigerators will be Energy Star labeled
- iii. Energy Star Advanced Lighting Package (ALP) will be installed in each apartment. Apartment lighting packages will consist of a minimum of 60% Energy Star qualified fixtures. Only Energy Star fixtures will be provided on building exteriors and will be controlled with daylight sensors.
- iv. All residential apartment units will be individual metered for electrical usage.
- v. Contract specifications will include a waste management plan. All reuseable construction waste will be reassigned to an alternative work site or donated to Habitat ReStore. All construction waste with emphasis on wood, metal and cardboard will be recycled at local recycling stations to the fullest extent possible with a minimum 25% recycled.
- vi. Low/No VOC paints and primers meeting the GreenSeal standards will be used according to all specifications.
- vii. Low/No VOC adhesives conforming with SCAQMD and caulks and sealants conforming to BAAQMD will be used per all specifications.
- viii. Only Urea Formaldehyde-free composite wood materials compliant with ANSI A208.1 and A208.2 emission limits will be used.

ix. Green Label certified floor covering will be used or existing flooring will be reused

- c. New and Adaptive Reuse Commercial. The Applicant is not required to achieve green building certification but shall include green building elements in the new and adaptive reuse commercial buildings within Landbay 6. The Applicant shall include, as part of the site plan submission and building plan submission, a list of specific credits within the most current version of the U.S. Green Building Council's LEED-NC rating system, or other equivalent rating system determined to be applicable to the building(s) in consultation with the Environment and Development Review Branch of the Department of Planning and Zoning. A LEED-accredited professional (LEED-AP) who is also a professional engineer or licensed architect will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list will meet at least 75% of the credits or 75% of the prerequisite requirements listed under the LEED-NC rating system or equivalent program needed for certification. At the time of site plan review the LEED-AP should submit a checklist of the 75% of credits or requirements they intend achieve to DPZ. The Applicant shall consult with DPZ on the post-construction documentation evidencing achievement of the required credits. Prior to final bond release, the LEED-AP shall submit a statement, with supporting documentation, that the required credits would have been achieved under the LEED-NC rating system, or other equivalent rating system.

33. EQC Mitigation. EQC mitigation shall be provided in in the areas and using the methods shown on the CDP/FDP, subject to DPWES approval.

Tree Preservation

34. Tree Preservation Plan. The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent submissions of the site plan review process. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division (UFMD), DPWES. The Tree Preservation Plan and Narrative for each site plan shall be limited to the portion of the site included in said site plan.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 10 inches in diameter and greater (measured at 4 1/2 -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located in the area to be left undisturbed and within 25 feet of the limits of clearing and grading, and in the disturbed area and within 10 feet of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the CDP/FDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-

0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, including but not limited to: crown pruning, root pruning along the limits of clearing (LOC), mulching, fertilization, installation of welded wire tree protection fencing and others as necessary, shall be included in the plan.

35. Tree Preservation Walk-Through. For each site plan, the Applicant shall retain the services of a certified arborist or registered consulting arborist, and shall have the limits of clearing and grading included in the applicable site plan marked with a continuous line of flagging prior to the walk-through meeting as part of the tree preservation plan. During the tree preservation walk-through meeting which shall occur prior to the commencement of construction, the Applicant's certified arborist or registered consulting arborist shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented.

Trees that are identified as dead or dying may be removed as part of the clearing operation as shown on the CDP/FDP as having died. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions

36. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP for the property included in each site plan, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities.

37. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan for each site plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm

existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

38. Root Pruning. The Applicant shall root prune after the tree preservation walk-through for each site plan, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- a. Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- b. Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- c. Root pruning shall be conducted with the supervision of a certified arborist.
- d. An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

39. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or registered consulting arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. Written status reports detailing observations and stating conformance and/or violation regarding required protection and control measures shall be submitted to UFMD following monitoring visits. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

40. Tree Appraisal. The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 10 inches in diameter or greater located on the Application Property within 25 feet of the limits of clearing and grading that are shown to be saved on the Tree Preservation Plan. These trees included in a specific site plan and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called “Trunk Formula Method” contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement

of the trees for which a tree value has been determined in accordance with the paragraph above (the “Bonded Trees”) that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

41. Off-Site Tree Preservation. If off-site construction on the Giles Run Park property is contemplated, then prior to site plan approval for the phase including such work, the Applicant, in consultation with the Urban Forestry Management Division, shall develop and implement measures to reasonably protect off site trees and vegetation located at or near such off-site construction. The requirements of this proffer shall not require the Applicant to undertake or obtain permission for work beyond the boundaries of the Application property.

Affordable Housing

42. Landbay 1. The Applicant shall provide a minimum of 44 Affordable Dwelling Units (“ADUs”) in Landbay 1. If residential units are provided in Landbay 4 and/or Landbay 6, the Applicant shall provide 12.5% ADUs in accordance with the Part 8 of Article 2 of the Zoning Ordinance (the "ADU Ordinance"). Those ADUs may be located in Landbays 1, 4, or 6. The ADUs shall be administered in accordance with the ADU Ordinance or as modified by the Affordable Dwelling Unit Advisory Board. The ADUs shall be provided and administered as either for-sale or rental units consistent with market rate units in the same building in accordance with the requirements of the ADU Ordinance. In addition, the Applicant shall cause any ADU covenants, which are to be recorded against the Property in the land records, to be prior in recordation priority to any deed of trust lien, condominium declaration, property owner’s association, or any other association which encumbers the Property, including, without limitation, the Master Association. To effectuate such recordation priority, to the extent applicable, the Applicant shall cause any such parties to execute a commercially reasonable form of a subordination agreement, in favor of the Board of Supervisors of Fairfax County, the form of which shall be approved by the County Attorney’s Office.

Miscellaneous

43. School Notification. Notification shall be given to Fairfax County Public Schools (FCPS) when construction is anticipated for the residential phases to commence to assist FCPS by allowing for the timely projection of future students.
44. Severability. Pursuant to Section 18-204 of the Zoning Ordinance, any portion of the Property may be the subject of a proffered condition amendment ("PCA"), Special

Exception ("SE"), Special Permit ("SP"), or Final Development Plan Amendment ("FDPA") without joinder and/or consent of the owners of the other portions of the Property, provided that such PCA, SE, SP or FDPA does not materially adversely affect the other phases. Previously approved zoning applications applicable to the balance of the Property that is not the subject of such a PCA, SE, SP or FDPA shall otherwise remain in full force and effect.

45. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and their successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.

46. 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.

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**BOARD OF SUPERVISORS OF
FAIRFAX COUNTY, VIRGINIA**
Title Owner of the Property

By: _____

Name: Edward L. Long, Jr.

Title: County Executive

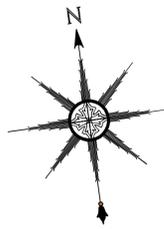
THE ALEXANDER COMPANY, INC.
Applicant

By: _____

Name: _____

Title: _____

40009691_15.DOC

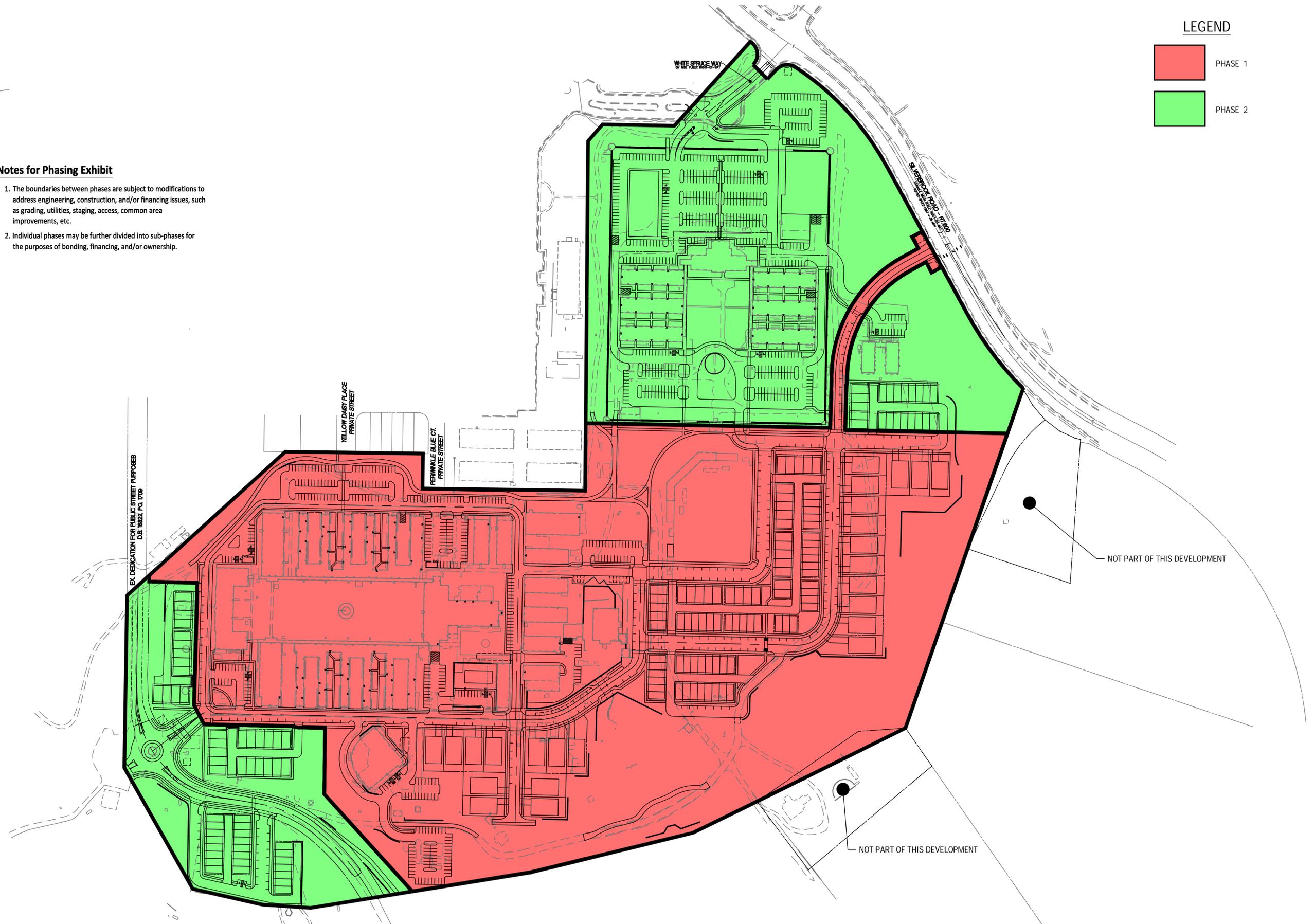


Notes for Phasing Exhibit

1. The boundaries between phases are subject to modifications to address engineering, construction, and/or financing issues, such as grading, utilities, staging, access, common area improvements, etc.
2. Individual phases may be further divided into sub-phases for the purposes of bonding, financing, and/or ownership.

LEGEND

	PHASE 1
	PHASE 2



PROPOSED FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS

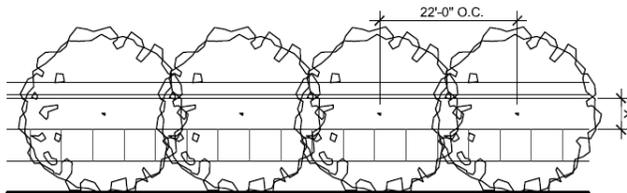
FDP 2012-MV-008

February 19, 2014

If it is the intent of the Planning Commission to approve FDP 2012-MV-008 for residential and commercial development at Tax Map 107-1 ((1)) 9, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development plan conditions.

General

1. Development of the property shall be in substantial conformance with the CDP/FDP titled: “Laurel Hill Adaptive Reuse Area” submitted by Walter L. Phillips consisting of 46 sheets dated February 15, 2012 as revised through February 3, 2014.
2. In accordance with the PFM the minimum width of any planting area shall be eight feet and trees shall be no closer than four feet from any restrictive barrier, unless the planting area is provided in accordance planting area exhibit below as may be modified and approved by the Urban Forest Management Division (UFMD) at site plan.



TREE STRIP WIDTH (X)	PLANTING AREA* (sq.ft.)
5.0'	110
6.0'	132
7.0'	154
8.0'	176

CALCULATIONS BASED ON 22' ON CENTER (O.C.) STREET TREE SPACING.

* PLANTING AREA IN PFM IS 90 SQ. FT. FOR CATEGORY III TREES AND 130 SQ. FT. FOR CATEGORY IV TREES.

Planned Development Housing

3. Within the PDH District there shall be a maximum of one child care center/nursery school. This condition shall not restrict a place of worship from also having a child care center/nursery school as an accessory use within a place of worship. The child care centers/nursery school shall be limited to a maximum of 100 students at one time if located in Land Bay 3 and 50 students if located in Land Bay 4. The child care centers/nursery school shall be limited to

the hours of 7 am to 6 pm Monday through Friday. The child care provider shall work with the Homeowners Owners Association in creating a schedule to stagger the arrival and departure of the children

4. Within the PDH portion of the site there shall be no more than one building housing a church, chapels, temples, synagogues and other such places of worship. The place of worship may include as an accessory use a child care center, nursery school or private school of general or special education. The restriction of one child care center/nursery school within the PDH District shall not pertain to a child care center/nursery school that is an accessory use within a place of worship. The child care/nursery school shall be limited to a maximum of 100 children at one time if located in Land Bay 3 and 50 children if located in Land Bay 4. The child care centers/nursery school shall be limited to the hours of 7 am to 6 pm Monday through Friday. The child care provider shall work with the Homeowners Owners Association in creating a schedule to stagger the arrival and departure of the children. Worship services shall not overlay the established hours of operation for a child care center/nursery school, and/or private school of general or special education if these uses are accessory to the place of worship.
5. Within the PDH portion of the site a church, chapels, temples, synagogues and other such places of worship shall be limited to one location and not to exceed 300 seats if located within Land Bay 3 and 100 seats if located within Land Bay 4. Notwithstanding the above, more than one congregation may share space within the place of worship so long as times of worship services do not overlap with one another.
6. Within the PDH portion of the site there shall be no more than one private school of general education if separate from a place of worship. The private school of general education shall be limited to a maximum of 100 students if located in Land Bay 3 and 50 students if located in Land Bay 4. The hours of operation shall be 7 am to 6 pm Monday through Friday. A second private school of general education may be established if it is an accessory use to a place or worship and shall have the same restrictions on attendance and hours of operation.
7. Within the PDH portion of the site a private school of special education shall be limited to no more than 50 students at one time, including if located within a place of worship.
8. Dance floors and karaoke facilities shall not be permitted as accessory uses to any eating establishment.

9. Financial establishments shall not include auto-title or pay-day lending companies.
10. Within the PDH portion of the site, garment cleaning facilities shall be limited to pick up and drop off only.
11. Non-profit/charity drop boxes shall not be permitted.

Planned Development Commercial

12. Within the PDC District there shall be a maximum of one child care center/nursery school. This restriction shall not restrict a place of worship from having a child care center/nursery school as an accessory use within a place of worship. The child care centers/nursery schools shall be limited to a maximum of 100 children at one time. The child care centers/nursery school shall be limited to the hours of 7 am to 6 pm Monday through Friday.
13. Within the PDC portion of the site there shall be no more than one building with a church, chapels, temples, synagogues and other such places of worship. The place of worship may include as an accessory use a child care center, nursery school or private school of general or special education. The restriction of one child care center/nursery school within the PDC District shall not pertain to a child care center/nursery school that is an accessory use within a place of worship. The child care/nursery school shall be limited to a maximum of 100 children at one time. The child care centers/nursery school shall be limited to the hours of 7 am to 6 pm Monday through Friday. Worship services shall not overlay the established hours of operation for a child care center/nursery school, and/or private school of general or special education if these uses are accessory to the place of worship.
14. Within the PDC portion of the site a church, chapels, temples, synagogues and other such places of worship shall be limited to one location and not to exceed 200 seats. Notwithstanding the above, more than one congregation may share space within the place of worship so long as times of worship services do not overlap with one another.
15. Within the PDC portion of the site there shall be no more than one private school of general education if separate from a place of worship. The private school of general education shall be limited to a maximum of 100 children and shall be limited to the hours of 7 am to 6 pm Monday through Friday. A second private school of general education may be established if it is an accessory use to a place or worship and shall have the same restrictions on attendance and hours of operation.

16. Dance floors and karaoke facilities shall not be permitted as accessory uses to any eating establishment.
17. Financial establishments shall not include auto-title or pay-day lending companies.
18. Fast food restaurants shall be limited by Section 6-206 (10) of the Zoning Ordinance; however, in no event shall fast food uses exceed 7,000 square feet without the approval of a special exception. This restriction on fast food square footage shall not pertain to a fast food services that may be accessory to a grocery store.
19. Non-profit/charity drop boxes shall not be permitted.

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

LAUREL HILL
ADAPTIVE REUSE AREA
RZ/FDP 2012-MV-008

Tax Map # 107-1-((01))-0009

September 16, 2013

RECEIVED
Department of Planning & Zoning

SEP 27 2013

Zoning Evaluation Division

I. Introduction

The Alexander Company, in conjunction with Elm Street Development and the Fairfax County Board of Supervisors file this rezoning application for a mixed-use development in the Laurel Hill Adaptive Reuse Area, the site of the former Lorton Reformatory and Penitentiary. The Fairfax County Board of Supervisors owns 78.89 acres of land in the Mount Vernon Magisterial District, including Tax Map # 107-1-((01))-0009 and existing ROW for White Spruce Way (the "Property"). The Property is currently zoned R-C, Residential-Conservation. This application seeks to rezone 16.35 acres to the PDC, Planned Development Commercial District and the remaining 62.54 acres to the PDH-8 Planned Development Housing District.

A. The Alexander Company

Nationally recognized for its achievements in urban development and historic preservation over the last 25 years, The Alexander Company has undertaken the development, finance, design, restoration, construction, and management of over 250 projects, both new and historic.

Alexander Company projects create new urban focal points and restore glory to important landmarks that once defined cities. The company has completed several mixed-use "urban renaissance" master-planned developments, incorporating new construction, historic preservation, or a thoughtful mix of both. Among the Company's notable accomplishments are the revitalizations of urban neighborhoods and the conversions of mothballed factories, turn-of-the-century high-rises, train depots, and a multitude of downtown buildings into high quality apartments, condominiums, hotels, restaurants, and commercial buildings.

The firm is annually involved in over \$300 million of downtown development projects throughout the United States. The diverse nature and success of Alexander Company projects demonstrates our expertise with the use of Tax Incremental Financing, Historic and New Market Tax Credits, and state and federal economic development grants. Our extensive knowledge of and experience with the approvals process as well as our expertise in moving projects through the obstacles inherent in the development process ensures the securing of entitlements in a timely fashion.

The Company has won numerous design and civic awards of excellence for its achievements in historic preservation and downtown revitalization efforts, including the 2010 Charles Edson Award from the Affordable Housing Tax Credit Coalition, several National Main

Street Awards, The Paul Gruenberg Award for Best Adaptive Reuse of a Building, and the National Preservation Honor Award from the National Trust for Historic Preservation.

The determination to take on challenges few real estate developers are willing to accept and an unwavering commitment to restore and create buildings of architectural significance are the keys to The Alexander Company's success. Where there was once a junkyard, contaminated brownfield, or blighted neighborhood, The Alexander Company creates or restores buildings that generate new tax bases and reenergize communities. The Company's endeavors in the worlds of urban infill and historic preservation increase civic pride and enhance identity.

Critical to successfully completing challenging projects is the Company's skillful approach as a master developer. An experienced and creative staff is involved in every initiative from the earliest conceptual stages until long after the doors of a building have opened. The development process is meticulously and expertly managed, from employing proven financial techniques to demanding only the highest quality work. The Alexander Company's state-of-the-art design solutions are suited specifically for each project, blending form and function while applying rigorous and cost-effective construction standards. Completing this enterprise approach to development is an experienced, in-house property management team to ensure that asset values are properly maintained.

Always at the cutting edge of urban revitalization, The Alexander Company continues to set new standards of excellence. With each new development, vision is expanded in the realms of design, and new horizons are unveiled in the preservation of historic structures and the rebirth of neighborhoods.

B. Elm Street Development

Founded in 1977, Elm Street Development is a privately owned development firm with communities throughout the Washington, Baltimore, and Eastern Shore regions. Elm Street has completed over 120 communities comprising over 20,000 units and has extensive experience in planning and developing:

- Master planned communities
- Traditional neighborhood developments
- Infill developments
- Multi-family apartment and condominium communities
- Single family and townhouse communities
- Mixed use developments

Elm Street has also planned, developed or acquired about 1 million square feet of retail commercial space in both urban and suburban environments.

Elm Street has over 60 current and future projects in 19 different municipal jurisdictions featuring wide product diversity of all price ranges. Based in McLean, Virginia, Elm Street has been developing communities in Fairfax County since the late 1970's. The company has planned, rezoned and developed over 35 properties in the County.

Elm Street Development has been named "Developer of the Year" ten (10) times by the Maryland National Capital Building Industry Association in recognition of its leadership in the industry. The firm has won numerous awards for site designs, residential architecture, and environmentally sensitive developments. More information on Elm Street Development, its principals, and awards won is available at its website: elmstreetdev.com.

II. Background

A. Transfer of Property to Fairfax County

On July 15, 2002, Fairfax County received title to the former D.C. Department of Corrections facility at Lorton. The transfer was made possible through the Lorton Technical Corrections Act which was passed by Congress in October 1998, and required the county to develop a Reuse Plan that would maximize use of land for open space, parkland or recreation prior to the county acquiring the property. The Memorandum of Agreement (MOA) sets forth the review process and other requirements for the redevelopment of the property. The MOA signatories include the General Services Administration, Fairfax County, the Fairfax County Park Authority, Fairfax County Public Schools, the South County Federation (formerly the Federation of Lorton Communities), the Lorton Heritage Society, the Northern Virginia Regional Park Authority, the Virginia Department of Historic Resources, and the Advisory Council on Historic Preservation.

In February 1999, the Fairfax County Board of Supervisors appointed a citizen task force to develop a reuse plan. The task force, in collaboration with the county's planning staff, began their work by reviewing the Comprehensive Plan language for the site which had been adopted by the Board of Supervisors the previous year.

During the spring of 1999, the citizen task force completed a modified plan for the former prison site. It was adopted by the Board of Supervisors in July 1999 as the official Reuse Plan for the property. The Reuse Plan was included in an official report to Congress in January 2000.

Prior to the approval of the Reuse Plan, the General Services Administration, in cooperation with Fairfax County and the District of Columbia, initiated the environmental cleanup of the property and ensured the requirements of the National Historic Preservation Act were addressed. The last prisoners were transferred from Lorton in November 2001 and the last facility was released from the District of Columbia to GSA in April 2002.

On July 15, 2002, after the property was surveyed and covenants established, 2324 acres were transferred to Fairfax County for \$4.2 million, the market value determined by GSA's appraiser. Areas of the property designated for a high school and a middle school (approximately 116 acres) were transferred at no cost on May 1, 2002. Information about the types of uses established for this site and locations of facilities can be found on the Laurel Hill property division map.

B. Planning History

The Laurel Hill Adaptive Reuse Area, the site of the former Lorton Reformatory and Penitentiary, was transferred to the County by the Federal Government in 2002 pursuant to a 1998 act of Congress. The transfer is also the subject of a MOU with numerous community stakeholders. In February 1999, the Board of Supervisors appointed a citizen task force to develop a reuse plan for the site in collaboration with the County's planning staff. During the spring of 1999, the citizen task force completed a modified plan for the former prison site. It was adopted by the Board of Supervisors in July 1999 as the official Reuse Plan for the property.

The Board of Supervisors selected the Alexander Company to develop a Master Plan for the Adaptive Reuse Area at Laurel Hill. The contract award was approved by the Board of Supervisors on May 5, 2008. On May 11, 2010, the Board of Supervisors approved the Laurel Hill Master Plan (Phase I of the planning process) and authorized County staff to begin negotiations with the Alexander Company as the next step (Phase II) of the process. On September 13, 2011, the Board of Supervisors approved an Interim Development Agreement with The Alexander Company, which permitted the Alexander Company and its partner Elm Street Development to move forward with its development of Laurel Hill.

A Comprehensive Plan amendment is being processed by the County concurrent with this zoning application. The Comprehensive Plan amendment will bring the recommendation for the Adaptive Reuse Area in line with the Laurel Hill Master Plan.

C. Historic Resources

The District of Columbia Workhouse and Reformatory Historic District was listed on the National Register of Historic Places in March 2006. The Historic District extends across 511 acres near the community of Lorton, Virginia. It encompasses the primary built features and a broad representative area of the agricultural and industrial lands that formerly comprised a Progressive era penal institution. The district includes numerous historic buildings, structures, sites and objects that survive from the 1910-1961 period of significance and continue to convey their important historic associations.

The physical design and composition of the three main prison campuses - the Workhouse, Reformatory, and Penitentiary - embody the social ideals of Progressive era penal reform, intended to promote the rehabilitation of prisoners through diminishment of harsh conditions and physically imposing containment barriers, encouragement of constructive social interaction, promotion of a work ethic, and access to vocational training. In support of these ideals, all three of the campuses comprising the Reformatory and Workhouse complexes were designed around a central quadrangle reminiscent of a college campus. Each includes a series of prison "dormitories" sited around a central open space intended to promote positive social interaction. The buildings and the campus-like site plans were designed by two notable architects employed by the District of Columbia, Snowden Ashford and Albert Harris. The style of the buildings is predominantly Colonial Revival, a popular style in America during the early twentieth century.

The National Register registration form for the DC Workhouse and Reformatory Historic District is currently being revised. Revisions are being made to incorporate newly available information about the district not known at the time of the original nomination in 2005, and to

document changes that have taken place. There are no proposed changes to the boundaries of the district and the Period of Significance.

III. Rezoning Proposal

The Adaptive Reuse area will be split-zoned between the PDC and PDH-8 zoning districts.

A. PDH-8 District

Approximately 62.54 acres will be rezoned to the PDH-8 zoning district (the "PDH-8 District"). Anticipated development within this zoning district includes adaptive reuse residential, residential new construction, adaptive reuse commercial, and a use to be determined for the former chapel. The proposed density in the PDH-8 District 5.63 dwelling units per acre, which is well below the permitted maximum of 8 dwelling units per acre. The open space within the PDH-8 District is approximately 25%, which is in line with the zoning requirements for 25% open space.

Land Bay 1 consists of the existing historic buildings that make up the former Reformatory. The Applicant seeks adaptively reuse the historic buildings and convert them into 165 dwelling units. The dwelling units will be multi-family units spread throughout the existing historic buildings. Several open space areas and recreation facilities are located within this land bay. The existing buildings are designed around a central courtyard that will remain as open space serving the development. In addition, a minor green space, which coordinates with additional green space in Land Bay 2, is provided for passive recreation. A small pocket park with benches is also provided within this land bay. Several hardscape courtyards are provided to take advantage of open areas with historic brick paving. Several recreation facilities are also provided, consisting of a pool area for use by residents of the development and two tot lots. Parking within the land bay is provided at a ratio that balances the needs of the residents with the historic nature of the site. Parking lots are dispersed throughout the land bay in locations that are easily accessible to residents and minimally intrusive to the historic buildings and layout.

Land Bay 2 contains all of the new residential construction on the Property and is further broken down into 10 residential blocks. The new residential construction consists of 156 townhomes and 25 single-family detached dwellings. The units are laid out in a rectilinear form that mimics the existing layout of the reformatory and penitentiary. The townhomes are designed to be rear-load, with vehicular access from alleys running behind the homes. The units front on the public streets, or in the case of a limited number of units, onto the central green space. The rear-load product helps to encourage pedestrian circulation and creates a very walkable street frontage. The single-family homes are generally located along the south side of the development's spine road. These units are set back from the street and provide parking in a two-car garage facing the street.

Open space in Land Bay 2 is generally provided by the central green space. The design mimics the existing courtyards in both the Reformatory and Penitentiary by creating a central open space bounded by residential homes. Other smaller green space and recreation areas are dispersed throughout the land bay. These include several pocket parks with bench seating area.

Additionally, several minor green spaces are provided as a green gateway to the residential portions of the Property. The land bay also includes an overlook area that provides viewing from an elevated platform and takes advantage of viewsheds to the south of the Property. In terms of recreation, the land bay includes a recreational play open space and a tot lot.

Parking in Land Bay 2 is provided both on- and off-street. The townhouse units all include 2-car garages accessed from the rear. Additional on-street visitor parking is provided in front of most units. The single-family homes are served by 2-car garages. In addition, each driveway can accommodate 2 additional parked cars. Parking is also provided on street in front of the single-family homes.

Land Bay 3 consists of the former Chapel and is planned for non-residential adaptive reuse. The final use of the Chapel has not been determined yet, but will conform to the list of secondary uses permitted in the PDH-8 zoning district. The existing building contains approximately 20,000 square feet of floor area. In its current configuration, the land bay includes a small pocket park. Off-street parking is provided for the Chapel by two parking areas. The final layout of this land bay, including the amount and location of parking, will depend upon the use established in the Chapel.

Land Bay 4 includes the former power plant and is planned for non-residential adaptive reuse. No specific use is proposed in the power plant, but whatever use is included will conform to the list of secondary uses permitted in the PDH-8 zoning district. The existing building contains approximately 8,000 square feet of floor area. A small parking area and on-street parking are proposed to serve this land bay. The final layout of this land bay, including the amount and location of parking, will depend upon the use established in the power plant.

Land Bay 5 contains the historic Laurel Hill House. Final use of that site has not been determined.

Land Bay 7 contains the former guard quarters, which will be adaptively reused as 6 multi-family units. A parking lot serving the land bay is located adjacent to the guard quarters.

B. PDC District

Approximately 16.35 acres (15.99 acres owned by the County and .35 acres of White Spruce Way ROW) of the Property will be rezoned to the PDC zoning district (the "PDC District"). The uses in the PDC District include new commercial construction and adaptive reuse office. The area formerly served as the Penitentiary and contains the former penitentiary buildings, wall, and guard towers.

The proposed 50,000 square feet of adaptive reuse office will be located in the former prisoner living quarters. However, two of the buildings (Buildings P-05 and P-06) may be adaptively reused as retail instead of office. Retail uses will be primarily located in new construction. However, retail is also anticipated in the former commissary building.

Access to the commercial development will be provided by removing a portion of the penitentiary wall. Specifically, two portions of the wall will be removed on the north side to allow access from White Spruce Way. In addition, the section of wall in between the two openings will be lowered to permit visibility of the retail from Silverbrook Road. The wall removal and lowering is necessary to provide adequate visibility to the retail development. Without such visibility, it will be difficult to sustain a successful retail development. On the south side of the wall, a section will be removed on either side of tower P-16 to provide access to the office development and connectivity with the residential development. Finally, a portion of the wall on the east side will be removed to provide additional access to Silverbrook Road. The remaining portions of the wall will remain at full height.

Open space in Land Bay 6 is provided by two large quads. The first is bounded by the existing commissary to the north and adaptive reuse office to the east and west. The second quad is a green space located to the south of the first quad and is bound by the office parking. The two quads are designed to provide connectivity between the commercial development in Land Bay 6 and the residential development and community green immediately to the south.

Parking for the commercial uses is provided almost entirely within the penitentiary walls. Parking locations are split between retail and office. Retail parking is located on the northern portion of the penitentiary to provide easy access to each of the retail uses. Office parking is provided in the southern portion of the penitentiary adjacent to the office adaptive re-use. The final parking configuration will depend upon the use of Buildings P-05 and P-06. If those buildings are used for office, parking shown on the southern portion of the penitentiary will be utilized and the parking shown on the CDP/FDP outside of the penitentiary wall will be removed. If the buildings are used for retail, the parking located north of the wall on White Spruce Way will be used and the additional office parking will be removed.

IV. Conformance with Comprehensive Plan

As discussed above, the Comprehensive Plan recommendation for the Property is being amended concurrent with this application. The revised recommendation will be in accordance with the adopted Laurel Hill Master Plan. This application is in conformance with the Laurel Hill Master Plan and will be in conformance with the amended Comprehensive Plan recommendation.

V. Conformance with Master Plan

The Board of Supervisors adopted the Laurel Hill Master Plan on May 10, 2010 after several years of collaborative discussion between the County, the community, and the Alexander Company. The adopted plan recommends a mix of commercial and residential uses with proposed density levels for each type of use. Specifically, it calls for 61,400 square feet of retail, 50,000 square feet of adaptive reuse office, 171 units of adaptive reuse residential, 181 units of new residential, and various civic spaces.

VI. Compliance With Residential Use Criteria

The proposed project fully complies with the applicable Residential Development Criteria contained in Appendix 9 of the Land Use Element of the Policy Plan. Specific compliance with the Criteria is as follows:

A. Site Design

The proposed layout provides efficient and logical relationships within the development as well as with the adjoining developments. The project provides pedestrian connections to the existing Spring Hill development, so that residents of that project may access the Property. The proposed new residential construction is appropriately oriented with the fronts of the units facing the streets and the sides and rears of the units facing the sides and rears of the adjacent homes. The new residential construction layout mimics and builds upon the rectilinear design of the existing historic structures.

As discussed above, open space areas are integrated and dispersed throughout the Property. These areas are designed and configured to be usable and accessible. Further, the layout of the various open space areas is designed to facilitate pedestrian connectivity throughout the Property. Appropriate landscaping will be provided on the Property. The scope and type of landscaping will be developed in consultation with the ARB to ensure it is in harmony with the historic nature of the site. In addition to open space, a number of amenities will be provided for residents. These include a pool and community center, as well as numerous recreational facilities dispersed throughout the Property. Three tot lots are proposed for the Property as well as sitting benches throughout the various open space areas. Further, the cross-county trail runs through the site and will be improved as part of this project.

B. Neighborhood Context

The predominant development type on the immediate area is townhouse dwellings and single-family detached dwellings. Additionally, the area to the south of the property is used as a public park with a golf course. The type and style of housing provided in the project is consistent with the existing residential uses in the immediate area. Further, where the project abuts existing residential uses, peripheral screening is provided to minimize any impact.

C. Environment

The proposed site layout is designed to respect the existing environmental features on the Property. To conserve as much natural open space as possible, a conservation easement is proposed over much of the existing peripheral foliage. The site design also utilizes existing topography to provide for two storm drainage ponds. Stormwater management on the site will be attained through a variety of BMPs. In areas designed for both detention and BMPs, the Applicant proposes facilities, which typically include bioretention filter/basin with underground gravel storage, permeable pavers with underground storage dry ponds, and wet ponds. Additionally, a number of BMPs will be located within open space areas, and may include bioretention filters, bioretention basins, vegetative swales, tree box filters, stormfilters, and permeable pavers.

The Applicant will mitigate impacts from lighting by committing to exterior lighting fixtures that minimize neighborhood glare. Further, the new construction on the site will be in harmony with the County's green building policy.

D. Tree Preservation and Tree Cover Requirements

Tree preservation and tree cover requirements are met to the extent possible based upon existing site conditions. Where the conditions cannot be met, a waiver has been requested. Within the PDH-8 District, the tree preservation goals are greatly exceeded. Approximately 4% of the tree cover requirements within the district should be achieved through tree preservation. The Applicant proposes to meet the tree canopy requirement by preserving approximately 11.8%. Within the PDC district, the Applicant is required to provide .8% of the tree canopy requirement through preservation. Because the PDH District is dominated by the former penitentiary, it is devoid of tree cover and only .6% of tree cover can be met through preservation. However, the significant tree preservation within the PDH-8 District should balance the minimal deviation within the PDH District.

E. Transportation

The project will have an impact upon the surrounding road system. To mitigate the impacts from the development, the Applicant plans to implement the following improvements:

1. Install a new traffic signal at the Silverbrook Road/White Spruce Way intersection, if and when warranted by VDOT.
2. Provide a site driveway at a new, unsignalized crossover on Silverbrook Road south of the White Spruce Way in accordance with VDOT's access management spacing standards.
3. Provide the site driveways on White Spruce Way as shown on the CDP/FDP. The "Pulte Spring Hill" residential driveway and the eastern secondary driveway would operate under STOP control allowing for unimpeded traffic flow into and out of the site's main driveway.
4. Provide access to allow site traffic to travel through Giles Run Meadow Park to Lorton Road to the south.
5. Work with FCDOT to locate new bus transit stops proximate to the site.
6. Coordinate and develop a Transportation Demand Management Program to include elements that reduce peak hour transportation impacts.
7. For planning purposes, the optimization of the traffic signals on Lorton Road serving the I-95 ramps would improve overall levels of service. This can be done as an option in the near term, but planned regional improvements by others would ultimately improve traffic in this area.

The project will also have pedestrian connections to the adjacent Spring Hill development. Connections to the cross-county trail will be provided, along with access to the adjacent park.

F. Public Facilities

Through proffers, the Applicant will commit to addressing impacts on public schools and recreational facilities in accordance with the criteria and methodology adopted by the Board of Supervisors.

G. Affordable Housing

The adaptive re-use residential portion of the site will include 44 units of affordable housing.

H. Heritage Resources

As discussed above, the Property contains a significant number of heritage resources. The disposition of the historic buildings is described on Sheet P-0102 of the CDP/FDP.

VII. Waivers

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

Board Approval Requested:

1. Waiver to permit underground detention in a residential development (PFM 6-303.8)
2. Modification of transitional screening requirements along north and north east edge of PDH parcel; and modification of transitional screening requirements along east and west edge of PDC parcel (Z.O. 13-302, 303)
3. Waiver of barrier requirement along northern edge of PDH parcel; and modification of barrier requirement along western edge of PDC barrier (Z.O. 13-302, 303)
4. Waiver of transitional screening and barrier requirements within limits of proposed development (Z.O. 13-302, 303)
5. Waiver of 200 square foot privacy yard for individual townhouse lot (Z.O. 6-107.2)
6. Waiver to permit trees to be located within 4' of restrictive barrier (PFM 12-0510.4E(5))
7. Waiver to permit the gross floor area devoted to secondary uses to be greater than 50% of the gross area of all principal uses within PDC parcel (Z.O. 6-206.5)

Director Approval Requested:

1. Waiver to permit sanitary sewer depth in excess of 16' (PFM 10-0102.5A(6))
2. Waiver to allow drainage diversion (PFM 6-0202.2A)

3. Waiver to permit combined principle [principal?] and emergency spillway for all ponds (PFM 6-1604.4)
4. Waiver to permit use of innovative stormwater measures not covered by PFM

VIII. Conclusion

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

Respectfully submitted by



Scott E. Adams
McGuireWoods LLP
Agent for Applicant

36785663_3.DOC

REZONING AFFIDAVIT

DATE: FEB 6 2014
(enter date affidavit is notarized)

I, Scott E. Adams, do hereby state that I am an
(enter name of applicant or authorized agent)

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

115811a

in Application No.(s): RZ/FDP 2012-MV-008
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Rows include The Alexander Company, Inc., Fairfax County Board of Supervisors, and Elm Street Communities, Inc.

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

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

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

Added since 1/30/14 affidavit.

Rezoning Attachment to Par. 1(a)

DATE: FEB 6 2014
 (enter date affidavit is notarized)

115811a

for Application No. (s): RZ/FDP 2012-MV-008
 (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)
\ Walter L. Phillips, Inc. Agent: Aaron M. Vinson Benjamin A. Flood Jeffrey J. Stuchel	207 Park Avenue Falls Church, VA 22046	Engineer/Agent for Applicant
\ M.J. Wells & Associates, Inc. Agent: Kevin R. Fellin John F. Cavan Michael J. Workosky	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Transportation Consultant/Agent for Applicant
\ Wetland Studies & Solutions, Inc. Agent: Michael S. Rolband	5300 Wellington Branch Drive Gainesville, VA 20155	Environmental Consultant/Agent for Applicant
\ Studio39 Landscape Architecture, P.C. Agent: Joseph J. Plumpe Loren A. Helgason Samantha J. Conklin	6416 Grovedale Drive, Suite 100-A Alexandria, VA 22310	Landscape Architect/Agent for Applicant
\ Lessard Design Inc. Agent: Christian J. Lessard Michael P. Wilbur Jack F. McLaurin	8521 Leesburg Pike, Suite 700 Vienna, VA 22182	Architect/Agent for Applicant
\ McGuireWoods LLP Agent: Scott E. Adams Lianne E. Childress David R. Gill Jonathan P. Rak Gregory A. Riegler Mark M. Viani Kenneth W. Wire Sheri L. Akin Lisa M. Chiblow Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102	Attorney/Agent for Applicant Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent

(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: FEB 6 2014
(enter date affidavit is notarized)

115811a

for Application No. (s): RZ/FDP 2012-MV-008
(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)

The Alexander Company, Inc.
145 East Badger Road, Suite 200
Madison, WI 53713

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)

Randall P. Alexander
Nicolas P. Alexander
Joseph M. Alexander

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

Randall P. Alexander, CEO/Director
Joseph M. Alexander, President/Director
Nicolas P. Alexander, Secretary/Treasurer/Director

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

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

Rezoning Attachment to Par. 1(b)

DATE: FEB 6 2014
(enter date affidavit is notarized)

115811a

for Application No. (s): RZ/FDP 2012-MV-008
(enter County-assigned application number (s))

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

Elm Street Communities, Inc.
1355 Beverly Road, Suite 240
McLean, VA 22101

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)

David D. Flanagan

=====

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

David D. Flanagan, Chairman/President; James L. Perry, VP; Richard D. Entsminger, VP; John M. Clarke, VP; Thomas E. Marshall, VP; Russell J. Dickens, VP; Karen R. McJunkin, VP; Joseph M. Jacobs, VP; Douglas M. Meeker, VP; Michael A. Burlbaugh, VP; David C. Murphy, VP; Jude T. Burke, VP; Jack B. Perkins, VP; Jason A. Wiley, VP; James M. Mobley, VP; Michael (nmi) Charlton, VP [Cont'd]

=====

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

Walter L. Phillips, Inc.
207 Park Avenue
Falls Church, VA 22046

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)

Jeffrey J. Stuchel
Brian G. Baillargeon
Aaron M. Vinson

=====

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

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

Rezoning Attachment to Par. 1(b)

DATE: FEB 6 2014
(enter date affidavit is notarized)

115811a

for Application No. (s): RZ/FDP 2012-MV-008
(enter County-assigned application number (s))

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

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
Tysons, VA 22101

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

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

Wetland Studies & Solutions, Inc.
5300 Wellington Branch Drive
Gainesville, VA 20155

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Michael S. Rolband, Sole Shareholder

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

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

Rezoning Attachment to Par. 1(b)

DATE: FEB 6 2014
(enter date affidavit is notarized)

115811a

for Application No. (s): RZ/FDP 2012-MV-008
(enter County-assigned application number (s))

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

Studio39 Landscape Architecture, P.C.
6416 Grovedale Drive, Suite 100-A
Alexandria, VA 22310

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)

Joseph J. Plumpe

=====

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)

Lessard Design Inc.
8521 Leesburg Pike, Suite 700
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Christian J. Lessard

=====

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

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

Rezoning Attachment to Par. 1(b)

DATE: FEB 6 2014
(enter date affidavit is notarized)

115811a

for Application No. (s): RZ/FDP 2012-MV-008
(enter County-assigned application number (s))

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

Elm Street Communities, Inc. [Cont'd]
1355 Beverly Road, Suite 240
McLean, VA 22101

DESCRIPTION OF CORPORATION: (check one statement)

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

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

=====

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

[Cont'd] James R. Krapf, VP; Kathryn L. Kubit, VP; Stephen M. Horne, VP; Jason S. Van Kirk, VP; Lauren B. Bauer, VP; Stefanie Z. Smith, VP; Jeffrey P. Rice, VP-Finance/CFO; Catherine L. Griffin, Secretary/Treasurer

=====

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: FEB 6 2014
(enter date affidavit is notarized)

115811a

for Application No. (s): RZ/FDP 2012-MV-008
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

Equity Partners of McGuireWoods LLP

- List of names: Adams, John D.; Alphonso, Gordon R.; Anderson, Arthur E., II; Anderson, Mark E.; Andre-Dumont, Hubert; Bagley, Terrence M.; Barger, Brian D.; Becker, Scott L.; Becket, Thomas L.; Belcher, Dennis I.; Bell, Craig D.; Bilik, R. E.; Blank, Jonathan T.; Boland, J. W.; Brenner, Irving M.; Brooks, Edwin E.; Brose, R. C.; Burk, Eric L.; Busch, Stephen D.; Cabaniss, Thomas E.; Cacheris, Kimberly Q.; Cairns, Scott S.; Capwell, Jeffrey R.; Cason, Alan C.; Chaffin, Rebecca S.; Chapman, Jeffrey J.; Cockrell, Geoffrey C.; Covington, Peter J.; Cramer, Robert W.; Cromwell, Richard J.; Culbertson, Craig R.; Cullen, Richard (nmi); Daglio, Michael R.

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

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

Rezoning Attachment to Par. 1(c)DATE: FEB 6 2014
(enter date affidavit is notarized)

115811a

for Application No. (s): RZ/FDP 2012-MV-008
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

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

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

Rezoning Attachment to Par. 1(c)DATE: FEB 6 2014
(enter date affidavit is notarized)

115811a

for Application No. (s): RZ/FDP 2012-MV-008
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

- Michalik, Christopher M.
- Milianti, Peter A.
- Miller, Amy E.
- Moldovan, Victor L.
- Muckenfuss, Robert A.
- Mullins, P. T.
- Murphy, Sean F.
- Nahal, Hardeep S.
- Natarajan, Rajsekhar (nmi)
- Neale, James F.
- Nesbit, Christopher S.
- Newhouse, Philip J.
- O'Grady, John B.
- Oakey, David N.
- Older, Stephen E.
- Oostdyk, Scott C.
- Padgett, John D.
- Parker, Brian K.
- Perzek, Philip J.
- Phillips, Michael R.
- Pryor, Robert H.
- Pusateri, David P.
- Rak, Jonathan P.
- Reid, Joseph K., III
- Richardson, David L.
- Riegle, Gregory A.
- Riley, James B., Jr.
- Riopelle, Brian C.
- Roberts, Manley W.
- Robinson, Stephen W.
- Roeschenthaler, Michael J.
- Rogers, Marvin L.
- Rohman, Thomas P.
- Ronn, David L.
- Rosen, Gregg M.
- Rust, Dana L.
- Satterwhite, Rodney A.
- Scheurer, P. C.
- Schewel, Michael J.
- Schmidt, Gordon W.
- Sellers, Jane W.
- Shelley, Patrick M.
- Simmons, L. D., II
- Simmons, Robert W.
- Slaughter, D. F.
- Slone, Daniel K.
- Spahn, Thomas E.
- Spitz, Joel H.
- Spivey, Angela M.
- Stallings, Thomas J.
- Steen, Bruce M.
- Stein, Marta A.
- Stone, Jacquelyn E.
- Swan, David I.
- Symons, Noel H.
- Tackley, Michael O.
- Tarry, Samuel L., Jr.
- Thanner, Christopher J.
- Thornhill, James A.
- Van Horn, James E.
- Vaughn, Scott P.
- Vick, Howard C., Jr.
- Viola, Richard W.
- Wade, H. L., Jr.
- Walker, John T., IV
- Walker, Thomas R.
- Walker, W. K., Jr.
- Westwood, Scott E.
- Whelpley, David B., Jr.
- White, H. R., III
- White, Walter H., Jr.
- Wilburn, John D.
- Williams, Steven R.
- Woodward, Michael B.
- Wren, Elizabeth G.

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

Rezoning Attachment to Par. 1(c)

DATE: FEB 6 2014
(enter date affidavit is notarized)

115811a

for Application No. (s): RZ/FDP 2012-MV-008
(enter County-assigned application number (s))

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

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

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

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

• (Former Equity Partner List)

McElligott, James P.
Young, Kevin J.

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

REZONING AFFIDAVIT

DATE: FEB 6 2014
(enter date affidavit is notarized)

115811a

for Application No. (s): RZ/FDP 2012-MV-008
(enter County-assigned application number(s))

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

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

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

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

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

NONE

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

REZONING AFFIDAVIT

DATE: FEB 6 2014
(enter date affidavit is notarized)

115811a

for Application No. (s): RZ/FDP 2012-MV-008
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

NONE

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

(check if applicable) There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

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

WITNESS the following signature:

(check one)

Applicant

Applicant's Authorized Agent

Scott E. Adams, Esquire

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 6th day of February, 20 14, in the State/Comm. of Virginia, County/City of Fairfax.

Grace E. Chae
Notary Public

My commission expires: 5/31/2016



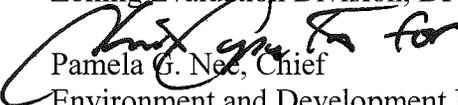


County of Fairfax, Virginia

MEMORANDUM

DATE: February 5, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Land Use Analysis**
RZ/FDP 2012-MV-008 (Laurel Hill Adaptive Reuse Area)
Tax Map 107-1 ((1)) 9

The memorandum, prepared by Leanna Hush O'Donnell, AICP, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plans (CDP/FDP) dated February 3, 2014, and proffers dated February 3, 2014. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted.

BACKGROUND

In 2007, Fairfax County released a Request for Proposals (RFP) for a Public-Private partnership for the planning and development of the Laurel Hill Adaptive Reuse Area. Phase I of the RFP was development of a Master Plan for the approximately 79-acre former Reformatory and Penitentiary. The Alexander Company of Madison, WI worked with County staff, the Board-appointed Laurel Hill Project Advisory Citizens Oversight Committee, and citizen groups for an 18-month period and held over 35 public meetings to develop the Master Plan. The Master Plan built upon previous land use recommendations, evaluated the planned land uses, and incorporated recommendations for new construction. The Master Plan envisions a mixed use community of residences, workplaces, shops and open spaces, and recommends both adaptive reuse of historic buildings and new development.

On May 11, 2010, the Board adopted the Master Plan and authorized staff to begin Phase II of the RFP, development negotiations, based on the Master Plan. In September 2011, the Board approved an Interim Agreement between Fairfax County and The Alexander Company, authorizing The Alexander Company to commence with certain design, engineering, and zoning activities and to further determine the financial costs and financial gap of the project.

The Board of Supervisors approved a Comprehensive Plan Amendment (PA S11-IV-LP2, Amendment No. 2011-15) on December 4, 2012, to generally incorporate the recommendations of the Master Plan. This review is based upon those recommendations.

The development of the property is expected to incur a financial gap as a result of the high cost of adaptive reuse as compared to traditional development costs. The County is exploring options for offsetting that gap as part of the Master Development Agreement discussions. An approach for closing the gap will be reviewed and subject to approval by the Board of Supervisors in a Master Development Agreement between the County and the developer.

DESCRIPTION OF THE APPLICATION

The applicant, The Alexander Company, Inc., in conjunction with Elm Street Communities, Inc., and the Fairfax County Board of Supervisors, proposes to rezone the 78.53 acre property from the R-C district to both the PDH-8 and PDC districts.

With a rezoning approval the applicant would develop the former D.C. Department of Corrections Reformatory and Penitentiary (also formerly known as the Central/Maximum Security sites) with a mix of uses to include both adaptive reuse of historic structures and new development as described below.

Residential

A total of 352 residential units are planned for the site and shown on the CDP/FDP. The former Reformatory buildings (Land Bay 1) would be redeveloped with 165 multi-family residential units. The former Guards Quarters buildings would be redeveloped with 6 residential units (Land Bay 7). The new residential construction would consist of 181 units: 157 single-family attached units (townhomes) and 24 single-family detached units (Land Bay 2).

Residential options are included in the CDP/FDP and proffers to allow for the flexibility to increase the number of adaptive reuse residential units on the property, as follows. Additional discussion of these options is included in the Analysis section below. The options include:

- Power Plant (Land Bay 4): The CDP/FDP and proffers reflect the Comprehensive Plan option for a maximum of twelve units in this building if the planned retail use is not viable.
- Penitentiary Cellblocks (Land Bay 6): The six cellblock buildings (P-01, P-02, P-03, P-04, P-05, and P-06) are identified on the CDP/FDP for office, retail or residential units. The proffers specify a maximum of up to 48 multi-family dwelling units in total for these six buildings.

If both of these options were to be implemented, the total number of residential units on the site would increase from 352 units to 412 units; comprised of 181 new units, and 231 adaptive reuse units. The Penitentiary Cellblock option for 48 units is a maximum; flexibility is built into the plan to allow for fewer Cellblock buildings to convert to residential use.

Non-residential

The former Penitentiary area (Land Bay 6) is planned for up to 110,000 SF of non-residential uses, to include 50,000 SF of office uses in six existing buildings, and up to 60,000 SF of retail uses comprised of new building(s) to be located to the north of the historic buildings and redevelopment of the existing historic dining hall for retail or office use. Two layout options are shown for the new retail uses. Alternate A shows the entirety of the new retail square footage allocated to one building, to the north west of the historic dining hall. Alternate B distributes the new retail square footage into two new development areas, on both sides of the open penitentiary yard.

The plans and proffers also include options for the six Cellblock buildings to convert from office to retail and/or residential, or a combination of all three uses, to allow for more flexibility to implement the plan.

The plans and proffers allow for an interim use (such as storage) for Land Bay 6, the chapel (Land Bay 3), and the power plant (Land Bay 4), to allow the developer to improve these buildings at an earlier phase of development, before the ultimate use is implemented. The County supports this idea, which is consistent with Comprehensive Plan goals to emphasize the adaptive reuse of historic buildings in a timely manner, before or concurrent with new construction. The proffers describe the timeframe for these interim uses.

Uses for the 20,000 SF historic chapel (Land Bay 3) are identified in the proffers. The Comprehensive Plan recommendation for this building is for a community use.

Uses for the 8,000 SF power plant (Land Bay 4) are identified in the proffers. The Comprehensive Plan recommendation for this building is for retail, such as a restaurant use; with an option for residential use (up to 12 units) if a retail use is found not to be viable.

Land Bay 5 contains the historic Laurel Hill House site. Access to the site is provided with this proposal. Redevelopment of the house or the property in this land bay is not part of this application.

LOCATION AND CHARACTER OF THE AREA

The approximately 79-acre Laurel Hill Adaptive Reuse Area is also known as the former Reformatory and Penitentiary of the former District of Columbia Department of Corrections' Lorton Prison. The site is generally located north of Lorton Road, west of Silverbrook Road, south of White Spruce Way, and east of the Laurel Hill Golf Course, Giles Run Park, and the Spring Hill residential development.

The site is zoned to the R-C District and is developed with former prison structures dating primarily to the 1920s and 1930s. The campus contains dormitory buildings, shop and industrial buildings later converted to dormitories, two dining halls, a chapel, a power plant, and cellblock

buildings enclosed by a brick wall. The site also contains a former recreation area, used on an interim basis by a local baseball team.

The site is part of the District of Columbia Workhouse and Reformatory National Register Historic District. The majority of the buildings on the site are identified as contributing to the National Register Historic District. The developed portion of the site contains very little-to-no vegetation; most of the existing vegetation is located on the eastern side of the property adjacent to Silverbrook Road and the adjacent multi-family development.

Access to the site is currently provided from Lorton Road through the adjoining park property. The parking lot on the southwest corner of the site is used on an interim basis by the Fairfax County Park Authority. There is no vehicular access to or from the site to the adjacent gated Spring Hill community.

The Cross-County Trail (Laurel Hill Greenway) traverses the northern portion of the site, connecting the adjacent parkland to the west with Silverbrook Road to the east.

The Laurel Hill House (Lindsay House) is located in the southeast portion of the site. The County completed a Historic Structures Report (2008), and a Condition Assessment Report (2011) for the house, which details the history and condition of the house, and provides recommendations for the house and property, which are not a part of this application.

A variety of land uses surround the property. Immediately to the north/northwest is the Spring Hill neighborhood, which is planned for Alternative Uses, zoned PDH-12, and developed with an age-restricted community of single-family homes and multi-family homes. Five historic buildings related to the former prison are located within Spring Hill. Across Silverbrook Road to the northeast is the Laurel Hill community, planned and developed with residential use at 4-5 dwelling units per acre (du/ac) and zoned PDH-4. In addition, across Silverbrook Road to the east is the Courts of Laurel Crest, planned and developed at 8-12 du/ac, and zoned PDH-8. Directly east of the subject property the area is planned and developed with multi-family homes at 16-20 du/ac, and zoned R-20. To the south and west the land is planned and developed with public parkland, and zoned R-C. The Laurel Hill Golf Course is adjacent to the northwest of the subject property, and Giles Run Park is adjacent to the south.

COMPREHENSIVE PLAN CITATIONS

Comprehensive Plan Map: Alternative Uses

Fairfax County Comprehensive Plan, 2013 Edition, Lower Potomac Planning District, Amended through April 9, 2013, LP1-Laurel Hill Community Planning Sector, Land Use, Land Unit 3, Sub-unit 3B, p. 46-50:

“Sub-unit 3B: The character of land in this sub-unit is gently rolling terrain, similar to that of Sub-unit 3A, with the Giles Run EQC located along the southwest boundary. Access to this Sub-unit is provided from Silverbrook and Lorton Roads. It is separated

from Sub-unit 3A by the Laurel Hill Greenway. The major land use elements are the former Central Facility Redevelopment Area, the Adaptive Reuse Area (former Reformatory and Penitentiary), and the Laurel Hill House heritage resource area.

[...]

ADAPTIVE REUSE AREA

The Laurel Hill Adaptive Reuse Area Master Plan, encompassing the former Reformatory and Penitentiary, was completed in 2010. The Master Plan envisions a mixed-use community of residences, workplaces, shops and open spaces, and recommends both the adaptive reuse of historic buildings and new development. The original masonry structures listed as contributing to the D.C. Workhouse and Reformatory National Register Historic District should be preserved and adaptively reused, to the extent possible. The Master Plan acknowledges that some demolition will be necessary. Any proposed demolition is subject to the process outlined in the 2001 Memorandum of Agreement.

The Adaptive Reuse Area is planned for residential, retail, office, and open space uses to create an activity center and focal point for the community. The uses, densities and intensities described are those that were developed with the Master Plan. Flexibility will be needed to allow for changes to address unforeseen constraints or to improve the viability of the plan.

Reformatory Dorms, Industrial Shops, and Guards Quarters

The former Reformatory dormitories and Industrial shop buildings are located on the western portion of the site. These buildings are planned for adaptive reuse for approximately 165 residential units. The Guards Quarters are located outside and to the east of the Penitentiary Wall, and are planned for approximately 6 units. Effort should be made to include the required affordable units, or other units, as part of a magnet housing program intended to provide affordable housing to certain occupational groups.

Penitentiary

The former Penitentiary is located on the northeastern portion of the site, adjacent to Silverbrook Road, and is surrounded by the Penitentiary Wall. This area is planned for approximately 105,000 square feet (SF) of nonresidential uses, consisting of both community-serving commercial, retail and office use. The six Penitentiary cellblock buildings are planned for adaptive reuse for approximately 50,000 SF of office or commercial use.

New development is envisioned to the north of the existing buildings to create a community-serving retail center of approximately 53,400 SF, including the former dining hall. Flexibility should be allowed for the northernmost two cellblock buildings to convert to retail use. Smaller structures, such as the mid-wall tower or holding cells may be used for community-serving retail or commercial uses. Use of the two cellblock buildings and smaller structures for retail or commercial use should be considered above the stated maximum development potential.

Changes to the Penitentiary Wall should be carefully designed to minimize impacts to the historic character of the wall while also acknowledging the need for safety, access and visibility. New parking proposed to the north of the wall should be designed as visually unobtrusive.

New Residential Uses

Approximately 181 new residential units are envisioned, comprised of both single-family detached and single-family attached units. Generally, the southwest area of the site and the area around the planned central green are identified for new residential use. The location of new homes should not negatively impact the Laurel Hill House site.

Towers

The brick towers are planned for preservation, with the option to utilize one (or more) for community interpretation. Ground floor space in the towers may be appropriate for storage related to the surrounding uses, such as for athletic or community equipment for the Central Green.

Chapel

The chapel (approximately 20,000 SF) is planned for adaptive reuse for a community or civic use. Parking should be provided to the east and/or south of the building. If a community or civic use is not viable, flexibility will be needed to allow for consideration of other uses for this structure.

Power Plant

The power plant (approximately 8,000 SF) is planned for adaptive reuse for retail use. Restaurant use may work well here. If a retail use is not viable, flexibility will be needed to allow for consideration of other uses for this structure. This building may be appropriate for residential use. A maximum of 12 units would be feasible in the building; these units would be in addition to the maximum number of units previously described for the site.

Recreation, Trails and Open Spaces

Community recreation spaces are envisioned throughout the site. The Reformatory and Penitentiary quadrangles are planned to remain as open space. A central green is planned in front of the historic grandstand as a prominent feature and visitor stop on the Cross-County (Laurel Hill Greenway) Trail. Access to the trail should be provided at several points, including one convenient to the historic grandstand. The western portion of the former patrol road is also planned for a trail. Trail connections are envisioned to the south to Laurel Hill Park, as well as to Silverbrook Road at the northern and eastern edges of the development.

The Master Plan envisions new development on a portion of the former Recreation Area/Ballfield surrounding a planned central green. An off-site, in-kind replacement field should be in place for public use prior to construction.

Access to parking for the Giles Run Park facilities should be provided on the western edge of the site.

Stormwater

Innovative stormwater management practices are encouraged at this site as recommended in the November 2010 Laurel Hill Stormwater Management Plan, to the extent practicable. Stormwater planning should avoid adverse impacts to adjacent parkland and natural resources.

Transportation

Access should be primarily oriented to Silverbrook Road, where two access points are planned. Secondary access should be from Lorton Road, where the entrance road to the site should be improved. All proposed phases of development should be coordinated with

the County to ensure adequate and safe access. To the extent possible given preservation objectives, local streets should be designed in an interconnected street grid pattern to enhance the urban character and walkability of the site. Where possible, internal streets should provide for on-street parking, sidewalks on both sides, and narrow travel lanes to promote traffic calming. Pedestrian crosswalks, speed humps, and curb extensions should be provided where appropriate to create a local street environment that is both safe and accessible. Measures that support non-motorized transportation to and from the site are encouraged.

Design and Historic Preservation Guidance

- Design of the Adaptive Reuse Area should be sensitive to the historic architecture and create a high quality rehabilitation. Provided parking areas should meet County and user requirements, offer convenience to the uses and be designed, if practical, as visually unobtrusive.
- Emphasis should be placed on rehabilitation of historically relevant structures for new uses. New uses may require changes to doors and windows along with other building alterations. These changes should be made to complement existing architecture and in accordance with the Secretary of the Interior's Standards and Guidelines for rehabilitating historic buildings.
- New construction will be necessary and is envisioned to be undertaken in a manner that is compatible with, and complementary to, the existing character of the historic district. When proposing new construction, consideration should be given to the distinctive architecture and landscape. Siting and design of new buildings should be carefully considered in the context of the historic building patterns.

Phasing

- Development of the site could either occur in one or more phases; however, issues affecting the entire site should be addressed through a coordinated plan. The plan should emphasize the adaptive reuse of historic buildings in a timely manner, before or concurrent with new construction.

Implementation

- Considering the complexity and potential costs related to developing the Adaptive Reuse Area, Fairfax County should encourage the federal and state governments to be active partners in the development. Potential partnerships should explore the use of historic tax credits, federal and state grants to support infrastructure, building renovation or operations, and support in streamlining the approval process. The approvals could include the activities related to reuse or demolition of historic buildings, as well as those related to the Memorandum of Agreement.
- In order to create a viable, self-sustaining development, the County may consider possible approaches to increasing the viability of the redevelopment of the Adaptive Reuse Area by modifying these recommendations, such as increasing the residential, retail, or other components, or by reducing the number of structures to be re-used, subject to the terms of the Memorandum of Agreement.”

LAND USE ANALYSIS

Use and Intensity

The proposed development as described on the CDP/FDP conforms to the Comprehensive Plan recommendations for uses and intensities for the site. The Comprehensive Plan recommends that the former Reformatory dormitories, shop buildings, and Guards Quarters be redeveloped for up to 171 residential units. The required affordable units for the development should be included in these buildings, which is planned as recommended. The Comprehensive Plan recommends approximately 181 new residential units, comprised of both single-family detached and single-family attached units, in the locations shown on the CDP/FDP. The Comprehensive Plan also recommends that the location of these new homes not negatively impact the Laurel Hill House site. Siting of these homes was sensitive to the historic house as well as other historic features of the site.

The Comprehensive Plan recommends approximately 105,000 square feet of non-residential uses in the Penitentiary, to consist of both community-serving commercial, retail and office uses. The six Penitentiary cellblocks buildings are planned for approximately 50,000 SF of office or commercial use. Retail development is envisioned to the north of the existing Penitentiary cellblock buildings to include both new construction and adaptive reuse of the former dining hall to create a community-serving retail center of approximately 53,400 SF.

The CDP/FDP identifies the six cellblock buildings for office use, as recommended in the Comprehensive Plan, and shows up to 60,000 SF of retail uses, as described in the Comprehensive Plan. The CDP/FDP allows up to 110,000 square feet of non-residential uses in this area, which staff believes is consistent with the Plan recommendation.

The chapel is planned for adaptive reuse for a community or civic use, as shown on the CDP/FDP. Parking for these uses is also included on the development plans.

The Comprehensive Plan includes recommendations to allow for flexibility with implementation of the planned uses. Specifically, the Comprehensive Plan states that "Flexibility will be needed to allow for changes to address unforeseen constraints or to improve the viability of the plan." The Comprehensive Plan further states "[i]n order to create a viable, self-sustaining development, the County may consider possible approaches to increasing the viability of the redevelopment of the Adaptive Reuse Area by modifying these recommendations, such as increasing the residential, retail or other components, or by reducing the number of structures to be re-used, subject to the terms of the Memorandum of Agreement."

The Comprehensive Plan also allows for flexibility for the northernmost two cellblock buildings to convert to retail use, and for smaller structures, such as the mid-wall tower or holding cells to be used for retail or commercial uses.

To anticipate and plan for implementing alternate options if needed, the CDP/FDP includes options for increasing the residential component of the development, an option for flexibility with the location of new retail construction, and options for the ultimate end uses of the six cellblock buildings.

The Power Plant is planned and shown for retail use; however the Comprehensive Plan includes an option for residential development of up to twelve units in the building, if retail use is not viable given its potentially difficult location on the site. The proffers are consistent with this option.

The CDP/FDP identifies the six Penitentiary cellblock buildings for office use, with options for retail and/or residential use. The dining hall (P-12), is planned for retail and/or office use, with new retail buildings on either side of the dining hall. Alternate A in the CDP/FDP allocates all of the new retail square footage into one new building to the northwest of the dining hall, to allow flexibility for a larger retailer to occupy the site. Alternate B in the CDP/FDP shows the new retail square footage on both sides of the penitentiary yard, north of the dining hall. The option for residential use for the six cellblock buildings includes a maximum of 48 units, if all of the cellblock buildings were to convert to residential. However, the plans and proffers are structured to allow a combination of office, retail and/or residential use for these buildings.

These options are appropriate given the Comprehensive Plan recommendations that allow for flexibility to increase the residential, retail, or other components of the development plan to increase the viability of the adaptive reuse of the entire site. Given the constraints of redeveloping historic buildings, having this flexibility built into the plan at this early stage will meet the County's goals to redevelop these buildings under a comprehensive development plan.

The historic towers are planned for preservation, as shown on the CDP/FDP. It is anticipated that one or more of the towers may be open occasionally for community interpretation opportunities. The proffers state that at least one of the historic towers (P-16) will be open to the public on occasion. The identification of the specific tower and details of public access should be coordinated with the Department of Planning and Zoning and the Fairfax County Park Authority. The Comprehensive Plan notes that the ground floor space for the towers could be used for storage related to surrounding uses, such as for activities at the Central Green.

Community recreation spaces, such as tot lots, passive recreation areas, and a pool for future residents of the site are planned and shown throughout the site. Historic open spaces are preserved, such as the two quadrangles and the Central Green. Access to the Cross-County trail is provided in several locations, and the former patrol road (non-historic) along the southern edge of the site is partially planned for reuse as a trail, with access to the Laurel Hill House. Access to Park-owned property to the west of the site is provided for future parking for Giles Run Park. A location for a replacement baseball field has been found and is under review separate from this rezoning application.

Historic Preservation and Design

Extensive input was provided by the Virginia Department of Historic Resources, the National Park Service, and the Fairfax County Architectural Review Board (ARB), to ensure that the siting, design, and massing of new structures is appropriate for this historic site. There are limited areas for new development on the site, given the existing buildings and environmental constraints on the property. The plans also reflect guidance from the Draft Architectural Standards and Guidelines used by the Architectural Review Board for this redevelopment.

The majority of historic buildings, structures, and features are preserved and adaptively reused with the development plan. Six buildings, and small portions of other buildings, are planned for demolition to allow for access and parking requirements. In most cases, the buildings proposed for demolition have been extensively altered over time. Additional review is underway for the northern section of the historic Penitentiary Wall, to ensure that the planned retail uses will have appropriate visibility and access from Silverbrook Road. Discussion of the ARB review and approval are included in the historic preservation section of the staff report.

Phasing

The applicant plans to develop the subject property generally in two phases, as shown and described on sheet P-0301 of the CDP/FDP and in the proffers. The first phase includes the residential development outlined for Land Bay 1 (adaptive reuse of the historic Reformatory dorms) and part of Land Bay 2B (the new residential uses around the Central Green and to the east of the chapel); the historic chapel (Land Bay 3); and the historic power plant (Land Bay 4). The first phase anticipates improvements to a 'warm lit shell' condition, and interim uses for the chapel and power plant. The redevelopment of the historic dormitories, and improvements to and interim uses for the chapel and power plant in the first phase of development is consistent with Comprehensive Plan recommendations to reuse historic buildings before or concurrent with new construction.

The second phase includes the new residential development to the south and west of the Reformatory dorms (Land Bay 2A), the new residential development (townhomes) in Land Bay 2B located south of the Guards Quarters, the redevelopment of the Guards Quarters (Land Bay 7), and new construction and adaptive reuse in the Penitentiary (Land Bay 6).

One of the goals outlined in the Comprehensive Plan related to phasing is that issues affecting the entire site should be addressed through a coordinated plan, and that the plan should emphasize the adaptive reuse of historic buildings in a timely manner, before or concurrent with new construction. Reuse of the Reformatory dorms, and improvements to and reuse of the chapel and the power plant in the first phase of the development meets Plan goals to emphasize the adaptive reuse of historic buildings before or concurrent with new construction.

The applicant proposes improvements to and an initial interim use for the chapel and power plant (in the first phase) and the Penitentiary buildings (in the second phase), to allow for the

buildings to be renovated and for utilities to be connected, before the ultimate planned uses are implemented. The interim uses will allow for the buildings to be improved to a 'warm lit shell' condition, to facilitate redevelopment in the future. This approach also allows for the project to take advantage of historic tax credits to minimize the cost of the redevelopment of these buildings. The details of interim use options and timeframes are included in the proffers. Contemplating interim use options to allow for an earlier renovation of historic buildings is consistent with Comprehensive Plan guidance to emphasize the adaptive reuse of historic buildings in a timely manner, before or concurrent with new construction.

The goal of the Comprehensive Plan recommendations for the Laurel Hill Adaptive Reuse Area is to foster the redevelopment of this unique historic site into a focal point for the community, with a variety of uses to create opportunities to work, live and play. The CDP/FDP and proffers are consistent with the Comprehensive Plan recommendations for the site.

PGN/LHO

RESIDENTIAL DEVELOPMENT CRITERIA

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

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

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

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

1. Site Design:

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

- a) *Consolidation:* Developments should provide parcel consolidation in conformance with any site specific text and applicable policy recommendations of the Comprehensive Plan. Should the Plan text not specifically address consolidation, the nature and extent of any proposed parcel consolidation should further the integration of the development with adjacent parcels. In any event, the proposed consolidation should not preclude nearby properties from developing as recommended by the Plan.
- b) *Layout:* The layout should:
 - provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management)

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

2. **Neighborhood Context:**

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

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

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

3. **Environment:**

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

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

4. **Tree Preservation and Tree Cover Requirements:**

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the County, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas. Air quality-sensitive tree preservation and planting efforts (see Objective 1, Policy c in the Environment section of this document) are also encouraged.

5. Transportation:

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

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

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

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

- d) *Streets:* Public streets are preferred. If private streets are proposed in single family detached developments, the applicant shall demonstrate the benefits for such streets.

Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process.

- e) *Non-motorized Facilities:* Non-motorized facilities, such as those listed below, should be provided:
- Connections to transit facilities;
 - Connections between adjoining neighborhoods;
 - Connections to existing non-motorized facilities;
 - Connections to off-site retail/commercial uses, public/community facilities, and natural and recreational areas;
 - An internal non-motorized facility network with pedestrian and natural amenities, particularly those included in the Comprehensive Plan;
 - Offsite non-motorized facilities, particularly those included in the Comprehensive Plan;
 - Driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways;
 - Construction of non-motorized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.
- f) *Alternative Street Designs:* Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modifications to the public street standards may be considered.

6. **Public Facilities:**

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

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

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

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

7. **Affordable Housing:**

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

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

8. **Heritage Resources:**

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

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

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

ROLE OF DENSITY RANGES IN AREA PLANS

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

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

6-100 PDH PLANNED DEVELOPMENT HOUSING DISTRICT

6-101 Purpose and Intent

The PDH District is established to encourage innovative and creative design and to facilitate use of the most advantageous construction techniques in the development of land for residential and other selected secondary uses. The district regulations are designed to insure ample provision and efficient use of open space; to promote high standards in the layout, design and construction of residential development; to promote balanced developments of mixed housing types; to encourage the provision of dwellings within the means of families of low and moderate income; and otherwise to implement the stated purpose and intent of this Ordinance.

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

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.
2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.



County of Fairfax, Virginia

MEMORANDUM

DATE: September 24, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: **RZ/FDP 2012-MV-008**
Laurel Hill Adaptive Reuse Area (The Alexander Company, Inc.)

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced rezoning and final development plan plat as revised through September 10, 2013. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through February 12, 2013 , pages 19 and 20:

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

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

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

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

Policy c. Ensure that zoning proposals for residential development will qualify for the ENERGY STAR Qualified Homes designation, where such zoning

proposals seek development at the high end of the Plan density range and where broader commitments to green building practices are not being applied.”

In the Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through February 12, 2013, on page 7 through 11, the Plan states:

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

Policy k. For new development and redevelopment, apply better site design and low impact development techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

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

Programs to improve water quality in the Potomac River/Estuary, and Chesapeake Bay will continue to have significant impacts on planning and development in Fairfax County. There is abundant evidence that water quality and the marine environment in the Bay are deteriorating, and that this deterioration is the result of land use activities throughout the watershed.

In order to protect the Chesapeake Bay and other waters of Virginia from degradation resulting from runoff pollution, the Commonwealth has enacted regulations requiring localities within Tidewater Virginia (including Fairfax County) to designate "Chesapeake Bay Preservation Areas", within which land uses are either restricted or water quality measures must be provided. Fairfax County has adopted a Chesapeake Bay Preservation Ordinance pursuant to these regulations.

The more restrictive type of Chesapeake Bay Preservation Area is known as the "Resource Protection Area (RPA)." With a few exceptions (e.g. water wells, recreation, infrastructure improvements, "water dependent" activities, and redevelopment), new development is prohibited in these areas. In Fairfax County, RPAs include the following features:

- water bodies with perennial flow;
- tidal wetlands;
- tidal shores;
- nontidal wetlands contiguous with and connected by surface flow to tidal wetlands or water bodies with perennial flow;
- a buffer area not less than 100 feet in width around the above features; and
- as part of the buffer area, any land within a major floodplain.

The other, less sensitive category of land in the Preservation Areas is called the "Resource Management Area (RMA)." Development is permitted in RMAs as long as it meets water quality goals and performance criteria for these areas. These goals and criteria include stormwater management standards, maintenance requirements and reserve capacity for on-site sewage disposal facilities, erosion and sediment control requirements, demonstration of attainment of wetlands permits, and conservation plans for agricultural activities. In Fairfax County, RMAs include any area that is not designated as an RPA.

A *Chesapeake Bay Supplement* has been prepared to address a range of issues related to water quality protection and is incorporated by this reference as part of the Comprehensive Plan. This Supplement includes a map of the County's Chesapeake Bay Preservation Area components as well as discussions and analyses of water quality issues as they relate to pollution sources, infill development, redevelopment, shoreline erosion control, and shoreline access.

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

- Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance, as applied to Chesapeake Bay Preservation Areas adopted by the Board of Supervisors as generally depicted in Figure 5 of the *Chesapeake Bay Supplement* to the Comprehensive Plan, as may be amended by the Board of Supervisors.
- Policy b. Support the analysis and recommendations contained in the *Chesapeake Bay Supplement* to the Comprehensive Plan.
- Policy c. Where tidal shoreline erosion control measures are needed, apply techniques that are consistent with the "Guidelines for Tidal Shoreline Erosion Control Measures" in the Environment Appendix.

Policy d. Boating and other tidal shoreline access structures should be sited, designed, and constructed in a manner that minimizes adverse environmental impacts. Where County approval of tidal shoreline access structures is needed, the following guidelines should be consulted and considered in the decision-making process: the Chesapeake Bay Program's document entitled "Chesapeake Bay Area Public Access Technical Assistance Report;" and the following guidelines issued by the Virginia Marine Resources Commission; "Shoreline Development BMPs," "Wetlands Guidelines," and "Subaqueous Guidelines."

Policy e. Support efforts to mitigate or compensate for losses of wetlands near the area(s) of impact.

Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through February 12, 2013, on pages 14-18, the Plan states:

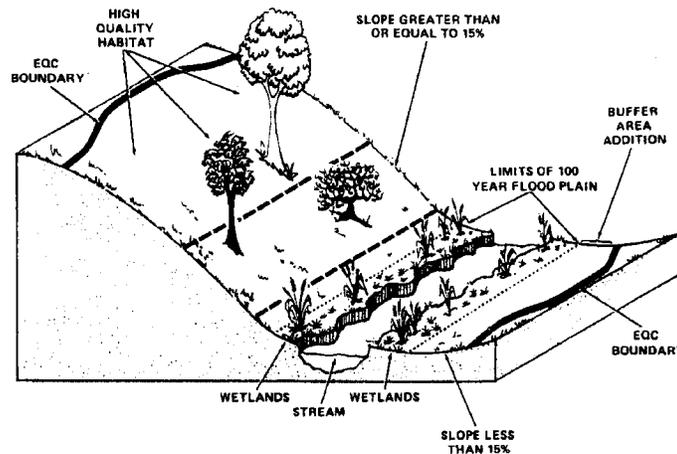
Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.

Policy a: Identify, protect and restore an Environmental Quality Corridor system (EQC). (See Figure 4.) Lands may be included within the EQC system if they can achieve any of the following purposes:

- **Habitat Quality:** The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest. This may include: habitat for species that have been identified by state or federal agencies as being rare, threatened or endangered; rare vegetative communities; unfragmented vegetated areas that are large enough to support interior forest dwelling species; and aquatic and wetland breeding habitats (i.e., seeps, vernal pools) that are connected to and in close proximity to other EQC areas.
- **Connectivity:** This segment of open space could become a part of a corridor to facilitate the movement of wildlife and/or conserve biodiversity. This may include natural corridors that are wide enough to facilitate wildlife movement and/or the transfer of genetic material between core habitat areas.
- **Hydrology/Stream Buffering/Stream Protection:** The land provides, or could provide, protection to one or more streams through: the provision of shade; vegetative stabilization of stream banks; moderation of sheet flow stormwater runoff velocities and volumes; trapping of pollutants from stormwater runoff and/or flood waters; flood control through temporary storage of flood waters and dissipation of stream energy; separation of potential pollution sources from streams; accommodation of stream channel evolution/migration; and protection of steeply sloping areas near streams from denudation.

- Pollution Reduction Capabilities: Preservation of this land would result in significant pollutant reductions. Water pollution, for example, may be reduced through: trapping of nutrients, sediment and/or other pollutants from runoff from adjacent areas; trapping of nutrients, sediment and/or other pollutants from flood waters; protection of highly erodible soils and/or steeply sloping areas from denudation; and/or separation of potential pollution sources from streams.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements (See Figure 4):



A TYPICAL ENVIRONMENTAL QUALITY CORRIDOR
Source: Fairfax County Office of Comprehensive Planning

FIGURE 4

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the

average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit any of the EQC purposes as described above. In addition, some disturbances that serve a public purpose such as unavoidable public infrastructure easements and rights of way may be appropriate. Disturbances for access roads should not be supported unless there are no viable alternatives to providing access to a buildable portion of a site or adjacent parcel. The above disturbances should be minimized and occur perpendicular to the corridor's alignment, if practical, and disturbed areas should be restored to the greatest extent possible

In general, stormwater management facilities should not be provided within EQCs unless they meet one of the following conditions:

- They are consistent with recommendations of a watershed management plan that has been adopted by the Fairfax County Board of Supervisors; or
 - They will:
 - Either:
 - Be more effective in protecting streams and better support goals of watershed management plans than stormwater management measures that otherwise would be provided outside of EQCs; or
 - Contribute to achieving pollutant reduction necessary to bring waters identified as impaired into compliance with state water quality standards or into compliance with a Municipal Separate Storm Sewer System (MS4) permit in a manner that would be more effective and/or less environmentally-disruptive than approaches that would be pursued outside of EQCs;
- and
- Replace, enhance and/or be provided along with other efforts to compensate for any of the EQC purposes, as described above, that would be affected by the facilities.

When stormwater management facilities within the EQC are determined to be appropriate, encourage the construction of facilities that minimize clearing and grading, such as embankment-only ponds, or facilities that are otherwise designed to maximize pollutant removal while protecting, enhancing, and/or restoring the ecological integrity of the EQC.

The following efforts within EQCs support the EQC policy and should be encouraged:

- Stream stabilization and restoration efforts where such efforts are needed to improve the ecological conditions of degraded streams. Natural channel design methods should be applied to the greatest extent possible and native species of vegetation should be used.
- Replanting efforts in EQCs that would restore or enhance the environmental values of areas that have been subject to clearing; native species of vegetation should be applied.
- Wetland and floodplain restoration efforts.
- Removal of non-native invasive species of vegetation from EQCs to the extent that such efforts would not be in conflict with county ordinances; such efforts should be pursued in a manner that is least disruptive to the EQCs.

Other disturbances to EQCs should only be considered in extraordinary circumstances and only where mitigation/compensation measures are provided that will result in a clear and substantial net environmental benefit. In addition, there should be net benefits relating to most, if not all, of the EQC purposes listed above that are applicable to the proposed disturbances.

Preservation should be achieved through dedication to the Fairfax County Park Authority, if such dedication is in the public interest. Otherwise, EQC land should remain in private ownership in separate undeveloped lots with appropriate commitments for preservation. The use of protective easements as a means of preservation should be considered.

When preservation of EQC land is achieved through the development process it is appropriate to transfer some of the density that would otherwise have been permitted on the EQC land to the non-EQC portion of the property to provide an incentive for the preservation of the EQC and to achieve the other objectives of the Plan. The amount of density transferred should not create an effective density of development that is out of character with the density normally anticipated from the land use recommendations of the Plan. For example, town homes should not normally be built adjacent to an EQC in an area planned for two to three dwelling units per acre. Likewise, an increase in the effective density on the non EQC portion of a site should not be so intense as to threaten the viability of the habitat or pollution reduction capabilities that have been preserved on the EQC portion of the site.

- Policy b. To provide an incentive for the preservation of EQCs while protecting the integrity of the EQC system, allow a transfer of some of the density from the EQC portion of developing sites to the less sensitive areas of these sites. The increase in effective density on the non-EQC portion of a site should be no more than an amount which is directly proportional to the percentage of the site that is preserved. Overall site yield will decrease as site constraints increase. Maximum density should be determined according to a simple mathematical expression based upon the ratio of EQC land to total land. This policy is in addition to other plan policies which impact density and does not supersede other land use compatibility policies.

The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the County's tree cover. It is possible to design new development in a manner that preserves some of the existing vegetation in landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the County's tree cover.”

ENVIRONMENTAL ANALYSIS:

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

Green Buildings

The project includes 181 new residential units, which is the maximum number envisioned under the Comprehensive Plan for this area. The Policy Plan calls for new residential development to attain Energy Star Qualified Homes certification when zoning proposals are seeking the high end of the Plan density range. In conformance with this guidance, the applicant has committed to attainment of green building certification under Energy Star Qualified Homes, EarthCraft or National Green Building Standard (NGBS) using the Energy Star Qualified Homes path for energy performance. In addition, the applicant is including green building elements in the adaptive reuse residential buildings. The development is not located in a Comprehensive Plan designated mixed use center on the Concept Map for Future Development and therefore, there is not an expectation under the Policy Plan that commercial buildings will be LEED certified. However, the applicant has also indicated that a list of green building elements will be provided for the commercial portions of the development. Staff feels that the proposed green building measures are consistent with the green building Policy Plan guidance.

Water Quality

The proposed redevelopment of the subject property has been contemplated for an extended period of time with a variety of concepts put forth which were intended to preserve the historic characteristics of the site, provide opportunities for new development and preserve and protect the environmental assets of the site and the surrounding areas to the greatest extent practicable. One of the concepts which was originally promoted as part of the redevelopment efforts at this location was a plan for the extensive reliance on infiltration as means of achieving on-site retention of runoff well beyond what is either required or recommended elsewhere in the County. The use of this extensive concept for infiltration was based on soils maps which indicated that the overwhelming majority of the site included soils which are well-suited to infiltration. Subsequent investigations of the actual soil conditions indicated that the soils detected were not well-suited for infiltration. As a result, the original goal to retain 1.62 inches of rainfall on-site could not be realized given the actual soil conditions. While this goal cannot be met, the applicant has worked diligently with staff in order to develop a concept for stormwater management which will result in the retention of 0.22 inches onsite and a 42%

reduction in phosphorous. The proposed SWM plan relies on a variety of measures, including underground detention facilities, soil composting, rooftop disconnect, bioretention, permeable pavers and the retrofitting of existing ponds. As a result, staff feels that the applicant has met the intent of the Comprehensive Plan guidance regarding stormwater management. Any final determination regarding the adequacy of the PFM required measures to meet stormwater management requirements will be subject to review and approval by staff within the Department of Public Works and Environmental Services (DPWES).

Hazardous Materials

The subject property has a well-known long history as a former prison facility. Past construction practices and land use practices raise the concern for the presence of a variety of potentially hazardous materials to be found at this location. In order to determine the extent of any harmful materials which might be present on the site a Phase I and Phase II Environmental Site Assessment (ESA) were performed on the property in 1999. Remediation of the lead, asbestos and petroleum products noted was performed as a result of the recommendations of the ESA's. While the study and the subsequent remediation appear to have been thorough, there is always the potential for previously undetected materials to be discovered at some later date. The current proffers make no mention of the studies and remediation which have already taken place or any potential responsibility for the discovery and remediation which could take place at some time in the future. At this time, it may be prudent to seek an agreement with the applicant through the proffers, or some other binding document, to ensure that they acknowledge that the County has completed any responsibility regarding the documentation and remediation of hazardous materials on the subject property at this time, and, that any future discovery of such materials and subsequent remediation would be the responsibility of the applicant. This is an issue which may be more fully addressed in other documents which are not specifically referenced as part of the proffers. Further consultation with the County Attorney's Office may be appropriate regarding this concern.

Resource Protection Areas (RPA)/Environmental Quality Corridors (EQC)

The subject property contains a number of headwaters areas for several streams in the area. While it appears that the RPA and EQC boundaries would be the same for each of these areas, they have only been labeled as RPA. Typically, any encroachment into these areas is not supported unless there are clear circumstances dictating a need for such encroachment. The development plans depict two areas where encroachments into the RPA are noted.

Sheet P-0303, indicates that the limits of clearing and grading will encroach into the RPA/EQC in two areas. While these areas may be designed to accommodate one or more outfall channels from a portion of Silverbrook Road and one or more stormwater management areas on the developed portions of the site, the plans provide no clear indication of such channels or provide any further details regarding the need for this encroachment. This delineation should either be corrected, or the applicant should provide information describing the justification for these areas of encroachment into the EQC/RPA in this area. If the encroachment is justified, then the applicant should also provide a commitment to restore these areas to the greatest extent

possible once land disturbing activities have been completed in this area. The applicant has provided a commitment to restore this area with the completion of work.

Sheet P-0305, depicts a stormwater management pond located between the RT-10 Metal Guard Tower. The existing RPA extends well into the embankment of the existing pond in this area and the limits of clearing and grading also fall within the RPA in this location. It is staff's understanding that the embankment must be reconstructed and the outfall pipe replaced in this area in order to comply with current PFM standards. While it appears that this encroachment has been reasonably justified, staff feels that the area should be restored to the greatest extent possible once land disturbing activities have been completed in this area. Additional landscaping has been provided in this area.

PGN:JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: September 20, 2013

TO: William Mayland, AICP; 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 2012-MV-008, Laurel Hill Adaptive Reuse,
CDP/FDP Plat dated 9th July 2013, LDS Project #1183-ZONA-003-2, Tax
Map #107-1-01-0009, Mount Vernon District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There is Resource Protection Area (RPA) on this property and the project proposes disturbance within RPA. An RPA exception request shall be filed and heard by the board. Currently, the exception and water quality impact assessment request has been submitted and is under review. Staff report for the exception request will be provided separately.

Water quality controls must be satisfied for this development (PFM 6-0401.2). The location of BMP facilities are depicted on the plat and the type of facility has been identified. The permeable pavers may not be allowed in travel-ways. (PFM 6-1304.2J) In the site plan submission BMP computations must be shown for each BMP facility. Some of the BMP types including roof top disconnect and soil amendment, which are not in the PFM may not be counted towards meeting the phosphorus removal requirements.

Floodplain

There are no regulated floodplains on the site.

Downstream Drainage Complaints

There are several downstream drainage complaints on file. More information on these complaints is available from the Maintenance & Stormwater Management Division (703 877 2800). Detention is mandatory when there are downstream drainage complaints.



Stormwater Detention

Applicant indicates to provide the Stormwater detention requirements with dry and/or wet pond, rain tanks, underground gravel storage, and underground Stormwater detention vaults. Rain-tanks are not currently allowed and PFM § 6-0303.8 states that underground detention facilities may not be used in residential developments unless specifically waived by the Board of Supervisors in conjunction with the approval of a rezoning. A waiver for PFM modification to allow underground detention vault was reviewed and recommended for approval.

All Stormwater detention facilities shall be designed in accordance with PFM and detailed evaluation and analysis shall be provided on site plan.

Applicant indicates that an extended detention will be provided for the site. The peak release rate must also be reduced by a percentage below the good forested condition proportional to the development and detailed computations shall be shown on site plan. (PFM 6-0203.4C (1) (ii))

Runoff Reduction Method:

Applicant indicates that part of the development may occur after the new Stormwater management regulations will be adopted and Stormwater management computations are provided with Virginia Runoff Reduction method. However, please note that the site plans submitted for approval prior to the adoption of new regulations will be reviewed under current regulations.

Onsite Major Storm Drainage System and Overland Relief

Applicant needs to provide an overland relief narrative and arrows showing runoff flow path of the 100-year storm event. Cross-sections at key locations including the building entrances must be shown on the plan. Also, the overland relief from the underground vaults needs to be shown on site plan.

Downstream Drainage System

An outfall narrative has been provided, however a detail outfall analysis with narrative must be provided on site plan. This plan involves drainage diversion, and the impact of the diversion shall be evaluated to a point where the diverted flow joins back the original channel.

Drainage Diversion

The existing and proposed drainage area tabulation on sheet P-0501 indicates that the natural drainage divide was not honored. It shall be demonstrated that the diversion is necessary to:

- a. Improve an existing or potentially inadequate outfall condition;
- b. Preserve a significant naturally vegetated area or save healthy, mature trees, which otherwise could not be preserved or saved, and which may be used to meet tree cover requirements instead of newly planted trees;
- c. Maximize the water quality control and/or water quantity control provided;

- d. Address constraints imposed by the dimensions or topography of the site to preclude adverse impacts from steep slopes and/or runoff; or
- e. Minimize to a reasonable extent, as determined by the Director, the number of on-site Stormwater management facilities.

Stormwater Planning Comments

This case is located in the Mill Branch Watershed. There are several water quality control plans located near the subject site. Please coordinate with Stormwater Planning Division to address their comments.

Please visit http://www.fairfaxcounty.gov/dpwes/watersheds/publications/lo/lo_122110.pdf for more details.

Dam Breach

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

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

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

TD/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Stormwater Planning Division, DPWES
Clinton Abernathy, Acting Chief, South Branch, SDID, DPWES
Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

DATE: October 2, 2013

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

FROM: Jay Banks, Urban Forester II 
Forest Conservation Branch, DPWES

SUBJECT: Laurel Hill Adaptive Reuse Area RZ 2013-MV-008

RE: Summary review of the CDP/FDP application

Tree Cover Requirements

Tree cover that will be established through proposed tree planting has not fully meet the County specific requirements with regards to transitional screening, open space, interior and perimeter parking lot landscaping due in part to the unique historic nature of the project.

Several overriding and sometimes competing interests with respect to landscaping have played out during the review process. In the core areas of the project site we were faced with a historically sparse landscape. Other rival factors came about with the multi-jurisdictional oversight of the project that is helping to develop this site. Federal, State and local interests have all contributed to some degree in diminishing the amount of required landscape needed to fully meet County regulations.

With these factors in mind Urban Forest Management Division (UFMD) believes it has secured as much landscaping as is feasible to meet the intent of most if not all of the landscaping requirements of the County.

Overall UFMD has approached the landscaping in a multi-layered methodology; where specific landscape obligations could not be met for say a transitional screening yard specifically, additional landscaping to meet stormwater requirements may be situated in such a fashion as to act as transitional screening landscaping outside of a defined screening yard. This approach has been utilized by UFMD to meet the intent of the County's landscape requirements within the limiting framework of this very unique project.

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



Tree Preservation

The majority of the existing tree cover that could be preserved on the site primarily existed on the periphery and has been saved to the greatest extent possible. Specifically where the Environmental Quality Corridor and Resource Protection Areas are situated the existing tree cover has been retained.

JSB/

UFMDID #: 184700

cc: DPZ File



County of Fairfax, Virginia

MEMORANDUM

DATE: August 13, 2013

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

FROM: Angela Kadar Rodeheaver, Chief *MAD for AWR*
Site Analysis Section
Department of Transportation

FILE: 3-4 (RZ 2012-MV-008)

SUBJECT: Transportation Impact - Addendum

REFERENCE: RZ/FDP 2012-MV-008 The Alexander Company, Inc.
Laurel Hill Adaptive Reuse
Traffic Zone: 1635
Land Identification Map: 107-1 ((1)) 0009 pt.

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plans made available to this office dated February 15, 2012, and revised through July 8, 2013.

- The timing and construction details for the improvement of the road access to the site from Lorton Road have not yet been finalized. Discussion of the road design within the site and continuing to Lorton Road was discussed with VDOT and County staff on August 7. It is our understanding that the applicant will be making modifications to their design to provide flexibility to tie in to the County project continuing off the site to Lorton Road. Proffer language reinforcing this is also necessary.
- A draft Master Development Agreement (MDA) has not been provided for staff review. Critical elements for timing and construction of the on-site portion of the road tying into the section continuing to Lorton Road are expected to be articulated in this agreement, including a commitment to construct the on-site portion of roadway.
- There are few loading spaces for the retail center in Land Bay 6 and for the proposed retail/office buildings. It is not clear how the other retail and office units not adjacent to or in the vicinity of these spaces will handle loading and trash pick-up conveniently, especially trash pick-up. This includes Alternatives A and B.

- The County and VDOT both have asked for truck turning path movements to be shown; the County for the access to the loading spaces which should be provided with the zoning review, and VDOT for the median breaks along Silverbrook Road which they have indicated can be given at site plan review.
- In Proffer 14 b. Park Access; the last sentence pertaining to repairs to the road if damage occurs during construction is ambiguous. What constitutes “the extent necessary to maintain public access” should be revised to be more specific.
- In the Proffers: Land Bay 6 Secondary Uses 2. B. Car washes, C. Drive-in financial institutions (with FDPA), and D. Drive-through pharmacies (with FDPA) *all should be deleted*. We are concerned that these drive-through uses will cause adverse traffic generation, circulation, and vehicle stacking concerns. If these uses are to be considered, they should be subject to a Special Exception and not an FDPA. The recommendation for a Special Exception implies the review of a new proposal rather than a use assumed in the rezoning application.
- The applicant proposes to vacate and/or abandon the cul-se-sac portion of White Spruce Way. FCDOT generally supports this proposal, however it is subject to a separate review process. If the vacation/abandonment is approved, the roadway will be privatized. Vacation/abandonment is not anticipated until after the zoning is approved by the Board of Supervisors.

AKR/LAH/lah



FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services

Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3200
Falls Church, Virginia 22042

August 14, 2013

TO: Barbara C. Berlin, Director
Zoning Evaluations Division
Fairfax County Department of Planning & Zoning

FROM: Lee Ann Pender, Director *lap*
Office of Facilities Planning Services

SUBJECT: RZ 2012-MV-008, Laurel Hill Adaptive Reuse Area (Updated)

ACREAGE: 78.53 acres

TAX MAP: 107-1 ((1)) 9

PROPOSAL:

The rezoning application proposes a mixed use development to include 352 to 412 residential units in the Laurel Hill Adaptive Reuse Area, the site of the former Lorton Prison. This rezoning application would rezone the property from the R-C District to the PDH-8 and PDC Districts to permit 24 single family detached units, 157 single family attached units, and 171 to 231 low-rise multi-family dwelling units. At present, this area is not developed with residential uses.

ANALYSIS:

School Capacities

The schools serving this area are Laurel Hill Elementary and South County Middle and High schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity 2012 / 2017	Enrollment (9/30/12)	Projected Enrollment 2013-14	Capacity Balance 2013-14	Projected Enrollment 2017-18	Capacity Balance 2017-18
Laurel Hill ES	924 / 924	896	955	-31	1032	-108
South County MS	1309 / 1309	1044	874*	435	854*	455
South County HS	2323 / 2323	2018	2167	156	2117	206

Capacities based on 2014-2018 Capital Improvement Program (November 2012)

Project Enrollments based on 2012-13 to 2017-18 6-Year Projections (April 2012)

* AAP program not included in projections

The school capacity chart above shows a snapshot in time for student enrollment and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2017-18 and are updated annually. At this time, if development occurs within the next five years, Laurel Hill is projected to have a capacity deficit. South County Middle and High schools are projected to have sufficient capacity. Beyond the six year projection horizon, enrollment projections are not available.

The enrollment projections shown in the chart for South County Middle School level were made prior to the implementation of the AAP program in the school. Therefore, projected enrollments do not account for the recently created AAP program at the Middle School.

Capital Improvement Program Projects

The 2014-18 Capital Improvement Program (CIP) does not recommend any projects at the impacted schools at this time. These schools may be evaluated as part of the upcoming Richmond Highway corridor review.

Development Impact

Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

School level	Single Family Detached ratio	Proposed # of units	Estimated Student yield
Elementary	0.268	24	6
Middle	0.085	24	2
High	0.178	24	4

12 total

2011 Countywide student yield ratios (August 2012)

School level	Single Family Attached ratio	Proposed # of units	Estimated Student yield
Elementary	0.249	157	39
Middle	0.063	157	10
High	0.128	157	20

69 total

2011 Countywide student yield ratios (August 2012)

School level	Low-rise Multi-family ratio	Proposed # of units	Estimated Student yield
Elementary	0.173	171 to 231	30 to 40
Middle	0.040	171 to 231	7 to 9
High	0.078	171 to 231	13 to 18

50 to 67 total

2011 Countywide student yield ratios (August 2012)

RECOMMENDATIONS:

Proffer Contribution

A net of 131 to 148 new students is anticipated (75 to 85 Elementary, 19 to 21 Middle and 37 to 42 High School). Based on the approved Residential Development Criteria, a proffer contribution between \$1,373,928 (131 x \$10,488) and \$1,552,224 (148 x \$10,488) is recommended to offset the impact that new student growth will have on surrounding schools. It is recommended that the proffer contribution be directed toward schools in Cluster V or to schools in the South County High School Pyramid at the time of site plan or building permit approval. A proffer contribution at the time of occupancy is not recommended since this does not allow the school system adequate time to use the proffer contribution to offset the impact of new students.

In addition, an "escalation" proffer is recommended. The suggested per student proffer contribution is updated on an annual basis to reflect current market conditions. The amount has decreased over the last several years because of the down turn in the economy and lower construction costs for FCPS. As a result, an escalation proffer would allow for payment of the school proffer based on either the current suggested per student proffer contribution at the time of zoning approval or the per student proffer contribution in effect at the time of development, whichever is greater. This would better offset the impact that new student yields will have on surrounding schools at the time of development. For your reference,

below is an example of an escalation proffer that was included as part of an approved proffer contribution to FCPS.

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

Proffer Notification

It is also recommended that the developer proffer notification be provided to FCPS when development is likely to occur or when a site plan has been filed with the County. This will allow the school system adequate time to plan for anticipated student growth to ensure classroom availability.

ADDITIONAL INFORMATION:

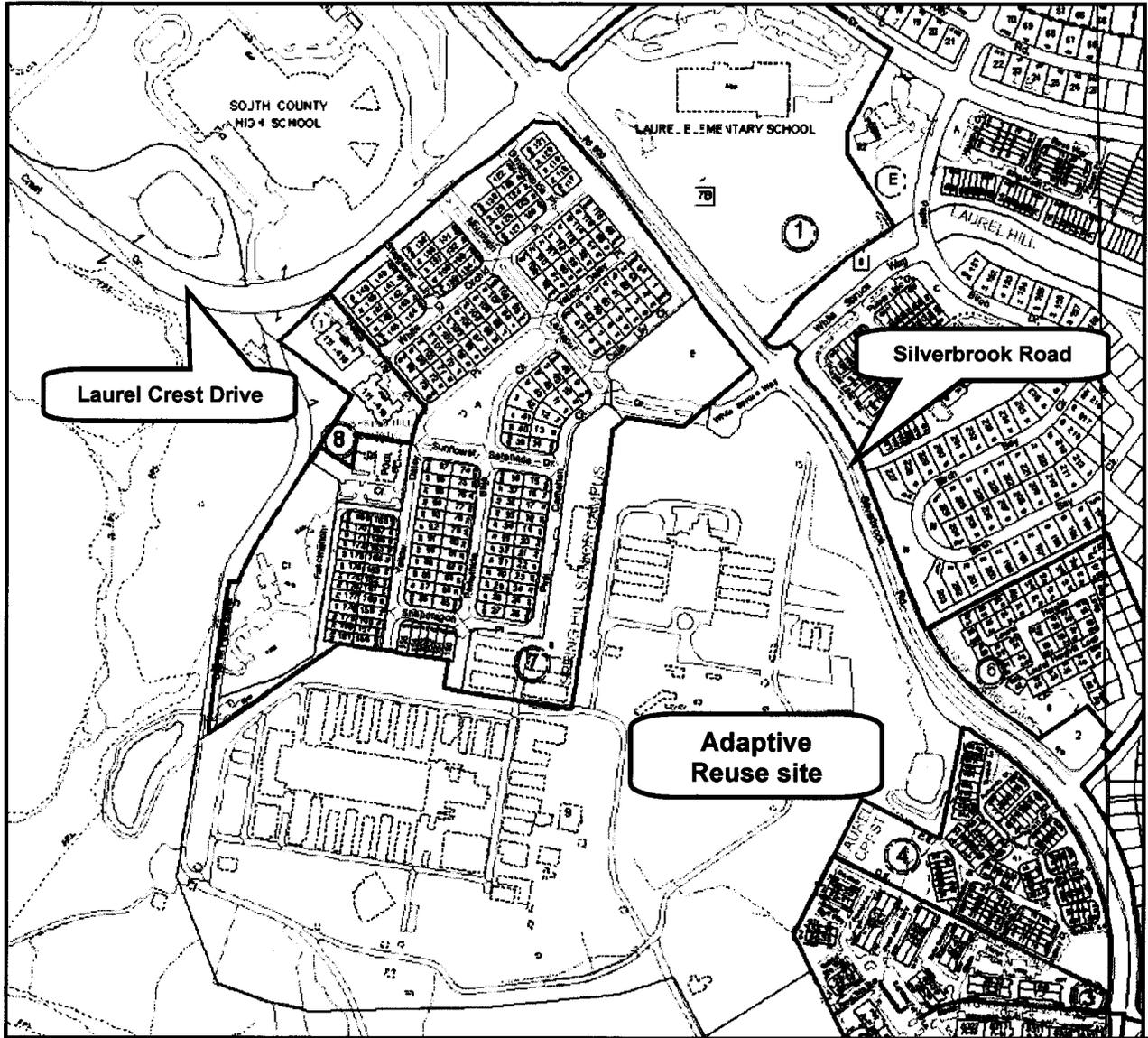
FCPS will be undertaking a review of schools in the Richmond Highway corridor and surrounding area in the near future. This review will likely include schools served by this development. Currently, there are several schools in the Richmond Highway area that are over capacity; projections indicate this trend will likely continue in out years.

LAP/gjb

Attachment: Locator Map

cc: Dan Storck, School Board Member, Mount Vernon District
Elizabeth Schultz, School Board Member, Springfield District
Ilryong Moon, Chairman, School Board Member, At-Large
Ryan McElveen, School Board Member, At-Large
Ted Velkoff, School Board Member, At-Large
Jeffrey Platenberg, Assistant Superintendent, Facilities and Transportation Services
Frances Ivey, Cluster V, Assistant Superintendent
Jane Lipp, Principal, South County High School
Marsha Manning, Principal, South County Middle School
Suzie Montgomery, Principal, Laurel Hill Elementary School

**Fairfax County Public Schools
Office of Facilities Planning Services**





FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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

FROM: Sandy Stallman, AICP, Manager *SS*
Park Planning Branch, PDD

DATE: September 18, 2013

SUBJECT: RZ/FDP 2012-MV-008, Laurel Hill Adaptive Reuse Area – **Revised**
Tax Map Number: 107-1((1))9

BACKGROUND

The Park Authority has reviewed the proposed Development Plan dated September 10, 2013, for the above referenced application. This memorandum is intended to replace an earlier memorandum dated July 25, 2012.

The Laurel Hill Adaptive Reuse Area is approximately 78.5 acres, currently zoned R-C, and developed with historic structures related to the decommissioned reformatory and penitentiary of the former District of Columbia Department of Corrections' Lorton Prison. The site contains dormitory buildings, shop/industrial buildings that were later converted to dormitories, two dining halls, cellblock buildings, and a recreational area that is being used on an interim basis by a local baseball league. In respect to the entire 3,200-acre Laurel Hill area, the Adaptive Reuse Area is surrounded by the 1,200-acre fragmented Laurel Hill Park, which is predominantly characterized by undeveloped open space with natural and cultural resources. Further, the park contains a variety of active recreational opportunities such as an 18-hole golf course, an extensive multi-use trail network, and a future equestrian center.

The Development Plan shows a mix adaptive reuses and new construction uses throughout the former prison site, including 171 multi-family units in historic buildings; 157 new single-family attached townhouses; 24 new single-family detached homes; 20,000 square feet of retail/civic use in the historic chapel; 8,000 square feet of retail/civic use in the historic power plant; and 110,000 square feet of retail/office use dispersed among several historic and new buildings.

In regard to zoning, the Plan proposes to divide the site into two different P-District's. The prison reformatory reuse area and new construction around the baseball diamond is proposed to be zoned PDH-8 (62.5 acres). The prison penitentiary reuse area and new construction is proposed to be zoned PDC (16 acres).

Based on the Lower Potomac Planning District average multi-family household size of 2.25, average single-family attached household size of 3.28, and average single-family detached household size of 3.24, the proposed development could add about 978 ($171 \text{ MF} \times 2.25 + 157 \text{ SFA} \times 3.28 + 24 \text{ SFD} \times 3.24 = 978$) new residents to the Mount Vernon Supervisory District.

COMPREHENSIVE PLAN GUIDANCE

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

The Lower Potomac Planning District recommendations in the Area IV Plan describe the importance of public parks, open space, recreational opportunities, and pedestrian and bicycle connections. In addition, Plan recommendations for the sub-unit containing this application site specifically cite the importance of pedestrian and bicycle links and providing public parks to achieving the Plan's objectives (Area IV, Lower Potomac Planning District, Area-Wide Recommendations, Parks and Recreation, pp. 35-39, 46-54). The Laurel Hill Adaptive Reuse Citizen's Advisory Committee's recommendations for the Adaptive Reuse Area also guide development of this sub-unit.

Finally, text from the Lower Potomac District chapter of the Great Parks, Great Communities Park Comprehensive Plan echoes recommendations in the Countywide Comprehensive Plan. Specific district chapter recommendations include that local parks should provide a combination of facilities, amenities and gathering spaces to attract and promote social interaction among community members.

ANALYSIS AND RECOMMENDATIONS

Park Needs and Recreational Impact of Residential Development:

Existing nearby parks (Laurel Hill, Newington Heights, Pohick Stream Valley) provide a large amount of parkland, but few recreational facilities. The recreational facilities in greatest need in this area include rectangle fields, adult/youth softball and youth baseball diamond fields, basketball courts, playgrounds, neighborhood dog parks and skate parks, and trails. The increase of approximately 978 residents would generate the need for about 4.85 acres of local-serving parkland and a variety of recreational facilities based on adopted service level standards for parkland and recreational facilities in the Comprehensive Plan.

The Fairfax County Zoning Ordinance requires provision of open space and recreational features within Planned Development Districts (see Zoning Ordinance Sections 6-110 and 16-404). The minimum expenditure for park and recreational facilities within these districts is set at \$1,700 per non-ADU residential unit for outdoor recreational facilities to serve the development population. Whenever possible, the facilities should be located within the residential development site. With 308 non-ADUs proposed, the Ordinance-required amount to be spent onsite is \$523,600 (308

non-ADU units x \$1,700). Any portion of this amount not spent onsite should be conveyed to the Park Authority for recreational facility construction at park sites in the service area of the development.

The \$1,700 per unit funds required by Ordinance offset only a portion of the impact to provide recreational facilities for the new residents generated by this development. Typically, a large portion if not all of the Ordinance-required funds are used for recreational amenities onsite. As a result, the increased demands caused by residential development for public recreational facilities places a burden on the Park Authority that by county policy should be offset (Countywide Comprehensive Policy Plan, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section).

The Park Authority typically requests a fair-share contribution of \$893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This contributes to the Park Authority capital funds to add park and recreational facilities as the population increases. To offset the additional impact caused by the proposed development, the Applicant would typically be requested to contribute \$873,354 (978 new residents x \$893) to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property. However, the Applicant is adaptively reusing the central courtyard greens of the reformatory, penitentiary, and a portion of the existing interim baseball diamond as publicly-accessible open space; is providing additional publicly-accessible onsite areas for pocket parks, minor greens, courtyards, tot-lots, and spaces for outdoor recreation; and will provide maintenance to all onsite open spaces, facilities, and amenities.

In addition, Laurel Hill Park surrounds the proposed development area, which provides a substantial amount of open space, recreational facilities and uses, and natural and cultural resource areas. Therefore, the adaptive reuse open spaces, onsite parks and amenities, and proximity to Laurel Hill Park are contributions towards offsetting park impacts. It is important for the proposed contributions to adequately address park needs, balance onsite provisions, provide connections to adjacent Laurel Hill Park, provide well-designed, located, accessible, and sustainable facilities, mitigate park impacts, and be implemented according to Comprehensive Plan guidance.

Open Space Facilities:

The Development Plan shows over 10 acres of park space that provide a variety of publicly-accessible park and recreation amenities and facilities. The park spaces are defined and categorized by site amenity type:

- Three tot-lots are shown on the Plan throughout the site. Tot-lot #1 and #2 are situated as wayside features adjacent the Cross County/Laurel Hill Greenway Trail, while Tot-lot #3 is located near a cluster of new construction residential townhouses in the southeastern corner of the site.
- Tot-lot #1 is shown as being +/- 16,712 square feet in size. Staff encourages the Applicant to explore combining the tot-lot use with additional amenities and facilities for public use. In particular, staff recommends inclusion of pedestrian-oriented amenities for

- trail users, such as a bicycle repair station and shaded seating area, and small-scale recreational facilities, such as a bocce ball court, outdoor fitness zone and/or multi-use court(s).
- A potential shaded seating amenity is shown in close proximity to tot-lot #1, which staff considers a complementary use for the area.
- Five minor greens are shown on the Plan generally clustered in the far western edge of the site and defined as passive use open space that includes turf grass balanced with trees, which tend to occur on the perimeter of the space.
- Staff recommends the Applicant incorporate some visual and/or recreational amenities to activate the park spaces and to provide an adequate amount and variety of seating options, such as benches and gaming tables.
- Two pocket parks are shown on the Plan and defined as passive use open space to include benches and sidewalk connections.
- Staff recommends the Applicant provide an adequate amount and variety of seating options and to incorporate features and/or amenities to activate the park spaces, such as climbable or public art, a water feature, etc.
- Two courtyards are shown on the Plan in the central prison reformatory reuse area and defined as passive use open space dominated by historic hardscape brick paving, and limited to hardscape elements.
- Staff recommends the Applicant provide more details about possible programming and uses to activate the park spaces, such as movable chairs and tables, and support features for events.
- Two interpretative open spaces are shown on the Plan and defined as passive use open space focused on historic site structures. One interpretative space focuses on a former prison guard tower and the other focuses on the Laurel Hill House.
- The Applicant has committed in proffers to coordinate with the Park Authority regarding interpretative signage for these park spaces.
- Four adaptive reuse open spaces are shown on the Plan throughout the site within the prison reformatory and penitentiary reuse areas, as well as the existing interim baseball diamond which is to be relocated. These spaces are defined as passive use open space, larger in area relative to all other site amenities, that could potentially be used for events such as movies, farmer's markets, and music performances, etc. Further, the spaces are largely defined by historic centralized spaces and will consist mostly of turf grass with limited introduced (non-historic) sidewalks.
- Staff understands that the adaptive reuse open spaces will largely remain undeveloped to retain the historic landscape of the reformatory south quad, the penitentiary quad

approach at the prison gate, the penitentiary north quad, and the community green that prisoners used for outdoor recreation and general open space.

- The reuse open spaces will no doubt be used in a variety of ways from all nearby users (residential, retail, office), such as group picnicking, lunch breaks, informal sporting events like pickup soccer, etc. Staff recommends the Applicant provide an adequate amount and variety of seating options to accommodate this broad need.
- Staff appreciates the Applicant's inclusion of possible park space programming and uses listed on the Plan.

— An existing segment of the Cross County/Laurel Hill Greenway Trail (labeled County Trail) is located inside and along the northwestern edge of the site.

- See *Trails* section below for analysis.

— Five possible outdoor recreational opportunities are shown on the Plan throughout the site, though concentrated around the historic chapel and historic power plant. The opportunities are defined as potential locations of outdoor recreation space associated with potential adjacent uses.

In addition to the above listed publicly-accessible open spaces, the Plan also shows a residential association-access only pool area.

Laurel Hill Park Impacts

The existing interim parking lot in the southwest corner of the site currently provides public access to the adjacent Laurel Hill Park. The Plan shows new residential construction replacing the entire interim parking lot, though a pedestrian connection to a tot-lot area is proposed. The Applicant indicated in previous plan submissions and meeting discussions that publicly-accessible parking spaces would be provided among the residential-only parking spaces as a mechanism to continue providing public park access. The Plans shows 23 surface parking spaces and two handicap surface parking spaces in the general vicinity of the tot-lot area; however, the Plan does not indicate if any will be publicly-accessible for public park use. Public parking would enhance public park access, especially to the tot-lot area. Moreover, the Applicant should clarify if any of these parking spaces in the general vicinity of the Laurel Hill Park and tot-lot area will be publicly-accessible for public park use.

On the west side of the existing interim parking lot is interim hole #3 of the Laurel Hill Park disc course golf, which is in the limits of the Applicant's property. The Plan indicates the Applicant will coordinate with the Park Authority to permit relocation of the existing disc golf course features in this area. Staff appreciates the Applicant's willingness to help retain the course in the generally same configuration and location.

On the south side of the existing interim parking lot is hole #5 of the Laurel Hill Park disc course golf. The Plan indicates this facility may be relocated with Park Authority coordination to facilitate grading and stormwater management improvements. The Park Authority will coordinate with the Applicant to temporarily relocate the facility, if needed, during site

construction and mitigate impacts during construction. However, site improvements should not require permanent relocation after construction.

Trail Impacts:

The Plan shows a slight alteration to the existing route of the Cross County/Laurel Hill Greenway Trail (labeled County Trail) to accommodate a proposed parking lot. The Applicant has included proffers to design the realigned trail to a standard and configuration that is substantially the same as it exists in adjacent sections of the trail. In addition, the Plan indicates the realigned trail will be constructed in accordance per county requirements.

Comprehensive Plan recommendations for the Laurel Hill Community Planning Sector of the Lower Potomac Planning District specifically cite guidance to implement the envisioned trail for Laurel Hill. The envisioned trail is a major linear open space feature that will generally be 80 to 100 feet in width with a 10-foot wide asphalt trail to accommodate multipurpose non-motorized uses and connections (pedestrian, equestrian, bike, etc.) and a variety of wayside amenities. The Park Authority acknowledges that the portion of the trail passing through the site is constrained and most likely cannot be fully built at the recommended 80 to 100 feet in width; however, staff encourages the Applicant to seek appropriate places along the trail to add a variety of wayside amenities, such as fitness stations, seating waysides, landscaping, interpretive features, public art and other points of interest. Any proposed amenities and facilities associated with the trail should be shown on the Plan as part of the FDP.

The Plan shows an existing roadway (Route 20) to be retained and converted into a local trail connection, though with minor configuration modifications to enable site improvements. The retained road-converted-trail will provide a needed recreational amenity in the southern portion of the site and enable a more complete and comprehensive onsite trail network.

Cultural Resources Impact:

Cultural resource staff has worked closely and will continue to coordinate with the Applicant and other county officials throughout the rezoning process, so Park Authority input is reflected in that correspondence. Staff will continue to work with the Applicant and the county regarding any cultural resource studies and issues that may arise.

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

Natural Resources Impact:

The Park Authority owns and operates Laurel Hill Park that is located adjacent and downstream from the site. Disturbed areas should be re-vegetated using non-invasive plant species and native plant species where practicable, and control existing non-native invasive plant species to prevent their spread onto surrounding parkland and natural areas.

The Park Authority encourages the Applicant to utilize plant species that are common and native to Fairfax County in order to maximize the ecosystem services provided on the redevelopment

site, provide habitat benefits for wildlife, and to prevent introduction of species not native to the region. In particular, the Park Authority provides the following recommendations in regard to Plan sheets P-0404 through P-0407:

- *Tilia cordata* should be removed and replaced by the native *Tilia americana*.
- *Hypericum calycinum* should be removed and replaced with one of the native *Hypericum*s which include *H. hypericoides*, *H. prolificum* and *H. punctatum*.
- *Halesia carolina* is not native to Virginia and should be removed.
- *Taxodium distichum* is not native to our region and should be removed.

Further, no species should be used that are listed as invasive on Early Detection and Distribution Mapping System (EDD Maps) at <http://www.eddmaps.org/species/>. The following species are listed on Plan sheets and should be removed as they are invasive: *Prunus laurocerasus*, *Liriope spicata*, *Thymus praecox*.

Stormwater should be managed to avoid impacting receiving streams and downstream and downslope parkland. Much of the discussion to date would improve stormwater leaving the site as compared to existing conditions. However, stormwater computations and outfall narratives shown on the Plan indicate that outfalls #2, #3A, and #3B may be adequate, while outfall #4 will not be adequate.

Outfall #2 is a high-gradient channel that could be significantly degraded by increased flows; staff recommends this outfall be carefully assessed with stabilization and restoration provided.

Outfall #3 is routed through a high-gradient channel and the recreational pond at Giles Run Meadow, which could be significantly degraded by erosive flows. The recreational pond was constructed by staff and possibly inmates from Lorton Prison and its integrity and stability are unknown. Routing stormwater flows to and through this pond raises significant concerns and should be evaluated for impacts with the possible need to renovate the pond dam to ensure its stability in addition to providing channel stabilization and restoration. The Plan needs to clearly identify and show specific stormwater measures for outfall #3, as well as indicate that stormwater flows will increase for both the two and 10-year storm.

The Applicant proposes to use the “extended detention” method for outfall #4. Outfall #4 runs through the field complex with very little woody vegetation with areas that are high-gradient and likely highly susceptible to erosion. The Park Authority requests that the applicant clarify that they will be providing 24-hour extended detention of the one-year storm as a component of their extended detention.

The Park Authority encourages the Applicant to pay close attention to comments by DPWES Urban Forest Management staff concerning potential impacts to large trees on parkland between Land Bays 3 and 5. In addition, the Applicant should also pay close attention to DPWES comments concerning Giles Run because it is listed as a Watershed Protection Area in the County’s Stream Protection Strategy and should be protected from further degradation.

Proffers (dated August 20, 2013)

Pending details in the Master Association Agreement, a public access easement should be conveyed toward all park spaces and amenities identified on the conceptual site amenity Plan sheet, except the residential association-access only pool area.

As the site is predominantly surrounded by Park Authority property, the Park Authority should be consulted prior to and have the ability to review any off-site activity or construction on park property, including stormwater management (Proffer 27 – Stormwater Management) and tree preservation (Proffer 37 – Off-Site Tree Preservation). As part of the Park Authority consultation, the Applicant may be required to obtain a right of access permit for any construction on park property.

Proffer 14b – Construction, Park Access. Staff appreciates the Applicant's willingness to maintain non-interrupted public access to Giles Run Road and adjacent Park Authority property during construction use of the road. Typically, the Park Authority would request the Applicant to repair any road damage caused by construction to in-kind or better condition. However, the Park Authority will accept the Applicant's proffer to maintain non-interrupted public access due to future planned road improvements.

Proffer 23 – Interpretation Signage. The Park Authority appreciates the Applicant's willingness to provide five signs. However, following continued and refined staff discussions about the future interpretation of Laurel Hill, staff recommends the Applicant provide a monetary contribution rather than signage for interpretation. The monetary contribution would enable the Park Authority to provide a facet of interpretation features not limited to signage, such as self-guided tour programs/guides and web-based interpretation opportunities. Five interpretation signs are estimated to cost \$10,000 and an equivalent cash contribution to the Park Authority would be appropriate.

SUMMARY OF RECOMMENDATIONS

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

- Provide the required P-District onsite expenditure of \$523,600 creditable by onsite recreational facilities and amenities.
- Applicant is encouraged to explore combining tot-lot #1 use with additional amenities and facilities for public use. Staff recommendations include pedestrian-oriented amenities for trail users, such as a bicycle repair station and shaded seating area, and small-scale recreational facilities, such as a bocce ball court, fitness station and/or multi-use court(s).
- Provide an adequate amount and variety of seating options throughout the site and amenity area, such as benches, picnic tables, gaming tables, etc. Seating should be provided in context with each amenity type and the desired user experience, as well as any proposed amenities or facilities.
- Applicant should clarify if any of the 22 surface parking spaces and/or two handicap surface parking spaces in the general vicinity of the Laurel Hill Park and tot-lot area will be publicly-accessible for public park use. Public parking would enhance public park access, especially to the tot-lot area.
- Grading and stormwater management improvements should not require permanent relocation of disc golf course hole #5 in Laurel Hill Park. The Park Authority will coordinate temporary relocation during site construction, if needed.
- Enhance the Cross County/Laurel Hill Greenway Trail to better reflect Comprehensive Plan recommendations.
- The Park Authority will continue to coordinate with the Applicant and other county officials throughout the rezoning process regarding cultural resources.
- Throughout the development the Applicant should utilize plant species that are common and native to Fairfax County in order to maximize the ecosystem services provided on the redevelopment site, provide habitat benefits for wildlife, and to prevent introduction of species not native to the region. In addition, existing non-native invasive plant species should be controlled to prevent their spread onto surrounding parkland and natural areas. See *Natural Resources Impact* for species-specific comments.
- Stormwater should be managed to avoid impacting receiving streams and downstream and downslope parkland. Stormwater computations and outfall narratives shown on the Plan indicate that outfalls #2, #3A, and #3B may be adequate, while outfall #4 will not be adequate. See *Natural Resources Impact* for outfall-specific comments.
- Applicant should pay close attention to DPWES comments concerning potential impacts to large trees on parkland and Giles Run due to being listed as a Watershed Protection Area in the County's Stream Protection Strategy.
- Pending details in the Master Association Agreement, a public access easement should be conveyed toward all park spaces and amenities identified on the conceptual site amenity sheet, except the residential association-access only pool area.
- Park Authority should be consulted prior to and have the ability to review any off-site activity or construction on park property; Applicant may be required to obtain a right of access permit for any construction on park property.

- Following continued and refined staff discussions about the future interpretation of Laurel Hill, staff recommends the Applicant provide a monetary contribution rather than signage for interpretation; five interpretation signs are estimated to cost \$10,000 which is an appropriate equivalent contribution amount.

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

FCPA Reviewer: Jay Rauschenbach
DPZ Coordinator: Bill Mayland

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Charles Smith, Manager, Natural Resource Management & Protection Section
Kelly Davis, Project Manager, Special Projects Branch
Elizabeth Cronauer, Trail Coordinator, Special Projects Branch
Bill Mayland, Branch Chief, Areas II and IV, ZED, DPZ
Chron Binder
File Copy



County of Fairfax, Virginia

MEMORANDUM

DATE: May 8, 2012

TO: Bill Mayland
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Gilbert Osei-Kwadwo, P.E.
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. RZ 2012-MV-008**
Tax Map No. 107-1- ((01)) - 0009

Sewer service for the development of the referenced zoning application will be provided by Sewer Pump Station located about 50 feet from the boundary of the property. The station has adequate capacity to accommodate the projected sewage flow from the development.

FAIRFAX COUNTY
WASTEWATER MANAGEMENT



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Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division

12000 Government Center Parkway, Suite 358
Fairfax, VA 22035

Phone: 703-324-5030, **Fax:** 703-803-3297

www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

DATE: April 17, 2012

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

FROM: Eric Fisher, GIS Analyst III
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application
RZ 2012-MV-008

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #419, Lorton
2. After construction programmed ___ (n/a)___ this property will be serviced by the fire station _____ (n/a)_____



Fairfax Water

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

**PLANNING & ENGINEERING
DIVISION**

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

April 18, 2012

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

Re: RZ 2012-MV-008
FDP 2012-MV-008
Laurel Hill Adaptive Reuse
Tax Map: 107-1

Dear Ms. Berlin:

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

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 12-inch water main located at the property. See the enclosed water system map.
3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

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

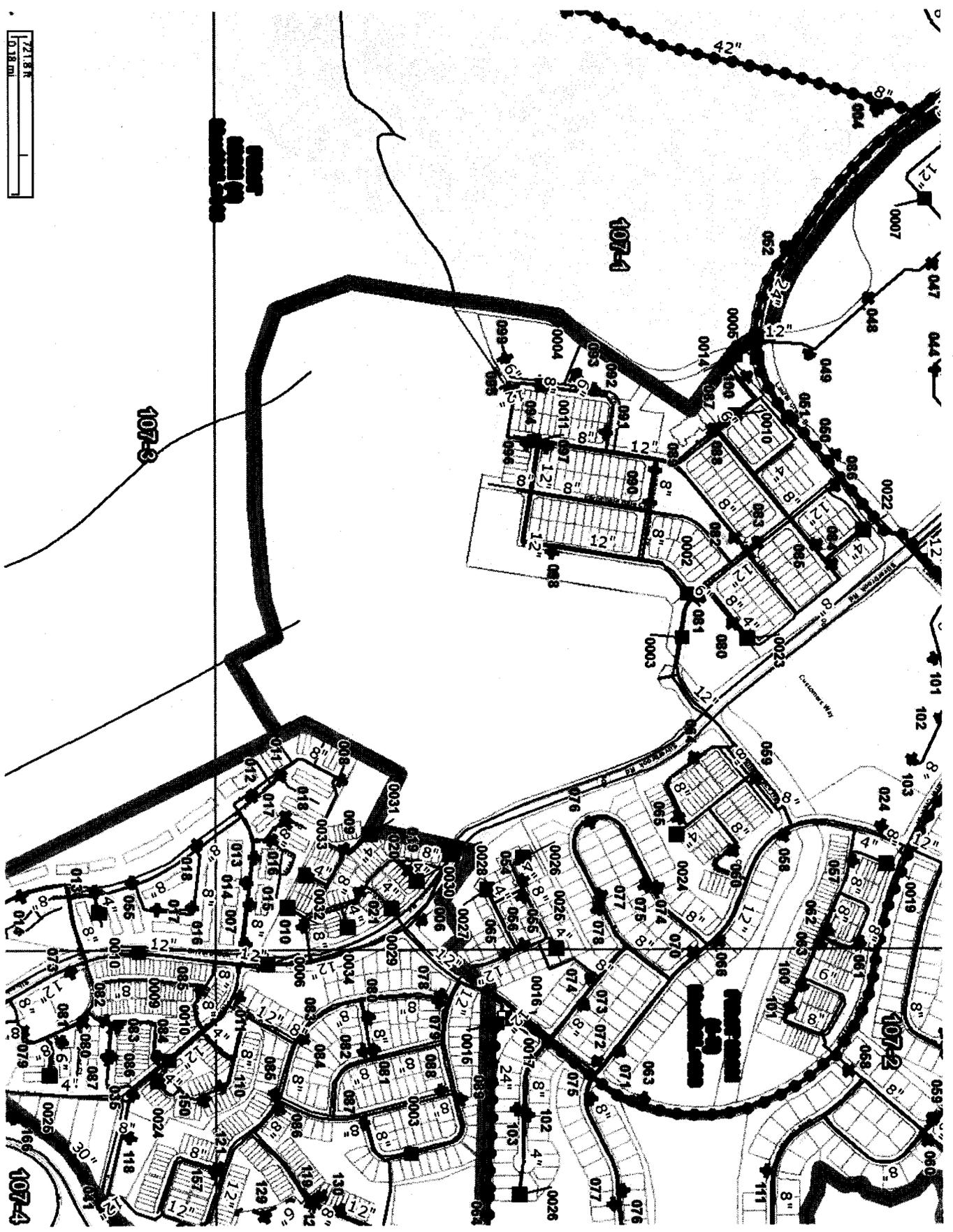
Sincerely,



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

Enclosure
cc: Gregory Riegle, McGuire Woods

The information contained on this page is NOT to be construed or used as a "legal description". Fairfax Water does not provide any guaranty of accuracy or completeness regarding the map information. Any errors or omissions should be reported to the Technical Services Branch of the Planning and Engineering Division. In no event will Fairfax Water be liable for any damages, including but not limited to loss of data, lost profits, business interruption, loss of business information or any other pecuniary loss that might arise from the use of this map or information it contains.





County of Fairfax, Virginia

MEMORANDUM

DATE: 30 January 2014

TO: Bill Mayland, Branch Chief, Zoning Evaluation Division

FROM: Linda Cornish Blank, Historic Preservation Planner

SUBJECT: RZ 2012-MV-008/FDP 2012-MV-008; Laurel Hill Adaptive Reuse Area, Proposed re-zoning of 78.53 acres for mixed use as residential, commercial, office & civic on the property on parcel tax map # 107-1 ((1)) 9 pt.

Planning Location: Fairfax County Comprehensive Plan, 2011 Edition, Area IV; Lower Potomac Planning District; LP1-Laurel Hill Community Planning Sector; Sub Unit 3B
Comp Plan Text: Amended thru 4-9-2013, pp. 23-57; pp. 46-50

Planning History, p. 26:

“ . . . A Memorandum of Agreement (MOA) between the General Services Administration and 9 other signatories was executed in June, 2001 which fulfilled the responsibilities for complying with the transfer of the property to Fairfax County. The MOA stipulates that Fairfax County was to treat the property as an historic district with the Fairfax County’s Architectural Review Board having oversight of any undertakings such as construction and demolition. . . . ”

Sub-unit 3B, p. 49:

“Design, Access and Historic Preservation Guidance

- Design of the Adaptive Reuse Area should be sensitive to the historic architecture and create high quality rehabilitation. Provided parking areas should meet County and user requirements, offer convenience to the uses and be designed, if practical, as visually unobtrusive.
- Emphasis should be placed on rehabilitation of historically relevant structures for new uses. New uses may require changes to doors and windows along with other building alterations. These changes should be made to complement existing architecture and in accordance with the Secretary of the Interior’s Standards and Guidelines for rehabilitating historic buildings.
- New construction will be necessary and is envisioned to be undertaken in a manner that is compatible with, and complementary to, the existing character of the historic district. When proposing new construction, consideration should be given to the distinctive architecture and landscape. Siting and design of new buildings should be carefully considered in the context of the historic building patterns.

Phasing

- Development of the site could either occur in one or more phases; however, issues affecting the entire site should be addressed through a coordinated plan. The plan should emphasize the adaptive reuse of historic buildings in a timely manner, before or concurrent with new construction.

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



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Implementation

• Considering the complexity and potential costs related to developing the Adaptive Reuse Area, Fairfax County should encourage the federal and state governments to be active partners in the development. Potential partnerships should explore the use of historic tax credits, federal and state grants to support infrastructure, building renovation or operations, and support in streamlining the approval process. The approvals could include the activities related to reuse or demolition of historic buildings, as well as those related to the Memorandum of Agreement.

• In order to create a viable, self-sustaining development, the County may consider possible approaches to increasing the viability of the redevelopment of the Adaptive Reuse Area by modifying these recommendations, such as increasing the residential, retail, or other components, or by reducing the number of structures to be re-used, subject to the terms of the Memorandum of Agreement.”

Architectural Review Board (ARB) Review and Recommendation:

Because the MOA stipulates that Fairfax County was to treat the property as a historic district with the Fairfax County’s Architectural Review Board having oversight of any undertakings such as construction and demolition, the following section of the Zoning Ordinance applies:

7- 204 Administration of Historic Overlay District Regulations

Once established, Historic Overlay Districts shall be subject to administrative procedures for the enforcement of such regulations as provided in this Section.

1. All applications for rezoning, special exception, special permit, variance, sign permits, building permits, as qualified below, and all site plans, subdivision plats and grading plans shall be referred to the ARB for its review and recommendation in accordance with the provisions of this Part.

2. The ARB review and recommendation on applications for a rezoning, special exception, special permit, variance and for site plans, subdivision plats and grading plans shall include consideration of the potential impact of the proposal on the historical, architectural, or archaeological significance of the district . . .

ARB recommendation: At its September 13, 2012 meeting the ARB made the following recommendation for approval:

Recommend approval of ARB-12-LOR-01 consisting of rezoning application RZ 2012-MV-008 (78.5 acres from R-C to PDH-8 and PDC) and Final Development Plan FDP 2012-MV-008, as presented at the August 2012 ARB workshop, for the adaptive reuse area of the former DC Reformatory & Penitentiary at Laurel Hill, subject to the following understandings and conditions:

1. Virginia Department of Historic Resources and National Park Service Review: The ARB recognizes that proposed demolition and the architecture and design for new construction are subject to further study and review by the Virginia Department of Historic Resources and the National Park Service as related to tax credit review. In particular, the ARB recognizes that rezoning application RZ 2012-MV-008 and Final Development Plan FDP

January 30, 2014

2012-MV-008 proposes points of access through the wall, but do not stipulate the extent or height of the wall to be retained or lowered. The ARB also recognizes that points of access, the extent to which the north wall is lowered and final treatment of the wall, are subject to further study with review and determination by the ARB and the Virginia Department of Historic Resources (VDHR) and the National Park Service (NPS) as it relates to tax credit review. The ARB makes the following recommendations for the Penitentiary Wall:

- a) The ARB supports vehicular access points through the wall on the north, east and south sides as well as pedestrian access at the existing entrance on the southeast corner of the east wall and through the existing sally port.
 - b) Maintain the existing buttresses at their current height and shape for the north wall.
 - c) Restore and maintain the historic grade at the outside face of the north wall to the maximum extent possible.
 - d) Incorporate screen elements between the buttresses to create an effect reminiscent of the north wall while still providing the necessary visibility into the site. Possible screen elements to explore include glass panels, an open grid or trellis system, and a combination of steel cables and posts.
 - e) Inform the ARB about feedback and direction given to the applicant from VDHR and NPS as it pertains to the wall, particularly, the lowering of the wall and proposed treatments.
2. Architectural design: Architectural design for new construction and the design features of new construction are not part of this recommendation but will be submitted to the ARB for review and action in accordance with the provision of the Fairfax County Zoning Ordinance and the MOA.
 3. Rehabilitation and alterations: Rehabilitation and alterations to existing buildings planned for adaptive reuse as shown on the Final Development Plan will be undertaken in accordance with the Secretary of the Interior's Standards, but are not part of this recommendation and will be submitted to the ARB for review in accordance with the Fairfax County Zoning Ordinance and the MOA.
 4. Demolition: Final action on the proposed demolition of contributing buildings and structures as shown in the FDP is subject to the requirements of the Memorandum of Agreement (MOA) which includes the applicant submitting a Feasibility Study to the ARB for each contributing building proposed for demolition. **See pages 4 & 5 of this memo for further action on this item.
 5. Townhouse configuration: The townhouse configuration in the southwest portion of the site will be revised as presented at the August 2012 ARB workshop to minimize alley connections to the streetscape and re-orient the fronts of buildings to the streetscape.
 6. Alley connections: Alley connections will be minimized as shown at the August 2012 ARB workshop, and alleys will be screened as much as possible. Screening treatments can include low walls and landscaping. The design and architectural treatment of the rear of

January 30, 2014

townhomes and alleys will be submitted to the ARB for review in accordance with the Fairfax County Zoning Ordinance and the MOA.

7. Central Green: The pedestrian network around the Central should be strengthened and enhanced by exploring widened sidewalks and crosswalks, the introduction of different surface materials, and adding new pedestrian and bicycle links. The final design for the Central Green should provide a focal point and defining element for the "3rd campus" of new residential homes by encouraging the active formal and informal use of the open space and existing grandstand. Final design will be submitted to the ARB for review in accordance with the Fairfax County Zoning Ordinance and the MOA.
8. New Retail Building: The design of the new retail building adjacent to the existing Penitentiary wall should incorporate design elements such as setbacks and spandrel glass that enhance the distinction between the existing Penitentiary wall and the new construction. Final design will be submitted to the ARB for review in accordance with the Fairfax County Zoning Ordinance and the MOA.
9. North Parking Lot: The north parking lot outside the Penitentiary wall should be pulled back from the wall towards Silverbrook Road, and carefully screened through grading, low berming and landscaping. The parking lot should incorporate landscaping and hardscape elements and materials to mitigate the scale of the surface paving and views of parked vehicles. Final design will be submitted to the ARB for review in accordance with the Fairfax County Zoning Ordinance and the MOA.
10. Mothballing buildings. All contributing buildings within the project limits proposed for adaptive reuse but not planned for immediate development will be mothballed per the guidelines set forth by the National Park Service, Preservation Brief #31.
11. Building Envelopes: The building envelopes for the new residential homes described in the CDP/FDP shall be considered maximums.

Architectural Review Board (ARB) Review and Approval:

7- 204 Administration of Historic Overlay District Regulations

Once established, Historic Overlay Districts shall be subject to administrative procedures for the enforcement of such regulations as provided in this Section.

3. ARB approval shall be required prior to the issuance of Building Permits by the Director and approval of sign permits by the Zoning Administrator for the following:
 - B. Building Permits for the demolition, razing, relocation, or moving of any building or structure in a Historic Overlay District;

****ARB action** on demolition as stipulated by its September 13, 2012 recommendation item #4: At its February 14, 2013 meeting the ARB took the following action:

Action to approve the feasibility study and demolition of contributing properties at the Adaptive Reuse Area at Laurel Hill, as noted in the feasibility study, with the exception of one building, R-41. The applicant will return to the ARB at a later date to further discuss the proposed demolition of R-41. The following buildings were approved for demolition as discussed in the study:

R-16, R-17, R-26, R-29, R-84, R-75

Partial demolition was approved for the following buildings as discussed in the study:
P-12, R-09, R-23, R-28, R-27

****ARB action** on demolition as stipulated by its September 13, 2012 recommendation item #4:
At its October 10, 2013 meeting the ARB took the following action:

Action to approve the feasibility study and demolition of a contributing property at the Adaptive Reuse Area at Laurel Hill, as noted in the feasibility study. The following building was approved for demolition as discussed in the study: R-41.

Heritage Resource Staff comment:

1. Penitentiary Wall: While it is understood that access from Silverbrook Road is needed directly to the retail and/or office area within the Penitentiary and that visibility is needed for retail, staff has consistently stated that extensive lowering of the wall for an expanse of 200' is excessive. The wall is a character-defining feature and a contributing structure to the National Register Historic District. New construction is proposed to be extended above the wall; this will assist in visibility to the retail component.

As cited in the Plan Text above, due to the complexity and potential costs related to developing the Adaptive Reuse Area, Fairfax County should encourage the federal and state governments to be active partners in the development. Potential partnerships should explore the use of historic tax credits; this has been undertaken and determination of qualifying for tax credit certification is pending. Staff recognizes that the extent to which the north wall is lowered and final treatment of the wall, are subject to further study with review and determination by the Virginia Department of Historic Resources (VDHR) and the National Park Service (NPS) as it relates to tax credit review.

2. Landscaping/ Tree Preservation/Tree Cover Requirements There may be inherent difference between tree cover and screening requirements and/or urban forestry recommendations and the guidance for landscaping in this historic district with the purpose to protect the historic character of a property where landscaping and trees were historically at a minimum. Urban forestry staff is aware of this potential conflict and has expressed a willingness to look at alternatives regarding tree plantings in the parking areas in particular. This may entail alternative treatments to address heat reduction/adsorption for surface parking which appears to be one of the primary reasons for tree planting in parking areas. In addition, landscape plantings should not be placed in locations so as to obscure views of contributing buildings and structures. Urban forestry staff has again expressed a willingness to consider landscape screening waivers and the planting of tree types that have a more "see through" canopy so that views of contributing buildings and structures will be minimally impacted and obscured.

3. Phasing: While it is understood and in-keeping with the Plan text cited above that a project be phased, staff has concern that for *Land Bays 3 and 4 Historic Non-Residential* the phasing is indicated as being based on market conditions (Sheet P-0301, 9/10/2013). The applicant indicated, and the ARB recommended, that appropriate mothballing of buildings in these land bays will occur. Staff, however, remains concerned that these vacant buildings could continue to deteriorate if left vacant for an indeterminable amount of time.

4. Retaining walls, SWM design treatments and culvert bridge: Sheet P-0305 of the FDP dated September 10, 2013 shows numerous retaining walls throughout the site and indicates that the culvert bridge design will be determined at site plan. At its February 2013 meeting, the ARB requested information on the culvert's design and how it would appear in relationship to the historic buildings to the northwest and to the overall site. The culvert, retaining walls and SWM design treatments are subject to ARB review. For those elements requiring building permits, ARB approval is required for final site plan approval.

Heritage Resource recommendation:

1. Penitentiary Wall: Because application has been made for state and federal historic tax credits, Staff defers recommendation on the treatment of the Penitentiary Wall to the determination by the Virginia Department of Historic Resources (VDHR) and the National Park Service (NPS) as it relates to historic tax credit review.

2. Landscaping/ Tree Preservation/Tree Cover Requirements The ARB did not express concern with the proposed landscaping and tree planting as it may affect the historic character of the site. However, staff remains concerned that the VDHR and NPS may raise the proposed landscaping as an issue. This is because the VDHR identified the proposed tree plantings adjacent to contributing buildings at the Workhouse as an issue. Staff recognizes there are ordinance requirements and appreciates that urban forestry staff continues to look at alternatives regarding proposed landscaping, tree type, and planting locations as well as landscape screening waivers so as to protect the historic character of the property where landscaping and trees were historically at a minimum.

3. Phasing: Staff recommends that an estimated schedule be established for Land bays 4 and 5. Staff has concern with precedent setting if there is no preliminary/estimated schedule for these Land bays which are made up of historic buildings and that these vacant buildings could continue to deteriorate if left vacant for an indeterminable amount of time. Staff appreciates that the County and Applicant are continuing to work together with the Master Development Agreement to identify an estimated schedule for Land bays 3 and 4 as has been done with the other land bays.

4. Retaining walls, SWM design treatments and bridge: Staff recommends the comment on Sheet P-0305 of the FDP dated September 10, 2013 indicating that the culvert bridge design will be determined at site plan be amended to indicate that ARB approval is required for this element. Staff recommends that the design treatment proposed for retaining walls, SWM and the culvert bridge be discussed with the ARB as soon as possible. This is so the ARB has an understanding of potential impacts from these elements and of what design treatments may be proposed for compatibility with the character of the historic district and to provide a response to the ARB's request at its February 2013 meeting.

5. Standards & Guidelines: Staff encourages the Applicant to continue to refer to and use the Standards and Guidelines developed for the Adaptive Reuse Area for all aspects of proposed development. These are found at:

http://www.fairfaxcounty.gov/dpz/laurelhill/lorton_draft_02.07singlepg-reduce.pdf. These standards and guidelines were provided to VDHR at its request.

PART 2 6-200 PDC PLANNED DEVELOPMENT COMMERCIAL DISTRICT**6-201 Purpose and Intent**

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

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

6-206 Use Limitations

1. All development shall conform to the standards set forth in Part 1 of Article 16.
2. All uses shall comply with the performance standards set forth in Article 14.
3. When a use presented in Sect. 203 above as a Group or Category use is being considered for approval on a final development plan, the standards set forth in Articles 8 or 9 shall be used as a guide.

When a use presented in Sect. 203 above as a Group or Category use is being considered for approval as a special exception use, pursuant to Sect. 205 above, the use shall be subject to the provisions of Article 9 and the special permit standards of Article 8, if applicable. Provided that such use is in substantial conformance with the approved conceptual development plan and any imposed development conditions or proffered conditions and is not specifically precluded by the approved final development plan, no final development plan amendment shall be required.

In either of the above, all Category 3 medical care facility uses shall be subject to the review procedures presented in Part 3 of Article 9.

4. All uses permitted pursuant to the approval of a final development plan shall be in substantial conformance with the approved final development plan as provided for in Sect. 16-403.

5. Secondary uses shall be permitted only in a PDC District which contains one or more principal uses. Unless modified by the Board in conjunction with the approval of a conceptual development plan in order for further implementation of the adopted comprehensive plan, the gross floor area devoted to dwellings as a secondary use shall not exceed fifty (50) percent of the gross floor area of all principal uses in the development, except that the floor area for affordable and market rate dwelling units which comprise the increased density pursuant to Part 8 of Article 2 shall be excluded from this limitation. The gross floor area of all other secondary uses shall not exceed twenty-five (25) percent of the gross floor area of all principal uses in the development.

The floor area for dwellings shall be determined in accordance with the gross floor area definition except the following features shall not be deemed gross floor area: balconies, porches, decks, breezeways, stoops and stairs which may be roofed but which have at least one open side; or breezeways which may be roofed but which have two (2) open ends. An open side or open end shall have no more than fifty (50) percent of the total area between the side(s), roof and floor enclosed with railings, walls, or architectural features.

....

8. Signs shall be permitted only in accordance with the provisions of Article 12, and off-street parking and loading facilities and private streets shall be provided in conformance with the provisions of Article 11.
9. Notwithstanding the provisions of Par. 5 and 6 above, housing for the elderly as a secondary use need not be designed to serve primarily the needs of the residents and occupants of the planned development in which located but shall be designed so as to maintain and protect the character of adjacent properties. The gross floor area devoted to housing for the elderly as a secondary use shall not exceed fifty (50) percent of the gross floor area of all uses in the development.
10. Fast food restaurants shall be permitted only in accordance with the following:
 - A. Fast food restaurants may be permitted as a secondary use when shown on an approved final development plan, and provided such use is located in a nonresidential structure containing at least one (1) other permitted principal or secondary use, in accordance with the following:

- (1) Such fast food restaurants shall be oriented to cater primarily to occupants and/or employees in the structure in which located, or of that structure and adjacent structures in the same building complex which are accessible via a clearly designated pedestrian circulation system; and
 - (2) Such use(s) shall comprise not more than fifteen (15) percent of the gross floor area of the structure.
- B. Fast food restaurants not permitted under the provisions of Par. A above may be permitted as a secondary use by special exception, in accordance with the following:
- (1) The structure containing the fast food restaurant shall be designed as an integral component of a building complex, and shall be reviewed for compatibility with the approved PDC development; and
 - (2) The fast food restaurant shall be safely and conveniently accessible from surrounding uses via a clearly defined pedestrian circulation system which minimizes points of conflict between vehicular and pedestrian traffic. Pedestrian ways shall be prominently identified through design features such as, but not limited to, the use of special pavement treatments for walkways and crosswalks, and/or the use of consistent and distinctive landscaping. Vehicular access to the use shall be provided via the internal circulation system of the building complex, and no separate entrance to the use shall be permitted from any thoroughfare intended to carry through traffic.
11. Kennels and veterinary hospitals shall be located within a completely enclosed building which is adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area. In addition, the Health Department shall approve the construction and operation of all veterinary hospitals prior to issuance of any Building Permit or Non-Residential Use Permit.

12. Drive-through pharmacies shall be permitted only on a lot which is designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation and parking. Adequate parking and stacking spaces for the use shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the lot. In addition, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.

....

15. A mini-warehousing establishment shall only be permitted when specifically identified on an approved development plan or in accordance with Sect. 205 above and only in accordance with the following:
 - A. Loading and unloading areas shall be located, screened and/or fully enclosed as required to minimize the potential for adverse impacts on adjacent property. All other activities associated with the use shall be conducted completely indoors in a multiple story structure.
 - B. The design of the storage structure shall be office-like in appearance and harmonious in color and design with that of the surrounding development so to minimize any adverse visual impact.
 - C. No individual storage bay door or storage items shall be visible from the outside of the storage structure.
 - D. The site shall be designed to facilitate safe and efficient on-site circulation and parking.
 - E. Signage shall be in scale and harmony with the surrounding development so not to detract from the character of the area.
 - F. There shall be no incidental parking or storage of trucks, trailers, and/or moving vans except for purposes of loading and unloading. There shall be no truck, trailer, and/or van rentals conducted from the site.

6. Secondary uses shall be designed so as to maintain and protect the character of adjacent properties, and shall be conducted entirely within an enclosed building, with no outside display, except those uses which by their nature must be conducted outside a building.

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.

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

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.
2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.



County of Fairfax, Virginia

MEMORANDUM

DATE: November 7, 2012

TO: Bill Mayland, AICP; 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 2012-MV-008, Laurel Hill Adaptive Reuse,
CDP/FDP Plat dated 11th June 2012, LDS Project #1183-ZONA-003-1, Tax
Map #107-1-01-0009, Mount Vernon District

REFERENCE: Waiver #1183-WPFM-010-1 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.

Walter Phillips, Incorporated has submitted an updated development plan for its Planned Development Housing District (PDH) and Planned Development Commercial (PDC) use in the property. The site currently is a vacant land in a Residential Conservation (RC) District owned by the Fairfax County Board of Supervisors. The planned development proposes 352



residential units, 50,000 square feet of office space and 81,400 square feet of commercial space.

The site was originally developed before the county's current detention requirements were promulgated; no detention facilities exist on the property. There are two ponds on the south and east portion of the site. If the developer intends to use them, the developer shall evaluate and show that those ponds meet the current PFM standards.

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 fifteen underground facilities on the development plan. The detention facilities are proposed to be maintained privately by the Master Association comprised of the owners of residential and non-residential use.

ANALYSIS

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

Impacts on Public Safety – Most of the underground detention vaults are proposed to be located under or adjacent to Private Street. The access points to the facilities will be highly visible. Unofficial access to the facilities will be easily noticed. The detention facility proposed on block J of land bay 2 however is close to the proposed side walk behind the building which makes unofficial access less 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 proposed storm drain system. Adequate outfall at these locations must be demonstrated before a site plan can be approved. Staff does not believe that there will be any adverse impact on the environment from the construction and maintenance of the underground facilities.

Burden Placed on Property Owner for Maintenance and Future Replacement

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

A minimum height of 72 inches for underground Stormwater structures is generally required to facilitate maintenance (PFM 6-1306.3H). Accessibility to the underground facilities is a concern in that sufficient head room is necessary for maintenance purposes.

Seven of the proposed fifteen vaults are located in residential development. Most of them are under the proposed parking area and the parking will not be available at the time of replacement of the underground facility when it becomes necessary.

If it is the intent of the Board to approve the waiver request, the property owner must execute a maintenance agreement prior to site plan approval. Staff recommends 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 15 facilities as \$20,000; staff finds the estimates too low. The annual maintenance costs will likely range from \$25,000 to \$30,000 for routine inspection and annual cleaning of 15 facilities. Based on the costs provided by the owner, staff calculates the worst-case annual maintenance cost per residential unit would be \$86 (excluding cost allocation to non-residential areas). Before site plan approval, \$600,000 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 \$700,000; staff finds this estimate reasonable. The owner would be expected to contribute about \$75/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 facilities at Laurel Hill Adaptive Reuse, a planned development. If it is the intent of the Board to approve the waiver, DPWES recommends the approval be subject to Waiver #1183-WPFM-010-1 Conditions, Laurel Hill Adaptive Reuse, dated November 5, 2012, as contained in Attachment A.

Bill Mayland, AICP, Staff Coordinator
Waiver #1183-WPFM-010-1, Laurel Hill Adaptive Reuse, Underground Detention
Page 4 of 4

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

ATTACHED DOCUMENTS

Attachment A – Waiver #1183-WPFM-010-1 Conditions, Laurel Hill Adaptive Reuse, dated
November 5, 2012
Attachment B – PFM Section 6-0303.8

cc: Robert A. Stalzer, Deputy County Executive
James Patteson, Director, DPWES
Michelle Brickner, Director, Land Development Services, DPWES
Betsy Smith, Director, Site Development and Inspections Division
Steve Aitcheson, Director, Maintenance and Stormwater Management Division, DPWES
Bijan Sistani, P.E., Chief, South Branch, SDID, DPWES
Zoning Application File (1183-ZONA-010)
Waiver File

Waiver #1183-WPFM-010-1 Conditions

Laurel Hill Adaptive Reuse
Rezoning Application #RZ/FDP-2012-MV-008
November 5, 2012

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

The private maintenance agreement shall address:

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

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

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

Fairfax County Government
Public Facilities Manual
Chapter 6 – Storm Drainage

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



County of Fairfax, Virginia

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

September 24, 2013

DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES

ENVIRONMENTAL & SITE REVIEW DIVISION

STAFF REPORT

RESOURCE PROTECTION AREA ENCROACHMENT EXCEPTION #1183-WRPA-007-1 & WATER QUALITY IMPACT ASSESSMENT #1183-WQ-010-1

In conjunction with Rezoning Application #RZ/FDP 2012-MV-008

MOUNT VERNON DISTRICT

APPLICANT: Wetland Studies and Solutions, Inc.

PROPERTY OWNER: Board of Supervisors, County of Fairfax

PROJECT LOCATION: Laurel Property Division, PCL D

TAX MAP REFERENCE: 107-1-01-0009

APPLICATION FILED: April 19, 2013

APPLICATION ACCEPTED: August 19, 2013

WATERSHED: Mill Branch

RPA EXCEPTION REQUEST: General Resource Protection Area (RPA)
Encroachment Request, Chesapeake Bay Preservation
Ordinance (CBPO) Section 118-6-9

PROPOSAL: Exception to allow encroachment into the 1993 and
2003 RPA for removal and re-installation of

Department of Public Works and Environmental Services
Land Development Services
12055 Government Center Parkway, Suite 444
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



Resource Protection Area Encroachment Exception #1183-WRPA-007-1 and Water Quality Impact Assessment Request #1183-WQ-010-1

Stormwater culvert, grading associated with an embankment for the proposed Stormwater detention facility, outfall protection and realignment of an existing road.

LOT SIZE: 77.99 acres

ENCROACHMENT AREA REQUESTED: 0.45 acres

PUBLIC HEARING: General RPA Encroachment Requests under CBPO Section 118-6-9 associated with a Rezoning Application (RZ) require approval by the Board of Supervisors through a public hearing held conjunction with the public hearing for the RZ per procedures of CBPO Section 118-6-3(d).

DESCRIPTION: The applicant proposes removal of existing culvert, re-installation of a Stormwater culvert, grading associated with an embankment for the proposed Stormwater detention facility, outfall protection and realignment of existing road within the limits of 2003 RPA.

BACKGROUND: The site is located on the west side of Silverbrook Road (Route 600) and north of Lorton Road (Route 642), approximately 2,500 feet northwest of the intersection of Silverbrook Road and Lorton Road in Fairfax County, Virginia. The existing structures in the property are associated with the decommissioned Lorton Reformatory which was established in 1916.

The proposed site includes the demolition of existing structures, as well as the construction of new mixed use residential/commercial development, including 352 residences comprised of multi-family, townhome, and single family detached units, as well as approximately 105,000-square feet of commercial development including retail and office space.

The development proposes encroachment within the RPA associated with a perennial unnamed tributary to Giles Run in the southern portions of the site. The proposed activities within the RPA include: the removal

Resource Protection Area Encroachment Exception #1183-WRPA-007-1 and Water Quality Impact Assessment Request #1183-WQ-010-1

and replacement of a culvert, installation of outfall protection, realignment of the existing road and grading associated with an embankment for a proposed Stormwater detention pond.

A Resource Protection Area Delineation Study, #1183-RPA-001-1, was submitted on July 25, 2012, and was approved.

DOCUMENTS AND

In addition to Rezoning Application #RZ/FDP 2012-MV-008, following information is part of this application:

CORRESPONDENCE:

- Proposed Development Conditions dated September 24, 2013 (Appendix A)
- RPA Encroachment Exception Application signed dated April 16, 2013 (Appendix B)
- Water Quality Impact Assessment and RPA Encroachment Exception Justification Statement including photos and a soils map dated April 16, 2013 (Appendix C)
- Laurel Hill Adaptive Reuse Area RPAE Plat , dated April, 2013 (Appendix D)
- DPWES letter accepting the RPA Encroachment Exception (#1183-WRPA-010-1) and Water Quality Impact Assessment (WQIA) #1183-WQ-010-1 dated August 29, 2013 (Appendix E)

ANALYSIS:

RPA was not designated on the property when the parcel was created. The RPA was created on this property in 1993 and 2003.

Fairfax County acquired the Laurel Hill area, formerly known as Lorton, from the Washington D.C. Department of Corrections (DCDC) in July of 2002. As part of the transfer, the County agreed to develop a Re-use Plan to “maximize use of land for open space, park land, or recreation.” The existing structures in the property are associated with the decommissioned Lorton Reformatory which was established in 1916.

An RPA study and Jurisdictional wetlands delineation was done in 2012 and indicates that part of stream

valley portion of the parcel on the south and east is located within the RPA.

Approximately 3,656 square feet of impervious area exists within the RPA. The proposed project will realign the road within the limits of RPA which reduces the impervious area by 1,759 square feet. In addition, the proposed grading within the RPA is intended to increase stability, reduce erosion potential, and result an improved RPA buffer.

The proposed project will reduce phosphorus load by more than 40% by providing BMP facilities like rain gardens, pervious pavers, SWM ponds, rooftop disconnect, and soil amendments.

There are no regulated floodplains within the limits of the property.

REQUIRED FINDINGS:

General RPA Encroachment Exceptions may be granted only upon the findings listed in CBPO Section 118-6-6 and the additional finding in CBPO Section 118-6-9. It is the opinion of County staff that the required findings, as discussed below, have been satisfied with this application.

- The exception to the criteria is the minimum necessary to afford relief.

Most of the proposed work within the RPA is to bring the existing inadequate culvert to PFM compliance and stabilize the existing steep slope. It is the opinion of staff that this exception request is the minimum necessary to afford relief, CBPO Section 118-6-6(a).

- Granting the exception will not confer upon the applicant any special privileges that are denied by this part other property owners who are subject to its provisions and who are similarly situated.

Resource Protection Area Encroachment Exception #1183-WRPA-007-1 and Water Quality Impact Assessment Request #1183-WQ-010-1

There are no additional structures or development proposed within the limits of RPA. Granting the exception will not confer upon the applicant any special privileges.

- The exception is in harmony with the purpose and intent of the CBPO and is not of substantial detriment to water quality.

The requested application is improvement of the situation within the limits of RPA. The application represents the configuration with the least impact to the RPA.

- The exception request is not based upon conditions or circumstances that are self-created or self-imposed.

The property was created prior to the RPA was designated on the property. All of the developments are located outside the limits of RPA. The exception request is not considered to be self-created and self-imposed.

- Reasonable and appropriate conditions are imposed, as warranted, that will prevent the allowed activity from causing a degradation of water quality.

The proposed Development Conditions, dated September 24, 2013, are included in Attachment A and specify water quality related improvements including, but not limited to, the proposed RPA buffer restoration area in order to intercept and filter the stormwater runoff.

- General RPA Encroachment Exception requests pursuant to CBPO 118-6-9 are subject to the additional finding that the water quality benefits resulting from the proposed facility or improvement exceed the associated water quality detriments.

Resource Protection Area Encroachment Exception #1183-WRPA-007-1 and Water Quality Impact Assessment Request #1183-WQ-010-1

The applicant proposes to reduce the existing impervious area within the limits of RPA. The application also proposes to stabilize, and reseed the disturbed area within the RPA. Furthermore, the applicant intends to establish buffer area by planting 45 overstory trees, 90 under story trees, and 494 shrubs and groundcovers, which improves water quality. However, details of the planting have been provided in the application.

STAFF RECOMMENDATION: Staff recommends approval of RPA Exception (#1183-WRPA-007-1) and Water Quality Impact Assessment (#1183-WQ-010-1), and recommends that the approval be subject to the Development Conditions dated September 24, 2013, listed in Appendix A.

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

It should be further noted that the content of this report reflects the analysis and recommendations of the staff; it does not reflect the position of the Board of Supervisors. For further information, contact the Site Development and Inspections Division, Office of Land Development Services, Department of Public Works and Environmental Services, 12055 Government Center Parkway, Suite 535, Fairfax, Virginia 22035-5505, 703-324-1720.

PROPOSED DEVELOPMENT CONDITIONS

1183-WRPA-007-1 and 1183-WQ-010-1

September 24, 2013

If it is the intent of the Board of Supervisors to approve Resource Protection Area (RPA) Encroachment Exception #1183-WRPA-007-1 and Water Quality Impact Assessment #1183-WQ-010-1 for the property located at Tax Map #107-1-01-0009 to allow encroachment in the RPA pursuant to Section 118-6-9 of the Fairfax County Chesapeake Bay Preservation Ordinance (CBPO), staff recommends that the Board condition the approval by requiring conformance with the following conditions:

1. This RPA Encroachment Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This RPA Encroachment Exception is granted only for the purposes, structures or uses indicated on the plat approved with the application, as qualified by these development conditions.
3. Any plan submitted pursuant to this RPA Exception shall be in substantial conformance with the approved plat entitled *Laurel Hill Adaptive Reuse Area RPAE Plat* prepared by Wetland Studies and Solutions, Inc., dated April, 2013, and these conditions.
4. In order that the land disturbed within the RPA can be considered to be the minimum necessary to afford relief for the proposed construction, indigenous vegetation shall be preserved to the maximum extent possible, the limits of clearing and grading must be clearly shown on any development plan, and adequate access and areas for stockpiles must be included. Any development plan will be subject to approval by the Department of Public Works and Environmental Services (DPWES). The limits of clearing and grading must be strictly observed and enforced. Any encroachment into, and/or disturbance of, the RPA not shown on the approved plan will be considered a violation of the CBPO and is subject to the penalties of CBPO Article 9.
5. In order that the project is in harmony with the purpose and intent of the CBPO, does not have a substantial detriment to water quality, and meets the additional performance criteria for RPAs, vegetated buffer area(s) shall be established in the disturbed areas within the RPA on the property and shall be of a total area of at least 19,763 square feet. The size, species, density and locations shall be consistent with the planting requirements of CBPO Section 118-3-3(f), or a vegetation plan that is equally effective in retarding runoff, preventing erosion, and filtering non-point source pollution from runoff, as

determined by the Department of Public Works and Environmental Services (DPWES). The vegetation shall be randomly placed to achieve a relatively even spacing throughout the buffer. Notwithstanding any statements on the Plat and in the Water Quality Impact Assessment (WQIA), the size, species, density, and locations of the trees, shrubs, and groundcover will be subject to approval of the Director of the DPWES.

6. In order that the proposed construction activity does not degrade water quality, adequate erosion and sediment control measures, including, but not limited to, a super-silt fence shall be employed during construction within the RPA, and shall remain in place, and be properly maintained, for the duration of the land disturbing activity within the RPA until such time that the disturbed area is completely stabilized.

This approval, contingent on the above noted conditions, does not relieve the applicant from compliance with the provisions of any applicable Federal, State, or County ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the approval of any required plans and permits through established procedures, and this RPA Exception shall not be valid until this has been accomplished.

APPENDIX B

APPLICATION FORM

For Resource Protection Area (RPA) Encroachment Exceptions
Pursuant to Article 6 of the Chesapeake Bay Preservation Ordinance (Public Hearing Required)

Part 1 Property Information

Property Owner	Board of Supervisors, County of Fairfax
Property Address	N/A
Property Description (Lot #, Subdivision, etc.)	Laurel Property Division PCL D
Project Name	Laurel Hill Adaptive Reuse Area
Tax Map Number	1071 01 0009
Magisterial District	Mount Vernon

Part 2 Exception Type

Check One	CBPO Section	Exception Types: (Refer to CBPO for detailed list of qualifications and limitations)
	118-6-7	Loss of buildable area within an RPA on a lot or parcel recorded prior to November 18, 2003. The proposed construction encroaches into the seaward 50 feet of the RPA buffer.
	118-6-8(a)	Accessory structure within the RPA, where the principal structure was established (i.e. RUP issued) as of July 1, 1993 and the proposed construction encroaches into the 1993 RPA.
	118-6-8(b)	Accessory structure in the RPA, where the principal structure on the lot or parcel was established (i.e. RUP issued) between July 1, 1993 and November 18, 2003 and the construction encroaches into the 2003 RPA.
X	118-6-9	General RPA encroachment request for encroachments into either the 1993 or 2003 RPA that do not qualify for waivers under CBPO Article 5 and do not qualify under any of the above Sections.

1-010-001-010-1
1186-001-0811

Part 3 General Description of Exception Request

Property Area (acres or sq. ft.): ±81.76 ac	Disturbed Area in RPA (ac. or sq. ft.): 0.41 ac	Impervious Area within RPA (ac. or sq. ft.): 0.039 ac
Brief Description of Project and RPA Encroachment		The proposed project includes the demolition of existing structures, as well as the construction of new mixed use residential/commercial development, including 352 residences comprised of multi-family, townhome, and single family detached units, as well as approximately 105,000-square feet of commercial development including retail and office space. The RPA encroachment includes the removal/replacement of an inadequate storm water culvert, realignment of an existing road (reducing the impervious area within the RPA by 1,974 sq ft), grading for a storm water detention facility embankment, and the installation of outfall protection.

Check here if a Special Exception (SE) and/or Rezoning (RZ) application has been/will be submitted. The public hearing will be conducted by the Board of Supervisors in conjunction with the SE or RZ hearing.

SE and/or RZ application No.: RZ/FDP 2012-MV-008 Date submitted: February 28, 2012

Part 4

Submission Checklist

X	118-6-5(a)	Four (4) copies of this <i>application form</i> , completed and signed by the applicant.	
X	118-6-5(b)	Four (4) copies of a <i>Water Quality Impact Assessment (WQIA)</i> . The WQIA may be submitted with the application as a combined document.	
X	118-6-5(c)	Fourteen (14) copies of a <i>plat</i> which meets the submission requirements of Zoning Ordinance Section 9-011, paragraph 2. In addition, four (4) letter size copies of the plat that are suitable for reproduction and distribution.	
X	118-6-5(d)	<i>Photographs</i> of the property showing existing structures, terrain and vegetation	
X	118-6-5(e)	Four (4) copies of a <i>map identifying classification of soil types</i> , at a scale of one inch equals five hundred feet (1" = 500'), covering an area at least 500 feet beyond the perimeter of the proposed development.	
X	118-6-5(f)	A <i>statement of justification</i> which addresses how the proposed development complies with the factors set forth in Sections 118-6-6(a) through (f). (See Part 5 below).	
X	118-6-3(c)	A List of property owners, with addresses, to be notified (minimum of 5). Include all properties abutting, immediately across the street from, and within 500 feet of the subject property (including all properties which lie in adjacent municipalities). In addition, the name and address of a Homeowners or Civic Association that is within the immediate area that will be notified.	
X	118-6-3(d)	OR: If the exception is associated with a RZ or SE, the notification shall be conducted concurrently with the RZ or SE notification, and the public hearing will be conducted by the Board of Supervisors. Provide a list of owners, with addresses, to be notified in accordance with Zoning Ordinance Article 18 instead of CBPO Section 118-6-3(c).	
✓	104-1-3(d)(8)(C), 101-2-10(a)(4), and 112-17-109.4.C	Application Fees (must be paid at the time of submission of the application):	
		Exception request fee: \$160 per lot (not to exceed \$690) for individual lots; \$690 for subdivisions or site plans.	\$690.00
		WQIA fee (if submitted as a combined document): \$340 for single lot, \$1,300 for subdivision or site plan.	+\$1,300.00
		A public hearing is required for all exceptions under Article 6. There is an additional fee of \$345 per exception request.	+\$345.00
		Total Fee: (minimum fee is \$500, maximum is \$2,335)	\$ 2,335.00

Part 5

Statement of Justification

Address, at a minimum, the items listed below and the additional criteria or conditions for the specific exception. Provide a detailed description of the project and the encroachment into the RPA.

✓	118-6-6(a)	The requested exception to the criteria is the minimum necessary to afford relief.
✓	118-6-6(b)	Granting the exception will not confer upon the applicant any special privileges that are denied by this part to other property owners who are subject to its provisions and who are similarly situated.
✓	118-6-6(c)	The exception is in harmony with the purpose and intent of this Chapter and is not of substantial detriment to water quality.
✓	118-6-6(d)	The exception request is not based upon conditions or circumstances that are self-created or self-imposed.
✓	118-6-6(e)	Reasonable and appropriate conditions are imposed, as warranted, that will prevent the allowed activity from causing a degradation of water quality.
✓	118-6-6(f)	Other findings, as appropriate and required for the specific exception being applied for, are met. The additional criteria are listed in CBPO Sections 118-6-7(a) through (f), CBPO Section 118-6-8(a)(1) and (2), CBPO Section 118-6-8(b)(1) and (2), or CBPO Section 118-6-9.

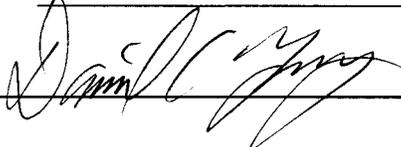
Part 6

All information in this application and all documents submitted in support of this request are correct to the best of my knowledge and belief.

Owner: Board of Supervisors, County of Fairfax (please print)
 Address: 12000 Government Center Parkway, Suite 533, Fairfax, Virginia 22035

Agent: Daniel C. Lucey (please print)
 Company: Wetland Studies and Solutions, Inc.
 Address: 5300 Wellington Branch Drive, Suite 100, Gainesville, Virginia 20155

Telephone: 703-679-5667 Facsimile: 703-679-5601

Signed:  (Owner/Agent) Date: 4/16/2013

Submit to: Plan and Document Control, Land Development Services, DPWES, County of Fairfax
12055 Government Center Parkway, Suite 506, FAIRFAX VA 22035-5503

APPENDIX C

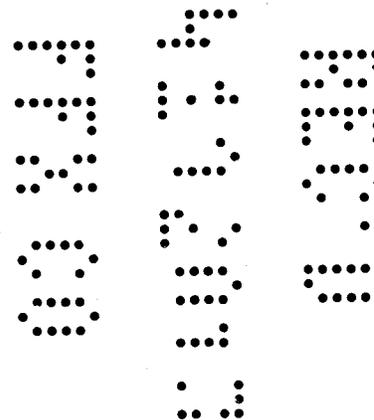
Laurel Hill Adaptive Reuse Area

Fairfax County, Virginia

WSSI #22015.03

Request for Section 118-6-9 Exception, and
Approval of Water Quality Impact Assessment
(WQIA)

April 16, 2013; Revised – October 4, 2013



Prepared by:



5300 Wellington Branch Drive, Suite 100

Gainesville, Virginia 20155

Tel: 703-679-5600 Email: contactus@wetlandstudies.com

www.wetlandstudies.com



Laurel Hill Adaptive Reuse Area Fairfax County, Virginia

RPAE Request and WQIA

April 16, 2013: Revised – October 4, 2013
WSSI #22015.03

INDEX TO ATTACHMENTS

- 1 *RPAE and WQIA Narrative Information:*
 - A. *Article 3: Land Use and Performance Criteria*
 - B. *Article 6: Required Findings for Exceptions*
 - C. *WQIA*
- 2 *Vicinity Map*
- 3 *Photos of Existing Site Conditions*
- 4 *Existing Conditions Map*
- 5 *Proposed Conditions Map/RPAE Plat*
- 6 *Proposed BMP Measures and Calculations*
- 7 *Soils Map*
- 8 *Adjacent Property Owners*

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April 16, 2013
Revised: October 4, 2013

VIA Hand Delivery

Mr. James Patteson, P.E.
Director
Department of Public Works and Environmental Services
12055 Government Center Parkway
Suite 444
Fairfax, Virginia 22035-5504

Re: Section 118-6-9 Exception Request and Water Quality Impact Assessment
Laurel Hill Adaptive Reuse Area
Tax Map: 31-4 ((9)) Parcel C2
Fairfax County, Virginia
WSSI #22015.03

Dear Mr. Patteson:

Wetland Studies and Solutions, Inc. (WSSI), on behalf of Elm Street Development Corporation, (hereafter referred to as the "Applicant"), is requesting authorization per the Fairfax County Chesapeake Bay Preservation Ordinance ("Ordinance") for encroachments into the Resource Protection Areas (RPAs) and Resource Management Areas (RMAs) within the Laurel Hill Adaptive Reuse Area project site. **In response to comments provided verbally by Mr. Thakur Dhakal on September 24, 2013 as well as revised site plan information provided by the Applicant's engineer (Walter L. Phillips, Inc.) on October 2, 2013, the previously submitted RPAE and WQIA are being revised to increase the requested amount of encroachment within the RPA and to provide for the on-site reforestation of land equal in size to the requested RPA encroachment.** The proposed project must comply with the following articles stated in the Ordinance to demonstrate that the project does not conflict with the intent and purpose of the Ordinance as described in Article 118-1-5. To process this request WSSI has provided the following information:

- I. As described in Article 118-3-2 of the Ordinance, development of land in the Chesapeake Bay Preservation Areas must comply with the Land Use and Development Performance Criteria contained in Article 3. Therefore, we are requesting confirmation that the proposed encroachment, associated with grading for a stormwater detention facility embankment, installation of a new culvert, realignment of an existing road, and outfall protection, within the RPA in the southern portion is in compliance Article 3 of the Ordinance. Compliance criteria are provided in Tab A.

- II. For grading associated with a proposed stormwater detention facility embankment, located within the RPA in the southern portion of the site, we are requesting that the activities be granted an exception per Article 6 of the Ordinance. Additionally, we request confirmation that the proposed project is in compliance with the “Required Findings” as described in Article 118-6-6(a-f). Compliance criteria are provided in Tab B.
- III. We request approval of the Water Quality Impact Assessment (WQIA) in support of the requested Exception within the RPA proposed by this project. Compliance criteria are provided in Tab C.

The site is located on the west side of Silverbrook Road (Route 600) and north of Lorton Road (Route 642), approximately 2,500 feet northwest of the intersection of Silverbrook Road and Lorton Road in Fairfax County, Virginia. Exhibit 2 is a vicinity map that depicts the approximate boundaries of the site and its general location. The proposed project site is unique, containing existing structures associated with the decommissioned Lorton Reformatory (established 1916), as shown within the Photo Log of the Site (Exhibit 3). A map showing the existing conditions is provided in Exhibit 4, and depicts the limit of the RPA based upon the approved RPA Plan for the project (prepared by WSSI, County Plan #1183-RPA-005-1).

As shown in the photos in Exhibit 3, the RPA in the southern portion of the site is in relatively poor condition with areas of active erosion that are denude of vegetation. In addition, an existing road bisects the RPA, contributing to the degraded state of the riparian buffer. The remaining areas of the project site, located outside the RPAs (e.g. in the RMA), consists mostly of development associated with the Lorton Reformatory.

The proposed project includes the demolition of existing structures, as well as the construction of new mixed use residential/commercial development, including 352 residences comprised of multi-family, townhome, and single family detached units, as well as approximately 105,000-square feet of commercial development including retail and office space. The layout of the proposed project is presented in Exhibit 5 (as well as in the required RPAE Plat that is part of this submission). The development plan proposes a modest encroachment within the RPA associated with a perennial unnamed tributary to Giles Run in the southern portions of the site. The proposed activities within the RPA include: the removal and replacement of an inadequate stormwater culvert, installation of outfall protection, realignment of the existing road, and grading associated with an embankment for a proposed stormwater detention pond. These proposed activities will result in a net reduction in impervious area within the RPA. Additionally, the proposed grading within the RPA (where steep banks are currently located) will increase stability, reduce erosion potential, and result in a much improved RPA buffer. Detailed analysis of the RPA buffer and water quality enhancements proposed by this project are described in the following sections of this submission.

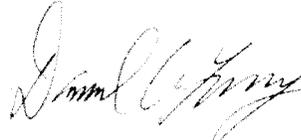
In conclusion, we request that this RPAE and WQIA be approved based on the arguments provided herein which outline the water quality benefits provided by this project. In addition, the following information demonstrates that this project will enhance the currently degraded RPA, reduce pollutant loads and runoff volumes, as well as comply with all applicable SWM/BMP requirements. Thank you for your consideration and please feel free to contact me at (703) 679-5616 or by email at mnavarro@wetlandstudies.com or Dan Lucey at (703) 679-5667 or by email at dlucey@wetlandstudies.com.

Sincerely,

WETLAND STUDIES AND SOLUTIONS, INC.



Mark Navarro, WPIT
Environmental Scientist



Daniel C. Lucey, P.E., LEED® AP
Vice President – Regulatory

cc: Jim Perry, Elm Street Development Corporation (w/enc.)
Ben Flood, P.E., Walter L. Phillips, Inc. (w/enc.)

RPAE Enclosures:

Pursuant to the Submission Requirements for Exception Requests (Section 118-6-5) please find enclosed:

- Four (4) copies of the application form;
- Four (4) copies of a Water Quality Impact Assessment;
- Fourteen (14) copies of a plat which meets the submission requirements of Zoning Ordinance Section 9-011, Paragraph 2;
- Photographs of the property showing existing structures, terrain, and vegetation;
- Four (4) copies of a map identifying classification of soil types, at a scale of one inch equals five hundred feet (1"=500'), covering an area at least 500 feet beyond the perimeter of the proposed development;
- A statement of justification which addresses how the proposed development complies with the factors set forth in Sections 118-6-6(a) through (f) – provided within the body of this RPAE.

Article 3: Land Use and Development Performance Criteria
Compliance with General Performance Criteria (Section 118-3-2)

Each of the *General Performance Criteria* contained in the Ordinance are stated below, along with the required justification that the project meets or exceeds the criteria.

- (a) *No more land shall be disturbed than is necessary to provide for the proposed use, development, or redevelopment.*

Comply: No more land will be disturbed than is necessary to provide for the proposed development of the site. The existing culvert underneath the road, located in the RPA in the southern portion of the site, is decrepit with areas of active corrosion and, thus, inadequate for transporting stormwater runoff. Therefore, at a minimum, an encroachment into the RPA is necessary in order to replace this ineffective culvert. In addition, the proposed development will reduce the impervious surfaces within the RPA by realigning the existing road, as depicted in Exhibit 5. The realignment of the road is necessary to provide maintenance access to the proposed stormwater detention facility. Grading in the RPA for the stormwater detention facility embankment will reduce the existing steep slopes within the RPA, resulting in a more stable RPA buffer condition. Furthermore, the stormwater detention facility will provide essential Best Management Practices (BMPs), currently lacking for the existing development on site, that will reduce nonpoint source pollutants from entering downstream waters.

- (b) *Indigenous vegetation shall be preserved to the maximum extent practicable consistent with the use, development, or redevelopment proposed.*

Comply: The existing condition of the disturbed RPA in the southern portion of the site, where the grading and outfall protection for the proposed stormwater detention pond will be located, ranges from sparsely vegetated to devoid of indigenous vegetation, as shown in Exhibit 3. In order to mitigate this encroachment, the area will be reseeded and stabilized to ensure that the RPA buffer is stable and functions as intended by the Ordinance.

- (c) *Where the best management practices utilized require regular or periodic maintenance in order to continue their functions, such maintenance shall be ensured through a maintenance agreement with the owner or through some other mechanism or agreement that achieves an equivalent objective.*

Comply: Best management practices/stormwater detention facilities will be regularly maintained by the Home Owners Associating (HOA) to ensure their continued success of controlling excess runoff and nonpoint source pollutants from entering downstream.

- (d) *Impervious cover shall be minimized consistent with the use, development, or redevelopment proposed.*

Comply: Impervious cover within the RPA buffer is proposed to be reduced by 1,759 sf, through the realignment of the existing road which currently bisects the RPA in the southern portion of the site. In terms of the entire project site, an increase in impervious cover is proposed, from ±22 acres to ±34 acres (an increase of 54.5%). However, through the implementation of BMP measures the project will reduce nonpoint source pollutants by 40% when compared to the proposed project without BMPs, as required by the Ordinance for development projects. Specific details of the proposed BMP measures are presented in Exhibit 6.

- (e) *Any land disturbing activity that exceeds an area of 2,500 square feet shall comply with the requirements of Chapter 104 of the Fairfax County Code. The construction of single family dwellings, septic tanks, and drainfields shall not be exempt from this requirement.*

Comply: The proposed land disturbing activity will meet the requirements of Chapter 104 of the Fairfax County Code.

- (f) *For any development or redevelopment, stormwater runoff shall be controlled by the use of best management practices (BMPs).*

Comply: As required by the Ordinance, development projects must reduce the total phosphorus load by at least 40% when compared to phosphorous loads projected for the development without BMP's. To reduce the potential water quality impact from the impervious cover and to meet the required phosphorus load reduction, several practical BMP measures are proposed for the site that will reduce the Total Phosphorous (TP) load by 40%. Detailed calculations regarding the water quality benefits of these BMP measures are provided in Exhibit 6.

- (g) *The Director shall require certification on all plans of development that all wetlands permits required by law will be obtained prior to commencement of land disturbing activities in any area subject to the plan of development review. No land disturbing activity on the land subject to the plan of development shall commence until all such permits have been obtained by the application and evidence of such permits has been provided to the Director.*

Comply: The Waters of the US (WOUS) and jurisdictional wetlands were delineated and survey-located by WSSI as described in the report "Waters of the U.S. (Including Wetlands) Delineation and Resource Protection Area Evaluation, Lorton Reformatory (±78 acres)," dated May 8, 2012. The Corps of Engineers (COE) issued a jurisdictional determination (JD) for this project on July 10, 2012 verifying the delineated boundaries of these WOUS (JD#NOA-2012-01345).

In accordance with 118-5-2 (b) (3), a Virginia Water Protection (VWP) General Permit from DEQ and a 12-SPGP-01 permit from the COE authorizing impacts to jurisdictional WOUS is pending.

- (h) *All on-site sewage disposal systems requiring a Virginia Pollutant Discharge Elimination System (VPDES) permit shall be subject to the restrictions imposed by the State Water Control Board or the Virginia Department of Health.*

Not applicable: There are no on-site sewage disposal systems related to the disturbances for the proposed project.

- (i) *Land upon which agricultural activities are being conducted, including but not limited to crop production, pasture, and dairy and feedlot operations, or lands otherwise defined as agricultural land by the local government, shall have a soil and water quality conservation assessment conducted that evaluates the effectiveness of existing practices pertaining to soil erosion and sediment control, nutrient management, and management of pesticides, and where necessary, results in a plan that outlines additional practices needed to ensure that water quality protection is being accomplished consistent with the Chesapeake Bay Preservation Act and this chapter.*

Not applicable: There are no agricultural activities associated with this project.

Compliance with Additional Performance Criteria (Section 118-3-3)

Each of the *Additional Performance Criteria* contained in the Ordinance are stated below, along with the required justification that the project meets or exceeds the criteria.

- (a) *Water Quality Impact Assessment.*

Comply: The required WQIA (as described in Section 118-4-1 of the Ordinance) is provided in Tab C.

- (b) *Allowable Development requirements.*

Comply: The project has been designed so that the majority of the non-water dependent development is located outside of the RPAs, with the exception of grading for the proposed stormwater detention facility embankment and the existing road, which will be realigned with a relatively small portion remaining in the RPA. As described above, the proposed grading within the RPA in the southern portion of the site will help to stabilize the riparian buffer associated with the perennial water body. In addition, the proposed realignment of the road will significantly reduce the amount of impervious surfaces within the RPA, while providing access for maintenance to the proposed stormwater detention pond.

- (c) *Redevelopment, outside of IDAs, is allowed within RPAs only if there is no increase in the amount of impervious area within the RPA and no further encroachment within the RPA and shall conform to the criteria set forth in this Chapter.*

Not Applicable: The prosed activities do not meet the redevelopment criteria described within the Ordinance.

- (d) *Buffer area requirements.*

Comply: The existing RPA buffer on the subject site is ineffective in retarding runoff, preventing erosion, and filtering nonpoint source pollution. The existing steep slopes, significant erosion, and lack of vegetation provide none of the desired protection. By contrast, approval of this project will correct these deficiencies and result in a much improved RPA buffer and, thus, better protection for downstream receiving waters. The proposed project will reduce the amount of impervious surfaces within the RPAs by 1,759 sf, reducing the excess runoff that is currently contributing to the instability of the streams within the RPA.

- (e) *Agricultural land requirements.*

Not Applicable: This project does not involve agricultural lands.

- (f) *Buffer area establishment.*

Comply: The existing ineffectual buffer area in the southern portion of the site will see a reduction of impervious surfaces, as well as grading that will reduce the steep slopes within the RPA. This area will be reseeded and stabilized, increasing the quality of the RPA buffer when compared to the existing conditions. Additionally, a 0.45 acre area equivalent to the area of proposed encroachment within the RPA will be reforested on-site. Details on the enhancement within the RPA and reforestation area are provided in the WQIA section of this request (Tab C).

Article 6, Section 118-6-6 (a-f):
Resource Protection Area Encroachment
Statement of Justification

The following is the Statement of Justification which addresses how the project complies with the factors set forth in Sections 118-6-6 (a) through (f) of the Ordinance:

- (a) *The requested exception to the criteria is the minimum necessary to afford relief;*

This project will result in the improvement of the RPA on-site through the inclusion of significant BMP measures, as detailed in the WQIA (Tab C) and in Exhibit 6. The proposed project will involve an encroachment into the RPA in the southern portion of the site to replace a deficient culvert, provide outfall protection, realign an existing road, and to provide an embankment for the proposed stormwater detention facility. The existing culvert is severely corroded and, thus, inadequate for transporting stormwater. Therefore, at a minimum, the proposed project must involve an encroachment into the RPA to replace this ineffective culvert. The proposed realignment of an existing road within the RPA, will reduce the amount of impervious surfaces within the RPA by 1,759 sf, as well as provide access to the proposed stormwater detention facility. As depicted within the photos of Exhibit 3, the existing slopes within the RPA are steep and sparsely vegetated with areas of active erosion. Grading for the stormwater detention facility embankment will improve the quality of the RPA buffer, by reducing the steepness of the existing slopes, as well as reseeding and stabilizing the area to prevent erosion. The high level of beneficial treatment proposed by this project could not be achieved without the proposed modest encroachments into the RPA.

- (b) *Granting the exception will not confer upon the applicant any special privileges that are denied by this part to other property owners who are subject to its provisions and who are similarly situated;*

Granting of this exception will not confer any special privileges upon the property Owner – the environmental benefits that will be realized by allowing this exception are well documented in this RPAE and these merits should be recognized by any similar such application presented for consideration. The RPA in the southern portion of the site is already disturbed and the stream associated with this RPA is severely eroded as a byproduct of the ineffectual riparian buffer and lack of stormwater management controls. The combination is a unique situation and the proposal yields a net environmental improvement.

- (c) *The exception is in harmony with the purpose and intent of this Chapter and is not of substantial detriment to water quality;*

Granting this RPAE would result in a net improvement in the quality of water leaving the site and therefore does not represent any detriment. It is thus in full compliance with the purpose and intent of this Chapter.

- (d) *The exception request is not based upon conditions or circumstances that are self-created or self-imposed;*

Given the existing poor condition of the RPA in the southern portion of the site and the lack of adequate stormwater management for the existing development, the proposed activities within the RPA are necessary in order to achieve environmental improvements for the site, as well as improvements with the quality of water leaving the site. As mentioned above, an examination of the existing conditions within the RPA in the southern portion of the site indicates that the culvert currently underneath the road is severely corroded, and therefore, insufficient for transporting stormwater runoff. Thus, an encroachment within this RPA is necessary to replace the corroded culvert under the existing road. Furthermore, this modest encroachment into the RPA is currently proposed in an area where the buffer consists of steep slopes that are sparsely vegetated and susceptible to erosion. The proposed activities will address these deficiencies within the RPA and result in an enhanced RPA buffer that improves the water quality leaving the site, as discussed in detail within the WQIA section of this submission.

- (e) *Reasonable and appropriate conditions are imposed, as warranted, that will prevent the allowed activity from causing a degradation of water quality; and*

As demonstrated in this RPAE, the proposed project represents no significant detriment to water quality. As discussed in the WQIA section of this report, the proposed development will comply with the Ordinance's 40% reduction in phosphorous when compared to the site without BMPs; therefore, limiting the impact the proposed project has on downstream waters. In addition, the project proposes a reduction of impervious surfaces within the RPA, as well as grading that will stabilize the RPA in the southern portion of the site.

- (f) *Other findings, as appropriate and required herein, are met.*

The remainder of this submission documents the degree to which this proposed project meets and exceeds all requirements of the Ordinance.

Water Quality Impact Assessment (Section 118-4-1)

Pursuant to Section 118-4-3, the following Water Quality Impact Assessment Components demonstrate the proposed project's overall compliance with the Ordinance:

(a) Display the boundaries of RPA;

WSSI determined the boundaries of the Resource Protection Area (RPA) on the Laurel Hill Adaptive Reuse Area site. The results of the RPA Determination are described in WSSI's RPA plan dated July 25, 2012 (FFX County #1183-RPA-005-01). Based on WSSI's field observations, the limits of the Fairfax County Approved RPA are slightly more extensive than the limits of the RPA as mapped by Fairfax County. The "County-Approved RPA" within the Laurel Hill Adaptive Reuse Area site is depicted in Exhibits 4 and 5 that are included within this submission.

(b) Display and describe the location and nature of the proposed encroachment into and/or impacts to the RPA, including any clearing, grading, impervious surfaces, structures, utilities, and sewage disposal systems;

The proposed project involves three modest encroachments within the RPAs on-site. Two encroachments are located within the RPA in the eastern portion of the site and are associated with the installation of stormwater outfalls. Note that the WQIAs for these two stormwater outfalls, which the Ordinance considers an "Allowed Use" within the RPA, will be submitted with the site plans for these improvements at a later date, once the outfalls are fully designed. The third encroachment, for which this WQIA addresses, is within the RPA in the southern portion of the site and includes the removal and installation of a stormwater culvert, grading associated with an embankment for the proposed stormwater detention facility, outfall protection, and the realignment of an existing road. These proposed activities will reduce the impervious surfaces within the RPA by 1,759 sf (0.040 acre). In addition, the proposed grading within the RPA will help to improve the quality of the buffer by decreasing the steepness of the slopes, as well as reseeding and stabilizing the area to prevent erosion. The proposed outfall protection in the southern portion of the site will include the installation of concrete wingwalls and a riprap basin in accordance with Virginia's current storm water drainage regulations (PFM 6-1604.7A (4)). This outfall protection will comply with BMPs developed for the site that reduce excess runoff and nonpoint source pollutants from entering the downstream watershed. Therefore, the proposed activities within the RPA will result in a significant improvement within the RPA, as well as a significant improvement in the water quality leaving the site.

(c) Provide justification for the proposed encroachment into and/or impacts to the RPA;

The proposed activities within the RPA will not only help to improve the quality of the buffer, but are also necessary and unavoidable in order to comply with BMP's for the site.

In addition, the proposed encroachment within the RPA, located in southern portion of the site, does not represent an encroachment into an effective RPA, as shown in Exhibit 3. Furthermore, Exhibit 4 graphically depicts an existing road that currently bisects the RPA contributing to the ineffectual state of this riparian buffer area. Approval of this encroachment will result in a reduction of impervious surfaces within the RPA, as well as reseeding and stabilization of the area that will enhance the quality of the buffer by preventing erosion. The following bullet points describe the proposed benefits to this RPA, the BMP measures that will improve the quality of water leaving the site (Exhibit 6), as well as justification for why encroachments are necessary in the RPA:

- An examination of the existing conditions within the RPA in the southern portion of the site reveals that the culvert underneath the road is severely corroded. This degraded culvert is inadequate for transporting stormwater from the proposed detention pond. Therefore, at a minimum, an encroachment into this RPA to replace the deficient culvert is necessary to comply with the Fairfax County PFM.
- As depicted in Exhibit 4, approximately 3,656 sf of impervious surface currently exists within this RPA. This impervious surface is associated with an existing road that was originally a component of the Lorton Reformatory. As previously discussed, the proposed project will realign the road to reduce the amount of impervious surface within the RPA by 1,759 sf. This realignment will not only enhance the RPA buffer, but will also serve as access to the proposed detention pond for maintenance activities.
- Grading within the RPA, as depicted on Exhibit 5, will reduce the steepness of the slopes within the buffer, resulting in a more stable riparian condition. The proposed grading is necessary to provide an embankment for the proposed stormwater detention facility, realign the existing road, and to provide an acceptable culvert to transport stormwater away from the detention pond. These activities are essential in complying with BMP's proposed for the site and will result in the enhancement of the RPA which is currently susceptible to erosion, as depicted in Exhibit 3.
- BMPs proposed by the project will result in the necessary reduction of 40% phosphorus (lbs/yr) when compared to the proposed development without BMPs. These BMPs include: rooftop disconnect, compost soil amendment, permeable pavers, bio retention, vegetated swales, and infiltration measures that will be located throughout the site, as depicted in Exhibit 6. This significant reduction in excess runoff and subsequent reduction in nonpoint source pollutants through the use of the above mentioned BMPs, demonstrates the project's considerable dedication to improving the quality and quantity of water leaving the site.

- (d) *Describe the extent and nature of any proposed disturbance or disruption of wetlands;*

The Waters of the US (WOUS) and jurisdictional wetlands were delineated and survey-located by WSSI as described in the report "Waters of the U.S. (Including Wetlands) Delineation and Resource Protection Area Evaluation, Lorton Reformatory (± 78 acres)," dated May 8, 2012. The Corps of Engineers (COE) issued a jurisdictional determination (JD) for this project on July 10, 2012 verifying the delineated boundaries of these WOUS (JD#NOA-2012-01345).

In accordance with 118-5-2 (b) (3), a Virginia Water Protection (VWP) General Permit from DEQ and a 12-SPGP-01 permit from the COE authorizing impacts to jurisdictional WOUS is pending.

- (e) *Display and discuss the type and location of proposed best management practices to mitigate the proposed RPA encroachment and/or adverse impacts;*

The installation of the stormwater detention culvert, outfall protection, road realignment, and grading for the stormwater detention facility within the RPA, will be conducted in a manner that complies with all applicable county and state stormwater management and erosion and sediment control requirements. To the greatest extent practicable, construction techniques/methods, such as the minimal use of mechanical equipment (within the RPA), are to be utilized by the contractor to minimize the RPA disturbances during the installation of the proposed stormwater detention pipe, outfall protection, realignment of the road, and grading within the RPA buffer. The areas disturbed by the proposed activities within the RPA will be reseeded and stabilized to ensure that the riparian buffer functions as intended by the Ordinance. Additionally, a 0.45 acre area equivalent to the area of proposed encroachment within the RPA will be reforested on-site. The 0.45 acre planting/reforestation area as well as the planting specifications and details are depicted on Exhibit 5.

Enclosed within Exhibit 6 is a map depicting the location of the proposed BMP measures for the project, as well as calculations demonstrating the required 40% reduction in phosphorus.

a. Required Pollutant Reduction

As required by the Ordinance, development projects must reduce the total phosphorus load by at least 40% when compared to phosphorous loads projected for the development without BMP's. This required removal can be achieved by the BMP calculations specified in Exhibit 6.

- (f) *Demonstrate the extent to which the proposed activity will comply with all applicable performance criteria of this Chapter; and*

The proposed activity will have a positive impact on the RPA. Clearing and grading will be the minimum necessary to install the stormwater culvert, outfall protection, realignment of the road, and grading for the embankment of the proposed stormwater detention facility. The result will improve the riparian corridor with a reduction of impervious surfaces within the RPA. The proposed reduction in sediment load will reduce phosphorus loading into the downstream waters, including the Chesapeake Bay. All work shall be performed in compliance with all applicable county and state erosion and sediment control requirements. In addition, the proposed activities more than meet the applicable performance criteria, as detailed in the RPAE section of this submission.

- (g) *Provide any other information deemed by the Director to be necessary to evaluate potential water quality impacts of the proposed activity.*

No further information is deemed necessary.

Article 3: Land Use and Development Performance Criteria
Compliance with General Performance Criteria (Section 118-3-2)

Each of the *General Performance Criteria* contained in the Ordinance are stated below, along with the required justification that the project meets or exceeds the criteria.

- (a) *No more land shall be disturbed than is necessary to provide for the proposed use, development, or redevelopment.*

Comply: No more land will be disturbed than is necessary to provide for the proposed development of the site. The existing culvert underneath the road, located in the RPA in the southern portion of the site, is decrepit with areas of active corrosion and, thus, inadequate for transporting stormwater runoff. Therefore, at a minimum, an encroachment into the RPA is necessary in order to replace this ineffective culvert. In addition, the proposed development will reduce the impervious surfaces within the RPA by realigning the existing road, as depicted in Exhibit 5. The realignment of the road is necessary to provide maintenance access to the proposed stormwater detention facility. Grading in the RPA for the stormwater detention facility embankment will reduce the existing steep slopes within the RPA, resulting in a more stable RPA buffer condition. Furthermore, the stormwater detention facility will provide essential Best Management Practices (BMPs), currently lacking for the existing development on site, that will reduce nonpoint source pollutants from entering downstream waters.

- (b) *Indigenous vegetation shall be preserved to the maximum extent practicable consistent with the use, development, or redevelopment proposed.*

Comply: The existing condition of the disturbed RPA in the southern portion of the site, where the grading and outfall protection for the proposed stormwater detention pond will be located, ranges from sparsely vegetated to devoid of indigenous vegetation, as shown in Exhibit 3. In order to mitigate this encroachment, the area will be reseeded and stabilized to ensure that the RPA buffer is stable and functions as intended by the Ordinance.

- (c) *Where the best management practices utilized require regular or periodic maintenance in order to continue their functions, such maintenance shall be ensured through a maintenance agreement with the owner or through some other mechanism or agreement that achieves an equivalent objective.*

Comply: Best management practices/stormwater detention facilities will be regularly maintained by the Home Owners Associating (HOA) to ensure their continued success of controlling excess runoff and nonpoint source pollutants from entering downstream.

- (d) *Impervious cover shall be minimized consistent with the use, development, or redevelopment proposed.*

Comply: Impervious cover within the RPA buffer is proposed to be reduced by 1,759 sf, through the realignment of the existing road which currently bisects the RPA in the southern portion of the site. In terms of the entire project site, an increase in impervious cover is proposed, from ±22 acres to ±34 acres (an increase of 54.5%). However, through the implementation of BMP measures the project will reduce nonpoint source pollutants by 40% when compared to the proposed project without BMPs, as required by the Ordinance for development projects. Specific details of the proposed BMP measures are presented in Exhibit 6.

- (e) *Any land disturbing activity that exceeds an area of 2,500 square feet shall comply with the requirements of Chapter 104 of the Fairfax County Code. The construction of single family dwellings, septic tanks, and drainfields shall not be exempt from this requirement.*

Comply: The proposed land disturbing activity will meet the requirements of Chapter 104 of the Fairfax County Code.

- (f) *For any development or redevelopment, stormwater runoff shall be controlled by the use of best management practices (BMPs).*

Comply: As required by the Ordinance, development projects must reduce the total phosphorus load by at least 40% when compared to phosphorous loads projected for the development without BMP's. To reduce the potential water quality impact from the impervious cover and to meet the required phosphorus load reduction, several practical BMP measures are proposed for the site that will reduce the Total Phosphorous (TP) load by 40%. Detailed calculations regarding the water quality benefits of these BMP measures are provided in Exhibit 6.

- (g) *The Director shall require certification on all plans of development that all wetlands permits required by law will be obtained prior to commencement of land disturbing activities in any area subject to the plan of development review. No land disturbing activity on the land subject to the plan of development shall commence until all such permits have been obtained by the application and evidence of such permits has been provided to the Director.*

Comply: The Waters of the US (WOUS) and jurisdictional wetlands were delineated and survey-located by WSSI as described in the report "Waters of the U.S. (Including Wetlands) Delineation and Resource Protection Area Evaluation, Lorton Reformatory (±78 acres)," dated May 8, 2012. The Corps of Engineers (COE) issued a jurisdictional determination (JD) for this project on July 10, 2012 verifying the delineated boundaries of these WOUS (JD#NOA-2012-01345).

In accordance with 118-5-2 (b) (3), a Virginia Water Protection (VWP) General Permit from DEQ and a 12-SPGP-01 permit from the COE authorizing impacts to jurisdictional WOUS is pending.

- (h) *All on-site sewage disposal systems requiring a Virginia Pollutant Discharge Elimination System (VPDES) permit shall be subject to the restrictions imposed by the State Water Control Board or the Virginia Department of Health.*

Not applicable: There are no on-site sewage disposal systems related to the disturbances for the proposed project.

- (i) *Land upon which agricultural activities are being conducted, including but not limited to crop production, pasture, and dairy and feedlot operations, or lands otherwise defined as agricultural land by the local government, shall have a soil and water quality conservation assessment conducted that evaluates the effectiveness of existing practices pertaining to soil erosion and sediment control, nutrient management, and management of pesticides, and where necessary, results in a plan that outlines additional practices needed to ensure that water quality protection is being accomplished consistent with the Chesapeake Bay Preservation Act and this chapter.*

Not applicable: There are no agricultural activities associated with this project.

Compliance with Additional Performance Criteria (Section 118-3-3)

Each of the *Additional Performance Criteria* contained in the Ordinance are stated below, along with the required justification that the project meets or exceeds the criteria.

- (a) *Water Quality Impact Assessment.*

Comply: The required WQIA (as described in Section 118-4-1 of the Ordinance) is provided in Tab C.

- (b) *Allowable Development requirements.*

Comply: The project has been designed so that the majority of the non-water dependent development is located outside of the RPAs, with the exception of grading for the proposed stormwater detention facility embankment and the existing road, which will be realigned with a relatively small portion remaining in the RPA. As described above, the proposed grading within the RPA in the southern portion of the site will help to stabilize the riparian buffer associated with the perennial water body. In addition, the proposed realignment of the road will significantly reduce the amount of impervious surfaces within the RPA, while providing access for maintenance to the proposed stormwater detention pond.

- (c) *Redevelopment, outside of IDAs, is allowed within RPAs only if there is no increase in the amount of impervious area within the RPA and no further encroachment within the RPA and shall conform to the criteria set forth in this Chapter.*

Not Applicable: The proposed activities do not meet the redevelopment criteria described within the Ordinance.

- (d) *Buffer area requirements.*

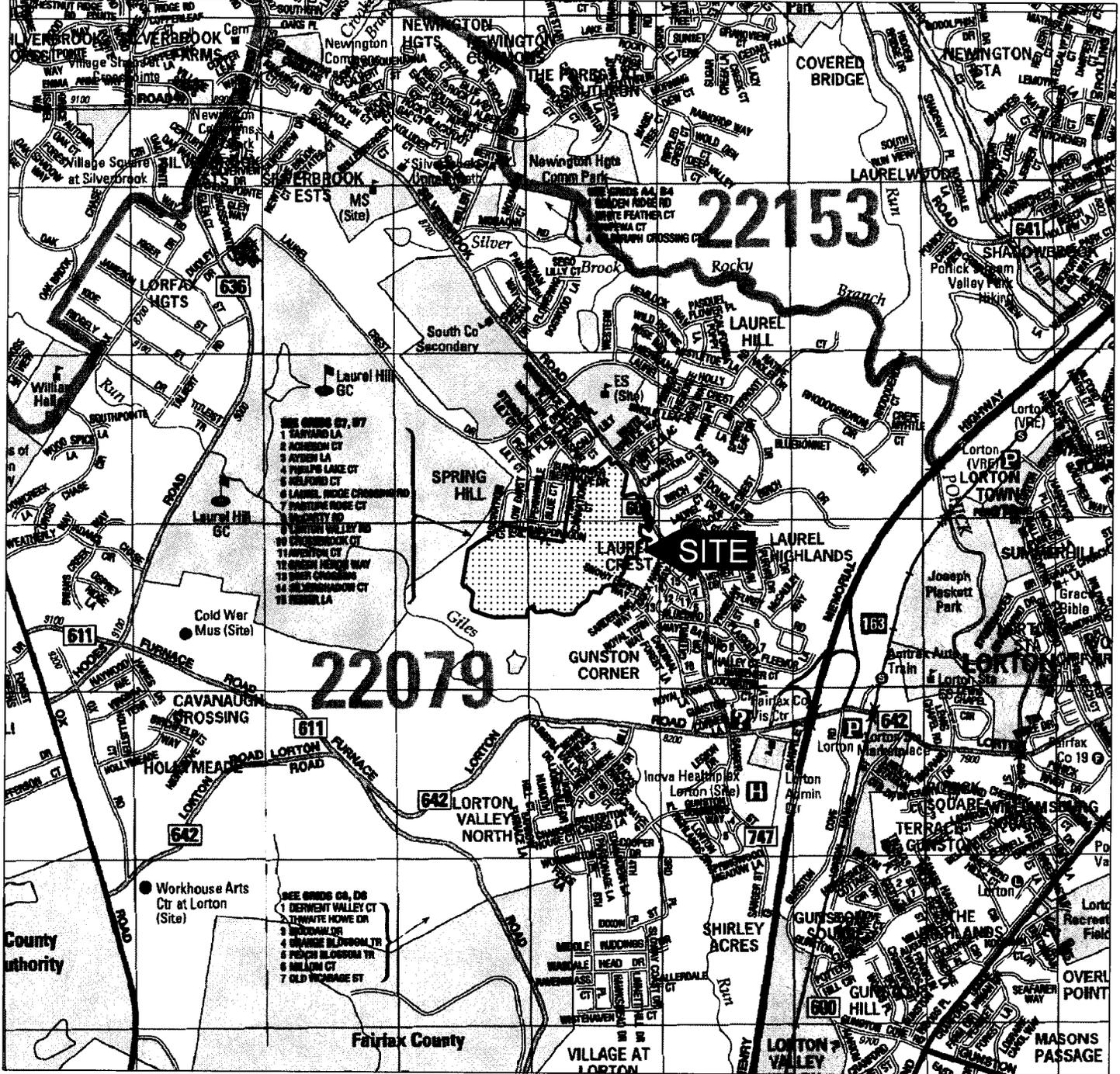
Comply: The existing RPA buffer on the subject site is ineffective in retarding runoff, preventing erosion, and filtering nonpoint source pollution. The existing steep slopes, significant erosion, and lack of vegetation provide none of the desired protection. By contrast, approval of this project will correct these deficiencies and result in a much improved RPA buffer and, thus, better protection for downstream receiving waters. The proposed project will reduce the amount of impervious surfaces within the RPAs by 1,759 sf, reducing the excess runoff that is currently contributing to the instability of the streams within the RPA.

- (e) *Agricultural land requirements.*

Not Applicable: This project does not involve agricultural lands.

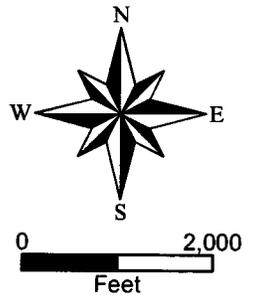
- (f) *Buffer area establishment.*

Comply: The existing ineffectual buffer area in the southern portion of the site will see a reduction of impervious surfaces, as well as grading that will reduce the steep slopes within the RPA. This area will be reseeded and stabilized, increasing the quality of the RPA buffer when compared to the existing conditions. Additionally, a 0.45 acre area equivalent to the area of proposed encroachment within the RPA will be reforested on-site. Details on the enhancement within the RPA and reforestation area are provided in the WQIA section of this request (Tab C).



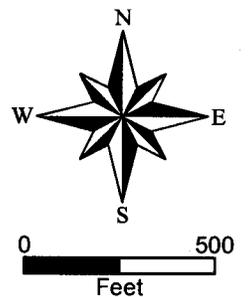
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Vicinity Map
Laurel Hill Adaptive Reuse Area
WSSI #22015.03
Original Scale: 1" = 2000'





**Photo Location Map
February 2012 Natural Color Imagery
Laurel Hill Adaptive Reuse Area
WSSI #22015.03
Original Scale: 1" = 500'**



Imagery Source: Wetland Studies and Solutions, Inc.

MAPPED SOILS REPORT FOR LAUREL HILL ADAPTIVE REUSE AREA

Project No: 22015.03
 Applicant/Owner: Elm Street Development Corporation
 County Name: Fairfax- 2008
 State: Virginia

Map Symbol	Map Unit Name	Taxonomy	Drainage Class	Hydric National List	Hydric Local List	Hydric Inclusions
30A	Codorus-Hatboro complex, 0-2% slopes	Fluvaquentic Dystrudepts	mod well-smwt poorly	NO	NO	Y
30Ai	Codorus-Hatboro complex, 0-2% slopes	Fluvaquentic Endoaquepts	poorly	NO	NO	Y
66	Kingstowne sandy clay loam, 0-45% slopes	Typic Udorthents	well	NO	NO	N
79C	Nathalie gravelly loam, 7-15% slopes	Typic Kanhapludults	well	NO	NO	N
87E	Rhodhiss sandy loam, 25-45% slopes	Typic Hapludults	well	NO	NO	N
91C	Sassafras-Marumsc complex, 7-15% slopes	Typic Hapludults	well	NO	NO	N
91Ci	Sassafras-Marumsc complex, 7-15% slopes	Aquic Hapludults	mod well-smwt poorly	NO	NO	N
910	Sassafras-Marumsc complex, 15-25% slopes	Typic Hapludults	well	NO	NO	N
91Di	Sassafras-Marumsc complex, 15-25% slopes	Aquic Hapludults	mod well-smwt poorly	NO	NO	N
91E	Sassafras-Marumsc complex, 25-45% slopes	Typic Hapludults	well	NO	NO	N
91Ei	Sassafras-Marumsc complex, 25-45% slopes	Aquic Hapludults	mod well-smwt poorly	NO	NO	N
95	Urban land	N/A	N/A	NO	NO	N

MapID number	PIN	Owner Name	Owner Address
1	1073 01 0019	PARK AUTHORITY FAIRFAX COUNTY,	12055 GOVERNMENT CENTER PW SUITE 927 FAIRFAX VA 22035
2	1071 07 C1	PULTE HOME CORPORATION	10600 ARROWHEAD DR STE 225 FAIRFAX VA 22030
A 3	1071 07 D1	SPRING HILL COMMUNITY ASSOCIATION	8946 YELLOW DAISY PL LORTON VA 22079
A 4	1071 07 B	SPRING HILL SENIORS LLC	8081 WOLFTRAP RD SUITE 300 CARE KSI SERVICES
5	1071 07 E	SPRING HILL SENIORS LLC	8082 WOLFTRAP RD SUITE 300 CARE KSI SERVICES
6	1071 07 A	SPRING HILL COMMUNITY ASSOCIATION	8946 YELLOW DAISY PL LORTON VA 22079
A 0001	1071 07 0001	PEREZ JORGE R,	8884 CALLA LILY CT LORTON VA 22079
A 0002	1071 07 0002	NELSON GILBERT A,	8886 CALLA LILY CT LORTON VA 22079
0003	1071 07 0003	QUALLEY WARREN L,	8888 CALLA LILY CT LORTON VA 22079
A 0004	1071 07 0004	MENDOZA TERESITA D,	8890 CALLA LILY CT LORTON VA 22079
0005	1071 07 0005	KIM KEUM R,	8892 CALLA LILY CT LORTON VA 22079
A 0006	1071 07 0006	KAM NG MAMIE,	8894 CALLA LILY CT LORTON VA 22079
A 0007	1071 07 0007	CHOUDHRY ANNIE E,	8896 CALLA LILY CT LORTON VA 22079
0008	1071 07 0008	CURRY BLAIR H TR,	8898 CALLA LILY CT LORTON VA 22079
A 0009	1071 07 0009	MCNULTY DONALD J,	8900 PINK CARNATION CT LORTON VA 22079
A 0010	1071 07 0010	LE PHAM T,	8902 PINK CARNATION CT LORTON VA 22079
A 0011	1071 07 0011	NAME WITHHELD BY REQUEST.,	8151 GRADY CT APT 3118 LORTON VA 22079 4804
0012	1071 07 0012	MURRAY WILLIAM H,	8906 PINK CARNATION CT LORTON VA 22079
0013	1071 07 0013	LAMB CONSTANCE L,	8908 PINK CARNATION CT LORTON VA 22079
A 0014	1071 07 0014	LEE SHIN K,	8910 PINK CARNATION CT LORTON VA 22079
A 0015	1071 07 0015	GEMBARA ANDREW G,	8914 PINK CARNATION CT LORTON VA 22079
0016	1071 07 0016	BLEWETT JAY A,	8916 PINK CARNATION CT LORTON VA 22079
0017	1071 07 0017	MANNING FRANK L,	8918 PINK CARNATION CT LORTON VA 22079
A 0018	1071 07 0018	RATANA SOYTIP N,	8920 PINK CARNATION CT LORTON VA 22079
A 0019	1071 07 0019	WILSON DRAKE TR,	8922 PINK CARNATION CT LORTON VA 22079
0020	1071 07 0020	COSS EDWARD J,	8924 PINK CARNATION CT LORTON VA 22079
A 0021	1071 07 0021	ROBINSON-VAUGHN JENNIFER L,	8926 PINK CARNATION CT LORTON VA 22079
0022	1071 07 0022	KUMAR RAMENDRA TR,	8928 PINK CARNATION CT LORTON VA 22079
A 0023	1071 07 0023	BORDEN GLORIA W,	8930 PINK CARNATION CT LORTON VA 22079
A 0024	1071 07 0024	SOTO FREDERICK E,	8932 PINK CARNATION CT LORTON VA 22079
0025	1071 07 0025	ROLLANDINI HERMAN C,	8934 PINK CARNATION CT LORTON VA 22079
0026	1071 07 0026	RAILAN RAJEEV TR,	8936 PINK CARNATION CT LORTON VA 22079
A 0027	1071 07 0027	NGUYEN HUYEN V,	8941 PERIWINKLE BLUE CT LORTON VA 22079
A 0028	1071 07 0028	LUKE ALDEN E TR,	8939 PERIWINKLE BLUE CT LORTON VA 22079
0029	1071 07 0029	OCHSENREITER DEBORAH ANN,	8937 PERIWINKLE BLUE CT LORTON VA 22079
A 0030	1071 07 0030	MORSE CLYDE S TR,	8935 PERIWINKLE BLUE CT LORTON VA 22079
A 0031	1071 07 0031	LEVINE MARILYN F,	8933 PERIWINKLE BLUE CT LORTON VA 22079
A 0032	1071 07 0032	MCLELLAN JERRY W,	8931 PERIWINKLE BLUE CT LORTON VA 22079
0033	1071 07 0033	DICKINSON DIANA SUE COX TR,	8929 PERIWINKLE BLUE CT LORTON VA 22079
0034	1071 07 0034	VARGO CAHRLES J,	8927 PERIWINKLE BLUE CT LORTON VA 22079
0035	1071 07 0035	WALSH JOSEPH ANTHONY TR,	8925 PERIWINKLE BLUE CT LORTON VA 22079
A 0036	1071 07 0036	BURGE MARVIN E,	8923 PERIWINKLE BLUE CT LORTON VA 22079
A 0037	1071 07 0037	JACKSON DAVID E,	8921 PERIWINKLE BLUE CT LORTON VA 22079
0038	1071 07 0038	HART KENNETH W,	8919 PERIWINKLE BLUE CT LORTON VA 22079
0039	1071 07 0039	THIELEN ANTHONY M,	8915 PERIWINKLE BLUE CT LORTON VA 22079
A 0040	1071 07 0040	DANZIG FRED B TR,	8913 PERIWINKLE BLUE CT LORTON VA 22079
A 0041	1071 07 0041	FRIEDMAN HARMAN IRA,	8911 PERIWINKLE BLUE CT LORTON VA 22079 5700
0042	1071 07 0042	BURNS TERESA A,	8909 PERIWINKLE BLUE CT LORTON VA 22079
0043	1071 07 0043	PARK JASON S,	8907 PERIWINKLE BLUE CT LORTON VA 22079
A 0044	1071 07 0044	FRIEDMAN JACOB,	8905 PERIWINKLE BLUE CT LORTON VA 22079
A 0045	1071 07 0045	HINDLE JOSEPH P,	8903 PERIWINKLE BLUE CT LORTON VA 22079
0046	1071 07 0046	SHUBERT TOMMY L,	8901 PERIWINKLE BLUE CT LORTON VA 22079
A 0047	1071 07 0047	OUGH YON DOO,	8915 YELLOW DAISY PL LORTON VA 22079
0048	1071 07 0048	WINE KAREN G,	8913 YELLOW DAISY PL LORTON VA 22079
A 0049	1071 07 0049	WATROUS MARIE H,	8911 YELLOW DAISY PL LORTON VA 22079 5693
0050	1071 07 0050	MITCHELL LINDA N TR,	8909 YELLOW DAISY PL LORTON VA 22079
A 0051	1071 07 0051	NAME WITHHELD BY REQUEST.,	8907 YELLOW DAISY PL LORTON VA 22079
0052	1071 07 0052	JUNEJA KARTAR S,	8905 YELLOW DAISY PL LORTON VA 22079
A 0053	1071 07 0053	LEHMAN RALPH B,	8903 YELLOW DAISY PL LORTON VA 22079
A 0054	1071 07 0054	KUGLER MARGARET P,	8901 YELLOW DAISY PL LORTON VA 22079 5693
0059	1071 07 0059	SORIENTE AMELIA S,	8908 YELLOW DAISY PL LORTON VA 22079
A 0060	1071 07 0060	NAME WITHHELD BY REQUEST.,	8910 YELLOW DAISY PL LORTON VA 22079
A 0061	1071 07 0061	NELSON JOHN,	8912 YELLOW DAISY PL LORTON VA 22079 5693
A 0062	1071 07 0062	BENITEZ VINCENT D,	8914 YELLOW DAISY PL LORTON VA 22079
0063	1071 07 0063	VESTER ROSE MARIE TR,	8920 YELLOW DAISY PL LORTON VA 22079
A 0064	1071 07 0064	STANLEY CARLTON W TR,	8922 YELLOW DAISY PL LORTON VA 22079 3860
A 0065	1071 07 0065	CALVERT ROY R TR,	1100 OSPREY LANDING DR LAKELAND FL 33813
A 0066	1071 07 0066	CHEN PAMELA,	8926 YELLOW DAISY PL LORTON VA 22079
0067	1071 07 0067	BIRRELL DARLENE NANCY,	8928 YELLOW DAISY PL LORTON VA 22079
0068	1071 07 0068	BUDD SANDRA M,	8930 YELLOW DAISY PL LORTON VA 22079
A 0074	1071 07 0074	OSURMAN GILBERT D,	8918 PERIWINKLE BLUE CT LORTON VA 22079

APO Table

A 0075	1071 07 0075	WHEELER MATTHEW C,	8920 PERIWINKLE BLUE CT LORTON VA 22079
0076	1071 07 0076	DIX DAVID C,	8922 PERIWINKLE BLUE CT LORTON VA 22079 5700
0077	1071 07 0077	ROBINSON STEPHEN B,	8924 PERIWINKLE BLUE CT LORTON VA 22079
A 0078	1071 07 0078	CICCONE VINCENT J,	8926 PERIWINKLE BLUE CT LORTON VA 22079
A 0079	1071 07 0079	BHATTACHARJEE SOVAN K,	8928 PERIWINKLE BLUE CT LORTON VA 22079
0080	1071 07 0080	HYDE JOSEPH,	8930 PERIWINKLE BLUE CT LORTON VA 22079
0081	1071 07 0081	HOVEY MICHAEL T,	8932 PERIWINKLE BLUE CT LORTON VA 22079
A 0082	1071 07 0082	CASE MAXINE B TR,	8934 PERIWINKLE BLUE CT LORTON VA 22079
A 0083	1071 07 0083	SWARTZ GLADYNE,	8936 PERIWINKLE BLUE CT LORTON VA 22079
0084	1071 07 0084	LIM YUNG H,	8938 PERIWINKLE BLUE CT LORTON VA 22079
0085	1071 07 0085	KELLY RICHARD F,	8940 PERIWINKLE BLUE CT LORTON VA 22079
0086	1071 07 0086	ABRAMS JULIE SUE,	8969 YELLOW DAISY PL LORTON VA 22079
A 0087	1071 07 0087	BENNETT MARIA F,	8967 YELLOW DAISY PL LORTON VA 22079
A 0088	1071 07 0088	SANDERS WILLIAM P,	8965 YELLOW DAISY PL LORTON VA 22079
0089	1071 07 0089	MATIS JOHN J,	8963 YELLOW DAISY PL LORTON VA 22079
0090	1071 07 0090	WALLACE GLENN J,	8961 YELLOW DAISY PL LORTON VA 22079
A 0091	1071 07 0091	PIERCE DANIEL C,	8959 YELLOW DAISY PL LORTON VA 22079
A 0092	1071 07 0092	NOREM DAVID M,	8957 YELLOW DAISY PL LORTON VA 22079 5693
0093	1071 07 0093	CHAPPELL FRANCINE K,	8955 YELLOW DAISY PL LORTON VA 22079
0094	1071 07 0094	CUMMINS ROBERT L,	8953 YELLOW DAISY PL LORTON VA 22079
A 0150	1071 07 0150	HOMBURG ANITA C,	8401 SNAPDRAGON PL LORTON VA 22079
A 0151	1071 07 0151	BOWERS PATRICIA A,	8403 SNAPDRAGON PL LORTON VA 22079
0152	1071 07 0152	RUSSI MARGARET P,	8405 SNAPDRAGON PL LORTON VA 22079
0153	1071 07 0153	CUMMINGS VIRGINIA A,	8407 SNAPDRAGON PL LORTON VA 22079
0154	1071 07 0154	BURGY SORAYA,	8409 SNAPDRAGON PL LORTON VA 22079
A 0155	1071 07 0155	ETHERIDGE WALTER L,	8411 SNAPDRAGON PL LORTON VA 22079
A 0156	1071 07 0156	WINCH CHRIS M,	8980 YELLOW DAISY PL LORTON VA 22079
0157	1071 07 0157	JONES SUSAN,	8978 YELLOW DAISY PL LORTON VA 22079
0158	1071 07 0158	IDQUIVAL VERONICA M,	8976 YELLOW DAISY PL LORTON VA 22079
A 0159	1071 07 0159	BLACK BARRY E,	8974 YELLOW DAISY PL LORTON VA 22079
A 0160	1071 07 0160	DUTTON MARGARET C TR,	8972 YELLOW DAISY PL LORTON VA 22079
A 0161	1071 07 0161	OVERBAY MELISSA G TR,	8970 YELLOW DAISY PL LORTON VA 22079
0162	1071 07 0162	SINGH VIJAY,	8968 YELLOW DAISY PL LORTON VA 22079
A 0163	1071 07 0163	KENDALL JANICE M,	8966 YELLOW DAISY PL LORTON VA 22079
A 0164	1071 07 0164	SIMON VITA A,	8964 YELLOW DAISY PL LORTON VA 22079
A 0165	1071 07 0165	KRISHNAN S BALA TR,	8962 YELLOW DAISY PL LORTON VA 22079
0166	1071 07 0166	EARNEST KATHRYN,	8960 YELLOW DAISY PL LORTON VA 22079
A 0167	1071 07 0167	HUTCHISON JEFFREY A,	8958 YELLOW DAISY PL LORTON VA 22079
A 0168	1071 07 0168	CHO EUI KYUNG,	8956 YELLOW DAISY PL LORTON VA 22079
0169	1071 07 0169	MERINO MIGUEL A,	8955 FASCINATION CT LORTON VA 22079
A 0170	1071 07 0170	KOHL WALTER,	8957 FASCINATION CT LORTON VA 22079
0171	1071 07 0171	SMITH GLADYS REA TR,	8959 FASCINATION CT LORTON VA 22079
A 0172	1071 07 0172	LYON SUSAN J,	8961 FASCINATION CT LORTON VA 22079 5704
A 0173	1071 07 0173	GRIFFITH JO ANNE TR,	8963 FASCINATION CT LORTON VA 22079 5704
A 0174	1071 07 0174	GARRISON KAREN L TR,	8965 FASCINATION CT LORTON VA 22079
A 0175	1071 07 0175	BANKO ANDREW TR,	8967 FASCINATION CT LORTON VA 22079
A 0176	1071 07 0176	SHIRLEY ALICE P,	8969 FASCINATION CT LORTON VA 22079
A 0177	1071 07 0177	WEBER JOANNE M TR,	8971 FASCINATION CT LORTON VA 22079
A 0178	1071 07 0178	CHOW KIN LAM,	8973 FASCINATION CT LORTON VA 22079
A 0179	1071 07 0179	BARAN MARY G,	8975 FASCINATION CT LORTON VA 22079
A 0180	1071 07 0180	BORENSTEIN GAL S,	8065 OAK CREST LN FAIRFAX STATION VA 22039
A 0181	1071 07 0181	PERCOCO GINA,	8979 FASCINATION CT LORTON VA 22079
B 0022	1071 03 0022	BROWN DIANE M,	9038 SWANS CREEK WAY LORTON VA 22079
B 0023	1071 03 0023	D SOUZA PRAKASH,	3650 S GLEBE RD UNIT 341 ARLINGTON VA 22202
B 0024	1071 03 0024	QUICK ALICE J O, QUICK MICHAEL A	8319 GREEN HERON WY LORTON VA 22079
B 0025	1071 03 0025	ODEN JUNE O,	8321 GREEN HERON WAY UNIT 25 LORTON VA 22079 2822
B 0026	1071 03 0026	BAINES DAVID BYRON,	8323 GREEN HERON WAY UNIT 26 LORTON VA 22079 2822
B 0027	1071 03 0027	PENN LAWANDRIA,	8325 GREEN HERON WAY UNIT 27 LORTON VA 22079 2822
B 0028	1071 03 0028	TISLOW BRENDA J,	9043 SADDLEHORN ST PICKERINGTON OH 43147
B 0029	1071 03 0029	COLE JOSEPH T,	9215 CARDINAL FOREST LN LORTON VA 22079 2826
B 0030	1071 03 0030	SCOTT BAILEY ESTER M,	9217 CARDINAL FOREST LN LORTON VA 22079 2826
B 0031	1071 03 0031	HERNDON ELECIA P,	9219 CARDINAL FOREST LN UNIT 31 LORTON VA 22079 2826
B 0032	1071 03 0032	FRISTOE JOHN K JR, COE ERIN C	9221 CARDINAL FOREST LN UNIT 32 LORTON VA 22079 2826
B 0033	1071 03 0033	DOMINGUEZ BENJAMIN, DOMINGUEZ FRANKLIN	9223 CARDINAL FOREST LN UNIT 33 LORTON VA 22079 2826
B 0034	1071 03 0034	RIGGLE RACHEL,	9225 CARDINAL FOREST LN UNIT 34 LORTON VA 22079 2826
B 0035	1071 03 0035	BORG CHARLES M TR,	312 MEGAN LOOP S HERTFORD NC 27944 8189
B 0036	1071 03 0036	BREWER STEPHEN M,	9614 OAKINGTON DR FAIRFAX STATION VA 22039 2641
B 0037	1071 03 0037	BILKO NANCY L,	9226 DEER XING LORTON VA 22079
B 0038	1071 03 0038	BUSTAMANTE JOSE G,	6315 BRIDGETON CT SPRINGFIELD VA 22152
B 0039	1071 03 0039	PRICE SABINA,	5518 FALMEAD RD FAIRFAX VA 22032
B 0040	1071 03 0040	HERMAN MICHELE S,	9220 DEER CROSSING LORTON VA 22079
B 0041	1071 03 0041	TRAN THAO P,	9201 DEER XING UNIT 41 LORTON VA 22079 2824

B 0042	1071 03 0042	GALLATIN PROPERTIES LLC,	4115 N RANDOLPH CT ARLINGTON VA 22207
0043	1071 03 0043	DE LARA NEILSON L,	9205 DEER XING UNIT 43 LORTON VA 22079
0044	1071 03 0044	WISECARVER NICOLAS R,	154 N UNION ST ALEXANDRIA VA 22314 3249
B 0045	1071 03 0045	ACHEAMPONG AUGUSTINE,	9209 DEER CROSSING LORTON VA 22079
B 0046	1071 03 0046	CLAROS FERNANDO N,	9211 DEER XING LORTON VA 22079
0047	1071 03 0047	STUBBS MARCUS J,	9213 DEER XING UNIT 47 LORTON VA 22079 2824
0048	1071 03 0048	PLUMMER RUBEN O,	8326 GREEN HERON WAY UNIT 48 LORTON VA 22079 2821
B 0049	1071 03 0049	FORD ANNA M,	8324 GREEN HERON WAY UNIT 49 LORTON VA 22079 2821
B 0050	1071 03 0050	BRITO FERNANDO P, BRITO AURORA R	10773 MONOCACY WAY MANASSAS VA 20112
0051	1071 03 0051	WHITE CHIFFON F,	9614 LAUREL OAK DR FREDERICKSBURG VA 22407 9324
0052	1071 03 0052	WILBOURN JARED,	8318 GREEN HERON WAY LORTON VA 22079
0053	1071 03 0053	MOORE LISA A,	8316 GREEN HERON WAY UNIT 53 LORTON VA 22079 2821
B 0054	1071 03 0054	PARIKH VIPUL N,	9359 BRAYMORE CIR FAIRFAX STATION VA 22039
B 0055	1071 03 0055	WOODHOUSE SHONNA R,	9218 DEER XING LORTON VA 22079
0056	1071 03 0056	HERNANDEZ-VIVER ADRIANA,	9216 DEER XING UNIT 56 LORTON VA 22079
0057	1071 03 0057	HARMON LARRY L, HARMON LAURETTA V	9214 DEER XING LORTON VA 22079
B 0058	1071 03 0058	MUGHAL EJAZ,	7653 GRAYSONS MILL LN LORTON VA 22079 4723
B 0059	1071 03 0059	MORRIS JAYME A,	8906 HOLLY CROFT CT MECHANICSVILLE VA 23116
0060	1071 03 0060	MITCHELL PHYLLIS D,	9208 DEER XING LORTON VA 22079
0061	1071 03 0061	WRIGHT CHONTA R,	9206 DEER XING LORTON VA 22079
B 0062	1071 03 0062	BERRY MADELINE D,	9204 DEER XING LORTON VA 22079
B 0063	1071 03 0063	GAITHER JANICE D, BROWN VINCENT A	9202 DEER XING LORTON VA 22079
0064	1071 03 0064	LECAROS RICARDO G,	9200 DEER CROSSING LORTON VA 22079
0065	1071 03 0065	COOK CANDY Y, SMITH SYLVIA	8301 DUCK HAWK WAY UNIT 65 LORTON VA 22079 2825
B 0066	1071 03 0066	AMOROSO MICHAELNE,	8303 DUCK HAWK WY LORTON VA 22079
B 0067	1071 03 0067	APPIAH-KUBI SAMUEL,	8306 DUCK HAWK WAY UNIT 67 LORTON VA 22079 2825
B 0068	1071 03 0068	OHARA COLLEEN A,	8307 DUCK HAWK WAY UNIT 68 LORTON VA 22079 2825
0069	1071 03 0069	MEALY VICTOR G,	8309 DUCK HAWK WAY UNIT 69 LORTON VA 22079 2825
0070	1071 03 0070	HASAN ZAIBINDA,	8311 DUCK HAWK WAY UNIT 70 LORTON VA 22079 2825
B 0071	1071 03 0071	PENALOZA ROLANDO,	8313 DUCK HAWK WAY UNIT 71 LORTON VA 22079 2825
B 0072	1071 03 0072	PAREEK ANIL,	8315 DUCK HAWK WAY UNIT 72 LORTON VA 22079 2825
0073	1071 03 0073	GOODSPEED KERRIN L,	8317 DUCK HAWK WY LORTON VA 22079
0074	1071 03 0074	PHAN HIEN D,	4011 WEST BRADDOCK RD ALEXANDRIA VA 22304
B 020001	1071 03020001	SPEICHER MEGAN,	PO BOX 1363 LORTON VA 22199 1363
B 020002	1071 03020002	HOOPER JAMES III,	8302 DUCK HAWK WAY UNIT 2 LORTON VA 22079 2825
B 020003	1071 03020003	IMAMURA JOHN D,	8304 DUCK HAWK WAY UNIT 3 LORTON VA 22079 2825
B 020004	1071 03020004	COLES ARTHUR L, COLES JOANNE	8306 DUCK HAWK WY LORTON VA 22079
B 020005	1071 03020005	WILSON JACQUELINE A,	8308 DUCK HAWK WY LORTON VA 22079
B 020006	1071 03020006	ADMASSIE AZEB, WOLDE AYIKAL B	8310 DUCK HAWK WAY UNIT 6 LORTON VA 22079 2825
B 020007	1071 03020007	JALLOH AHAI A,	8312 DUCK HAWK WY LORTON VA 22079
B 020008	1071 03020008	FRAGA LYNETTE MARIE,	8907 VERNON VIEW DR ALEXANDRIA VA 22308 2841
B 020009	1071 03020009	CLARK DEBORA,	8316 DUCK HAWK WY LORTON VA 22079
B 020010	1071 03020010	ABATE TSDENEYA,	8318 DUCK HAWK WAY UNIT 10 LORTON VA 22079
B 020011	1071 03020011	GONTER KEVIN T,	42874 CHATELAIN CIR ASHBURN VA 20148
B 020012	1071 03020012	IQBAL MUHAMMAD,	9195 CARDINAL FOREST LN UNIT 12 LORTON VA 22079 2852
B 020013	1071 03020013	LEWIS CHRISTIAN E,	13443 ORANGEWOOD DR WOODBRIDGE VA 22193 3920
B 020014	1071 03020014	ANGLIM VAN M,	9199 CARDINAL FOREST LN LORTON VA 22079
B 020015	1071 03020015	MCKINNEY SHARON M,	9201 CARDINAL FOREST LN LORTON VA 22079 2851
B 020016	1071 03020016	ABOAGYE BARBARA,	9203 CARDINAL FOREST LN UNIT 16 LORTON VA 22079 2851
B 020017	1071 03020017	GOODMAN DANIELLE L,	9205 CARDINAL FOREST LN LORTON VA 22079
B 020018	1071 03020018	BISSELL ELIZABETH I,	9207 CARDINAL FOREST LN UNIT 18 LORTON VA 22079 2851
B 020019	1071 03020019	CARRINGTON BETTY L,	4544 SOUTHLAND AVE ALEXANDRIA VA 22312 1620
B 020020	1071 03020020	ROBACK RITA L,	9211 CARDINAL FOREST LN UNIT 20 LORTON VA 22079 2851
B 020021	1071 03020021	BURBRINK MICHAEL P,	8313 SANDERLING WAY UNIT 21 LORTON VA 22079
B 020022	1071 03020022	YAZBECK FADI NADER,	8315 SANDERLING WAY UNIT 22 LORTON VA 22079
B 020023	1071 03020023	OSMAN SALI,	1615 WRIGHTSON DR MCLEAN VA 22101 5144
B 020024	1071 03020024	SHIPE AE S,	8319 SANDERLING WY LORTON VA 22079
B 020025	1071 03020025	PARSONS KATHERINE B,	PSC 451 BOX NCIS FPO AE 09834
B 020026	1071 03020026	ROBERTS JENNIFER M,	8314 ROYAL TERN WAY UNIT 26 LORTON VA 22079 2819
B 020027	1071 03020027	HASKIN PATRICIA A,	8316 ROYAL TERN WAY UNIT 27 LORTON VA 22079 2819
B 020028	1071 03020028	TSEGAYE SABA,	8318 ROYAL TERN WY LORTON VA 22079
B 020029	1071 03020029	HARRINGTON TAVIS,	8320 ROYAL TERN WY LORTON VA 22079
B 020030	1071 03020030	TAYLOR MAYBERRY KAREN A, MAYBERRY HARRY F JR	8322 ROYAL TERN WAY UNIT 30 LORTON VA 22079 2819
B 020031	1071 03020031	JAMES NILA J,	8311 SNOWY EGRIT WAY UNIT 31 LORTON VA 22079 2856
B 020032	1071 03020032	BUI PHUONG,	8313 SNOWY EGRIT WAY UNIT 32 LORTON VA 22079 2856
B 020033	1071 03020033	WEBSTER MACEO,	8315 SNOWY EGRIT WAY UNIT 33 LORTON VA 22079 2856
B 020034	1071 03020034	WINKLER KAREN N,	8317 SNOWY EGRIT WAY UNIT 34 LORTON VA 22079 2856
B 020035	1071 03020035	GHARIB GLORIA K,	8319 SNOWY EGRIT WAY UNIT 35 LORTON VA 22079 2856
B 020036	1071 03020036	CARRINGTON ELIDA,	8312 SANDERLING WAY UNIT 36 LORTON VA 22079 2857
B 020037	1071 03020037	SCOTT TERESA F,	8314 SANDERLING WAY UNIT 37 LORTON VA 22079 2857
B 020038	1071 03020038	BROOKS JOHN O III,	5001 DODSON DR ANNANDALE VA 22003 6142
B 020039	1071 03020039	PAYNE TONI A,	8318 SANDERLING WAY UNIT 39 LORTON VA 22079 2857

B 020040	1071 03020040	WESTON TRAVIS J,	8320 SANDERLING WAY UNIT 40 LORTON VA 22079 2857
020041	1071 03020041	PARK HYU C, PARK MI R	8310 SNOWY EGRIT WAY UNIT 41 LORTON VA 22079 2856
020042	1071 03020042	BEHBAHANI PAMELA M,	8312 SNOWY EGRIT WY LORTON VA 22079
B 020043	1071 03020043	SAMADDER DAVID, BOSE DOROTHY	8314 SNOWY EGRIT WAY UNIT 43 LORTON VA 22079 2856
B 020044	1071 03020044	PRESENT JACK E,	8316 SNOWY EGRIT WAY UNIT 44 LORTON VA 22079 2856
020045	1071 03020045	KENNEDY TIFFANY M,	8318 SNOWY EGRIT WAY UNIT 45 LORTON VA 22079 2856
020046	1071 03020046	ILANCHEZHIAN ETHINDRAN,	9192 CARDINAL FOREST LN UNIT 46 LORTON VA 22079
B 020047	1071 03020047	NASIR MUHAMMAD,	9149 FUREY RD LORTON VA 22079 2966
B 020048	1071 03020048	REGISTER DEBBIE L,	9196 CARDINAL FOREST LN UNIT 48 LORTON VA 22079 2855
020049	1071 03020049	THORNHILL EBONI,	9198 CARDINAL FOREST LN UNIT 49 LORTON VA 22079
020050	1071 03020050	DONNEL CURTIS L TR,	9200 CARDINAL FOREST LN UNIT 50 LORTON VA 22079 2855
9220A	1071 02 9220A	MAGEE, JOHN	9220 CARDINAL FOREST LN UNIT 9220A LORTON VA 22079
C 9220B	1071 02 9220B	GREEN, GAIL	9220 CARDINAL FOREST LN UNIT B LORTON VA 22079 2853
C 9220C	1071 02 9220C	HUGHES DEBORAH A	9220 CARDINAL FOREST LN LORTON VA 22079 2853
C 9220D	1071 02 9220D	CONRAD JANET E TR	5417 ZOYSIA CT HAYMARKET VA 20169
C 9220E	1071 02 9220E	KUNZ MICHAEL	52 3RD AVE APT 4A BROOKLYN NY 11217 1883
C 9220F	1071 02 9220F	MILLER MICHELLE L,	9220 CARDINAL FOREST LN UNIT F LORTON VA 22079 2853
C 9220G	1071 02 9220G	GARFIELD DENISE L,	9220 CARDINAL FOREST LN LORTON VA 22079 2853
C 9220H	1071 02 9220H	RALEIGH MEGHAN	9220 CARDINAL FOREST LN UNIT 9220H LORTON VA 22079 2853
C 9220J	1071 02 9220J	DANDAR MICHAEL TR,	8610 OAK BROOK LN FAIRFAX STATION VA 22039
C 9220K	1071 02 9220K	CHO SARAH Y,	9220 CARDINAL FOREST LN LORTON VA 22079 2853
C 9220L	1071 02 9220L	COFFMAN DARYL	9030 MOUNTAIN VALLEY RD FAIRFAX STATION VA
C 9220M	1071 02 9220M	MITCHELL MARY V,	9220 CARDINAL FOREST LN UNIT M LORTON VA 22079 2853
C 9220N	1071 02 9220N	PEARCE DEBORAH S,	9220 CARDINAL FOREST LN LORTON VA 22079 2853
C 9220P	1071 02 9220P	GIBSON TERESA L	9220 CARDINAL FOREST LN UNIT P LORTON VA 22079 2853
C 9224A	1071 02 9224A	HODGSON ERIC, HODGSON REBECCA M	9224 CARDINAL FOREST LN UNIT A LORTON VA 22079 2854
C 9224B	1071 02 9224B	DANDAR BERNICE W TRUST	8610 OAK BROOK LN FAIRFAX STATION VA 22039
C 9224C	1071 02 9224C	FISHER MISAKO M	9224 CARDINAL FOREST LN LORTON VA 22079 2854
C 9224D	1071 02 9224D	ZUBERI MIQBAL	9224 CARDINAL FOREST LN UNIT D LORTON VA 22079 2854
C 9224E	1071 02 9224E	BRISCOE ANDRE K, BRISCOE JEANNE E	9224 CARDINAL FOREST LN LORTON VA 22079 2854
C 9224F	1071 02 9224F	BUELL MICHAEL L,	8819 BATTERY RD ALEXANDRIA VA 22308 2802
C 9224G	1071 02 9224G	PERRY PATRICIA K	9224 CARDINAL FOREST LN LORTON VA 22079 2854
C 9224H	1071 02 9224H	REECE BETH A	9224 CARDINAL FOREST LN LORTON VA 22079 2854
C 9224J	1071 02 9224J	NEPAL PARASHU	9224 CARDINAL FOREST LN LORTON VA 22079 2854
C 9224K	1071 02 9224K	LAU LEE W	9224 CARDINAL FOREST LN LORTON VA 22079 2854
C 9224L	1071 02 9224L	BURGESS JAMES L	9224 CARDINAL FOREST LN UNIT L LORTON VA 22079 2854
C 9224M	1071 02 9224M	PARK HAI SUH	9244 CARDINAL FOREST LN UNIT M LORTON VA 22079
C 9224N	1071 02 9224N	LUFF DAVID B JR	9224 CARDINAL FOREST LN LORTON VA 22079 2854
C 9224P	1071 02 9224P	SCHLAHT DARBY	9224 CARDINAL FOREST LN UNIT 9224P LORTON VA 22079 2854
C 9230A	1073 05 9230A	BANGURA FATMATTA,	9230 CARDINAL FOREST LN LORTON VA 22079 2881
C 9230B	1073 05 9230B	WILSON ROBYN LYNN	9230 CARDINAL FOREST LN UNIT 201 LORTON VA 22079
C 9230C	1073 05 9230C	SMITH EARNEST C III	9230 CARDINAL FOREST LN UNIT 301 LORTON VA 22079
C 9230D	1073 05 9230D	DRAKE ROBERT	6511 OLD COACH CT ALEXANDRIA VA 22315 5045
C 9232A	1073 05 9232A	KENNEDY KAREN	9232 CARDINAL FOREST LN UNIT 101 LORTON VA 22079 2882
C 9232B	1073 05 9232B	KIDWELL CATHERINE, KIDWELL PAUL	9232 CARDINAL FOREST LN UNIT 201 LORTON VA 22079 2882
C 9232C	1073 05 9232C	LUCHT MICHELE,	9232 CARDINAL FOREST LN UNIT 301 LORTON VA 22079
C 9232D	1073 05 9232D	BRANCH GARRY L, GRANT THEDA J	9232 CARDINAL FOREST LN UNIT 302 LORTON VA 22079 2882
C 9234A	1073 05 9234A	SMITH ARTIS J,	9234 CARDINAL FOREST LN UNIT 101 LORTON VA 22079 2883
C 9234B	1073 05 9234B	CROOM DOROTHY E,	9234 CARDINAL FOREST LN UNIT 201 LORTON VA 22079 2883
C 9234C	1073 05 9234C	NOCENTE CYNTHIA A,	9234 CARDINAL FOREST LN UNIT 301 LORTON VA 22079 2883
C 9234D	1073 05 9234D	SCOTT EARNESTINE,	9234 CARDINAL FOREST LN UNIT 302 LORTON VA 22079 2883
C 9236A	1073 05 9236A	RAGSDALE RHONDA,	9236 CARDINAL FOREST LN UNIT 101 LORTON VA 22079 2884
C 9236B	1073 05 9236B	MCRAE MICHELLE D,	9236 CARDINAL FOREST LN LORTON VA 22079 2884
C 9236C	1073 05 9236C	WERNER DAVID N,	9236 CARDINAL FOREST LN UNIT 301 LORTON VA 22079
C 9236D	1073 05 9236D	CADET FRANTZIE R,	9236 D CARDINAL FOREST LA LORTON VA 22079
C 9238A	1073 05 9238A	ROBERTS ANTHONY Q,	9238 CARDINAL FOREST LN UNIT 101 LORTON VA 22079 2885
C 9238B	1073 05 9238B	CHAHID RAFIQ,	11321 KESSLER PL MANASSAS VA 20109 7782
C 9238C	1073 05 9238C	FICADENTI FRANK L, FICADENTI CATHERINE L	7905 DEERLEE DR SPRINGFIELD VA 22153
C 9238D	1073 05 9238D	SIMS CHRISTOPHER L,	9238 CARDINAL FOREST LN UNIT 302 LORTON VA 22079 2885
C 9240A	1073 05 9240A	CECIL CARL P,	4616 SUTTON OAKS DR CHANTILLY VA 20151
C 9240B	1073 05 9240B	MUEGO KARL B,	PSC 813 BOX 168 FPO AE 09620
C 9240C	1073 05 9240C	FLEMING-HARRIGAN LATAISHA,	9240 CARDINAL FOREST LN UNIT 301 LORTON VA 22079 2886
C 9240D	1073 05 9240D	PARKER MARLOWE T,	9240 CARDINAL FOREST LN LORTON VA 22079
C 9242A	1073 05 9242A	MORRIS RONALD F,	9242 CARDINAL FOREST LN UNIT 101 LORTON VA 22079 2887
C 9242B	1073 05 9242B	DORSEY RENEE D,	9242 CARDINAL FOREST LN UNIT 201 LORTON VA 22079 2887
C 9242C	1073 05 9242C	BYRD JOHN HENRY III,	9242 CARDINAL FOREST LN UNIT 301 LORTON VA 22079 2887
C 9242D	1073 05 9242D	WISE KEITH,	9242 CARDINAL FOREST LN UNIT 302 LORTON VA 22079
D 1	1071 04 A1	LAUREL CREST HOMEOWNERS, ASSOCIATION INC	10675 MAIN ST FAIRFAX VA 22030 3805
D 2	1072 12 C	LAUREL HIGHLANDS, HOMEOWNERS ASSOC INC	4090 A LAFAYETTE CENTER DR CHANTILLY VA 20151
D 0005A	1071 04 0005A	CHOI SEUNGMIN,	9091 TANYARD LN LORTON VA 22079 5211
D 0006A	1071 04 0006A	NAME WITHHELD BY REQUEST.,	8202 PASQUEL FLOWER PL LORTON VA 22079 5681
D 0007	1071 04 0007	TALAPATRA SANKAR,	9112 KELFORD CT LORTON VA 22079

D 0008	1071 04 0008	GARNER BILLY R,	16212 CHASE EAGLE LN WOODBRIDGE VA 22191 6063
0009	1071 04 0009	AFZAL TAHER,	9116 KELFORD CT LORTON VA 22079
0010	1071 04 0010	NGUYEN SON TUYET,	9118 KELFORD CT LORTON VA 22079
D 0011	1071 04 0011	GETAHUN MEBRAT T,	9129 AVENTON CT LORTON VA 22079
D 0012	1071 04 0012	STEENSTRA SHIRLEY G,	9239 OLD BEECH CT LORTON VA 22079
0013	1071 04 0013	EVANS MARGARET L,	9125 AVENTON CT LORTON VA 22079
0014	1071 04 0014	NICHOLS BLAKE, SLOAN SYLVIA	3432 HOLLY RD ANNANDALE VA 22003
D 0015	1071 04 0015	KEBEDE SELAMAWIT L,	9121 AVENTON CT LORTON VA 22079
D 0016	1071 04 0016	MEHTA VEENU,	4659 DEERWATCH DR CHANTILLY VA 20151 2260
D 0017	1071 04 0017	TRAN NGUYET K,	9122 AVENTON CT LORTON VA 22079
0018	1071 04 0018	PATTERSON JAMES,	9124 AVENTON CT LORTON VA 22079
D 0019	1071 04 0019	SINGH GURPREET,	9126 AVENTON CT LORTON VA 22079
D 0020	1071 04 0020	STEVENS MARY L,	9128 AVENTON CT LORTON VA 22079
D 0021	1071 04 0021	LOWRY MARY,	9151 SILVERSHADOW CT LORTON VA 22079
0022	1071 04 0022	UNG PAUL D,	9149 SILVERSHADOW CT LORTON VA 22079
0023	1071 04 0023	GOLDEN LIESEL A,	9147 SILVERSHADOW CT LORTON VA 22079
D 0024	1071 04 0024	SOURBEER ALLISON J,	9145 SILVERSHADOW CT LORTON VA 22079
D 0025	1071 04 0025	LOUREY LISA S,	9143 SILVERSHADOW CT LORTON VA 22079
0026	1071 04 0026	PHILLIPS SYLVIA P,	9144 SILVERSHADOW CT LORTON VA 22079
0027	1071 04 0027	STABINGAS DORIS A,	9142 SILVERSHADOW CT LORTON VA 22079
D 0028	1071 04 0028	NAME WITHHELD BY REQUEST.,	9140 SILVERSHADOW CT LORTON VA 22079
D 0029	1071 04 0029	TIMLICK DANIEL JOHN,	9138 SILVERSHADOW CT LORTON VA 22079
0030	1071 04 0030	MILLER JUNE,	9136 SILVER SHADOW CT LORTON VA 22079
0031	1071 04 0031	ASSI CAROL M,	9134 SILVERSHADOW CT LORTON VA 22079
0032	1071 04 0032	BRYANT ERNESTINE J,	9132 SILVERSHADOW CT LORTON VA 22079
D 0033	1071 04 0033	WILLIAMS LEMOIQUEL R,	9131 SILVERSHADOW CT LORTON VA 22079
0034	1071 04 0034	AN DAE SOK, AN KWI YON	210 W DIVISION ST APT 73 SYRACUSE NY 13204
0035	1071 04 0035	MINOCHA SUMIT,	9135 SILVERSHADOW CT LORTON VA 22079 5207
0036	1071 04 0036	PARK YONG S, OSHIMA NAM	210 W DIVISION ST APT 73 SYRACUSE NY 13204
D 0037	1071 04 0037	RODRIGUEZ DAVID,	6529 WAYSIDE PL ALEXANDRIA VA 22310 2865
D 0038	1071 04 0038	SMSS PROPERTIES LLC,	21675 BRONTE PL ASHBURN VA 20147
0039	1071 04 0039	JOYKUTTY SHAUN,	8298 REISER LN LORTON VA 22079
0040	1071 04 0040	KYEREMEH JAMES,	8296 REISER LN LORTON VA 22079 5209
D 0041	1071 04 0041	FRANCISCO MICHAEL M,	8294 REISER LN LORTON VA 22079
D 0042	1071 04 0042	VUONG HOA,	8292 REISER LN LORTON VA 22079
0043	1071 04 0043	JENNINGS GREGORY F TR,	7209 LOCKPORT PL LORTON VA 22079
0044	1071 04 0044	SOLOMON KIM MELODY,	8333 MIDDLE RUDDINGS DR LORTON VA 22079
0045	1071 04 0045	NGUYEN MINH-HUY NGOC,	9082 TANYARD LN LORTON VA 22079 5210
D 0046	1071 04 0046	UPSHUR- BROWN LEE ANN,	9084 TANYARD LN LORTON VA 22079 5210
0047	1071 04 0047	ONIANWAH GLORIA O, KAGHA IZUNWANNE	9086 TANYARD LN LORTON VA 22079 5210
0048A	1071 04 0048A	BENSOUDA ZINEB J, ADADA BEM	9088 TANYARD LN LORTON VA 22079 5210
0049A	1071 04 0049A	ASENSO ATTA BADU,	8269 PHELPS LAKE CT LORTON VA 22079
D 0050	1071 04 0050	CHO OK H,	2726 GALLOWS RD APT 1007 VIENNA VA 22180
D 0051	1071 04 0051	ALIZO OMAR M,	8265 PHELPS LAKE CT LORTON VA 22079
D 0052	1071 04 0052	SHEETZ PAUL D,	18013 DENSWORTH MEWS GAINESVILLE VA 20155 6208
D 0053A	1071 04 0053A	WALTERS PAMELA,	8261 PHELPS LAKE CT LORTON VA 22079
D 0054A	1071 04 0054A	BROADHEAD BRIAN J, BROADHEAD LISA K	8262 PHELPS LAKE CT LORTON VA 22079
D 0055	1071 04 0055	SONG HOSUN,	8264 PHELPS LAKE CT LORTON VA 22079
0056	1071 04 0056	BEREEN BARRY INVESTMENTS LLC,	11654 PLAZA AMERICA DR STE 653 RESTON VA 20190 4700
D 0057A	1071 04 0057A	KIM YUN KI, KIM KYUNG	8268 PHELPS LAKE CT LORTON VA 22079
D 0058A	1071 04 0058A	HUA KEVIN QUOC, HUA HWA LENG	9109 AYDEN LN LORTON VA 22079 5200
D 0059	1071 04 0059	HONG THOMAS L,	11397 AMBER HILLS CT FAIRFAX VA 22033
0060	1071 04 0060	MALLETTE TASHIA N,	9105 AYDEN LN LORTON VA 22079
0061	1071 04 0061	RAKHMETOVA GULNARA A,	13834 GREENDALE DR WOODBRIDGE VA 22191
D 0062A	1071 04 0062A	KEENAN TONY ET UX,	2818 WAKEWATER WY WOODBRIDGE VA 22191
D 0063A	1071 04 0063A	HEINLEIN TIMOTHY,	9100 AYDEN LN LORTON VA 22079 5200
D 0064	1071 04 0064	NOORZAI SABIHA,	45822 SHUMARD OAK LN STERLING VA 20164 4640
D 0065	1071 04 0065	BONEPARTE THOMAS, BONEPARTE YVONNE M	9104 AYDEN LN LORTON VA 22079 5200
D 0066	1071 04 0066	LY AN,	9106 AYDEN LN LORTON VA 22079 5200
D 0067	1071 04 0067	MCLAUGHLIN MATTHEW J, MCLAUGHLIN LISABETH A	9108 AYDEN LN LORTON VA 22079 5200
D 0068	1071 04 0068	ESTRELLA VINCENT REYES,	7007 SHAGBARK CT FORT WASHINGTON MD 20744 3500
D 0069	1071 04 0069	HWANG SANG JIN,	15420 LEEDS HILL WAY WOODBRIDGE VA 22191 3984
D 0070A	1071 04 0070A	HEBERT GREGORY L, HEBERT BARBARA A	8670 CHASE GLEN CIR FAIRFAX STATION VA 22039 3306
D 0071	1071 04 0071	FURLOW JEROME,	9072 TANYARD LN LORTON VA 22079 5210
D 0072	1071 04 0072	SERAKA GIHAN W,	8407 SEGO LILY CT LORTON VA 22079 5607
D 0073	1071 04 0073	RO SE WOONG,	9068 TANYARD LN LORTON VA 22079
D 0074	1071 04 0074	BROWN JEFFREY S,	9066 TANYARD LN LORTON VA 22079
D 0075	1071 04 0075	FOSTER KATRINIA V,	9064 TANYARD LN LORTON VA 22079
D 0076A	1071 04 0076A	SMITH ROBERT E, SMITH TERESA SEXTON	9062 TANYARD LN LORTON VA 22079 5210
D 0077	1071 04 0077	MAI DUC, NGUYEN UYENPHUONG V	9093 ACHESON CT LORTON VA 22079
D 0078	1071 04 0078	PARK SONG I, PARK MI SOOK	9091 ACHESON CT LORTON VA 22079
D 0079	1071 04 0079	LYNCH VALERIE M,	9089 ACHESON CT LORTON VA 22079

D 0080	1071 04 0080	SIMMONS MARY A, HARGROVE KENNETH	9087 ACHESON CT LORTON VA 22079
D 0081	1071 04 0081	KABIGTING EMAROSA J,	9085 ACHESON CT LORTON VA 22079
D 0082	1071 04 0082	BAIRD DEBORAH F,	28126 PEACOCK RIDGE DR APT 101 RANCHO PALOS VERDES CA 90275 3445
D 0083A	1071 04 0083A	DENEKE ELIZABETH B,	9081 ACHESON CT LORTON VA 22079 5212
D 0084A	1071 04 0084A	BOULTER ALBERT EDWIN JR, BOULTER SUSAN L	9058 TANYARD LN LORTON VA 22079
D 0085A	1071 04 0085A	JENNINGS DAVID, JENNINGS KAREN A	9056 TANYARD LN LORTON VA 22079 5210
D 0086A	1071 04 0086A	KARONIS JEFFREY K,	9054 TANYARD LN LORTON VA 22079
D 0087A	1071 04 0087A	MCCARTHY BRIAN PATRICK, MCCARTHY HEIDY B	2237 N BURLINGTON ST ARLINGTON VA 22207 2518
D 0088A	1071 04 0088A	BLACKSHEAR MICHAEL E, BLACKSHEAR RHONDA K	9050 TANYARD LN LORTON VA 22079 5210
D 0089A	1071 04 0089A	CRAFT CALEB J, CRAFT MARIA	9048 TANYARD LN LORTON VA 22079 5210
D 0090A	1071 04 0090A	GUM JOHN D, GUM TERESA P	9046 TANYARD LN LORTON VA 22079 5210
D 0091A	1071 04 0091A	MOON SUK J, MOON JUNG SOOK	9044 TANYARD LN LORTON VA 22079
D 0092A	1071 04 0092A	YIM B YONG NAM, YIM BOK JA	9042 TANYARD LN LORTON VA 22079 5210
D 0093A	1071 04 0093A	SAMUEL LASHAWN B,	12942 LUCA STATION WAY WOODBRIDGE VA 22192 7700
E 1	1071 05E N	LAUREL HILL COMMUNITY ASSN,	8380 LAUREL CREST DR LORTON VA 22079
E 2	1071 06 B	COURTS OF LAUREL CREST, HOMEOWNERS ASSOCIATION	3701 PENDER DR STE 100 FAIRFAX VA 22030
E 3	1072 11 0048	FLORES BRIAN CRUZ,	8211 LAUREL HEIGHTS LOOP LORTON VA 22079 5649
E 4	1072 11 0051	HALL HARRY F,	8205 LAUREL HEIGHTS LOOP LORTON VA 22079 5649
E 5	1071 01 0002	COURTS OF LAUREL CREST, HOMEOWNERS ASSOCIATION	3701 PENDER DR STE 200 FAIRFAX VA 22030
E 6	1071 05E M	LAUREL HILL COMMUNITY ASSN,	8380 LAUREL CREST DR LORTON VA 22079
E 7	1071 05E C	LAUREL HILL COMMUNITY ASSN,	8380 LAUREL CREST DR LORTON VA 22079
E 0017	1071 06 0017	YADAV KAMAL K,	3268 WILLOW GLEN DR HERNDON VA 20171 1916
E 0018	1071 06 0018	GENTRY RICKY CARL,	8246 LAUREL HEIGHTS LOOP LORTON VA 22079 5650
E 0019	1071 06 0019	OHRI VIJAY K,	8248 LAUREL HEIGHTS LOOP LORTON VA 22079 5650
E 0020	1071 06 0020	KERN SHERRELL D,	8250 LAUREL HEIGHTS LOOP LORTON VA 22079 5650
E 0021	1071 06 0021	HASSAN MOHAMMAD,	8252 LAUREL HEIGHTS LOOP LORTON VA 22079 5650
E 0022	1071 06 0022	DIEP JOHNNY,	8511 CENTURY OAK CT FAIRFAX STATION VA 22039 3343
E 0023	1071 06 0023	HOFFMAN DAVID,	765 GRACE ST HERNDON VA 20170 3706
E 0024	1071 06 0024	PRESTONSOTO EDUARDO,	8258 LAUREL HEIGHTS LOOP LORTON VA 22079 5650
E 0025	1071 06 0025	HOANG QUOC,	8260 LAUREL HEIGHTS LOOP LORTON VA 22079 5650
E 0026	1071 06 0026	FREDUA ADAMS,	8262 LAUREL HEIGHTS LOOP LORTON VA 22079 5650
E 0027	1071 06 0027	CHOUHDRY BAGUM F,	8264 LAUREL HEIGHTS LOOP LORTON VA 22079 5650
E 0028	1071 06 0028	RUBAB UME,	8266 LAUREL HEIGHTS LOOP LORTON VA 22079 5650
E 0029	1071 06 0029	WYES TESFAYE T,	8268 LAUREL HEIGHTS LOOP LORTON VA 22079 5650
E 0030	1071 06 0030	AZIMI HAMID A,	8270 LAUREL HEIGHTS LOOP LORTON VA 22079 5650
E 0031	1071 06 0031	WASSEL HAROON,	8272 LAUREL HEIGHTS LOOP LORTON VA 22079 5650
E 0032	1071 06 0032	BOWMAN CARY D,	8251 LAUREL HEIGHTS LOOP LORTON VA 22079 5649
E 0033	1071 06 0033	BRYANT CHAD J,	8249 LAUREL HEIGHTS LOOP LORTON VA 22079 5649
E 0034	1071 06 0034	EREN HUSEYIN T,	13214 KILBY LANDING CT CLIFTON VA 20124 0960
E 0037	1071 06 0037	RAMIREZ JOSE O,	8287 LAUREL HEIGHTS LOOP LORTON VA 22079 5649
E 0038	1071 06 0038	AMAT SACHIN,	8285 LAUREL HEIGHTS LOOP LORTON VA 22079 5649
E 0039	1071 06 0039	MUBASHAR AFSHAN,	8283 LAUREL HEIGHTS LOOP LORTON VA 22079
E 0040	1071 06 0040	NASSIRI SEBGHATULLAH,	8274 LAUREL HEIGHTS LOOP LORTON VA 22079 5650
E 0041	1071 06 0041	NASSIRI HINA,	8276 LAUREL HEIGHTS LOOP LORTON VA 22079 5650
E 0042	1071 06 0042	SEYOUUM TEKIE,	8278 LAUREL HEIGHTS LOOP LORTON VA 22079 5650
E 0043	1071 06 0043	WHELAN RYAN A,	8280 LAUREL HEIGHTS LOOP LORTON VA 22079 5650
E 0044	1071 06 0044	JACKSON NELSON,	8282 LAUREL HEIGHTS LOOP LORTON VA 22079
E 0045	1071 06 0045	WINSTON JOCELYN MARIE,	8284 LAUREL HEIGHTS LOOP LORTON VA 22079 5650
E 0046	1071 06 0046	ARDALAN CYRUS,	5345 E RIVER RD GRAND ISLAND NY 14072 1132
E 0047	1071 06 0047	BARRON WILLARD E,	8288 LAUREL HEIGHTS LOOP LORTON VA 22079 5650
E 0049	1071 06 0049	TSE YOUNG T,	9206 SILVEROSE CT FAIRFAX STATION VA 22039
E 0050	1071 06 0050	CRANSTON MATTHEW V,	8207 LAUREL HEIGHTS LOOP LORTON VA 22079 5649
E 0097	1071 05E 0097	WRIGHT MICHAEL T, WRIGHT JO ANN E	8257 PURPLE LILAC CT LORTON VA 22079
E 0098	1071 05E 0098	POTTS MICHAEL A, MACDONALD-POTTS PATRICIA ANN	8259 PURPLE LILAC CT LORTON VA 22079
E 0099	1071 05E 0099	SALDANA IVAN H, SALDANA MARIA D P	10 CAVAL CADE LN STAFFORD VA 22556 6674
E 0100	1071 05E 0100	PANNONI GERARD D, PANNONI LISA D	8263 PURPLE LILAC CT LORTON VA 22079
E 0101	1071 05E 0101	KIM QUEENIE M, KIM RICHARD P	8901 PURPLE LILAC CIR LORTON VA 22079 5639
E 0102	1071 05E 0102	STRICKER SUN C TR,	8568 FISHER WOODS DR LORTON VA 22079
E 0103	1071 05E 0103	CHO SUNG K,	8905 PURPLE LILAC CIR LORTON VA 22079 5639
E 0104	1071 05E 0104	KANG ELIJAH K,	8907 PURPLE LILAC CIR LORTON VA 22079 5639
E 0105	1071 05E 0105	TAYLOR NORMA Y,	8909 PURPLE LILAC CIR LORTON VA 22079
E 0106	1071 05E 0106	JACKSON ERNEST R III TR,	8911 PURPLE LILAC CIR LORTON VA 22079
E 0107	1071 05E 0107	AHMADYAR ABDUL SHOKOUR, AHMADYAR HELLY	8915 PURPLE LILAC CIR LORTON VA 22079 5643
E 0108	1071 05E 0108	SAMAR FAHIMAR,	8917 PURPLE LILAC CIR LORTON VA 22079
E 0109	1071 05E 0109	KABTAMU HANNA, TEGEGNE ALEMZEWD T	8919 PURPLE LILAC CIR LORTON VA 22079 5643
E 0110	1071 05E 0110	VANN DOUNY, VANN COURTNEY W	8921 PURPLE LILAC CIR LORTON VA 22079 5643
E 0111	1071 05E 0111	CONSOLVO JEREMY G,	8923 PURPLE LILAC CIR LORTON VA 22079
E 0112	1071 05E 0112	AHN JI-EUN, AHN SAMUEL	8925 PURPLE LILAC CIR LORTON VA 22079 5643
E 0113	1071 05E 0113	AVELLANET JEFFREY D, DELANDE PATRICE P	8906 PURPLE LILAC CIR UNIT A2 LORTON VA 22079 5640
E 0114	1071 05E 0114	KRATZ CHARLES J,	7742 CARRLEIGH PKWY SPRINGFIELD VA 22152
E 0115	1071 05E 0115	BYUN REGINA S, BYUN CHOONG S	8910 PURPLE LILAC CIR LORTON VA 22079 5640
E 0116	1071 05E 0116	NGUYEN SONNY, VO LIEN K	8912 PURPLE LILAC CI LORTON VA 22079

APO Table

E 0117	1071 05E 0117	TRAN PAUL V, TRAN LYNN N	8914 PURPLE LILAC CI LORTON VA 22079
0118	1071 05E 0118	TOM MATTHEW J, TOM SOO J	9071 EMMA ANN WAY FAIRFAX STATION VA 22039 3085
0119	1071 05E 0119	DAVIS CHRISTEN M TR,	8918 PURPLE LILAC CIR LORTON VA 22079
E 0120	1071 05E 0120	CARRERA FERNANDO L,	8903 LAUREL OVERLOOK DR LORTON VA 22079 3136
E 0121	1071 05E 0121	KIM CHAE S, KIM YONG C, KIM KWANG K	8931 PURPLE LILAC CIR LORTON VA 22079 5643
0122	1071 05E 0122	ADAMS JAMES L,	8933 PURPLE LILAC CIR LORTON VA 22079 5643
0123	1071 05E 0123	NAZAR IRFAN, NAZAR AMINA	8935 PURPLE LILAC CIR LORTON VA 22079 5643
E 0124	1071 05E 0124	RAHIMI NOORZIA, RAHIMI FRAIDOOON	8937 PURPLE LILAC CIR LORTON VA 22079 5643
E 0125	1071 05E 0125	CHU TSUNG, LAO LUN YI	6008 VALERIAN LN ROCKVILLE MD 20852
0126	1071 05E 0126	SMITH PENELOPE D,	8941 PURPLE LILAC CIR LORTON VA 22079 5643
0127	1071 05E 0127	SHORT ALBERT V, BUTLER-SHORT ALICE A	9103 WOOD SPICE LN LORTON VA 22079 3240
0128	1071 05E 0128	LEE SANG HO, JANG BOBIN	8250 RED CARNATION CT LORTON VA 22079
E 0129	1071 05E 0129	KIM YONG J, KIM SOOK	8248 RED CARNATION CT LORTON VA 22079
E 0130	1071 05E 0130	STRAUB MEGAN E, CLARK MICHAEL JR	8246 RED CARNATION CT LORTON VA 22079
0134	1071 05E 0134	LEE STEVEN IN-CHON, LEE JIHYUN P	8932 PURPLE LILAC CIR LORTON VA 22079 5644
0135	1071 05E 0135	HWANG WON BONG, HWANG SUSAN Y	8930 PURPLE LILAC CIR LORTON VA 22079 5644
E 0136	1071 05E 0136	MCHUEN JASON A, MCHUEN VICKY L	8928 PURPLE LILAC CIR LORTON VA 22079 5644
E 0137	1071 05E 0137	LEE DANIEL K, LEE HI YEON	6840 COMPTON HEIGHTS CIR CLIFTON VA 20124
0138	1071 05E 0138	THOMAS CLAY E JR, THOMAS CHRISTIE M	8924 PURPLE LILAC CIR LORTON VA 22079 5644
0139	1071 05E 0139	HUSS FREDERICK L TR,	8922 PURPLE LILAC CIR LORTON VA 22079
E 0198	1071 05E 0198	VELASQUEZ CATALINO, FERRERA MIRIAN	8984 BIRCH BAY CI LORTON VA 22079
E 0199	1071 05E 0199	KUBALA MICHAEL, KUBALA ELIZABETH	8982 BIRCH BAY CI LORTON VA 22079
0200	1071 05E 0200	RIVERA - HERCULES GERARDO, HERCULES-RIVERA NOEMI M	8980 BIRCH BAY CI LORTON VA 22079
0201	1071 05E 0201	ANDRUES WESLEY R, ANDRUES MARY K	8978 BIRCH BAY CI LORTON VA 22079
0202	1071 05E 0202	HAMILTON MICHAEL D, HAMILTON JANE M	8976 BIRCH BAY CI LORTON VA 22079
E 0203	1071 05E 0203	TABARES MARTHA,	8974 BIRCH BAY CIR LORTON VA 22079
E 0204	1071 05E 0204	AZIMI WAHID M,	13901 HYDRANGEA CT WOODBRIDGE VA 22193
0205	1071 05E 0205	BUSHRA ABRAHIM, HAGOS SELAMAWIT M	8979 BIRCH BAY CI LORTON VA 22079
0206	1071 05E 0206	TRAHAN REEM,	8981 BIRCH BAY CI LORTON VA 22079
E 0207	1071 05E 0207	NARULA ANU, NARULA RAJAT	JAKARTA PO BOX 27839 C/O WORLD BANK MSN JB3100 WASHINGTON DC 20038
E 0223	1071 05E 0223	NGUYEN CAM N,	8965 BIRCH BAY CI LORTON VA 22079
0224	1071 05E 0224	TRINH THANH Q, LY QUYEN M	8967 BIRCH BAY CI LORTON VA 22079
0225	1071 05E 0225	GLUNZ MATTHEW PAUL,	8969 BIRCH BAY CIR LORTON VA 22079
E 0226	1071 05E 0226	KIM MONA,	8971 BIRCH BAY CI LORTON VA 22079
E 0227	1071 05E 0227	MARWAHA SAURABH,	8972 BIRCH BAY CIR LORTON VA 22079
0228	1071 05E 0228	SEO SEUNG D, SEO HEE J	8970 BIRCH BAY CI LORTON VA 22079
0229	1071 05E 0229	RANSOM CURTIS R, RANSOM ALEXIA D	8968 BIRCH BAY CI LORTON VA 22079
E 0230	1071 05E 0230	MAYYA KRISHNAMOORTHY, MAYYA ARADHANA	8966 BIRCH BAY CIR LORTON VA 22079
E 0231	1071 05E 0231	ANDREWS JACOB E III, HANSON DIANE L	8964 BIRCH BAY CIR LORTON VA 22079 5659
E 0232	1071 05E 0232	JACINTO ANTONIO, NUNES CLEUSA	8962 BIRCH BAY CIR LORTON VA 22079
1	1071 01 0007B	BOARD OF SUPERVISORS FAIRFAX COUNTY,	12000 GOVERNMENT CENTER PW SUITE 533 FAIRFAX VA 22035
2	1071 05E B	PARK AUTHORITY FAIRFAX COUNTY,	12055 GOVERNMENT CENTER PW STE 927 FAIRFAX VA 22035

APPENDIX D



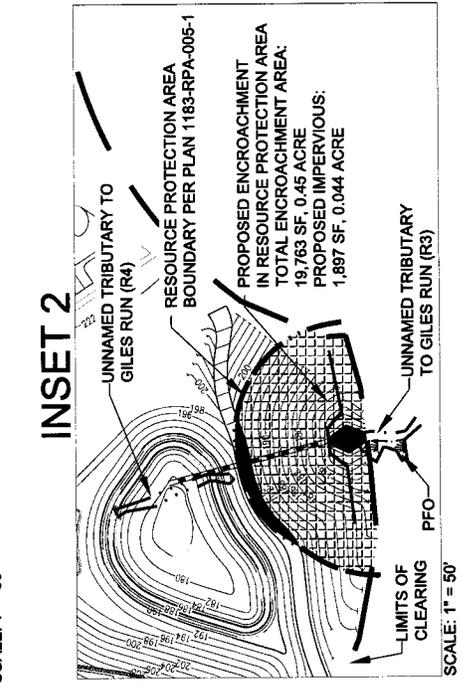
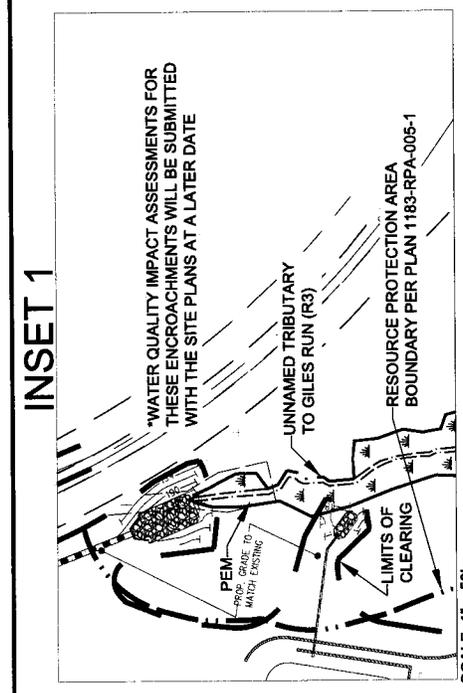
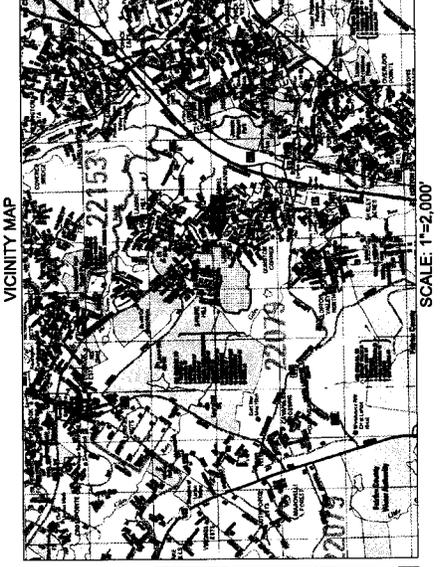
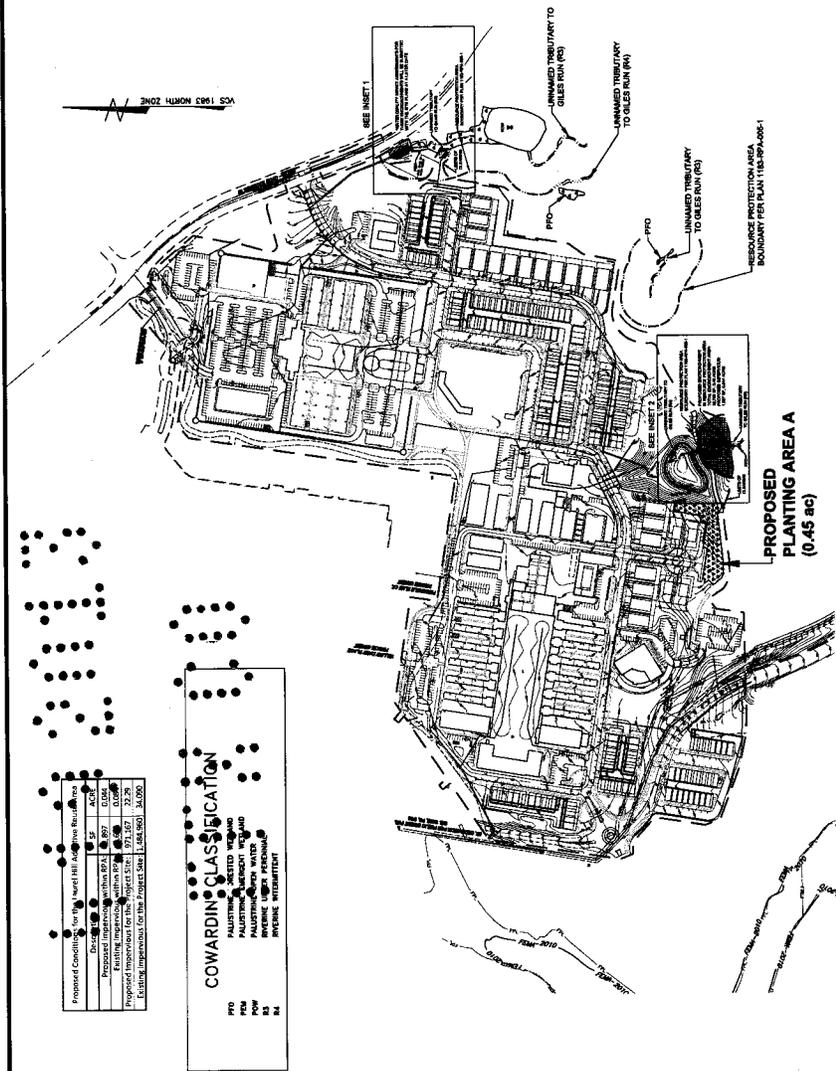
REVISIONS	
No.	Description
1	10/13 ADDED PROPOSED RHYTHM
2	10/13 BUFFER PLANTING AREA

DATE: April 2013
 SCALE: 1" = 200' CL: 2

Version:	NOV10.23
Horizontal Datum:	VCSNAD 83
Vertical Datum:	NOV10.23
Boundary and Topo Source:	Water L. Phillips, Inc.

Drawn:	JTH	DCJ
Checked:	JTH	DCJ
Approved:		

Sheet # 1 of 3



COWARDIN CLASSIFICATION

Proposed Cowardin Code	Proposed Cowardin Description	Proposed Cowardin Subcode	Proposed Cowardin Subcode Description
U1	Unconsolidated Alluvium	U1A	Unconsolidated Alluvium
U2	Consolidated Alluvium	U2A	Consolidated Alluvium
U3	Coastal Plain	U3A	Coastal Plain
U4	Deltaic Plain	U4A	Deltaic Plain
U5	Fluvial Plain	U5A	Fluvial Plain
U6	Subsiding Plain	U6A	Subsiding Plain
U7	Subsiding Plain	U7A	Subsiding Plain
U8	Subsiding Plain	U8A	Subsiding Plain
U9	Subsiding Plain	U9A	Subsiding Plain
U10	Subsiding Plain	U10A	Subsiding Plain

PROPOSED ENCROACHMENT FOR THIS PROJECT (SEE PLAN 1183-RPA-005-1)

LEGEND

[Symbol]	SITE BOUNDARY	[Symbol]	PERMEABLE PAVERS
[Symbol]	PERSONAL STREAM ORDINARY HIGH WATER MARK (PER FAIRFAX COUNTY)	[Symbol]	PROPOSED PLANTING AREA
[Symbol]	JURISDICTIONAL WETLAND AREAS	[Symbol]	REINFORCED CONCRETE PIPE
[Symbol]	APPROXIMATE LIMITS OF PERENNIAL STREAM (NOT SURVEYED)	[Symbol]	CORRUGATED METAL PIPE
[Symbol]	APPROXIMATE LIMITS OF JURISDICTIONAL WETLANDS (PER WQS OBSERVATION - NOT SURVEYED)	[Symbol]	CAST IRON PIPE
[Symbol]	FIELD-VERIFIED RESOURCE PROTECTION AREA BOUNDARY	[Symbol]	TRANSVERSE STATION FOUND
[Symbol]		[Symbol]	FLY POINT (WSS)
[Symbol]		[Symbol]	CONCRETE MONUMENT FOUND
[Symbol]		[Symbol]	
[Symbol]	LIMITS OF CLEARING	[Symbol]	
[Symbol]	PROPOSED ENCROACHMENT INTO RESOURCE PROTECTION AREA	[Symbol]	
[Symbol]	PROPOSED IMPERVIOUS SURFACE IN RESOURCE PROTECTION AREA	[Symbol]	
[Symbol]	COMPOST SOIL AMENDMENT	[Symbol]	
[Symbol]	8/0 RETENTION	[Symbol]	
[Symbol]	ROOF TOP DISCONNECT	[Symbol]	

APPENDIX E



County of Fairfax, Virginia

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

AUG 29 2013

Mark Navarro, WPIT
Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, Suite 100
Gainesville, Virginia 20155

Subject: Laurel Hill Adaptive Reuse Area; Tax Map #107-1-01-0009; Mount Vernon District

Reference: Resource Protection Area Encroachment Exception and Water Quality Impact Assessment Request #1183-WQ-010-1 (This letter supersedes the letter dated August 19, 2013)

Dear Mr. Navarro:

We have received a Resource Protection Area (RPA) encroachment request accompanied by a Water Quality Impact Assessment (WQIA) as an application package under Chesapeake Bay Preservation Ordinance (CBPO) Section 118-6-9 to permit encroachment into the RPA on the subject site for removal and re-installation of Stormwater culvert, grading associated with an embankment for the proposed Stormwater detention facility, outfall protection and realignment of an existing road. The application package has been determined to be complete.

In accordance with CBPO 118-6-1(d), the application package and staff report will be forwarded to the Board of Supervisors for a concurrent public hearing with the subject Rezoning application. The Department of Planning and Zoning will inform you of the public hearing date for your application.

A list of nearby properties has been submitted as required by CBPO 118-6-3(c). Since this request will be heard by the Board of Supervisors in conjunction with Rezoning application, the notification list required by the Department of Planning and Zoning for that application will supersede the CBPO notification requirements.

Department of Public Works and Environmental Services
Land Development Services
12055 Government Center Parkway, Suite 444
Fairfax, Virginia 22035-5503
Phone 703-324-1780 • TTY 711 • FAX 703-324-1847

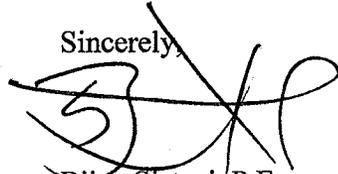


Mark Navarro, WPIT
Resource Protection Area Encroachment Exception and Water Quality Impact Assessment
Request #1183-WQ-010-1
Page 2 of 2

Please note that any change, modification, addition, amendment or addendum to the referenced project application must also be submitted to this agency for review. Failure to provide revised copies in a timely manner may result in deferral of the public hearing.

If further assistance is desired, please contact Thakur Dhakal, Senior Engineer III, South Branch, Site Development and Inspections Division (SDID) at 703-324-1720 or email at Thakur.Dhakal@fairfaxcounty.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'Bijan Sistani', written over a horizontal line.

Bijan Sistani, P.E.
Acting Director
SDID
Herrity Building, Suite 535

TD/am

cc: Bill Mayland, AICP, Staff Coordinator, DPZ
Shahab Baig, Clerk to the Exception Review Committee, SDID, LDS, DPWES
Thakur Dhakal, Senior Engineer III, South Branch, SDID, LDS, DPWES
Exception File

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		