



APPLICATION ACCEPTED: December 11, 2013
PLANNING COMMISSION: June 12, 2014
BOARD OF SUPERVISORS: June 17, 2014 @ 3:30 p.m.

County of Fairfax, Virginia

May 29, 2014

STAFF REPORT

APPLICATION PCA/FDPA 2012-MV-007
Waiver #5224-WPFM-002-1

MOUNT VERNON DISTRICT

APPLICANT: CRP Belvoir, LLC

ZONING: Planned Residential Mixed Use (PRM)

PARCELS: 109-1 ((1)) 5 – 9, 13 – 16

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

FLOOR AREA RATIO (FAR): 1.25

DENSITY: 46.7 dwellings units/acre (du/ac) including affordable dwelling and bonus units

OPEN SPACE: 40%

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

PROPOSAL: Amend the proffers and Final Development Plan for RZ 2012-MV-007, previously approved for a mixed-use development, to permit modifications to the proffers and site design.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 2012-MV-007 and the associated conceptual development plan amendment, subject to proffers consistent with those contained in Appendix 1.

Megan Duca

Staff recommends approval of FDPA 2012-MV-007, subject to the proposed development conditions contained in Appendix 2 and the Board's approval of the associated PCA and conceptual development plan amendment.

Staff recommends approval of the following waivers and modifications:

- Waiver #5224-WPFM-002-1 of Section 6-0303.8 of the Public Facilities Manual (PFM) to locate underground stormwater detention facilities in a residential area, subject to the conditions contained in Attachment A of Appendix 9 of the staff report.
- Modification of Section 13-303 of the Zoning Ordinance for the transitional screening requirement along the eastern boundary subject to the landscaping shown on the CDPA/FDPA.
- Waiver of Section 13-304 of the Zoning Ordinance for the barrier requirement along eastern boundary and modification of the barrier location along the northern boundary as shown on the CDPA/FDPA.
- Modification of the 75% tree canopy requirement and the large and medium tree requirement pursuant to Section 13-303.3.A(1) of the Zoning Ordinance to allow understory trees in a portion of the buffer along Anderson Lane due to a potential overhead utility easement as shown on the CDPA/FDPA.
- Modification of Section 11-203 of the Zoning Ordinance to permit three loading spaces instead of the required five spaces.

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

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

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

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

O:\mbrad9\FDPA\PCA-FDPA 2012-MV-007\Staff Report\Staff report assembly\00_PCA-FDPA 2012-MV-007 staff report cover.docx



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

Final Development Plan Amendment

FDPA 2012-MV-007

Applicant: CRP BELVOIR, LLC
 Accepted: 12/11/2013
 Proposed: AMEND FDP 2012-MV-007 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT SITE MODIFICATIONS

Area: 6.06 AC OF LAND; DISTRICT - MOUNT VERNON
 Located: NORTHWEST QUADRANT OF THE INTERSECTION OF RICHMOND HIGHWAY AND BACKLICK ROAD

Zoning: PRM

Map Ref Num: 109-1- /01/ /0005 /01/ /0006
 /01/ /0007 /01/ /0008 /01/
 /0009 /01/ /0013 /01/ /0014
 /01/ /0015 /01/ /0016
 portion of Anderson Ln to be vacated

Proffered Condition Amendment

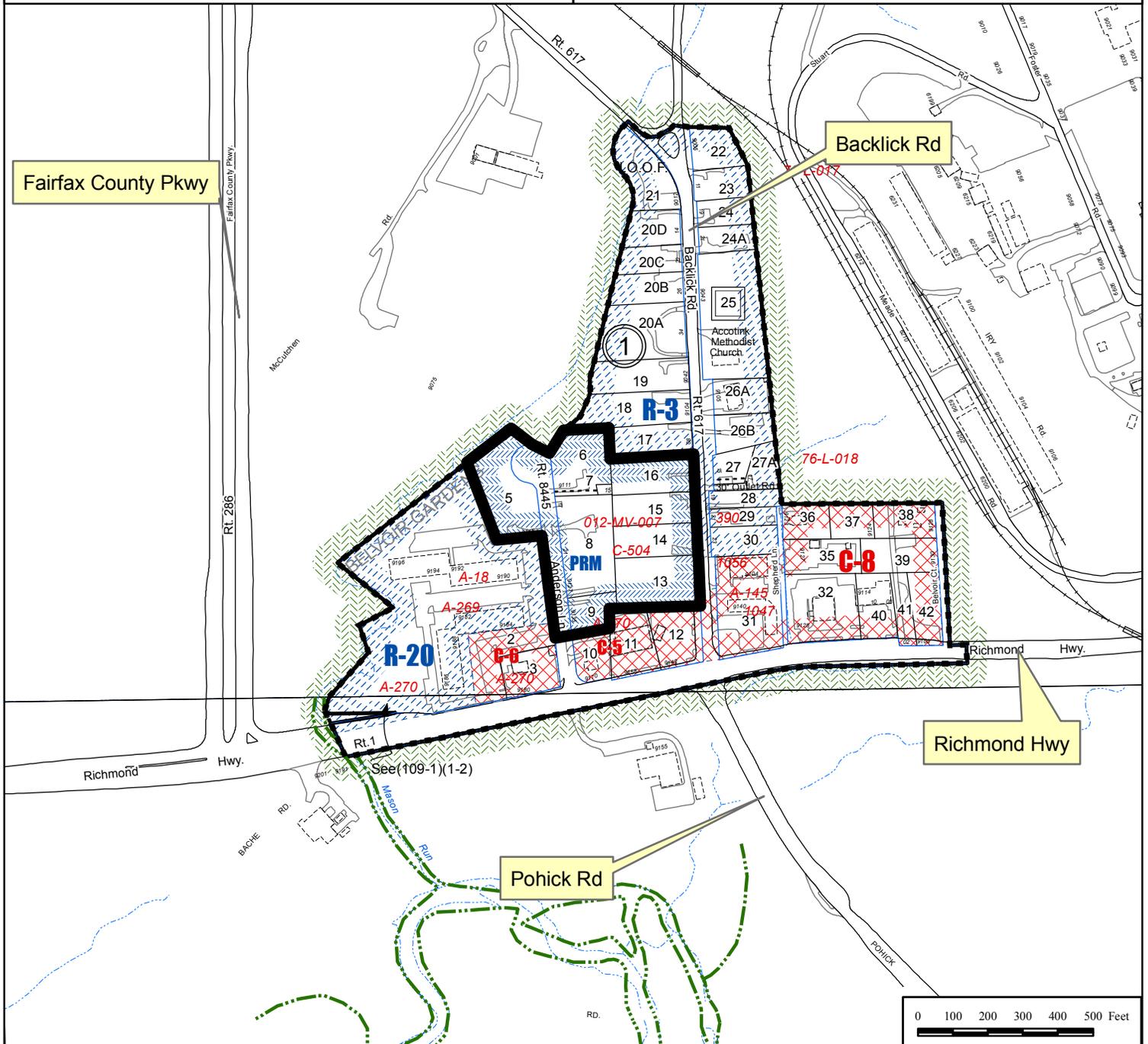
PCA 2012-MV-007

Applicant: CRP BELVOIR, LLC
 Accepted: 12/11/2013
 Proposed: TO AMEND RZ 2012-MV-007 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT SITE MODIFICATIONS

Area: 6.06 AC OF LAND; DISTRICT - MOUNT VERNON
 Located: NORTHWEST QUADRANT OF THE INTERSECTION OF RICHMOND HIGHWAY AND BACKLICK ROAD

Zoning: PRM

Map Ref Num: 109-1- /01/ /0005 /01/ /0006
 /01/ /0007 /01/ /0008 /01/
 /0009 /01/ /0013 /01/ /0014
 /01/ /0015 /01/ /0016
 portion of Anderson Ln to be vacated

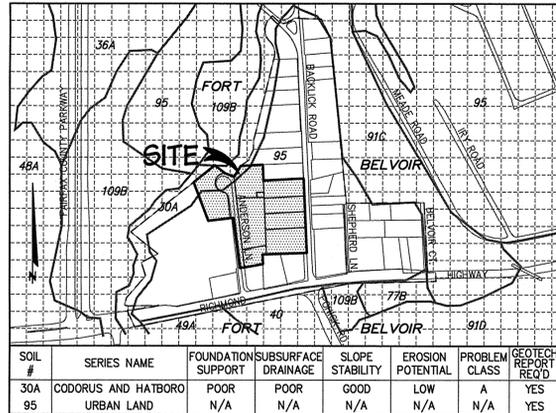


CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT

ACCOTINK VILLAGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDPA/FDPA 2012-MV-007



SOILS MAP/DATA

SCALE : 1" = 500'

REVISIONS		
NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1.	(1) REVISED NOTES. (2) NEW SHEET; REV. TABS, ADDED DETAILS & HEIGHT DIAGRAM. (5) REMOVED TOT LOT, RELOC. SITTING AREA, REV. BLDG. FOOTPRINT & MOVED TO SOUTH, REV. BACKLICK RD. FRONTAGE IMPROVEMENTS, REMOVED EMERG. ACCESS. (6) REVISED FUTURE IMPROVEMENTS ALONG ROUTE 1. (7 & 8) REVISED CROSS-SECTIONS. (9) REV. LANDSCAPING, BUFFER, PARKING LOT LANDSCAPING & TREE COVER CALCULATIONS. (10 & 11) CHANGED TREE #20 FROM PRESERVE TO REMOVE. (13) REVISED ARCHITECTURAL ELEVATIONS.	3-12-14
2.	(1) REVISED NOTES & WAIVER/MODIFICATION REQUESTS. (2) REV. AREA & PARKING TABS; REV. HEIGHT SCHEMATIC. (3) ADDED PLAN NUMBERS FOR FLOODPLAIN & R.P.A. (5) REV. BLDG. FOOTPRINT, BACKLICK RD. IMPROVEMENTS, PARKING AT NW CORNER, SWM LOCATION; ADDED SPEED HUMP AND PROPOSED OVERHEAD UTILITY EASEMENT. (6) ADDED/REVISED FUTURE PARKING AND LANDSCAPING. (7) REVISED CROSS-SECTION. (8) REVISED SECTION B-B TO SHOW MORE OF PROP. BLDG. (9) NEW SHEET. (10) REV. LANDSCAPING, REV. PARKING LOT LANDSCAPING & TREE COVER CALCULATIONS. (11) NEW SHEET. (14) REVISED OUTFALL ANALYSIS. (15 & 16) REVISED ARCHITECTURAL ELEVATIONS. (17 & 18) NEW SHEETS.	4-11-14
3.	(2) REVISED PARKING SPACE NOTE. (5) REVISED GARAGE PARKING NOTE. (15-18) REMOVED ILLUSTRATIVE NOTE.	5-19-14

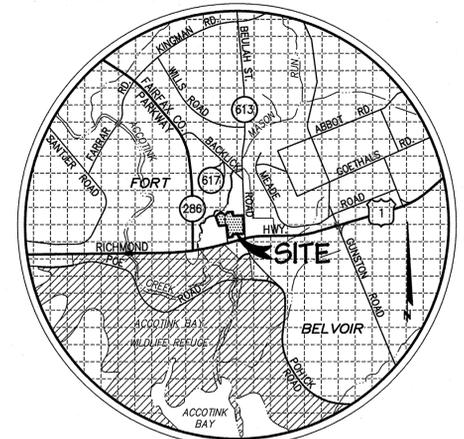
NO CHANGES, OTHER THAN THOSE SPECIFIED ABOVE, HAVE BEEN MADE TO THIS PLAN FROM WHAT WAS PREVIOUSLY SUBMITTED OR APPROVED.

NOTES

- THE PROPERTIES DELINEATED ON THIS PLAN ARE LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBERS 109-1(11) 5-9 & 13-16. THE SITE IS CURRENTLY ZONED PRM.
- THE SUBJECT PROPERTIES HEREON ARE CURRENTLY UNDER THE OWNERSHIP OF :

TAX MAP PCL.	OWNER	DEED BOOK	PAGE	AREA (in SF)	ZONING DIST.
109-1(11)5	CRP BELVOIR, LLC	23241	683	40,150	PRM
6	CRP BELVOIR, LLC	23241	687	29,426	PRM
7	CRP BELVOIR, LLC	23241	692	1,223	PRM
8	CRP BELVOIR, LLC	23241	696	44,278	PRM
9	CRP BELVOIR, LLC	23241	702	13,208	PRM
13	CRP BELVOIR, LLC	23241	706	34,645	PRM
14	CRP BELVOIR, LLC	23241	711	21,890	PRM
15	CRP BELVOIR, LLC	23241	716	21,611	PRM
16	CRP BELVOIR, LLC	23241	720	24,281	PRM
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM AN AERIAL SURVEY PREPARED BY MCKENZIE SNYDER, DATED DECEMBER 2010, AND FIELD-VERIFIED BY CHARLES P. JOHNSON & ASSOCIATES IN MAY 2011. CONTOUR INTERVAL EQUALS ONE FOOT NGVD 1929.
- THERE IS A 100-YEAR FLOODPLAIN ON THIS SITE. A FLOODPLAIN STUDY HAS BEEN APPROVED FOR THIS PROJECT (5224-FP-01-2).
- THERE IS A RESOURCE PROTECTION AREA (RPA) AND AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) ON THIS SITE. A WATER QUALITY IMPACT ASSESSMENT WILL BE REQUIRED. AN RPA DELINEATION HAS BEEN APPROVED (5224-RPA-01).
- TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
- ANY EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
- SEE SHEET 4 FOR A DESCRIPTION OF THE EXISTING VEGETATION.
- EXISTING STRUCTURES ARE TO BE REMOVED. CONSTRUCTION DATES OF THE EXISTING DWELLINGS :

109-1(11) 5	- 1935	14	- 1925
6	- 1935	15	- 1903
8	- 1900	16	- 1925
9	- 1935		
- THERE ARE NO ZONING OVERLAY DISTRICTS IMPACTING THIS SITE.
- NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-308. SEE SHEET 2 FOR CALCULATIONS.
- DENSITY CREDIT FOR ANY DEDICATION OF LAND FOR PUBLIC USE SHALL BE RESERVED FOR THE SUBJECT PROPERTY IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF §2-308 OF THE ZONING ORDINANCE.
- AFFORDABLE DWELLING UNITS (ADUs) ARE REQUIRED FOR THIS PROJECT. SEE SHEET 2 FOR CALCULATIONS.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
- PROPOSED PUBLIC IMPROVEMENTS :
 - WATER SERVICE TO BE PROVIDED BY EXISTING MAINS LOCATED IN BACKLICK ROAD AND ANDERSON LANE
 - SANITARY SERVICE TO BE PROVIDED BY EXISTING 8" MAINS LOCATED IN BACKLICK ROAD AND ANDERSON LANE
- A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
- SEE SHEETS 15-18 FOR ARCHITECTURAL ELEVATIONS.
- IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE MIXED-USE DEVELOPMENT AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT FOR THE FOLLOWING WAIVERS AND MODIFICATIONS, GRANTED WITH RZ 2012-MV-007, HEREBY REAFFIRMED :
 - A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AGAINST 109-1(11)27-30.
 - A WAIVER OF THE BARRIER REQUIREMENT AGAINST 109-1(11)18, 27-30 & (PART OF) 17.
 - A WAIVER TO ALLOW UNDERGROUND DETENTION FOR STORMWATER MANAGEMENT IN A RESIDENTIAL DEVELOPMENT, IN ACCORDANCE WITH PFM §6-0303.8, HAS BEEN SUBMITTED SEPARATELY TO DPW&ES.
- THE FOLLOWING WAIVERS AND MODIFICATIONS ARE HEREBY REQUESTED :
 - A PARTIAL WAIVER OF PFM §12-0515.6B, TO ALLOW TREES TO BE PLANTED WITHIN FIVE (5) FEET OF STORM DRAIN EASEMENTS.
 - MODIFICATIONS OF THE 75% TREE CANOPY REQUIREMENT AND THE LARGE AND MEDIUM TREE REQUIREMENT OF ARTICLE 13-303.3.A(1), TO ALLOW UNDERSTORY TREES IN THE PORTION OF THE BUFFER ALONG ANDERSON LANE, DUE TO A POTENTIAL OVERHEAD UTILITY EASEMENT.
 - A MODIFICATION OF ARTICLE 11-203, TO ALLOW THREE (3) LOADING SPACES, IN LIEU OF THE REQUIRED FIVE (5).
 - A WAIVER OF ACCESS MANAGEMENT WILL BE REQUESTED IF NEEDED FOR THE ENTRANCE TO THE SECONDARY USES.
 - A MODIFICATION OF THE TRAVEL LANE AND GRASS STRIP WIDTHS ON BACKLICK ROAD WILL BE SUBMITTED SEPARATELY TO VDOT.
- PARKING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE PLAN. THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THAT NUMBER REPRESENTED IN THAT TABULATION AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- A FITNESS CENTER IS PROPOSED AS A RECREATIONAL FACILITY FOR THIS DEVELOPMENT.
- AN INFORMAL PLAY AREA HAS BEEN INCLUDED AS A SPECIAL AMENITY WITH THIS PLAN.
- THE PROPOSED BUILDINGS ON THIS PLAN MAY HAVE PENTHOUSES DESIGNED IN PART TO SHIELD THE MECHANICAL EQUIPMENT LOCATED ON THE ROOFS. THE HEIGHT AND ROOF AREA COVERAGE OF THE PENTHOUSES SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE. THE BUILDING HEIGHT(S) REPRESENTED ON THE PLAN DO NOT INCLUDE THE HEIGHTS OF THESE PENTHOUSES.
- THE ARCHITECTURAL FEATURES PROVIDED WITH THIS PLAN, INCLUDING BUILDING SECTIONS AND ELEVATIONS, ARE SUBJECT TO MINOR MODIFICATIONS OR REVISIONS WITH FINAL ENGINEERING.
- ADDITIONAL SITE FEATURES INCLUDING, BUT NOT LIMITED TO GAZEBOS, BENCHES, COVERED WALKWAYS, FLAGPOLES, TRELLISES, WATER FEATURES, SIGNS, WALLS, FENCES, LIGHTING, AND UTILITY MAINTENANCE STRUCTURES NOT REPRESENTED IN THIS PLAN MAY BE PROVIDED AS LONG AS THE FINAL DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH WHAT IS REPRESENTED IN THIS PLAN.
- A TRAIL IS NOT REQUIRED FOR THIS PROJECT PER THE FAIRFAX COUNTY TRAILS PLAN, HOWEVER AN 8' CONCRETE TRAIL HAS BEEN PROVIDED ALONG BACKLICK ROAD. AN ON-ROAD BIKE LANE IS REQUIRED ON BACKLICK ROAD.
- PARCEL "A" WILL BE CONVEYED TO A CONDOMINIUM ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
- THE APPLICANT RESERVES THE RIGHT TO LOCATE ONE OR MORE TEMPORARY SALES OFFICES ON THE PROPERTY IN ACCORDANCE WITH ARTICLE 8-808 OF THE ZONING ORDINANCE.
- MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION IN SECTION 16-403 OF THE ZONING ORDINANCE.
- THE LANDSCAPE CONCEPTS, SCREENING MEASURES, AND PROPOSED TREE COVER PROVIDED SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 12 OF THE FAIRFAX COUNTY PFM. LANDSCAPING SHOWN ON THIS PLAN IS FOR SCHEMATIC PURPOSES ONLY, AND IS SUBJECT TO CHANGE WITH FINAL ENGINEERING. THE LOCATION OF LANDSCAPING MAY BE ADJUSTED TO ACCOMMODATE UTILITY, SIGNAGE, SIGHT DISTANCE, AND OTHER REQUIREMENTS, FROM THOSE SHOWN ON THIS PLAN.
- SIGNS MAY BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE, UNLESS MODIFIED UNDER A COMPREHENSIVE SIGN PLAN APPROVAL.
- STREET LIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH PFM §7-1000. ALL LIGHTING ON SITE WILL BE SHIELDED AND LOCATED IN SUCH A MANNER AS TO REDUCE GLARE ON ADJACENT PROPERTIES IN ACCORDANCE WITH THE STANDARDS SET FORTH IN ARTICLE 14 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO REQUEST THE USE OF NON-STANDARD LIGHTING IN ACCORDANCE WITH PFM §7-1005.
- THE PROPOSED UTILITY ALIGNMENTS SHOWN ON THE PLAN ARE SCHEMATIC AND SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN. UTILITY PLANS AND PROFILES, AS WELL AS ALL NECESSARY EASEMENTS WILL BE PROVIDED WITH THE SITE PLAN(S).
- THE LOCATIONS OF ON-SITE MECHANICAL EQUIPMENT, SUCH AS GENERATORS AND TRANSFORMERS, ARE TO PROVIDED AT TIME OF SITE PLAN.
- THE INTERNAL AND EXTERNAL TRAFFIC AND PEDESTRIAN CIRCULATION SYSTEMS SHALL BE PROVIDED AS GENERALLY SHOWN ON THIS PLAN, SUBJECT TO FINAL ENGINEERING.
- ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VDOT STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE MODIFIED. PRIVATE STREETS AND INTERIOR TRAVELWAYS SHALL CONFORM TO THE FAIRFAX COUNTY PFM, UNLESS OTHERWISE MODIFIED (SEE NOTE #21).
- THE ANDERSON LANE (ROUTE 8445) RIGHT-OF-WAY IS TO BE VACATED.
- FIRE LANE LOCATION(S), AND STRIPING AND SIGNAGE THEREOF, WILL BE PROVIDED WITH THE SITE PLAN.



VICINITY MAP

SCALE : 1" = 2000'



DEVELOPER

CRP BELVOIR, L.L.C.
4750 OWINGS MILLS BOULEVARD
OWINGS MILLS, MARYLAND 21117
(410) 356-9900

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- COVER SHEET
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- CROSS-SECTIONS
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- TREE PRESERVATION PLAN
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- OUTFALL ANALYSIS
- ARCHITECTURAL ELEVATIONS
- PERSPECTIVE ILLUSTRATIONS

CPJ Associates Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
3959 Pender Dr., Ste. 210 Fairfax, VA 22030 703-385-7555 Fax: 301-273-8996
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • College Park, MD • Frederick, MD • Fairfax, VA

DATE : DECEMBER 6, 2013
REVISED : MARCH 12, 2014
APRIL 11, 2014
MAY 19, 2014

SHEET 1 OF 18

ACCOTINK VILLAGE



FORT BELVOIR
 UNITED STATES OF AMERICA
 GENERAL SERVICES ADMINISTRATION
 (D.B. 1185, PG. 199)
 (D.B. 4881, PG. 380)
 ZONE: R-C USE: MILITARY BASE

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

PARCEL 17
 N/F
 TIJU & UJAL BARUA
 (D.B. 20732, PG. 1389)
 ZONE: R-3 USE: RESIDENTIAL

PARCEL 16
 FRAME GARAGE
 ASPHALT DRIVEWAY

PARCEL 15
 2 STORY STONE & FRAME DWELLING #9120
 POOL

PARCEL 14
 FRAME GARAGE

PARCEL 13
 N/F
 HESS REALTY CORP.
 (D.B. 2741, PG. 642)
 ZONE: C-8 USE: GAS STATION

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

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

PARCEL 10
 N/F
 9140 SAMA GROUP, L.L.C.
 (D.B. 20856, PG. 894)
 ZONE: C-8 USE: GARDEN APARTMENTS

PARCEL 9
 1 STORY FRAME DWELLING #9135

PARCEL 8
 1 STORY FRAME DWELLING #9121

PARCEL 7
 1 STORY FRAME DWELLING #9117

PARCEL 6
 1 STORY BLOCK DWELLING #9111
 BLOCK GARAGE

PARCEL 5
 1 STORY FRAME w/ BASEMENT #9116
 PAVEMENT

PARCEL 4
 1 STORY FRAME DWELLING #9112

PARCEL 3
 1 STORY FRAME DWELLING #9111

PARCEL 2
 N/F
 CANTERBURY ASSOCIATES, L.P.
 (D.B. 9247, PG. 580)
 ZONE: R-20 & C-6 USE: GARDEN APARTMENTS

PARCEL 1
 N/F
 BUDDHIST ASSOCIATION OF AMERICA
 (D.B. 11151, PG. 57)
 ZONE: R-3 USE: TEMPLE

PARCEL 31
 N/F
 DEUTSCHE BANK NATIONAL TRUST CO. TR.
 (D.B. 33124, PG. 1738)
 ZONE: R-3 USE: RESIDENTIAL

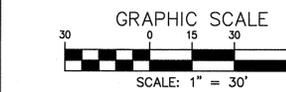
PARCEL 30
 N/F
 A.I., INC.
 (D.B. 6336, PG. 641)
 ZONE: R-3 USE: VACANT

PARCEL 29
 N/F
 EVERETT WILSON & ANN L. BLOUNT
 (D.B. 11416, PG. 170)
 ZONE: R-3 USE: RESIDENTIAL

PARCEL 28
 N/F
 BUDDHIST ASSOCIATION OF AMERICA
 (D.B. 11151, PG. 57)
 ZONE: R-3 USE: TEMPLE

PARCEL 27
 N/F
 BUDDHIST ASSOCIATION OF AMERICA
 (D.B. 11151, PG. 57)
 ZONE: R-3 USE: TEMPLE

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



LEGEND

- 402 --- EXISTING CONTOUR
- 400 --- EXISTING INDEX CONTOUR
- RPA BOUNDARY
- 100-YEAR FLOODPLAIN
- ~~~~~ EXISTING TREELINE
- ===== EX. ZONING BOUNDARY
- ===== EX. STORM DRAIN & EASEMENT
- ===== EX. SAN. SEWER & EASEMENT
- ===== EX. WATERMAIN & EASEMENT
- EX. GAS MAIN
- EXISTING UTILITY LINE & POLE
- EXISTING STREET LIGHT
- ◁ 000 VPD ▷ VEHICLES PER DAY COUNT

EXISTING CONDITIONS PLAN

ACCOTINK VILLAGE

REVISIONS

NO.	DATE	DESCRIPTION
1	4-11-14	ADDED PLAN NUMBERS FOR FLOODPLAIN & R.F.A. (K.V)
2	4-11-14	REVISION PRIOR TO APPROVAL

CPJ Charles P. Johnson & Associates, Inc.
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
 3995 Pender Dr., Ste. 210 Fairfax, VA 22030 703-385-7655 Fax: 703-272-8995
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MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

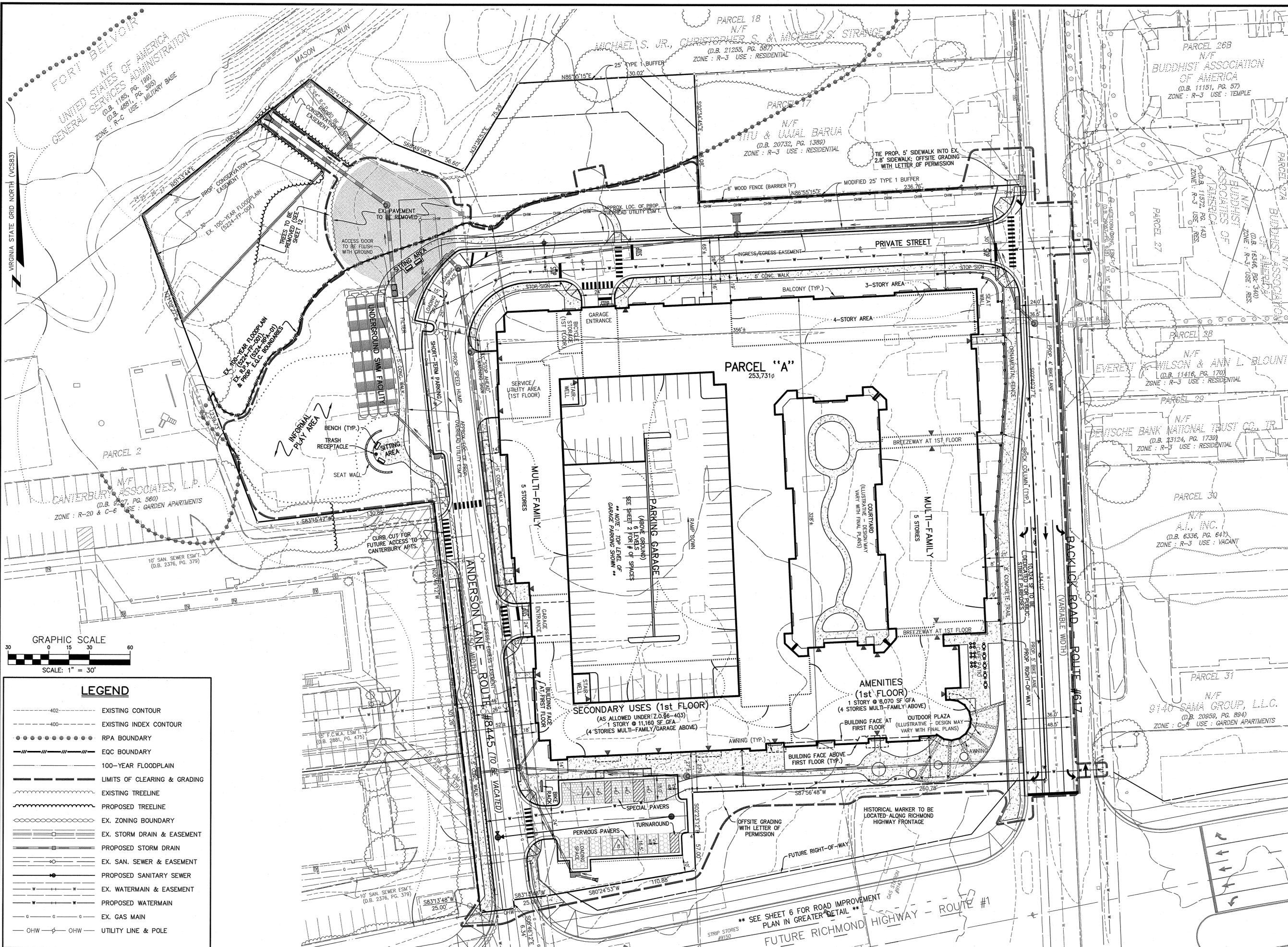
CDPA/FDPA 2012-MV-007



DESIGN	DRAFT	DATE	SCALE
KJV	KJV	DEC. 2013	AS SHOWN

NO.	DATE	DESCRIPTION
1	DEC. 2013	AS SHOWN

SHEET 3 OF 18
 PRJ NO: 10-515
 TYPE: CDPA/FDPA



VIRGINIA STATE GRID NORTH (VCS83)

UNITED STATES OF AMERICA
GENERAL SERVICES ADMINISTRATION
D.B. 1185, PG. 199
D.B. 4881, PG. 389
ZONE : R-3 USE : MILITARY BASE

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

PARCEL 17
N/F
ITU & UJAL BARIA
D.B. 20732, PG. 1389
ZONE : R-3 USE : RESIDENTIAL

PARCEL 26B
N/F
BUDDHIST ASSOCIATION OF AMERICA
D.B. 11151, PG. 577
ZONE : R-3 USE : TEMPLE

PARCEL 27
N/F
D.B. 11524, PG. 143
ZONE : R-3 USE : RES.

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

PARCEL 29
N/F
DEUSCHKE BANK NATIONAL TRUST CO., JR.
D.B. 33124, PG. 1758
ZONE : R-3 USE : RESIDENTIAL

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

PARCEL 31
N/F
S140 SAMA GROUP, L.L.C.
D.B. 20859, PG. 894
ZONE : C-8 USE : GARDEN APARTMENTS

GRAPHIC SCALE
SCALE: 1" = 30'

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

NO.	DATE	REVISION	APPROVAL
3	5-19-14	REVISED GARAGE PARKING NOTE (KJV)	
2	4-11-14	REVISED BUILDING FOOTPRINT, BACKLICK ROAD IMPROVEMENTS, PARKING AT NW CORNER, SWM	
1	3-12-14	REVISED TO SHOW EXISTING AND PROPOSED SITES, STAIRS, ELEVATIONS, BLDG. FOOTPRINTS, & LAND	
1	3-12-14	TO SOUTH, RECESSED BACKLICK ROAD FRONTAGE IMPROVEMENTS, REVISED	
		EMERGENCY ACCESS IN FRONT OF BUILDING (KJV)	
		REVISION PRIOR TO APPROVAL	

CONCEPTUAL / FINAL DEVELOPMENT PLAN
AMENDMENT

ACCOTINK VILLAGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

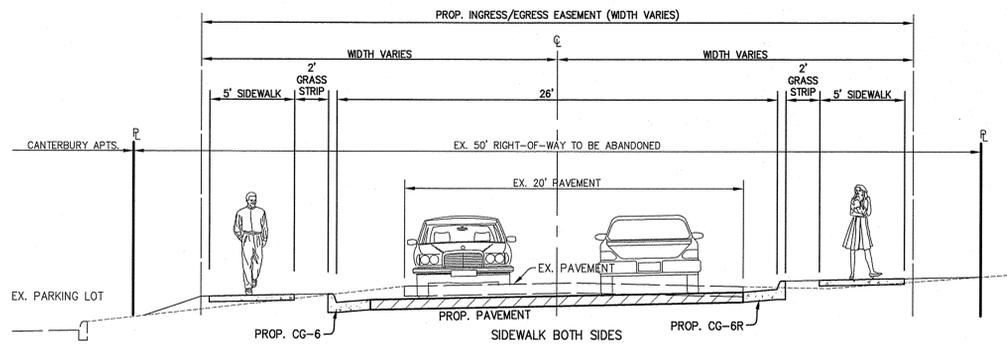
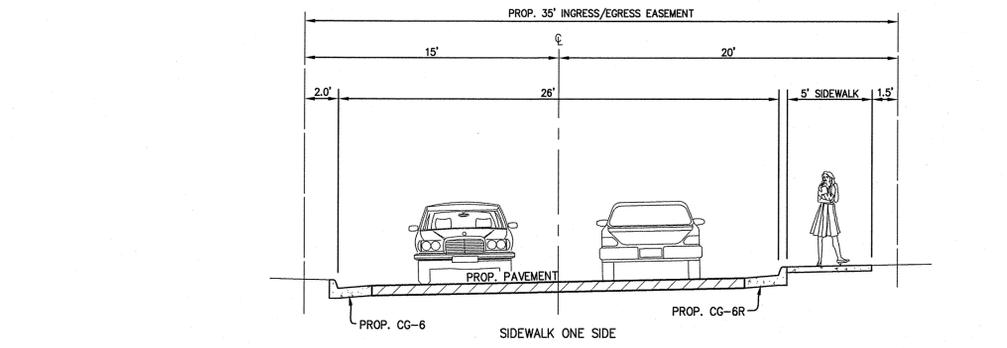
CDPA/FDPA 2012-MV-007

PAUL B. JOHNSON
Lic. No. 019450
5-20-14
PROFESSIONAL ENGINEER

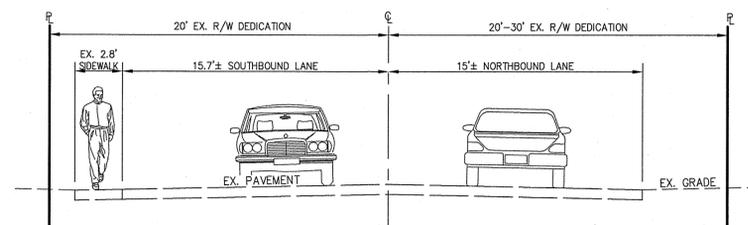
DESIGN	APPROVED	DATE	SCALE
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KJV	HMF	DEC. 2013	30'

NO.	DESCRIPTION	REVISIONS	DATE
5	18		

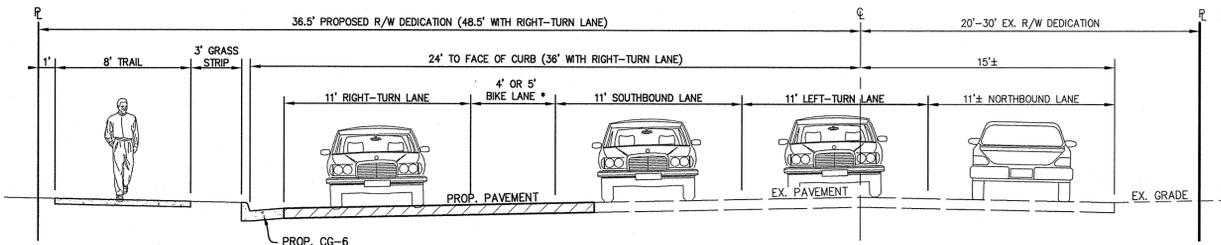
PRJ NO: 10-515
TYPE: CDPA/FDPA



TYPICAL SECTIONS - ANDERSON LANE
SCALE: 1" = 5'

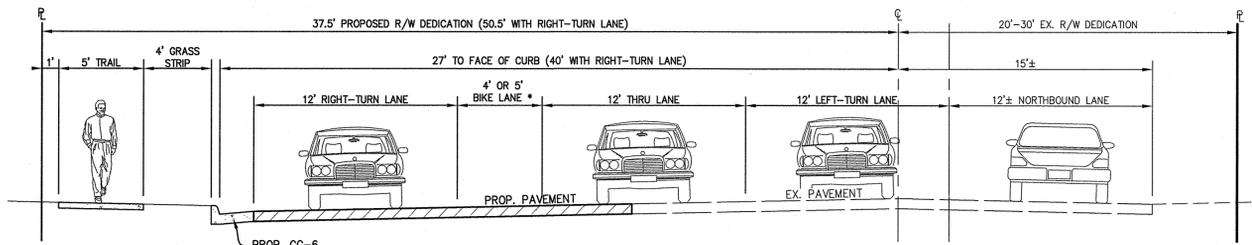


EXISTING TYPICAL SECTION - BACKLICK ROAD
SCALE: 1" = 5'



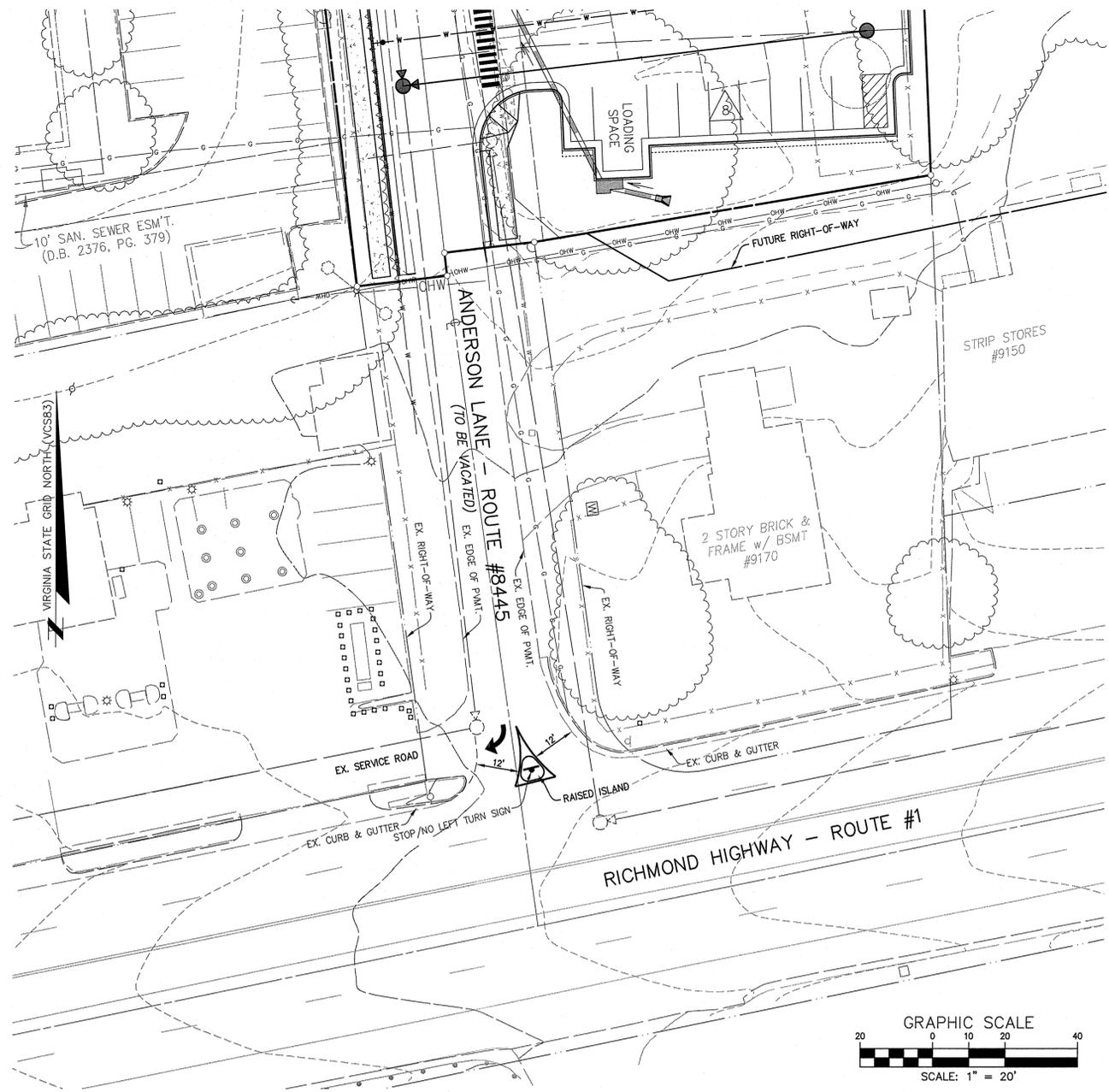
PROPOSED TYPICAL SECTION - BACKLICK ROAD
SCALE: 1" = 5'
(TO BE USED IF VDOT MODIFICATION REQUEST IS APPROVED)

* 4' WHEN AGAINST CURB, 5' WITH RIGHT-TURN LANE

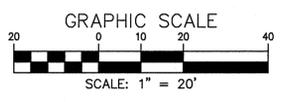


PROPOSED TYPICAL SECTION - BACKLICK ROAD
SCALE: 1" = 5'
(TO BE USED IF VDOT MODIFICATION REQUEST IS NOT APPROVED)

* 4' WHEN AGAINST CURB, 5' WITH RIGHT-TURN LANE



PROP. ANDERSON RD. INTERSECTION WITH RICHMOND HWY.
SCALE: 1" = 20'
(INTERIM CONDITION IF DEVELOPMENT OCCURS BEFORE ROUTE 1 CONSTRUCTION IS COMPLETE)



ACCOTINK VILLAGE

ROAD DETAILS

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

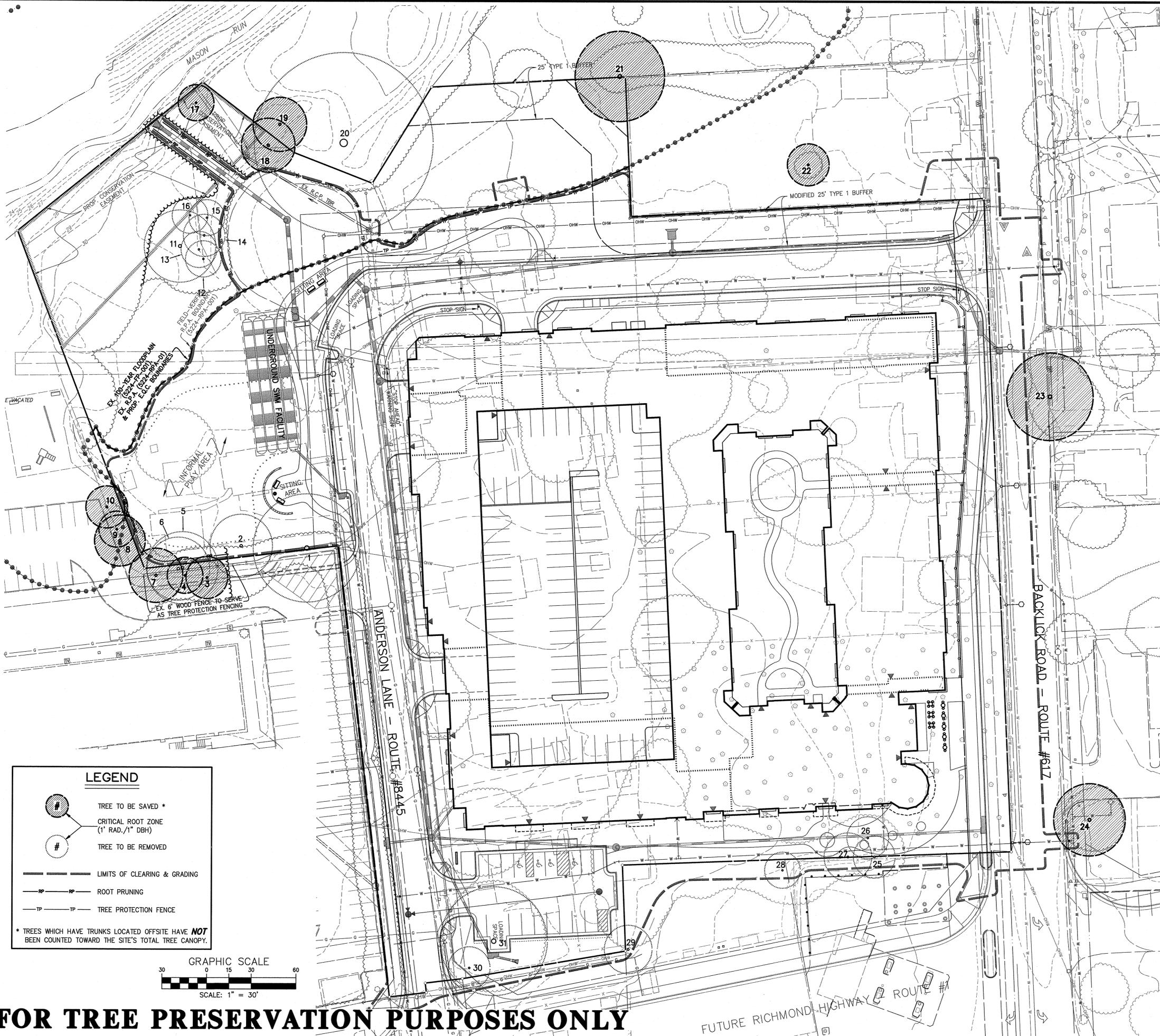


NO.	DESCRIPTION	REVISIONS	DATE	BY

DESIGN	KJV	DATE	DEC. 2013
APPROVED	HMF	SCALE	AS SHOWN
DRAWN	KJV	VERT.	SHOWN
CHECKED	KJV		

SHEET	7	OF	18
PRJ NO:	10-515		
TYPE:	CDPA/FDPA		

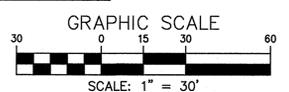
REVISION PRIOR TO APPROVAL
NO. 1 DATE 4-11-14 NEW SHEET (KJV)
CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
3959 Pender Dr., Ste. 210 Fairfax, VA 22030 703-385-7555 Fax: 703-272-8996
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LEGEND

- TREE TO BE SAVED *
- TREE TO BE REMOVED
- LIMITS OF CLEARING & GRADING
- ROOT PRUNING
- TREE PROTECTION FENCE

* TREES WHICH HAVE TRUNKS LOCATED OFFSITE HAVE **NOT** BEEN COUNTED TOWARD THE SITE'S TOTAL TREE CANOPY.



THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY

TREE PRESERVATION PLAN

ACCOTINK VILLAGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION	REVISIONS

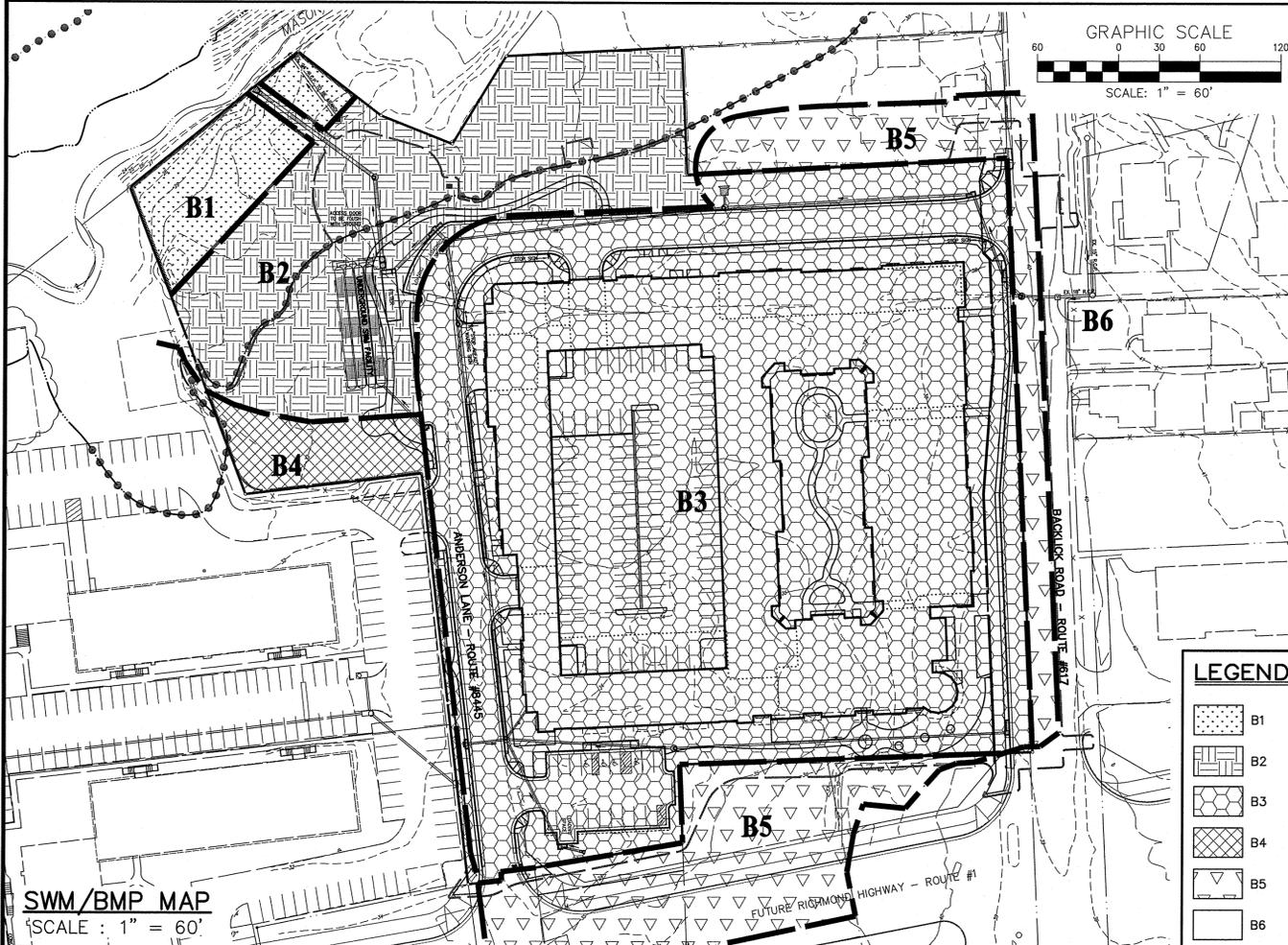
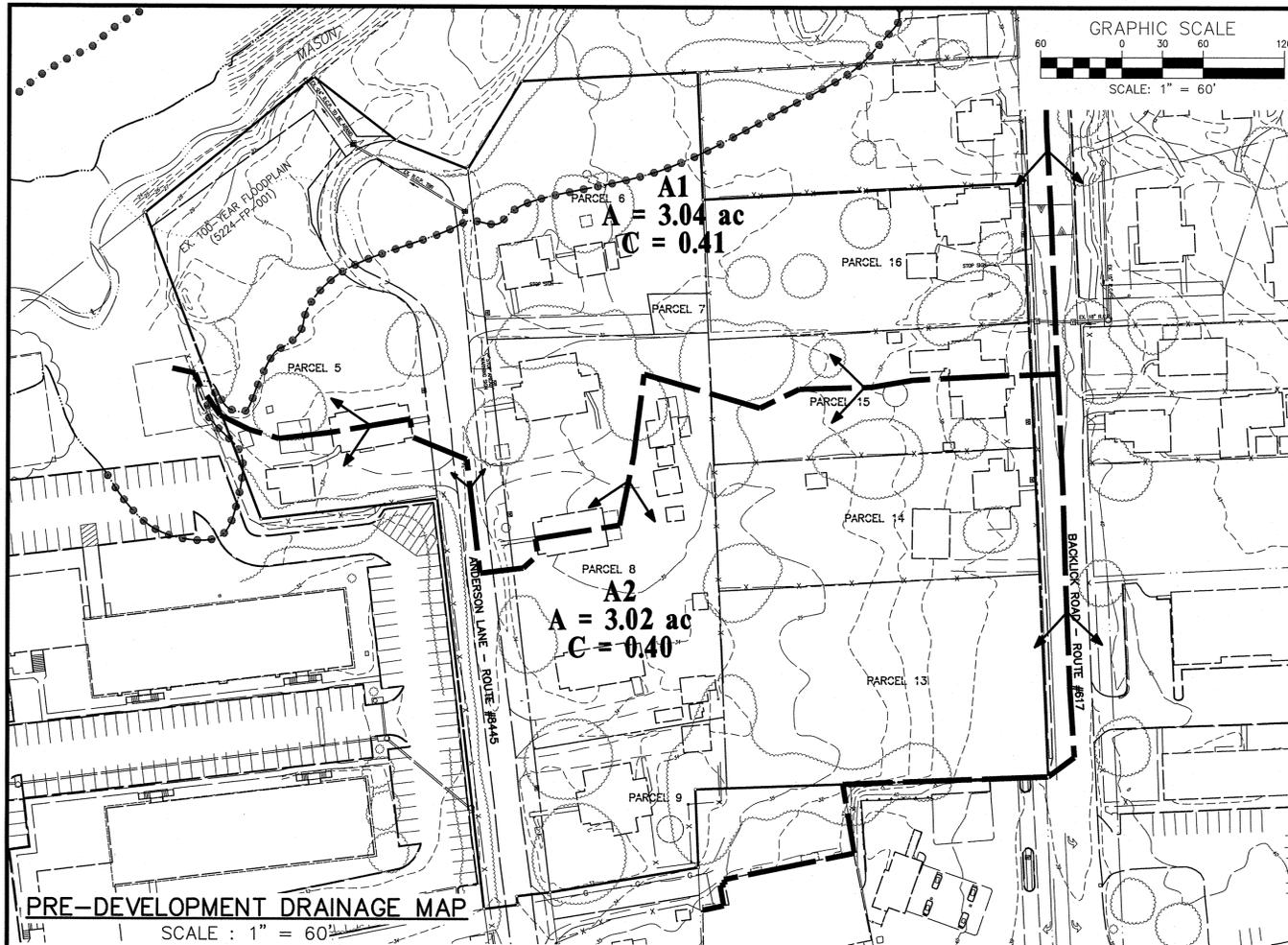
DESIGN: KJV	APPROVED: KJV	DATE: DEC. 2013	SCALE: HORIZ: 1" = 30'
DRAFT: KJV	DATE: DEC. 2013	SCALE: VERT: ---	
SHEET 12 OF 18		PRJ NO: 10-515	
TYPE: CDPA/FDPA			

1. 3-12-14 CHANGED TREE #20 FROM PRESERVE TO REMOVE (KJV)

NO. DATE REVISION PRIOR TO APPROVAL

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CDPA/FDPA 2012-MV-007

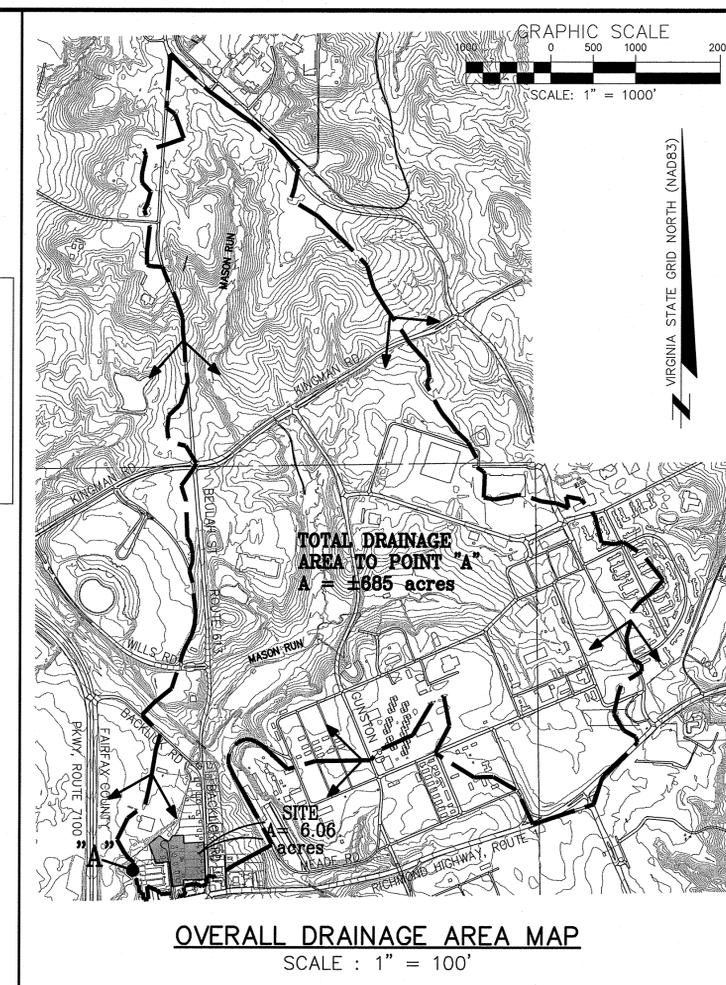


SWM SUMMARY

	Area (AC)	Pre-C	Post-C	
B1 - Conservation Esmt	0.25	0.20	0.20	
B2 - Onsite Uncontrolled	1.21	0.40	0.32	
B3 - Onsite to Stormfilter / UGS	4.40	0.40	0.81	
B4 - Onsite Uncontrolled	0.20	0.40	0.33	
B5 - Onsite to Stormfilter / UGS	1.27	0.82	0.82	
Existing Condition				
Q2 =	6.06 AC x	5.45 IN/HR x	0.41 =	13.40 CFS
Q10 =	6.06 AC x	7.27 IN/HR x	0.41 =	17.87 CFS
Offsite to UGS				
Q2 =	1.27 AC x	5.45 IN/HR x	0.82 =	5.67 CFS
Q10 =	1.27 AC x	7.27 IN/HR x	0.82 =	7.57 CFS
Uncontrolled Development				
Q2 =	1.66 AC x	5.45 IN/HR x	0.31 =	2.77 CFS
Q10 =	1.66 AC x	7.27 IN/HR x	0.31 =	3.69 CFS
Allowable UGS Release				
Q2 =	13.40 +	5.67 -	2.77 =	16.31 CFS
Q10 =	17.87 +	7.57 -	3.69 =	21.75 CFS

UNDERGROUND STORAGE FACILITY RELEASE:
 2-YEAR STORM RELEASE: 15.75 cfs
 10-YEAR STORM RELEASE: 21.40 cfs

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



PRELIMINARY BMP COMPUTATIONS

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

Subarea Designation and Description (1)	"C" Ratio (2)	Acres (3)
B1 - Conservation Esmt	0.200	0.254
B2 - Onsite Uncontrolled	0.324	1.209
B3 - Onsite to Stormfilter / UGS	0.806	4.399
B4 - Onsite Uncontrolled	0.327	0.200
B5 - Offsite to UGS	0.822	1.267
B6 - Offsite to UGS	0.32	3.02

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designator (1)	BMP Type (2)	Removal Eff. (%) (3)	Area Ratio (4)	"C" Factor Ratio (5)	Product (6)
B1	Conservation	100	0.042	X 1.000	= 4.196
B2	Uncontrolled	0	0.199	X 0.484	= 0.00
B3	Stormfilter	50	0.726	X 1.205	= 43.739
B4	Uncontrolled	0	0.033	X 0.488	= 0.00
B5	Offsite to SF	0	0.209	X 1.229	= 0.00
B6	Offsite to SF	0	0.498	X 0.479	= 0.00
(a) Total =					47.93

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

OUTFALL NARRATIVE

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

THE EXISTING SITE IS FAIRLY OPEN. THERE ARE EXISTING RESIDENTIAL HOUSES, DRIVEWAYS, AND A STREET ON THE SITE. THE SITE'S TOPOGRAPHY IS SOMEWHAT LEVEL AND HAS SLOPES AVERAGING ABOUT 1%. THERE IS AN R.P.A. LOCATED ON THE NORTHWEST CORNER OF THE SITE. THE EXISTING SITE'S STORMWATER RUNOFF SHEET FLOWS IN TWO DIFFERENT DIRECTIONS. AREA A1 (3.04 ACRES) SHEET FLOWS TO THE NORTHWEST OF THE SITE AND THEN INTO THE EXISTING FLOODPLAIN FOR MASON RUN. AREA A2 (3.02 ACRES) SHEET FLOWS TOWARDS THE SOUTHWEST AND THEN INTO THE EXISTING OFFSITE STORM SEWER SYSTEM. THIS SYSTEM ALSO CARRIES SOME OFFSITE STORMWATER (SEE PRE-DEVELOPMENT DRAINAGE MAP AND FAIRFAX COUNTY PLAN #24588-SP-001-4), AND THEN DISCHARGES THE RUNOFF INTO THE SAME EXISTING 100-YEAR FLOODPLAIN FOR MASON RUN TO THE WEST OF THE SITE (SEE OVERALL DRAINAGE MAP ABOVE).

AFTER DEVELOPMENT, APPROXIMATELY 4.40 ACRES OF THE SITE'S RUNOFF WILL BE COLLECTED INTO AN ONSITE CLOSED STORM SEWER SYSTEM, THEN CARRIED INTO AN ONSITE UNDERGROUND SWM FACILITIES (UGS). THE UGS WILL CONTROL STORMWATER AND REDUCE THE POST-DEVELOPMENT PEAK FLOWS BELOW THE PRE-DEVELOPMENT PEAK FLOWS (SEE THIS SHEET FOR COMPUTATIONS). THE UGS ULTIMATELY DISCHARGES INTO THE EXISTING 100-YR FLOODPLAIN FOR MASON RUN. THIS EXISTING CHANNEL IS WELL DEFINED WITH STABILIZED BANK. THE STREAM CHANNEL IS CLEAN AND PREDOMINATELY FREE FROM DEBRIS.

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

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

STORMWATER MANAGEMENT AND BMP SUMMARY

STORMWATER MANAGEMENT WILL BE PROVIDED BY MEANS OF AN UNDERGROUND STORAGE FACILITY. THIS FACILITY WILL REDUCE THE POST-DEVELOPMENT PEAK FLOWS FROM THE SITE BELOW THE PRE-DEVELOPMENT PEAK FLOWS.

BMPs FOR THIS SITE WILL BE PROVIDED VIA AN ONSITE STORM FILTER AND 0.25 ACRES OF NATURAL OPEN SPACE ESTABLISHED AS CONSERVATION EASEMENT AREA. THESE FACILITIES WILL PROVIDE APPROXIMATELY 47.93% BMPs, WHICH MEETS THE BMPs REQUIREMENT OF 40%.

REVISED OUTFALL ANALYSIS
 NO. 2, 4-11-14
 DATE
 REVISION
 PRIOR TO APPROVAL

CPJ Charles P. Johnson & Associates, Inc.
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OUTFALL ANALYSIS

ACCOTINK VILLAGE

MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

CDPA/FDPA 2012-MV-007



DESIGN	DRAFT	APPROVED	DATE	SCALE	HORIZ.	VERT.	SHOWN	NO.	DESCRIPTION	REVISIONS	REVIEW	APPROVAL	DATE
KJV	KJV	KJV	DEC-2013	AS	AS	AS	AS						

SHEET 14 OF 18
 PRJ NO: 10-515
 TYPE: CDPA/FDPA



TYPICAL RETAIL SIGNAGE



BUILDING IDENTITY SIGNAGE



VIEW FROM N.E. AT SIDEWALK / PROPERTY LINE



VIEW AT BREEZEWAY ENTRY



PERSPECTIVE ILLUSTRATIONS

ACCOTINK VILLAGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDPA / FDPA 2012-MV-007



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NO.	DATE	REVISION
3	5-19-14	REMOVED ILLUSTRATIVE NOTE (KJV)
2	4-11-14	NEW SHEET (KJV)
		REVISION PRIOR TO APPROVAL

NO.	DESCRIPTION	REVISIONS	REVIEW BY	APPROVAL DATE

DESIGN	KJV	APPROVED	HMF	DATE	DEC-2013
DRAFT	KJV	SCALE	AS SHOWN	VERT.	
SHEET	18	OF	18	PRJ NO:	10-515
TYPE: CDPA/FDPA					

DESCRIPTION OF THE APPLICATION

The applicant requests approval of a Proffered Condition Amendment (PCA) and Final Development Plan Amendment (FDPA) to permit modifications to the site design and proffers previously approved with RZ/FDP 2012-MV-007. The current application continues to propose a mixed-use development with 283 multi-family units at an overall density of 46.7 du/ac. The Conceptual/Final Development Plan Amendment depicts approximately 11,160 square feet of secondary uses and 8,070 square feet of interior amenities associated with the multi-family building; however, the applicant reserves the right to increase the total gross floor area of the secondary uses to 24,700 square feet. The general layout and residential density proposed with the current application are consistent with the 2013 approval; however, the applicant proposes several substantive modifications to the site layout with the current application, such as the removal of an appendage building previously proposed in the northwest corner of the site and changes to the parking garage orientation. These changes are further discussed in the Description of the CDPA/FDPA section of this report.

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

Waivers and Modifications Requested:

The applicant requests approval of the following waivers and modifications:

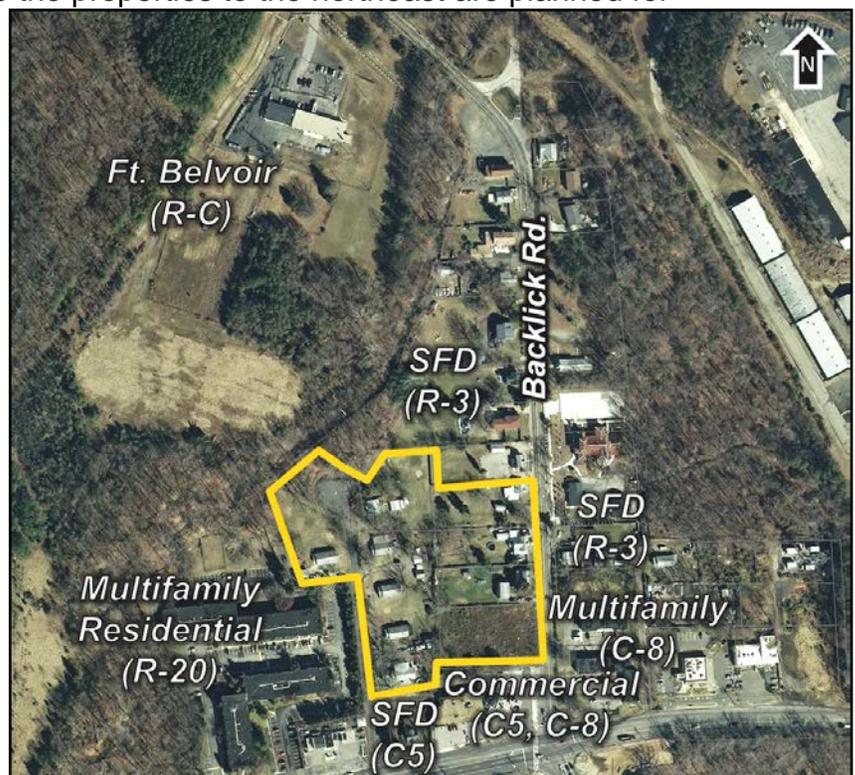
- Waiver #5224-WPFM-002-1 of Section 6-0303.8 of the Public Facilities Manual (PFM) to locate underground stormwater detention facilities in a residential area.
- Modification of Section 13-303 of the Zoning Ordinance for the transitional screening requirement along the eastern boundary subject to the landscaping shown on the CDPA/FDPA.
- Waiver of Section 13-304 of the Zoning Ordinance for the barrier requirement along the eastern boundary and modification of the barrier location along the northern boundary as shown on the CDPA/FDPA.
- Modification of the 75% tree canopy requirement and the large and medium tree requirement pursuant to Section 13-303.3.A(1) of the Zoning Ordinance to allow understory trees in a portion of the buffer along Anderson Lane due to a potential overhead utility easement.
- Modification of Section 11-203 of the Zoning Ordinance to permit three loading spaces instead of the required five spaces.
- Waiver of Section 12-0515.6B of the PFM to allow trees to be planted within five feet of storm drainage easements.

LOCATION AND CHARACTER

The subject property is located in the Mount Vernon District near the intersection of Anderson Lane and Richmond Highway. The Tully Gate entrance to Fort Belvoir is located to the south across Richmond Highway. The 6.06 acre application area includes nine parcels and a portion of Anderson Lane to be vacated. The site is currently developed with single family detached dwellings. The existing dwellings would be removed as a result of the proposed development. An Environmental Quality Corridor (EQC) and Resource Protection Area (RPA) are located in the northwest portion of the site.

The image below displays the uses and zoning districts of the surrounding parcels. Fort Belvoir is located to the northwest of the subject property. The properties to the north and east are zoned R-3 and currently contain single family detached dwellings. The properties to the north are planned for residential use at 2-3 du/ac with an option for residential use at 5-8 du/ac, while the properties to the northeast are planned for residential use at 2-3 du/ac.

The parcels to the southeast contain multi-family residential development and are planned for the option of residential use at a density of 16-20 du/ac with up to 30,000 square feet of retail. The properties to the south, which contain commercial uses and a single family detached dwelling within a commercial district, are planned for residential use at 2-3 du/ac with an option of residential mixed-use at 30-40 du/ac. Finally, the property to the west contains the multi-family development known as Centerbury Apartments and is planned for residential use at 20-30 du/ac.



Source: Fairfax County GIS

BACKGROUND

On January 25, 2011, the Board of Supervisors authorized a Plan Amendment for the Village of Accotink to support redevelopment. The Plan amendment was adopted on June 21, 2011.

On January 8, 2013, the Board of Supervisors approved RZ 2012-MV-007 to rezone the

application property from the R-3, R-20, C-5, and C-8 Districts to the PRM District to permit a mixed-used development with an overall density of 46.7 du/ac (1.3 FAR), including ADUs with bonus density. The Planning Commission approved the FDP on November 15, 2012. Copies of the development plan, proffers, and conditions are available with the Zoning Evaluation Division of the Department of Planning and Zoning as well as at the following link:

<http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMain.aspx?cde=RZ&seq=4159031>

COMPREHENSIVE PLAN PROVISIONS

The Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Lower Potomac Planning District, as amended through March 4, 2014, Fort Belvoir Community Planning Sector (LP4), on pages 120-129 provides the Comprehensive Plan recommendation. The application site is within Land Bay B of the Village of Accotink, which is planned for residential uses at 2-3 and 16-20 du/ac with an option for 30-40 du/ac with up to 25,000 square feet of non-residential uses. The complete Comprehensive Plan text is available in Appendix 6 and at the following link:

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area4/lowerpotomac.pdf>.

The Route 1 Corridor Urban Design Guidelines, which apply to this application, are found in the Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Lower Potomac Planning District, as amended through March 4, 2014, Fort Belvoir Community Planning Sector (LP4), on pages 132-133. While the site does not currently front directly onto Route 1, it will after the road is widened.

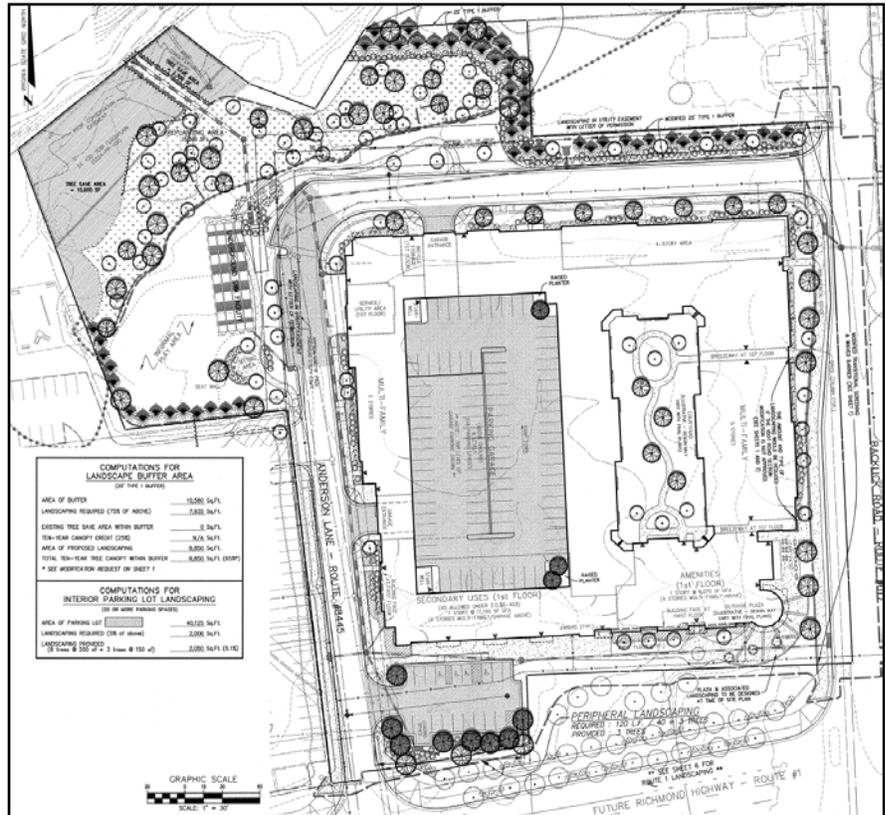
DESCRIPTION OF THE CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT (CDPA/FDPA)

The CDPA/FDPA titled "Accotink Village," submitted by Charles P. Johnson & Associates, Inc., consisting of 18 sheets dated December 6, 2013, as revised through May 19, 2014, is reviewed below.

Site Layout

The CDPA/FDPA depicts the development of a single multi-family building with 283 dwelling units on the 6.06 acre application area at a density of 46.7 du/ac. The proposed residential building is wrapped around a parking structure with ground floor retail and residential amenity space along the future right-of-way of Richmond Highway. An interior courtyard is also proposed in the center of the building to serve future residents. In total, the proposed building is 330,791 square feet with 11,160 square feet of secondary uses (with the option for up to 24,700 square feet) and up to 8,070 square feet of residential amenity space. The proposed FAR is 1.25, which is less than the previously approved 1.3 FAR. This reduction in FAR from the previous approval is a result of the removal of the portion of the multi-family building in the northwest corner of

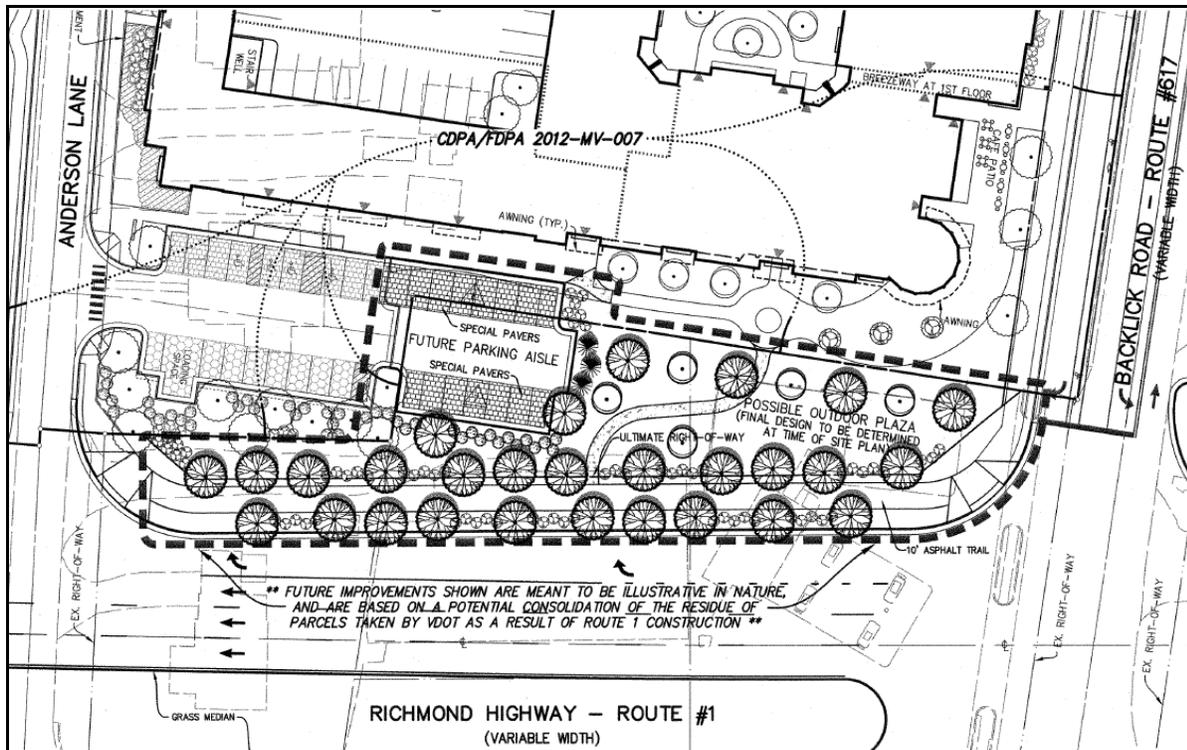
the site across Anderson Lane in favor of open space in that area. The proposed building is 5 stories (60 feet in height) along the Richmond Highway frontage and steps down to 49 feet (4 stories) along a portion of the northeastern façade. A row of 17 “teaser” parking spaces is proposed in front of the building for the retail uses. The parking garage would provide parking for the residential use as well as additional parking spaces for the retail uses. The CDPA/FDPA depicts two access points for the parking garage: one along Anderson Lane at the rear of the building and one along Anderson Lane on the western building facade. A small outdoor plaza is proposed along Backlick Road at the southeast corner of the building.



Source: CDPA/FDPA

Consolidation

The applicant proffers to attempt to acquire three off-site parcels to the south. These parcels will be acquired by the Virginia Department of Transportation (VDOT) as part of the road widening for Richmond Highway. Subsequent to the road widening, VDOT will likely sell the residual parcels. The CDPA/FDPA depicts a future condition in the event that the applicant is able to consolidate the remnant parcels subsequent to the expansion of Richmond Highway. This future condition proposes the expansion of the retail parking in the front of the building by 15 additional spaces. The previously approved FDP depicted 30 additional parking spaces for this future condition as well as access into the parking garage from this expanded parking lot. The current CDPA/FDPA no longer proposes future access into the garage from this parking area. The applicant would also provide additional landscaping along Richmond Highway and an expanded outdoor plaza. The image below depicts the conceptual layout of the residual parcels in the event the applicant acquires these properties after the right-of-way expansion.



Source: CDPA/FDPA

Open Space

The northwest portion of the site contains 100-year floodplain, a Resource Protection Area and an Environmental Quality Corridor. The existing cul-de-sac in this area would be removed and replanted. A large portion of the northwest corner of the site would serve as an informal play area with seating and a proposed concrete walk. In total, the CDPA/FDPA depicts 2.42 acres (40%) of landscaped open space on the site. The previously approved FDP depicted 1.75 acres (30%) of landscaped open space.

Architecture and Design

The applicant has revised the building architecture and proposed building heights since the previous approval. Sheets 17 and 18 provide perspective illustrations of the proposed building. Excerpts from these sheets are shown below.



Source: CDPA/FDPA (View from Southwest)



Source: CDPA/FDPA (View from Southeast)





Source: CDPA/FDPA (View from Northeast)

The primary building material, exclusive of trim, gutters, downspouts, and windows, will be limited to brick, cementitious siding, shingles or other similar masonry materials. Bay windows, balconies, awnings, and other architectural details may be provided so long as such features do not extend more than eight feet beyond the building footprints shown on the CDPA/FDPA. The building will incorporate a minimum of 35% brick materials with all first floor levels being clad in brick. Horizontal or flat panel cementitious siding with trim work will be used for the remainder of the facades.

The first floor of the building along the future Richmond Highway alignment would be developed with retail and other secondary uses in the western portion and residential amenities in the eastern portion. Four floors of residential units will be located above the retail and residential amenities for a building height of approximately 60 feet. A 5 story circular element is shown at the southeast corner of the building near the outdoor plaza. The east and west façade of the building will be primarily five stories of residential with a 60-foot building height. In an effort to complement the lower density neighborhood to the north, the applicant proposes to transition the building height along a portion of the northeastern facade from five to four stories for a height between 60 feet and 49 feet. The facades along Backlick Road and Anderson Lane will have varying amounts of brick to attempt to provide a “townhouse scale” at three stories.

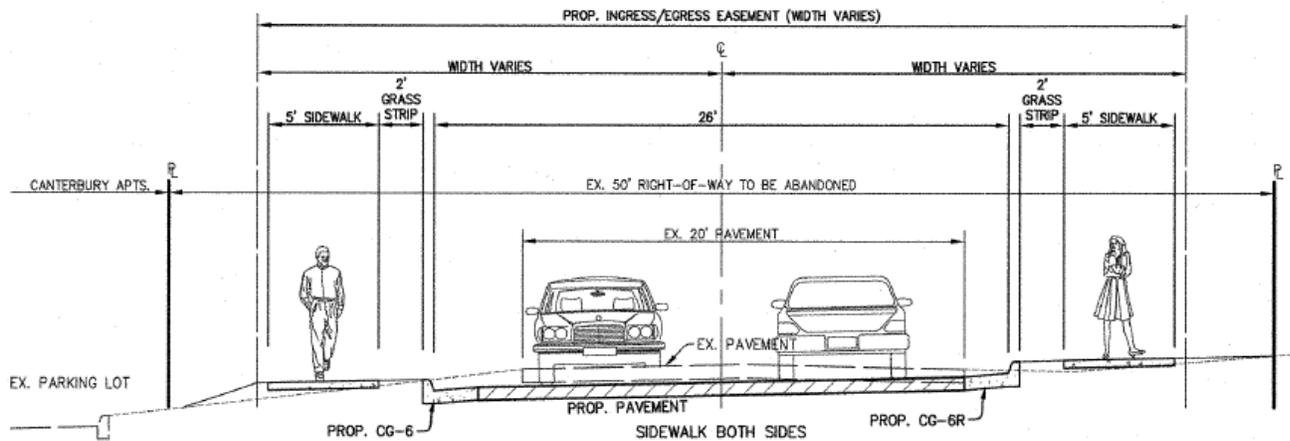
Anderson Lane

Anderson Lane is an existing public road that provides access to existing dwellings located on the application site. This road will be vacated to accommodate the proposed development. With the future widening of Richmond Highway, the Canterbury Apartments to the west will lose their access on Richmond Highway and will need to access Anderson Lane. The applicant signed an agreement with the Canterbury Apartments to provide access to Anderson Lane, which the applicant will maintain as a private street with the proposed development. This private street will provide the

development and Canterbury Apartments with access to Richmond Highway and will connect to Backlick Road to the east.

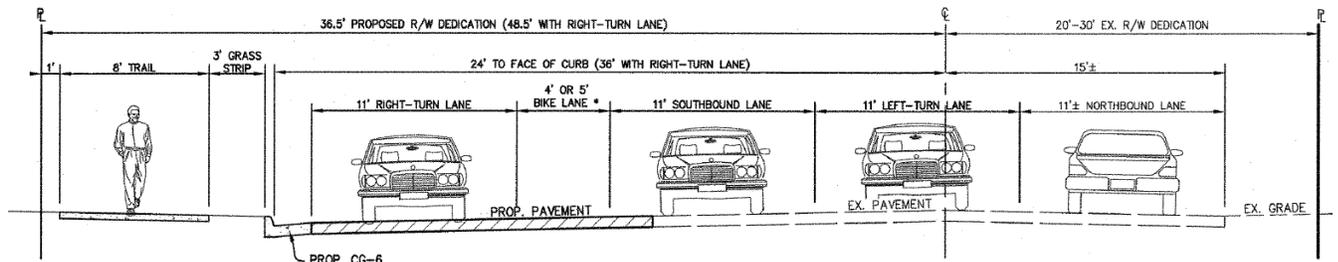
Streetscape

The excerpts from the CPDA/FDPA shown below depict the proposed streetscape sections for Anderson Lane and Backlick Road.



TYPICAL SECTIONS – ANDERSON LANE

Anderson Lane will consist of two 10-foot wide lanes and the streetscape will feature a 2-foot wide grass strip and 5-foot wide sidewalk. Street trees and landscaping will be provided adjacent to the building.



* 4' WHEN AGAINST CURB, 5' WITH RIGHT-TURN LANE

Source: CDPA/FDPA

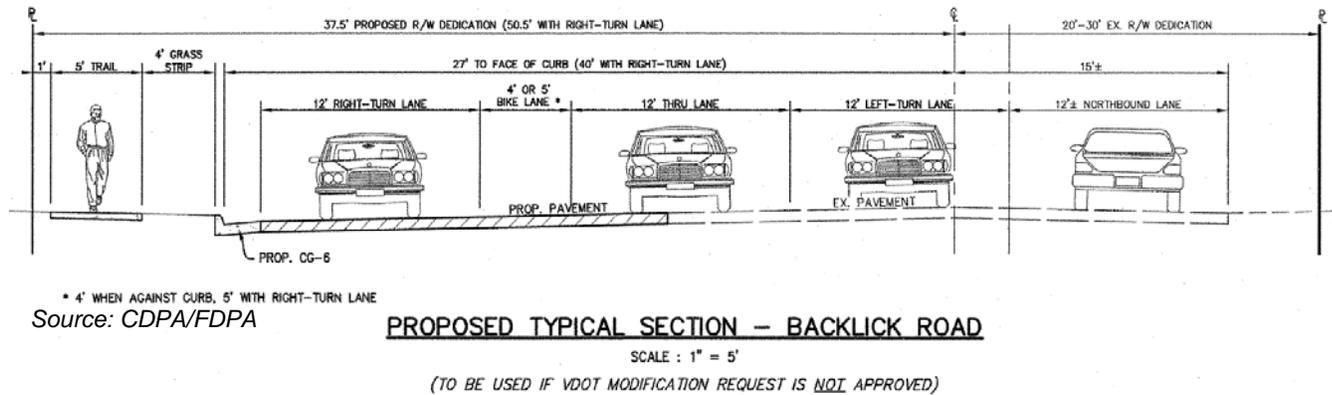
PROPOSED TYPICAL SECTION – BACKLICK ROAD

SCALE : 1" = 5'

(TO BE USED IF VDOT MODIFICATION REQUEST IS APPROVED)

Backlick Road will contain two 11-foot wide southbound lanes and an 11-foot wide right turn lane with a bike lane. A 3-foot wide grass strip and an 8-foot wide trail are proposed within the future right-of-way. Landscaping will be provided between the trail and the building. The applicant will be required to obtain waivers from VDOT for the section shown above along Backlick Road, including a waiver for the 11-foot wide lanes and 3-foot wide landscape strip. As a result, the CDPA/FDPA depicts an alternative section along Backlick Road, shown below, which would be provided in the event that

VDOT does not approve the waivers needed to accommodate the above streetscape. This alternative proposes 12-foot wide lanes on Backlick Road, a 4-foot wide grass strip, and a 5-foot wide trail.



Stormwater Management

The applicant intends to meet stormwater management detention requirements through the use of an underground detention vault located in the northwest area of the site. The applicant will provide Best Management Practices (BMPs) through the construction of a filter. The CDPA/FDPA indicates that all outfalls are adequate.

Summary of Changes from Previous Approval

As previously noted, the general layout and residential density proposed with the current application are consistent with the 2013 approval; however, the applicant proposes the following substantive modifications to the site layout with the current application:

- The applicant eliminated a portion of the multi-family building previously proposed on the western side of Anderson Lane in favor of open space in this area. As a result, the total maximum Floor Area Ratio (FAR) has decreased from 1.3 to 1.25 with the current application;
- The CDPA/FDPA now depicts a flat roof design and changes to the proposed building heights primarily along the northern and eastern facades;
- The applicant rotated the parking garage 90 degrees and is now providing separate retail and residential entrances, which has simultaneously allowed the internal courtyard to rotate and expand;
- The garage access along Backlick Road proposed with the previously approved CDP/FDP has been relocated to Anderson Lane on the north side of the building. In addition, the garage access along the western façade of the building has shifted slightly to the south; and,
- The applicant removed the future garage access along the Richmond Highway frontage in the future condition after the expansion of Richmond Highway. The applicant also reduced the future expansion of parking in this area from 30

spaces to 15 spaces in the event that the applicant acquires the residual parcels to the south leftover after the Richmond Highway widening is complete.

COMPREHENSIVE PLAN ANALYSIS

The Comprehensive Plan provides a redevelopment option in Land Bay B for residential use at a density of 30-40 dwelling units per acre (du/ac) and retail use up to 25,000 square feet, with the opportunity to develop 16,000 square feet of office use in place of an equivalent amount of residential use. The current application proposes a mixed-use development at a density of 46.7 du/ac when the affordable dwelling and bonus units are included, which is the same density that was approved with the initial rezoning. The number of ADUs remains the same at 5%. The current application proposes a decrease in total gross floor area from that of the previous approval to 330,791 square feet, which results in a reduction in FAR from 1.25 to 1.3. The total amount of gross floor area for secondary uses has decreased since the previous approval from 13,500 square feet to 11,160 square feet; however, the applicant reserves the right to increase the total gross floor area of secondary uses to up to 24,700 square feet. Staff finds that the proposed development continues to meet the Comprehensive Plan's recommended intensity and land use guidance with the changes proposed with the current application. Staff's analysis of the proposed development's conformance with site specific criteria within the Comprehensive Plan is further discussed in the Residential Development Criteria section below.

RESIDENTIAL DEVELOPMENT CRITERIA (Appendix 5)

Fairfax County expects new residential development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on public facilities, being responsive to the County's 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 Comprehensive Plan requires that the Residential Development Criteria be used to evaluate zoning requests for new residential development.

Residential Development Criteria 1: Site Design (Appendices 5 – 7)

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

Consolidation

The Comprehensive Plan encourages the full consolidation of Land Bay B or demonstration of how the unconsolidated portions will develop in accordance with the Plan. The applicant has consolidated all but three parcels in the land bay. These three parcels that are not part of the consolidation will be acquired by VDOT for the future widening of Richmond Highway (Route 1). The applicant proffers to escrow funds to acquire the residual portions of the parcels subsequent to the right-of-way expansion and VDOT's release of the residual areas not needed for the future right-of-way. Therefore, the applicant essentially proposes a full consolidation of the land bay in phases, which allows for the construction of the building to proceed while VDOT is constructing the right-of-way and permits the ultimate layout to be provided as a second phase. The applicant provided a layout on Sheet 6 of the FDPA showing how they would incorporate the residual parcels into the design, which includes an expansion of the parking area by 15 additional spaces, landscaping, and an expanded outdoor plaza. Because the exact design of the plaza is not known at this time, staff proposes to carry forward the previously approved condition that will require the applicant to submit the interim and ultimate design of the expanded outdoor plaza to the Planning Commission for their review and approval. Overall, staff believes the current proposal for the remnant parcels represents an improvement over the previously approved design given the reduction in the number of parking spaces, elimination of the parking garage access from this parking area, and the increased landscaping along Richmond Highway to better screen the future parking and plaza from the roadway.

Urban Design

The site specific recommendations of the Comprehensive Plan encourage high quality site design, architecture, landscaping, and lighting to contribute to the visual appeal of the area. In addition, the Plan language states that buildings should be oriented to and aligned with the street on which they are located and structures along Backlick Road should have minimal setbacks from the sidewalk to maintain the character of the area and create a walkable environment. Further, architectural design features such as variations in window and building details should be encouraged.

The image below displays the previously approved building, which featured sloped rooflines, gables, and pediments.



Source: RZ/FDP 2012-MV-007 Staff Report

The architecture and building design proposed with the current application differs significantly from the previously approved design. The proposed building features a flat roofline and modern architectural style compared to the previous design. The applicant submitted elevations as well as perspective illustrations to detail views of the buildings from various locations on or near the site. This allowed staff to better visualize the architectural details, landscaping, and potential signage on the pedestrian scale. The images below display the elevations of the proposed building. The focal point of the building, shown in the east façade elevation below, is a cylindrical element with a considerable amount of windows at the southeast corner of the site at Backlick Road.



Source: CDPA/FDPA

EAST FAÇADE



Source: CDPA/FDPA

SOUTH FACADE



Source: CDPA/FDPA

NORTH FACADE



Source: CDPA/FDPA

WEST FACADE

The ability to mitigate the effect of the building height and provide visual interest for the pedestrian relies more heavily on the placement of brick, windows, and other proposed materials, trim work, and small variations in building height than did the previous approval, as further discussed in the Neighborhood Context Criteria below. Staff raised a concern with the proposed south façade facing Richmond Highway. Staff believes this façade could better provide interest for the pedestrian by incorporating a more varied façade. Design strategies that create additional breaks in the façade and add details to enhance the pedestrian experience, such as overhangs or canopies, should be considered as part of the building construction.

In addition to the modified architecture, the current proposal provides updates to the previously approved open space areas. The revised plans provide a larger private courtyard for residents as a result of the reorientation of the proposed parking garage. In addition, the removal of the appendage structure in the northwest corner of the site

across Anderson Lane allows for the addition of an informal play area, sitting areas connected by a trail, and increased landscaping adjacent to the RPA and EQC. Staff believes these are significant improvements over the previously approved plan. The development continues to propose a minimal setback along Backlick Road that allows for an inviting streetscape. Staff encourages the applicant to consider how the outdoor plaza at the southeast corner of the site near the cylindrical element can be designed to create an interesting and attractive gathering place for residents and retail patrons. As previously discussed, staff proposes to carry forward the previously approved condition that requires the applicant to submit the interim and ultimate design of the outdoor plaza to the Planning Commission for their review and approval.

The Comprehensive Plan further states the following within the option for redevelopment: "Surface parking should be limited to on-street or loading spaces. Underground parking is preferred; if structured parking is utilized, it should be consolidated into structures that are integrated into the streetscape in order to avoid adverse visual impacts to pedestrian or vehicular corridors and unconsolidated parcels. Façade treatments of parking structures should add visual interest to the streetscape. Measures should be incorporated to avoid a canyon-like appearance of structures." The proposed development includes a parking garage for the residential and retail uses that is consolidated into the building so the garage façade is not visible from the adjacent properties. In addition, the applicant proffers to provide garage lighting that will be limited in height so as not to extend higher than the surrounding residential building rooflines. The applicant continues to propose a limited amount of "teaser" parking spaces along the front of the building for the ground floor retail users. While the Comprehensive Plan discourages surface parking, staff realizes that to make the retail viable a certain amount of parking should be readily visible. The proposed parking uses special pavers and is better landscaped than the previous approval to further soften its appearance. Staff requested that the applicant remove the future expansion of this parking area shown with the previous approval in the event that the applicant acquired the residual parcels along Richmond Highway. Although the applicant is still proposing the option to expand the parking lot in this area in this future scenario, the applicant now proposes fewer parking spaces than previously approved.

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

Based on the features described above, staff finds that the application generally satisfies Criterion 1. Staff believes the applicant should continue to pursue further design strategies that create additional breaks in the façade and add details to enhance the pedestrian experience. The proposed development conditions would require the applicant to submit the details of the urban plaza design to the Planning Commission for review and administrative approval.

Residential Development Criteria 2: Neighborhood Context

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

The Comprehensive Plan states: "To achieve a compatible transition from higher-density, mid-rise mixed-use development to low-density single family houses and/or institutional uses, buffering and screening should be utilized in the form of landscaping and/or through building design. Redevelopment adjacent to single-family detached and/or attached residential units should be compatible in terms of height, scale, and visual impact." The Comprehensive Plan recommends a maximum building height of 60 feet along Richmond Highway with tapering of height within the land bay to create a satisfactory transition to adjoining single-family residences. The previously approved architectural design of the building, coupled with multiple entrances and façade breaks, conveyed a townhouse-style appearance for the portion of the building adjacent to the existing single family homes to the north. The applicant transitioned the building height from 60 feet to 42 feet (four stories) approximately halfway across the northern façade, around the northeast corner along Backlick Road, and along a portion of the eastern façade. This design helped address staff's concern regarding transitioning to the existing single family homes and planned townhomes along the private street and Backlick Road. In addition, the applicant provided for the full Transitional Screening Type 1 consisting of a 25 foot landscaping strip along the northern property line.

The applicant proposes to maintain the full 25-foot landscaping buffer along the northern property line with the current application. In addition, the building proposed with the current application maintains the four-story (approximately 49 feet in height) portion at the northeast corner of the property and approximately halfway across the northern façade. The building height along this area of the northern façade is greater than that of the previous approval, though staff recognizes that the pitched roof shown with the previous design was not included as part of the building height in all areas due to the way building height is measured. For example, a height exhibit submitted by the applicant indicates that the peak of the roof with the previous application extended nearly 10 feet above the current proposed building height in some areas. Further, a stepped-back brick façade between the third and fourth story is now proposed at the northeast corner and along a portion of the private street to break up the building mass. The current application does not propose to continue the 4-story portion along Backlick Road. The ability to mitigate the appearance of the building height with the current application relies more on the placement of brick, windows, and trim work. Staff requested that the applicant consider extending the brick step-back along the eastern

façade between the third and fourth story to provide a better transition to the adjacent low density residential development along Backlick Road; however, the applicant was unable to incorporate this into the development given the design of the units. Staff recognizes that the current application provides several improvements when compared to the previously approved application, including the provision of open space adjacent to the EQC/RPA and the reduction in the number of parking spaces in the “teaser” parking lot in the future condition along Richmond Highway. Overall, staff believes that the proposed development meets this criterion.

Residential Development Criteria 3: Environment (Appendices 8 – 10)

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.

Environmental Quality Corridor and Resource Protection Area

The Comprehensive Plan encourages the protection and restoration of the RPA to the greatest extent possible. The subject property contains an EQC and RPA in the northwest portion of the site. The applicant completed an RPA delineation, which shifted the RPA limits on the property and caused slightly more of the site area to be impacted by the RPA from the previous approval. The applicant will remove the portion of the existing Anderson Lane cul-de-sac that encroaches into the RPA and restore this area in accordance with the PFM. The removal of the appendage structure across Anderson Lane now allows for open space adjacent to the RPA, which is a significant improvement from the previous approval in staff’s opinion.

Stormwater Management (Appendices 8 and 9)

The applicant proposes to provide stormwater management through underground detention vaults located in the northwest area of the site. A waiver of the Public Facilities Manual (PFM) is required to locate underground detention facilities in residential areas. Staff from the Department of Public Works and Environmental Services (DPWES) reviewed the requested waiver and recommends approval of this waiver, as described in the requested waivers and modifications section below.

Noise

The development will be affected by transportation generated noise from Richmond Highway. A preliminary noise study submitted with the initial rezoning application indicates that the impact will be approximately 72 dBA (decibels) at the building façade. As a result, the applicant proffers to provide for noise mitigation through use of building materials to reduce interior noise to 45 dBA. The internal courtyard will be shielded by the building and noise is expected to be below 65 dBA.

Green Building (Appendix 10)

The site-specific Comprehensive Plan text provides a recommendation for green building development for the subject property. The applicant proffers to commit to the US Green Building Council's Leadership in Energy and Environmental Design (LEED) program or the National Green Building Standard.

In staff's opinion, the proposal provides for the protection of the RPA, green building measures, noise mitigation measures, and adequate stormwater quality controls. Therefore, staff concludes that this criterion has been adequately addressed.

Residential Development Criteria 4: Tree Preservation and Tree Cover Requirements (Appendix 11)

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 are also encouraged.

The property contains a number of trees, most of which are in good to moderate health. The only trees proposed for preservation are located in the northwest corner of the site. Staff raised a concern with an off-site tree that appears dangerous. As a result, the applicant proffers to work with the adjacent property owner to have the tree removed. The Zoning Ordinance requires a 25-foot wide transitional screening yard and barrier along the northern and eastern property boundaries where the multi-family building is adjacent to single family detached units. The applicant will provide the transitional screening yard along the northern boundary and is requesting a modification of the transitional screening requirement along the eastern boundary and the barrier requirement along the eastern boundary and northern boundary. As discussed below and in the staff report for the previously approved application, staff supports the proposed modifications because the Comprehensive Plan encourages buildings to be located in close proximity to the street and a 25-foot wide buffer and barrier on Backlick Road would be contrary to the intent of the Comprehensive Plan. In addition, the Zoning Ordinance specifically allows for modifications of the transitional screening and barrier requirements where the landscaping and building have been designed to reduce adverse impacts.

In staff's opinion the applicant has adequately addressed this criterion.

Residential Development Criteria 5: Transportation (Appendix 12)

All rezoning applications for residential development should implement measures to address planned transportation improvements. Applicants should offset their impacts to the transportation network.

Transportation Improvements

The applicant proposes to vacate Anderson Lane and provide access to the Canterbury Apartments to the west on the future private street. Anderson Lane is proposed to connect to Backlick Road at the northeast corner of the site and will allow those coming from the Canterbury Apartments to access the proposed full intersection at Richmond Highway in the future. The development anticipates the widening of Richmond Highway to six lanes. The widening project will not take property from the application property; however, it will take property from the parcels immediately to the south of the application property. Consistent with the previous approval, the applicant proffers to attempt to obtain the residual right-of-way from the Virginia Department of Transportation after the widening and incorporate these remnant parcels into their development. The Richmond Highway improvements depict a new right turn lane from Backlick Road and the applicant proffers to construct the turn lane if it is not constructed first as part of the widening.

The Comprehensive Plan encourages “pedestrian connections to create a pleasant environment. A walkable environment along Backlick Road and Richmond Highway should be created; this can be achieved through the inclusion of trees, street furniture, appropriate landscaping, wide sidewalks, and minimal buildings setbacks from the sidewalk and/or property line.” The applicant provided for an enhanced streetscape on Backlick Road with an 8-foot wide trail and street trees adjacent to the building. The 8-foot wide trail was requested by the Fairfax County Department of Transportation (FCDOT) in connection with the Richmond Highway widening project and is an improvement from the 5-foot wide trail that was provided with the previous approval. A 5-foot wide sidewalk with adjacent landscaping will be provided along Anderson Lane, which is consistent with the previous approval.

The applicant will be required to obtain waivers from VDOT along Backlick Road for the 11-foot wide lanes and 3-foot wide landscape strip. Staff requested that the applicant apply for these waivers during the zoning process to determine if the streetscape along Backlick Road will be feasible. The applicant has not yet secured approval of these waivers at the time of publication of this report. However, the CDPA/FDPA depicts an alternative section along Backlick Road as previously discussed that would be provided in the event that VDOT does not approve the necessary waivers to provide this streetscape. This alternative proposes 12-foot wide lanes on Backlick Road, a 4-foot wide grass strip, and a 5-foot wide trail and is generally consistent with what was shown with the previous approval in 2013. Staff also noted that VDOT may not maintain the proposed 8-foot wide concrete trail along Backlick Road because it does not meet all of VDOT’s Road Design Manual requirements, which require concrete trails to be a

minimum of 10 feet wide. Since VDOT may not maintain this trail, staff requested that the applicant proffer to maintain this trail in the event that VDOT does not accept it for maintenance. The applicant's current proffers commit to this request.

Transit/Transportation Management

The Comprehensive Plan indicates that transportation demand management strategies should be implemented to mitigate adverse impacts on the adjacent roadway network and should be provided with each phase during the development review process. The applicant's proffers commit to transportation demand management strategies. These include the provision of bike parking and storage facilities within the parking garage and bike racks, among other commitments. Staff recommends that the applicant also consider sustainable, multi-modal transportation strategies, such as providing electric car charging stations and a car sharing station. In addition, staff from the Office of Community Revitalization (OCR) raised a concern that the location of the bicycle rack may impede pedestrian flow. Staff has proposed a development condition to address this concern that states the final location of the bicycle racks shall be subject to review and approval by FCDOT at the time of site plan.

Based on the features described above, staff finds that the application satisfies Criterion 5.

Residential Development Criteria 6: Public Facilities (Appendices 13 – 17)

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.

The Fairfax County Public Schools' Office of Facilities Planning Services (Appendix 13) determined that the proposal is anticipated to yield a net increase of approximately 19 new students (11 Elementary, 3 Middle, and 5 High School). Based on the approved proffer formula guidelines, staff determined that a proffer contribution of \$10,825 per projected student (\$205,675) is appropriate in order to address capital improvements for the receiving schools. The applicant's current proffers satisfy this request.

The Zoning Ordinance requires a minimum expenditure of \$1,700 per non-ADU residential unit for outdoor recreational facilities to serve the development population. The applicant's proffers commit to providing this amount and the applicant has provided for a pedestrian network of sidewalks and streetscape along their development. The proposed outdoor amenities include a courtyard, small outdoor plaza, and informal play area. In addition, the proposed development will provide resident amenities on the first

floor of the building, such as a café, game room, party room, and fitness studios. The Fairfax County Park Authority (FCPA) requested that the applicant provide a fair share contribution to the Park Authority to offset impacts to park and recreation service levels (Appendix 14). To offset the additional impact caused by the proposed development, the applicant proffers a \$457,216 contribution to the Fairfax County Park Authority. This contribution would be used to fund off-site recreational facilities, construction of trails, and/or improvements to athletic fields intended to serve the future residents.

The proposed development would not adversely impact sanitary sewer capacity (Appendix 15) and would be serviced by the Fairfax County Fire and Rescue Department Station #424, Woodlawn (Appendix 16). The site is serviced by Fairfax Water and has adequate service from existing eight inch water mains (Appendix 17).

Given the features discussed above, staff concludes that the application meets Criterion 6.

Residential Development Criteria 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 applies 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.

The Policy Plan encourages a minimum of 12% of the units as ADUs and/or workforce dwelling units (WDUs) for areas located in Urban Centers, Suburban Centers, Community Business Centers, Transit Station Areas and where the Area Plan envisions high density residential above the baseline recommendation. The site is not located in any of the identified centers, but does propose high density residential above the baseline recommendation of the Comprehensive Plan. To address the Policy Plan the applicant proffers to provide a minimum of 12% as affordable units. Although ADUs are no longer required with the building type that is now proposed, the applicant will still be providing 5% as ADUs with the current application with the remaining 7% as Workforce Dwelling Units. In staff's opinion, this criterion has been adequately addressed.

Residential Development Criteria 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.

The Comprehensive Plan encourages architectural surveys to be conducted to document the on-site resources of the Village of Accotink. A historic property survey was conducted by Fairfax County Department of Planning and Zoning staff between December 2010 and February 2011. The survey documented the 44 properties within the Village that were later part of the Comprehensive Plan Amendment. A historic overlay district was not recommended due to the lack of a strong historical theme or context among the existing buildings as well as a lack of architectural integrity. The Comprehensive Plan also acknowledges that there are known or predicted archaeological resources in this area related to Native Americans and that archaeological surveys should be conducted prior to any development or ground disturbing activity. The applicant recently submitted a Phase 1 archeological report, which staff from the Fairfax County Park Authority reviewed. Based on this review, staff determined that no further archeological work is necessary on the application site.

The Comprehensive Plan states that development adjacent to and across from the Accotink United Methodist Church should be compatible with the church in terms of scale, height, and visual impact. Although the site is not directly adjacent to the United Methodist Church, the applicant was encouraged to provide a design that was compatible in terms of scale, height and visual impact. To address this Comprehensive Plan language, the applicant is proposing to scale the building down in the northeast corner to 49 feet in height with an additional small step-back at the third story. The Comprehensive Plan further states that where appropriate, public art, historical markers, and/or interpretive signage should be installed to commemorate the history of the Village of Accotink and provide a public education opportunity as endorsed in the Heritage Resources section of the Policy Plan. The applicant proffers to provide a historical marker with the design and location to be determined by the Fairfax County History Commission. The proffers state that the marker will be located within the outdoor plaza, along a pedestrian path, or in another visible area with a high volume of pedestrian traffic.

In staff's opinion the applicant has addressed this criterion.

ZONING ORDINANCE PROVISIONS (Appendix 18)

Planned Residential Mixed Use (PRM)

The Planned Residential Mixed-Use District was established to provide for high density, multiple family residential development, generally with a minimum density of 40 dwelling units per acre; for mixed-use development consisting primarily of multiple family residential development, generally with a density of at least 20 dwelling units per acre, with secondary office and/or other commercial uses. PRM Districts are intended to be located in those limited areas where such high density residential or residential

mixed-use development is in accordance with the adopted Comprehensive Plan, such as within areas delineated as Transit Station Areas and Urban and Suburban Centers. The PRM District regulations were designed to promote high standards in design and layout, to encourage compatibility among uses within the development and integration with adjacent developments, and to otherwise implement the stated purpose and intent of the Zoning Ordinance.

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

Standards for all Planned Developments (Sect. 16-100)

Section 16-101 contains six general standards that a planned development must meet. In addition, Sect. 16-102 contains three design standards that all Conceptual and Final Development Plans must satisfy. These standards are summarized below and contained in Appendix 18.

General Standards (Sect. 16-101)

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

Staff found that the previously approved rezoning application met the General Standards for all Planned Developments. Staff believes the applicant continues to satisfy these standards with the current application. As previously discussed, staff believes the application conforms to the recommendations of the Comprehensive Plan. A conventional district could not similarly achieve the intensity and mix of uses envisioned by the Comprehensive Plan, and a planned district is required for the envisioned high density mixed-use development. As with the previous approval, the applicant will provide a buffer to the adjacent residential properties to the north. The proposal also includes a stepped down building on the northern perimeter to transition to the single family dwellings to the north. Further, the development will allow for the preservation of the RPA and open space in the northwest corner of the site, which represents a significant improvement over the previous approval. Public facilities are available at the site and the applicant proffers to provide transportation improvements for the area, including a bike lane and an 8-foot wide trail along Backlick Road.

Design Standards (Sect. 16-102)

The design standards specify that the peripheral yards should generally conform to the setbacks of the most similar conventional district and provide for adequate parking, street systems, and pedestrian facilities.

The R-30 District (Residential, 30 dwelling units per acre) with affordable dwelling units is the closest conventional residential district. This district would not permit the density proposed by the applicant and envisioned by the Comprehensive Plan. The table below summarizes the required setbacks in the R-30 District with affordable dwelling units.

	R-30 with ADUs Requirement
Front Yard	15 feet
Side Yard	10 feet
Rear Yard	15 feet

The applicant proposes a minimum front yard of 8 feet to the east along Backlick Road and 23 feet to the south. The northern portion of the development provides a 65-foot minimum setback, while the building is located a minimum of 14 feet from Anderson Lane to the west. The R-30 District requires 26% open space and the applicant is providing approximately 40%, which represents an increase from the previous approval due to the removal of the previously approved appendage building in the northwest corner of the site. In general, the proposal provides similar setbacks as a conventional district, but greater open space than what would be required with the conventional district. The applicant is providing for the required amount of parking, with an option to expand the surface parking if consolidation happens in the future.

Overall, in staff's opinion the application satisfies the General Standards and Design Standards for Planned Developments.

REQUESTED WAIVERS AND MODIFICATIONS**Waiver #5224-WPFM-002-1 of Section 6-0303.8 of the Public Facilities Manual (PFM) to locate underground stormwater detention facilities in a residential area**

Section 6-0303.8 of the Public Facilities Manual restricts the use of underground stormwater management facilities in a residential development. The Board of Supervisors may grant a waiver of this restriction, which the applicant is seeking with this application. The Department of Public Works and Environmental Services (DPWES) reviewed this waiver request (#5224-WPFM-002-1) and recommends that the Board approve the waiver, subject to the conditions contained in Attachment A of Appendix 9 of this report.

Modification of Section 13-303 of the Zoning Ordinance for the transitional screening requirement along the eastern boundary subject to the landscaping shown on the CDPA/FDPA, waiver of Section 13-304 of the Zoning Ordinance for

the barrier requirement along the eastern boundary, and modification of the barrier location along the northern boundary as shown on the CDPA/FDPA

The applicant seeks to reaffirm the waiver and modifications that were approved with the previous rezoning application. This includes a modification of the transitional screening requirement and waiver of the barrier requirement along the eastern boundary to permit the landscaping and barrier as shown on the CDPA/FDPA, as well as the modification of the barrier requirement along the northern property boundary as shown on the CDPA/FDPA. In accordance with Section 13-303 of the Zoning Ordinance, a Transitional Screening Type 1 (25 foot wide landscape buffer) is required along the eastern property boundary adjacent to single family detached units. The previously approved CDP/FDP and the current CDPA/FDPA do not meet this requirement. Therefore, the modification would allow for the landscaping as shown on the CDPA/FDPA. In accordance with Section 13-304 of the Zoning Ordinance, a Barrier D (42-48" tall chain link fence), E (6-foot tall wall) or F (6-foot tall fence) is also required along the northern and eastern property boundaries where the site is adjacent to single family detached units. The applicant is not providing for a barrier along the eastern boundary and is requesting to waive that provision. The barrier provided along the northern property line is located on the property line instead of the interior of the transitional screening yard and is not located across the entire property line.

Section 13-305 of the Zoning Ordinance allows for modifications and waivers of these requirements. Specifically, Paragraph 3 of this Section allows for such modifications and waivers when the barrier and buffer have been designed to minimize adverse impacts through a combination of architecture and landscape techniques. During the review of the previously approved application, staff noted that the proposed streetscape will be an enhancement to the area and the Comprehensive Plan specifically encourages buildings to be located in close proximity to the road. A 25-foot landscape setback and barrier along Backlick Road would not be in accordance with this Comprehensive Plan guidance. Further, staff supported the proposed location of the fence along the northern property line because if it was located on the inside of the transitional screening yard the screening yard would be fenced in from the development as well as the adjacent parcel that already has a fence on the property line. Staff believes that this remains true with the current application and, therefore, staff supports the reaffirmation of the previously approved modifications and waiver as shown on the CDPA/FDPA.

Modification of the 75% tree canopy requirement and the large and medium tree requirement pursuant to Section 13-303.3.A(1) of the Zoning Ordinance to allow understory trees in a portion of the buffer along Anderson Lane due to a potential overhead utility easement

In accordance with Section 13-303 of the Zoning Ordinance, a Transitional Screening Type 1 (25-foot wide landscape buffer) is required along the northern property boundary adjacent to single family detached units. Although the applicant has provided for the 25-foot width, the applicant requests a modification of the requirement to provide a

mixture of large and medium evergreen trees and large deciduous trees that achieve a minimum ten year tree canopy of 75% or greater in this area due to a potential overhead utility easement in this area. Staff acknowledges that the presence of an overhead utility easement will impact what vegetation can be planted and that the proposed plantings should still provide for an effective buffer to the north. As a result, staff does not object to the requested modification. However, staff requested that the applicant proffer to meet the full requirement in the event that it is determined at the time of site plan that the overhead utility easement is not needed in this area. The applicant's proffers now commit to this request.

Modification of Section 11-203 of the Zoning Ordinance to permit three loading spaces instead of the required five spaces

The Zoning Ordinance requires four loading spaces for the residential use and one loading space for the secondary uses. The applicant requests a modification of the required loading spaces for the residential use in favor of providing two loading spaces to serve the residential use and one loading space to serve the secondary uses. The applicant's earlier submissions depicted the four required loading spaces for the residential use in the northwest corner of the site adjacent to the open space area. Staff requested that the applicant consider relocating these loading spaces and providing for short-term parking adjacent to the play area to make the play area more accessible to the broader community. Although the applicant was unable to relocate the loading spaces into the parking garage due to the design of the garage, it has been the applicant's experience that two loading spaces should be sufficient to serve the residential use. As a result, the applicant revised the plans to depict two loading spaces and four short-term parking spaces adjacent to the open space area. Staff from FCDOT recommended that the applicant relocate the loading spaces to the linear portion of Anderson Lane rather than on the curve. Staff recognizes that the current loading space locations allow for the short-term parking spaces to provide easy access to the adjacent informal play area. Staff does not object to the proposed modification given the applicant's justification.

Waiver of Section 12-0515.6B of the PFM to allow trees to be planted within five feet of storm drainage easements

Section 12-0515.6B of the PFM prohibits the planting of trees within five feet of storm drainage easements that contain pipes. The applicant requests a waiver of this requirement. Staff is unclear on exactly what areas of the site would be impacted and believes that this is a modification that should be addressed at site plan when more detailed utility easement information is available for review. Therefore, staff is unable to make a recommendation on this modification at this time. In general, PFM modifications are more appropriate to be reviewed at site plan.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant requests an FDPA and PCA to permit modifications to the site design and proffers previously approved on the site. The previously approved application in 2013 rezoned the properties from the R-3, R-20, C-5, and C-8 Districts to the PRM District to permit a mixed-used development with an overall density of 46.7 dwellings units per acre. The current application continues to propose a mixed-use development with 283 multi-family units at an overall density of 46.7 du/ac. Staff believes that the current application will provide for several improvements over the previous approval, including the removal of the appendage building in favor of open space, the enlargement of the residential courtyard, and the reduction in the number of potential future parking spaces along Richmond Highway to serve the retail use. Staff finds that the applicant's proposed development satisfies the Residential Development Criteria. Furthermore, staff concludes that the application conforms to the applicable provisions of the Comprehensive Plan and Zoning Ordinance.

Recommendation

Staff recommends approval of PCA 2012-MV-007 and the associated Conceptual Development Plan Amendment, subject to proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDPA 2012-MV-007, subject to the proposed development conditions contained in Appendix 2 and subject to the Board's approval of the associated PCA and conceptual development plan amendment.

Staff recommends approval of the following waivers and modifications:

- Waiver #5224-WPFM-002-1 of Section 6-0303.8 of the Public Facilities Manual (PFM) to locate underground stormwater detention facilities in a residential area, subject to the conditions contained in Attachment A of Appendix 9 of the staff report.
- Modification of Section 13-303 of the Zoning Ordinance for the transitional screening requirement along the eastern boundary subject to the landscaping shown on the CDPA/FDPA.
- Waiver of Section 13-304 of the Zoning Ordinance for the barrier requirement along eastern boundary and modification of the barrier location along the northern boundary as shown on the CDPA/FDPA.
- Modification of the 75% tree canopy requirement and the large and medium tree requirement pursuant to Section 13-303.3.A(1) of the Zoning Ordinance to allow understory trees in a portion of the buffer along Anderson Lane due to a potential overhead utility easement as shown on the CDPA/FDPA.
- Modification of Section 11-203 of the Zoning Ordinance to permit three loading spaces instead of the required five spaces.

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

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

APPENDICES

1. Draft proffers
2. Proposed Final Development Amendment Conditions
3. Statement of Justification
4. Affidavit
5. Residential Development Criteria
6. Land Use Analysis
7. Office of Commercial Revitalization Analysis
8. Stormwater Management Analysis
9. Waiver #5224-WPFM-002-1 to locate underground facilities in a residential area
10. Environmental Analysis
11. Urban Forest Management Division Analysis
12. Fairfax County Department of Transportation (FCDOT) Analysis
13. Fairfax County Public Schools – Office of Facilities Planning Analysis
14. Fairfax County Park Authority Analysis
15. Wastewater Planning & Monitoring Division Analysis
16. Fairfax County Fire and Rescue Analysis
17. Fairfax County Water Authority Analysis
18. Applicable Zoning Ordinance Provisions
19. Glossary

CRP BELVOIR, LLC**PCA 2012-MV-007
PROFFERS****March 12, 2014
April 11, 2014
May 16, 2014**

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

PREAMBLE

1. Conceptual/ Final Development Plan. The Property shall be developed in substantial conformance with the Conceptual Development Plan Amendment (“CDPA”) and Final Development Plan Amendment (“FDPA”) entitled.

“Accotink Village” (CDPA/FDPA), prepared by Charles P. Johnson & Associates, Inc. dated December 6, 2013 and revised through May 19, 2014, consisting of Sheets 1 through 18.

2. Elements of CDPA. Notwithstanding the fact that the CDPA and FDPA are presented on the same plan, the elements that are components of the CDPA are limited to the perimeter points of access, the location of the buildings and amount and location of open space, uses, minimum and maximum number of dwelling units, the amount of non-residential uses, building heights, and setbacks from the peripheral lot lines and a modification to such elements shall require a subsequent CDPA or Proffered Condition Amendment. The Applicant reserves the right to request a Final Development Plan Amendment (FDPA) for elements other than Conceptual Development Plan Amendment (CDPA) elements from the Planning Commission for all or a portion of the FDPA 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 CDPA/FDPA may be permitted when necessitated by sound engineering or that may become necessary as part of final site design or engineering, pursuant to Section 16-403(4) of the Zoning Ordinance. Minor modifications of building footprints may be permitted and the number of residential units (as defined herein) and corresponding adjustments made in required parking, Affordable Dwelling Units ("ADUs") may be made, so

long as (a) the provided open space is not reduced; (b) the building height is not increased; (c) the setbacks to the peripheral lot lines are not diminished; (d) transitional screening and barriers as shown on the plan are not reduced; e) the total number of units or building size is not increased; (f) the step back from the 4th to the 5th floor in the northeast corner remains as shown on the CDPA/FDPA; and, (g) the development otherwise is in substantial conformance with the CDPA/FDPA as determined by the Zoning Administrator.

GENERAL

4. Lot Yield and Uses. There shall be no more than 283 residential units on the property. The FAR shall not exceed 1.25 FAR for the site, overall. Secondary uses shall be permitted as provided in Sect. 6-403 of the Ordinance, with the exception of those listed below, provided adequate parking is demonstrated in accordance with the Ordinance. The areas on the CDP designated for secondary uses shall not be utilized as residential living units. Secondary uses to include retail and amenity space may be phased to an ultimate maximum of 24,700 gross square feet with a minimum of 10,000 square feet of secondary uses to be developed concurrent with the residential units. Telecommunications may be permitted if flush mounted and approved as a feature shown or 2232. The following secondary uses shall be prohibited:

- Service stations
- Service station/mini-mart
- Vehicle light service establishments

- Vehicle sale, rental and ancillary service establishments
- Hotel, Motel
- Church, chapel, temples or synagogues
- Light public utility
- Commercial off-street parking as a principal use
- Congregate living facilities
- Independent living facilities
- Theatres (other than as a resident amenity)
- Transportation Facilities
- Vehicle Transportation service establishments
- Auto Repair service establishments
- Billard Hall (other than as a resident amenity)
- Skating facility
- Transportation facility

5. Architecture. The architectural design of the proposed building shall be in substantial conformance with the bulk, mass, proportion and type and quality of materials and elevations shown on the examples shown on Sheets 15-18 of the CDPA/FDPA (the “Conceptual Elevations”). The primary building material, exclusive of trim, gutters, downspouts, and windows, shall be limited to brick, cementitious siding, shingles or other similar masonry materials. No EIFS shall be used. Bay windows, balconies, awnings, and other architectural details may be provided so long as such features do not extend more than eight (8) feet beyond the building footprints shown on the CDPA/FDPA, and provided that the streetscape features are maintained. Minor modifications may be made with the final architectural

designs provided such modifications are in substantial conformance with the CDPA/FDPA. Furthermore, the building shall incorporate a minimum of 35% (not including trim, gutter, windows, etc.) brick materials with all water tables and first floor levels being clad in brick. Horizontal or flat panel cementitious siding with trim work, or architecturally equivalent shall be used for the remainder of the facades. The first floor of the building (not including trim, gutter, windows, balconies, etc.) will be clad in brick except where there is storefront glazing. The facades along Backlick Road and Anderson Lane shall have various amounts of brick to provide a "townhouse scale" no taller than three stories, in keeping with Accotink Village. Contrasting materials shall be used to differentiate retail and residential uses along the Richmond Highway facade. The southeast corner toward the intersection of Richmond Highway and Backlick Road will be accentuated with a five story circular element.

6. Universal Design. The Applicant shall construct a minimum of two percent (2%) of the total units with the following universal design elements, as required by governing codes:

- i. Front entrance doors that are a minimum of 36 inches wide
- ii. Clear knee space under the sink in the kitchen
- iii. Lever door handles instead of knobs
- iv. Light switches 44-48 inches high
- v. Thermostats a maximum of 48" high
- vi. Electrical outlets a minimum of 18" high
- vii. Step-less entry from the garage to the house and/or into the front door
- viii. A curb-less shower, or a shower with a curb of less than 4.5" high
- ix. A turning radius of five feet near the first floor bathroom commode
- x. Grab bars in the bathrooms that are ADA compliant
- xi. A first-floor bathroom console sink in lieu of a cabinet-style vanity

7. Freestanding Lighting. All freestanding lighting within the project shall be colonial or village style in appearance. Basic illumination should be provided with “Night Sky” lighting in order to reduce glare, light trespass and energy waste.

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

9. Plaza. The outdoor plaza area on the subject property at the corner of Richmond Highway and Backlick Road shall include design elements such as seating areas, an historical marker per Proffer 36, landscaping, bike rack, and special pavers.

TRANSPORTATION

10. Right-of-Way Dedication along Backlick Road. At the time of site plan approval, or upon demand by the Virginia Department of Transportation (VDOT) or Fairfax County, whichever occurs first, the Applicant shall dedicate, at no cost to Fairfax County and in fee simple, without encumbrances, to the Board, the right-of-way along the site frontage of Backlick Road and any associated ancillary easements, as generally shown on the CDPA/FDPA. Advanced density credit is reserved consistent with the provisions of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.

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

12. Public Access Easement. At the time of record plat recordation, the Applicant shall cause to be recorded among the land records a public access easement running to the benefit of Fairfax County, in a form acceptable to the County Attorney, over the private street and over the interparcel access to the west described in Proffers 13 and 14, as generally shown on the CDPA/FDPA.

13. Interparcel Access to Lot 2 (Canterbury Apartments). Interparcel access shall be provided from the private street to Lot 2 to the west as generally shown on the CDPA/FDPA. It is noted, however, that the point of interparcel access to Lot 2 may be adjusted based on final design.

14. Ingress/egress easement for VDOT Stormwater Management Pond access. An ingress/egress easement shall be conveyed along Anderson Lane to facilitate maintenance access to the planned VDOT Stormwater Management Pond adjacent to Richmond Highway in the event that access to the pond is not accommodated directly from Richmond Highway.

15. Transportation Demand Management (TDM). The following transportation management strategies shall be implemented prior to issuance of the first RUP or NON-RUP for the Property:
 - i. Designation of an individual(s) from the management company to act as the Transportation Coordinator(s) whose job description shall include, in part, implementation of the strategies below. The transportation strategies management position may be part of other duties assigned to the individual(s).
 - ii. Dissemination of information by the management company regarding Metro rail, Metro bus, Fairfax Connector, ridesharing, and other relevant transit options in residential and commercial lease packages;
 - iii. Making transit maps, schedules and forms, ridesharing and other relevant transit option information available to tenants and employees in a common area; such as a central lobby, community room, or building management office;
 - iv. Provision of bike parking/storage facilities within the residential structure or parking structure. The racks and storage facilities shall collectively accommodate parking for no less than 40 bikes. Additionally, bike rack(s) for a minimum of 5

bikes shall be provided in proximity to the retail establishments for customer parking. Bike racks shall be inverted U-type or other design approved by FCDOT. Signage shall be posted on the exterior side of the building nearest the bike storage.

- v. Maintenance of a safe sidewalk system designed to encourage/facilitate pedestrian circulation with connections between internal pathways and the future bus shelter location and the clearing of the sidewalk(s) of snow within 24 hours of the end of a storm event.

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

17. Backlick Road Streetscape. The Backlick Road streetscape shall include landscaping and other elements as shown on the CDPA/FDPA, provided the necessary design waivers are approved by VDOT. In the event that VDOT does not approve the design waivers, the Applicant shall provide the streetscape alternative shown on Sheet 7 of the CDPA/FDPA. In the event that VDOT or DPWES does not agree to maintain the trail along Backlick Road, the Applicant shall maintain this trail.

18. Anderson Lane Vacation of Right-of-way. No applications, plans, plats or permits for the development of the Property subsequent to the approval of PCA 2012-MV-007 shall be approved by the Board, its agents, officials, or employees, until the Board has approved the abandonment and/or vacation of Anderson Lane (Route 8445) as shown on the CDPA/FDPA as part of the Property, and no action challenging the approval has been filed within thirty (30) days of such approval in a court of competent jurisdiction. In the event the Board does not approve the abandonment and/or vacation, or in the event that the Board's approval is overturned by a court of competent jurisdiction, any development of the Property shall require a PCA and the Applicant acknowledges and accepts that such amendment may result in a loss of density. The Applicant hereby waives any right to claim or assert a taking or any other cause of action that otherwise may arise out of a Board decision to deny in whole or in part the right-of-way abandonment or vacation.

CONSTRUCTION

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

20. Erosion & Sedimentation Controls. To ensure off-site properties are not impacted by silt or associated run-off, the Applicant shall design and implement siltation control mechanisms that shall include "super silt" fencing or similar procedures as determined by DPWES. The functioning and integrity of all erosion and sedimentation controls (E&S controls) required by DPWES shall be inspected by the Applicant or their designated representative no later than the next business day following each storm event during the period of construction on-site. If the E&S controls have been damaged or breached, the E&S controls shall be repaired in accordance with the requirements of the Fairfax County Public Facilities Manual as determined by DPWES.

ENVIRONMENTAL

21. Stormwater Management Facilities and Best Management Practices. Stormwater management shall be provided as generally depicted on the CDPA/FDPA and as approved by DPWES unless waived or modified. The stormwater management techniques may include but are not limited to the following: underground detention facilities (if a waiver is approved), filtera systems, Stormfilter systems, Bay filters, or similar system. Additional Low Impact Development (LID) techniques shall be utilized and shall include but not be limited to: areas of pervious pavement and/or pavers with deep stone galleries and underdrains as shown on the CDPA, compost amended soils within landscaped areas designated for new plantings, and reforestation of approximately 22,000 square feet in the RPA with a conservation easement placed in a portion of the RPA. All such facilities shall be located in a manner that is in substantial conformance with the CDPA/FDPA. If warranted by final engineering, minor modifications to the size, location and configuration of the underground detention may be made in connection with site plan approval; provided however, that such changes shall not serve to diminish the effectiveness of any required screening and landscaping. Adequate outfall shall be demonstrated in accordance with the PFM as determined by DPWES. If the options listed above are not approved by DPWES, a Proffered Condition Amendment or proffer interpretation will be required.

The requirements for maintaining non-County maintained SWM improvements shall be in a standard maintenance agreement between the County and the

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

22. Landscaping. At the time of subdivision plan review, the Applicant shall submit to DPWES, a landscape plan showing landscaping consistent with the quality, quantity and general location shown on the Landscape Plan of the CDPA/FDPA. This plan, including demonstration that the planting widths meet the PFM minimum requirements and potential modification of the proposed landscaping, shall be subject to review and approval of Urban Forest Management Division, DPWES. At the time of planting, the minimum caliper for deciduous trees shall be two (2.0) inches to two and a half (2.5) inches and the minimum height for evergreen trees shall be eight (8) feet. Actual types and species of vegetation shall be determined pursuant to more detailed landscape plans approved by Urban Forest Management at the time of site plan approval. The Applicant shall provide the full transitional screening requirement along Anderson Lane in the event that overhead utilities do not interfere with the plantings, as determined by UFMD at the time of site plan review.

23. Energy Conservation. The Applicant will include, at the time of application for building permit, a list of specific credits within the most current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design or National Green Building Standard, that the Applicant anticipates attaining. An accredited professional who is also a professional engineer or licensed architect will provide certification statements at the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED or NGBS certification of the project.

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

The Applicant will post a "green building escrow", in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$2.00 per gross square foot. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of certification, by the U.S. Green Building Council, under the most current version of the applicable LEED rating system or

NGBS rating system determined, by the U.S. Green Building Council or National Green Building Standard, to be applicable to each building. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council or NGBS that the building has attained LEED or NGBS certification will be sufficient to satisfy this commitment. If the applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED or NGBS certification within one year of issuance of the last RUP/non-RUP for the building, the escrow will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

24. Interior Noise. In order to reduce interior noise of residential dwelling units only to a level of approximately DNL 45 dBA within the highway noise impact zone of DNL 65-75 dBA, the Applicant shall employ the following acoustical treatment measures:

- Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
- Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20 percent of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20 percent of an exposed façade, then the glazing shall have an STC rating of at least 39.

- All surfaces shall be sealed and caulked in accordance with methods approved by the American Society of Testing and Materials (ASTM) to minimize sound transmission.

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

25. Tree # 20. The Applicant shall make best and reasonable efforts to coordinate with the adjacent property owner to have tree #20 as shown on the CDP/FDP removed.
26. Limits of Clearing and Grading. The Applicant shall conform substantially to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in

areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities. Any trees impacted within the limits of clearing and grading as specified above shall be replaced on the site as determined by UFMD and the Chesapeake Bay Preservation Ordinance.

27. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation 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.

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 direct 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

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

RECREATION

31. Park Authority Contributions: The Applicant shall contribute \$457,216 to the Board of Supervisors prior to site plan approval, for use at off-site recreational facilities, construction of trails, and/or improvements to athletic fields intended to serve the future residents, as determined by the Mount Vernon Supervisor in coordination with FCPA.

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

OTHER

33. Temporary Signage. No temporary signs (including "popsicle" style paper, banner signs, or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or

Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on-site or off-site by the Applicant or at the Applicant's direction to assist in the initial marketing and sale of homes on the subject Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and/or sale of residential units on the subject Property to adhere to this proffer. The lessor of the retail space(s) shall include within any retail lease the requirement that the lessor or the management company approve any sign application prior to its submission to the County for approval. Further, the lease shall also include the provision that a copy of all approved sign permits shall be provided to the management company and if any sign is not approved by the County but erected, the management company has the right to remove it.

34. School Contribution. A contribution of \$10,825 per projected student for the total number of units constructed, based on methodology for calculating the number of schools outlined by the Office of Facilities Planning Services, Fairfax County Public Schools, shall be made to the Board of Supervisors for transfer to Fairfax County Public Schools (FCPS) and designated for capital improvements, including athletic field improvements, directed to the Mount Vernon High School Pyramid. The contribution shall be made at the time of, or prior to, site plan approval. Following approval of this Application and prior to the Applicant's payment of the amount set forth in this Proffer, if Fairfax County should increase the ratio of students per high-rise multifamily unit or the amount of the contribution per student, the Applicant shall increase the amount of the

contribution for that phase of development to reflect the then-current contribution. In addition, notification shall be given to FCPS when construction is anticipated to commence to assist FCPS by allowing for the timely projection of future students as a part of the Capital Improvement Program.

35. Affordable Dwelling Units ("ADUs"). The Applicant shall provide ADUs on the Property equal to 5.0% of all dwelling units to be constructed on the Property. The ADUs shall be administered in accordance with Part 8 of Article 2 of the Zoning Ordinance (the "ADU Ordinance") or as modified by the ADUAB (Affordable Dwelling Unit Advisory Board). The ADUs shall be provided and administered as rental units. This proffer shall not preclude, to the extent permitted by law, consideration by the ADUAB of alternative providers, owners or operators of the required ADU units such as New Hope Housing, Inc., or alternatives to the location and distribution of such units within the building.

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

of the AMI and 50% for future residents who have a household income that is no more than 100% of the AMI. If for sale, the WDUs shall be equally distributed among three income tiers, with 1/3 for future residents who have a household income that is no more than 80% of the AMI, 1/3 for future residents who have a household income that is no more than 100% of the AMI, and 1/3 for future residents who have a household income that is no more than 120% of the AMI.

The number of WDUs/ADUs to be provided on the Property shall be equal to 12% of all dwelling units to be constructed on the Property. The WDUs shall be administered as set forth in the Board of Supervisors Workforce Dwelling Unit Administrative Guidelines adopted October 15, 2007, as amended.

36. Historical Marker. The Applicant shall provide an historical marker, if such is approved by the Fairfax County History Commission on the subject property within the outdoor plaza, along a pedestrian path, or in another visible area with a high volume of pedestrian traffic. Note that the marker may be located on the Residual Property as described in Proffer 38. The Applicant shall work with the History Commission and the Mount Vernon Supervisor's office on the type, style, content and location of the historical marker. If the History Commission finds there is no basis for a historical marker, the Applicant shall contribute \$1,960 to the Fairfax County Board of Supervisors, at the time of site plan approval, for a marker elsewhere in the Village of Accotink.

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

- Prior to site plan approval, the Applicant shall conduct an appraisal of the portions of Tax Map 109-1 ((1)) 10, 11, 12 that are situated between the subject property and the anticipated future edge of right-of-way of the widened Richmond Highway. The size and configuration of the property to be appraised shall be based on the most current right-of-way plans and approved by the Virginia Department of Transportation and/or the Fairfax County Department of Transportation (DOT). Any such appraisal shall be performed by an independent 3rd party appraiser certified as a Member of the Appraisal Institute (MAI). In lieu of such an appraisal, the Applicant reserves the right to utilize any existing appraisal conducted by VDOT for the aforementioned property.
- The appraised value of the Residual Property shall be placed in escrow prior to site plan approval. These escrow funds shall be released back to the Applicant to facilitate the purchase of the Residual Property as generally outlined below.
- Within sixty (60) days following the release of the Residual Property by VDOT, the Applicant shall make a written offer to purchase the Residual Property at fair market value, and diligently pursue the same. Such

written offer shall again be based on a recent appraisal of the Residual Property performed by an appraiser certified as a Member of the Appraisal Institute (MAI). For the purpose of this proffer, the required diligent pursuit of the acquisition of the Residual Property shall include an obligation to potentially increase the proposed purchase price to amount equal to as much as 20% above that established by the MAI Appraisal referenced herein. Should the Applicant offer to purchase the Residual Property be declined, the Applicant shall be further obligated to diligently pursue a lease of license at rates and terms reflecting fair market value based on the MAI appraisal, to obtain control of the Residual Property. Notwithstanding this diligent pursuit of the required acquisition, if the Applicant is unable to acquire, or otherwise gain control of, the Residual Property, those funds held in escrow shall be released to the County for transportation and/or pedestrian amenities generally proximate to the subject property.

38. Development of Residual Portions of Tax Map 109-1((1))10,11 12. At the time of site plan approval, the Applicant shall escrow funds that reflect the cost necessary to develop the landscaping, parking, and possibly an historical marker generally shown on the CDPA/FDPA for the Residual Property. The amount of this escrow shall be based on the Fairfax County Unit Price Schedule or similar objective standard as approved by DPWES. In the event the acquisition of the Residual Property contemplated by Proffer 37 above is accomplished, these

escrowed funds shall be released to the Applicant for construction of the contemplated improvements. If the acquisition of the Residual Property is not accomplished and the Residual Property remains owned by VDOT, the Applicant shall pursue the construction of these improvements through an agreement with VDOT and the escrowed funds shall be released to the Applicant. The Applicant shall also assume maintenance responsibility for all improvements constructed on the Residual Property pursuant to this Proffer, subject to approval of such maintenance responsibility by VDOT. The improvements on the Residual Property may be provided generally as shown on the CDPA/FDPA without approval of a Proffered Condition Amendment application provided the improvements are in conformance with the provisions of the zoning districts in which the properties are located.

39. Eleanor U. Kennedy Shelter. In order to effectuate improvements at the Eleanor U. Kennedy Shelter on Richmond Highway, prior to the issuance of the first residential use permit on the property, the Applicant shall contribute a sum of \$37,500 to New Hope Housing, Inc.

40. Escalation in Contribution Amounts. All proffers specifying contribution amounts or budgets for operational expenses shall escalate on a yearly basis from the base year of 2013 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code Section 15.2-2303.3.

41. 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.

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

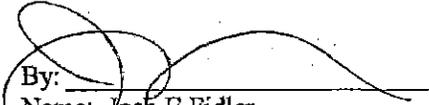
SIGNATURES TO FOLLOW ON NEXT PAGES

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

By: KAI Canterbury, Inc., its
General Partner

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

CRP Belvoir, LLC

By: 

Name: Josh E Fidler,

Its: Vice President, Secretary and
Chief Operating Officer

**BOARD OF SUPERVISORS OF
FAIRFAX COUNTY, VIRGINIA**
Title Owner of Anderson Lane
Right-of-way

By:

Name:

Title:

PROPOSED FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS**FDPA 2012-MV-007****May 29, 2014**

If it is the intent of the Planning Commission to approve FDPA 2012-MV-007 for a mixed use development at Tax Maps 109-1 ((1)) 5-9 and 13-16, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the property shall be in substantial conformance with the CDPA/FDPA titled: "Accotink Village" submitted by Charles P. Johnson & Associates consisting of 18 sheets dated December 6, 2013, as revised through May 19, 2014.
2. Prior to site plan approval the applicant shall submit details of the Urban Plaza design to the Planning Commission for review and administrative approval. If the applicant acquires the additional right-of-way as depicted on Sheet 6 of the FDPA they shall submit the design of the expanded urban plaza to the Planning Commission for their approval prior to site plan approval.
3. Irrespective of that shown on the CDPA/FDPA, the final location of the bicycle racks shall be subject to review and approval by the Fairfax County Department of Transportation (FCDOT) at the time of site plan.

NARRATIVE STATEMENT OF JUSTIFICATION
for
Amendment to Village of Accotink Mixed-Use Project
CRP Belvoir, LLC
Tax Map # 109-1((1))5-9 & 13-16
October 23, 2013

INTRODUCTION AND OVERVIEW

This application is a revision to a previously approved application that allowed the development and construction of 283 multifamily dwelling units and up to 18,000 square feet of secondary uses on a strategic consolidation of nine parcels within the Village of Accotink. This amendment application is filed on behalf of CRP Belvoir, LLC and requests revisions to the approved plan that have resulted from the refinement of the design process and additional progress in the acquisition and impending construction of the Richmond Highway improvements.

APPROVED PLAN

The site was originally comprised of nine separate parcels with eight existing single-family homes. The approved 283 dwelling units and up to 18,000 square feet of secondary uses will front on the future expanded Richmond Highway (US Hwy 1). This property will serve as a catalyst for the proposed revitalization of the village of Accotink as envisioned in the Comprehensive Plan Amendment approved on June 7, 2011. The goal of the project is to take advantage of the site's strategic location along US Hwy 1 at the NW quadrant of the new Tulley Gate entrance/intersection to Fort Belvoir, to transform the dated, obsolete automobile-serving structures into a dynamic mixed-use project establishing a unique sense of place for the Village of Accotink. In addition, the project's design affords the creation of an inviting, pleasant, and safe pedestrian experience, and providing critical residential living and retail/service options convenient to an area of the County which is experiencing a great influx of new job growth.

DESCRIPTION OF CURRENT PLAN UPDATES / REFINEMENTS

This application represents an update to the previously approved application with the following updates outlined below.

- The internal parking garage structure has been rotated 90 degrees and re-oriented within the project. This change was vital for several reasons including: (1) accounting for the present site grades and elevations and disposal of challenging soil conditions; (2) the garage has now been oriented in such a way that there will be separate retail and residential entrances to

Narrative Statement of Justification
Amendment to Village of Accotink Mixed Use Rezoning
October 15, 2013

avoid automobile conflicts; and (3) the garage access along Backlick Road, which served as an impediment to the pedestrian experience, has been relocated to the northern façade.

- The retail has been further refined to improve its viability by creating a dedicated level of retail parking located immediately adjacent to the retail bays that will front on Richmond Highway. Loading and trash has been specifically designed and included to maximize its utility and function, while at the same time minimizing the impacts to pedestrians and the residential building. In addition, several pedestrian connections / walkways have been added to maximize the benefits of the project's mixed-uses while promoting the opportunities for a strong sense of place.
- The "appendage" building with road crossover that was previously isolated on the western side of Anderson Lane has been removed now in favor of consolidating the square footage of the project in one building (instead of multiple). This now provides much more open space and recreation opportunities for future residents of the project and the Village alike. These measures were taken to step further away from the existing Resource Protection Area and current natural stream that borders the current Village. While the rentable square footage of the project has decreased, the number of units, resident amenities, retail space, and most importantly, the moderately priced dwelling unit program will remain unchanged.
- The project's internal courtyard was previously two small-dimensional courtyards which were exposed to the openings, lights, and sounds of the internal parking garage structure. By rotating the garage, the courtyard size has been increased substantially and stands to benefit from natural light much greater than the previous design. In addition, the garage is now completely concealed and the courtyard is surrounded by residences on all sides.
- And finally, the architectural design has been updated with the expected future tenancy in mind, as it specifically relates to the neighboring military installation. This adjacency and the expected target market requires some special design considerations that may be atypical for other projects in the Washington metropolitan area.

COMPLIANCE WITH COMPREHENSIVE PLAN

The property is located in Land Bay B in the *Village of Accotink Proposed Comprehensive Plan Amendment, ST11-IV-LP1*. The Property is planned for residential development at 283 multifamily units and up to 18,000 square feet of secondary uses. This amendment application proposes refinements to the previously approved application which was found to be in compliance with the Comprehensive Plan. The revised plan proposes expansive open space buffer in the NW corner of the site which will create a logical delineation for the new development and the existing creek that is protected as part of the Chesapeake Bay Watershed. Furthermore, this layout will provide vital housing and retail to smooth the implementation of BRAC activities occurring at Fort Belvoir.

COMPLIANCE WITH RESIDENTIAL DEVELOPMENT CRITERIA (*APPENDIX 9*)

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

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

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

(B) Layout. The proposed layout provides a logical and uniform plan to revitalize the current automobile and strip center land use in the Village. Land Bay B will be 283 multifamily units with up to 18,000 square feet of retail space that will activate both Backlick Road and Richmond Highway and create a new focal point. It will be a renewal and coordination of retail use along Richmond Highway and generate pedestrian-scale activity along Backlick Road. The height of the buildings will respect the adjacent proposed land uses and create an enhanced neighborhood feel moving from Richmond Highway along Backlick Road.

(C) Open Space. Consistent with the preservation of the Chesapeake Bay Watershed, passive open space will be provided along the RPA protecting the existing creek adjacent to the property and has now been substantially increased in size.

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

Narrative Statement of Justification
Amendment to Village of Accotink Mixed Use Rezoning
October 15, 2013

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

II. NEIGHBORHOOD CONTEXT. The predominant context of the surrounding area is characterized by Fort Belvoir is experiencing a great expansion from the implementation of BRAC. This development will provide much needed housing and retail options for residents, employees, and contractors at Fort Belvoir. Immediately within the neighborhood are several single family homes and two places of worship. The project will strive to respect the historic and cultural importance of these places of worship and produce a community feeling with the proposed development.

III. ENVIRONMENT. The proposed lot utilization is efficient and designed to create limits of clearing and grading that take into consideration the future planting of ornamental and street trees on-site. An underground reservoir will be utilized for stormwater management. To address water quality considerations, an onsite storm filter and a ¼ acre of natural open space delineated as a conservation easement shall be provided. This will result in a significant improvement in both water quality and quantity as the existing Accotink Village structures and design predates modern stormwater management techniques. The project also fosters smart growth principles by providing internal opportunities for walking and biking, and ability to “tie-in” to Richmond Highway’s new paved asphalt bike trail to allow future residents to utilize alternative transportation sources to get to work at nearby Fort Belvoir, Fairfax County’s largest employer.

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

IV. TREE PRESERVATION AND TREE COVER REQUIREMENTS. The existing site can be characterized as open yards surrounding the existing single family homes. Most of the lots are completely clear with only small trees. Tree cover is being preserved to the extent possible along the periphery of the Property and in the significant remaining open space. With these tools, the site is able to achieve the required 10-year tree canopy coverage of 10.6%.

V. TRANSPORTATION. To offset the potential traffic created by the project, the project itself will provide vital housing the shortest distance to the most recent influx of workers that are being relocated to Fort Belvoir as a result of the current BRAC activities. The convenient and central location of this project will provide future residents with the ability to walk or bike to most parts of the base property. In concert with the expansion of US Hwy 1 through the Village of Accotink, this intersection will be receiving a major upgrade and facelift. A ring road on the rear of the project will

increase connectivity and greatly improve both auto and pedestrian circulation within the Village. The applicant supports working with adjacent Fort Belvoir to provide pedestrian, cycling, and bus opportunities to get to nearby major employment facilities such as the new Belvoir Hospital, Headquarters Complex, and Geo-Spatial Intelligence Agency.

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

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

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

COMPLIANCE WITH MULTIFAMILY DEVELOPMENT GUIDELINES (APPENDIX 1)

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

GUIDELINES FOR SUBURBAN NEIGHBORHOODS

1. **Proximity.** The proposed mixed-use community easily meets this objective and vision of the comprehensive plan. The project proposes up to 20,000 of community-serving retail which will serve both residents and visitors to the village, employees of Fort Belvoir, and future residents of the multifamily project. In addition, the site is in close proximity to schools, recreational facilities, houses of worship, etc. as this is a part of Fairfax County which has been “developed” for some time.
2. **Transportation Circulation.** Much deliberation has gone into the proposed circulation of the project which applicant feels will greatly improve and compliment this intersection of US Hwy 1 with the Tulley Gate entrance. A minor or collector road is being provided which rings the rear of the site to provide a new access point from Backlick to US Hwy 1 which should alleviate some pressure on the existing intersection.
3. **Water & Sewer Availability.** Given the site’s long-developed nature, the project site is already served by adequate public water & sewer facilities.

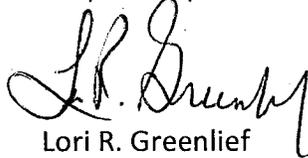
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4. **Project Size.** “Generally, in areas of the County which have a reasonable supply of vacant or underutilized land, sites should be above the size necessary to meet Zoning Ordinance requirements (a minimum of 200 units).” As mentioned in the previous language, the relatively square geometry of the consolidated site, along with the efficient design of the building, allows the project to meet all zoning ordinance requirements in the most efficient manner which will serve as a model for future compact development of this nature.
5. **External Environmental Factors.** The project will transition to a village feel and will have significant buffering to other lower density development. Backlick Road adjacent to the site will be transformed from a street with no sidewalks and driveways to a pedestrian welcoming design. The site is not subject to airport noise.

CONCLUSION

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

Respectfully submitted by



Lori R. Greenlief
Land Use Planner
McGuireWoods LLP

REZONING AFFIDAVIT

DATE: MAY 9 2014
 (enter date affidavit is notarized)

I, Lori R. Greenlief, do hereby state that I am an
 (enter name of applicant or authorized agent)

123612a

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

in Application No.(s): PCA/FDPA 2012-MV-007
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
CRP Belvoir, LLC Agent: Jonathan C. Mayers • Josh E. Fidler	4750 Owings Mill Boulevard Owings Mills, MD 21117	Applicant/Title Owner of Tax Map 109-1 ((1)) 5, 6, 7, 8, 9, 13, 14, 15, 16
Bainbridge Communities Acquisition III, LLC Agent: Joshua L. Wooldridge Thomas J. Keady Neil (nmi) Goradia Richard A. Schechter	7700 Wisconsin Avenue, Suite 410 Bethesda, MD 20814	Agent for Applicant
Charles P. Johnson & Associates, Inc. Agent: Charles P. Johnson	3959 Pender Drive, #210 Fairfax, VA 22030	Engineer/Agent for Applicant

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
 ** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)

DATE: MAY 9 2014
 (enter date affidavit is notarized)

1236/2a

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
J. Davis Architects, PLLC Agent: Jeffrey T. Davis	510 Glenwood Avenue Raleigh, NC 27603	Architect/Agent for Applicant
McGuireWoods LLP Agents: Scott E. Adams Lianne E. Childress David R. Gill Jonathan P. Rak Gregory A. Riegler Mark M. Viani (former) 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
Canterbury Associates L.P. Agent: Patricia J.M. Blackburn Kenneth A. Isen	3020 Hamaker Court, Suite 301 Fairfax, VA 22031	Title Owner of Tax Map No. 109-1 ((1)) 2

(check if applicable)

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

REZONING AFFIDAVIT

DATE: MAY 9 2014
(enter date affidavit is notarized)

123612a

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

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

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

CORPORATION INFORMATION

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

CRP Belvoir, LLC
4750 Owings Mill Boulevard
Owings Mills, MD 21117

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)

Belvoir CRP MF, LLC, sole member

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

Lawrence M. Macks, CEO
 Josh E. Fidler, COO/VP/Secretary
 Jonathan C. Mayers, Pres./Asst. Secretary
 Steven D. Kesler, Treasurer
 Christopher Flury, Asst. Treasurer

(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: MAY 9 2014
(enter date affidavit is notarized)

123612a

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Belvoir CRP MF, LLC
4750 Owings Mills Boulevard
Owings Mills, MD 21117

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)

CRP Residential Partners, LLC, sole member

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
CRP Residential Partners, LLC
4750 Owings Mills Boulevard
Owings Mills, MD 21117

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)

- ✓ CRP Multi-Family Fund A, L.P., administrative member
- ✓ BDC Chesapeake, LLC, member

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

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

Rezoning Attachment to Par. 1(b)

DATE: MAY 9 2014
(enter date affidavit is notarized)

123612a

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

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

BDC Chesapeake, LLC
5301 Wisconsin Avenue, NW, Suite 600
Washington, DC 20015

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)

BDC CRP Holding, LLC

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)

BDC CRP Holding, LLC
5301 Wisconsin Avenue, NW, Suite 600
Washington, DC 20015

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)

- Granite Property, LLC *Does not own 10% or more of CRP Belvoir, LLC, the Applicant/Title Owner
- CRV CRP, LLC*
- BDC Realty Fund III, LLC

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.

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for Application No. (s): PCA/FDPA 2012-MV-007
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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Granite Property, LLC
5301 Wisconsin Avenue, NW, Suite 600
Washington, DC 20015

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)

Evan Brown 2011 Trust u/a f/b/o Evan Brown and Margaret Hamburg
 Rachel Brown 2011 Trust u/a f/b/o Rachel Brown and Margaret Hamburg
 Bernstein Development Corporation*
 *Does not own 10% or more of CRP Belvoir, LLC, the Applicant/Title Owner

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)

BDC Realty Fund III, LLC
5301 Wisconsin Avenue, NW, Suite 600
Washington, DC 20015

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)

Columbia Realty Venture, LLC
Granite Property, LLC

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.

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DATE: MAY 9 2014

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

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

Columbia Realty Venture, LLC
5301 Wisconsin Avenue, NW, Suite 600
Washington, DC 20015

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)

Bernstein Family Ventures, LLC*
Bernstein Fund Limited Partnership*
* Does not own 10% or more of CRP Belvoir, LLC, the Applicant/Title Owner

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)

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Charles P. Johnson
Paul B. Johnson

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

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

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

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

J. Davis Architects, PLLC
510 Glenwood Avenue
Raleigh, NC 27603

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)

Jeffrey T. Davis	Lawrence R. Zucchini
Neil T. Gray	William D. Egan
John T. Schelfe	Martin A. Linn
Robert E. Nussear, Jr.	Kenneth D. Thompson

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)

CRP MF Fund Management, LLC
4750 Owings Mills Boulevard
Owings Mills, MD 21117

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)

Lawrence M. Macks
Josh E. Fidler

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.

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for Application No. (s): PCA/FDPA 2012-MV-007
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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

✓ Bainbridge Communities Acquisition III, LLC
7700 Wisconsin Avenue, Suite 410
Bethesda, MD 20814

DESCRIPTION OF CORPORATION: (check one statement)

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

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

✓ Bainbridge Holdings I, LLC, Member

=====

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

=====

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

✓ Manager: \RAS Manager, LLC
✓ Members: \Schechter Operating Capital LLLP Robert W. Gaherty
 \Bainbridge Investor, LLC
 Thomas J. Keady

=====

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.

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for Application No. (s): PCA/FDPA 2012-MV-007
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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Richard A. Schechter

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

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Philip P. Tsitseklis, Member/Manager

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

(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)

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

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

Canterbury Development, Inc.
3020 Hamaker Court, Suite 301
Fairfax, VA 22031

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)

Robert T. Gates	Jill Hudson Miller
Patricia J. M. Blackburn	Dana Hudson
Richard J. Mazzucchelli	
Jeffrey G. Weaver	

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

Patricia J.M. Blackburn, Sole Director/President
Richard J. Mazzucchelli, Secretary/Treasurer

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

KAI Canterbury, Inc.
3020 Hamaker Court, Suite 301
Fairfax, VA 22031

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)

Kenneth A. Isen

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

Kenneth A. Isen, President/Secretary/Treasurer and its Sole Director

(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: MAY 9 2014
(enter date affidavit is notarized)

123612a

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

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

PARTNERSHIP INFORMATION

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

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

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

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

Equity Partners of McGuireWoods LLP

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

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

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

Rezoning Attachment to Par. 1(c)DATE: MAY 9 2014
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for Application No. (s): PCA/FDPA 2012-MV-007
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

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

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

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

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

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

- | | | |
|----------------------------|----------------------------|-------------------------|
| - Michalik, Christopher M. | Riegle, Gregory A. | Steen, Bruce M. |
| Milianti, Peter A. | Riley, James B., Jr. | Stein, Marta A. |
| Miller, Amy E. | Riopelle, Brian C. | Stone, Jacquelyn E. |
| Moldovan, Victor L. | Roberts, Manley W. | Swan, David I. |
| Muckenfuss, Robert A. | Robinson, Stephen W. | Symons, Noel H. |
| - Mullins, P. T. | Roeschenthaler, Michael J. | Tackley, Michael O. |
| Murphy, Sean F. | Rogers, Marvin L. | Tarry, Samuel L., Jr. |
| - Nahal, Hardeep S. | Rohman, Thomas P. | Thanner, Christopher J. |
| Natarajan, Rajsekhar (nmi) | Ronn, David L. | Thornhill, James A. |
| Neale, James F. | Rosen, Gregg M. | Van Horn, James E. |
| - Nesbit, Christopher S. | Rust, Dana L. | Vaughn, Scott P. |
| Newhouse, Philip J. | Satterwhite, Rodney A. | Vick, Howard C., Jr. |
| O'Grady, John B. | Scheurer, P. C. | Viola, Richard W. |
| Oakey, David N. | Schewel, Michael J. | Wade, H. L., Jr. |
| Older, Stephen E. | Schmidt, Gordon W. | Walker, John T., IV |
| Oostdyk, Scott C. | Sellers, Jane W. | Walker, Thomas R. |
| Padgett, John D. | Shelley, Patrick M. | Walker, W. K., Jr. |
| Parker, Brian K. | Simmons, L. D., II | Westwood, Scott E. |
| Perzek, Philip J. | Simmons, Robert W. | Whelpley, David B., Jr. |
| Phillips, Michael R. | Slaughter, D. F. | White, H. R., III |
| Pryor, Robert H. | Slone, Daniel K. | White, Walter H., Jr. |
| Pusateri, David P. | Spahn, Thomas E. | Wilburn, John D. |
| Rak, Jonathan P. | Spitz, Joel H. | Williams, Steven R. |
| Reid, Joseph K., III | Spivey, Angela M. | - Woodward, Michael B. |
| Richardson, David L. | Stallings, Thomas J. | 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.

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

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

CRP Multi-Family Fund A, L.P.
4750 Owings Mills Boulevard
Owings Mills, MD 21117

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

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

General Partner:

\ CRP MF Fund Management, LLC

Limited Partner:

- \ Josh E. Fidler
- \ Morton J. Macks Family Limited Partnership*
Genine Macks Fidler
Andrew & Lisa Lipsman, as Tenants by the Entireties
- \ M-L Three, LLC*
- \ Dawn L. Cooke Irrevocable Trust*
Stephen L. & Catherine M. Owen, as Tenants by the Entireties
John A. Golieb
Steven & Arlene Kesler, as Tenants by the Entireties
- \ Lerner Holdings, LLC*
D. Keith Campbell
- \ Grimm Enterprises LLC*
M. Ronald Lipman
- \ Trapezoid II Limited Liability Company*
CRT LLC*
Lawrence M. Macks

\ *Does not own 10% or more CRP Belvoir, LLC, the Applicant/Title Owner.

(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: MAY 9 2014
(enter date affidavit is notarized)

123612a

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

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

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

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

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

General and Limited Partner:

Richard A. Schechter

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

Rezoning Attachment to Par. 1(c)

DATE: MAY 9 2014
(enter date affidavit is notarized)

123612a

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

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

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

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

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

- ~ Canterbury Development, Inc., Managing General Partner
- ~ KAI Canterbury, Inc., General Partner

Limited Partner:

- ~ Isen Canterbury Limited Partnership
- ~ GHA-Canterbury L.P.

(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: MAY 9 2014
(enter date affidavit is notarized)

123612a

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

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

Isen Canterbury Limited Partnership
3020 Hamaker Court, Suite 301
Fairfax, VA 22031

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

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

General and Limited Partners:

Kenneth A. Isen
Harold B. Isen
Charles S. Isen

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

Rezoning Attachment to Par. 1(c)

DATE: MAY 9 2014
(enter date affidavit is notarized)

123612a

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

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

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

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

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

General and Limited Partners:

Estate of Charles E. Hudson for the benefit
of Jill Hudson Miller and Dana Hudson

Robert T. Gates
Patricia J. M. Blackburn
Richard J. Mazzucchelli
Jeffrey G. Weaver
Alan R. Beckett
Steven Melko

(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: MAY 9 2014
(enter date affidavit is notarized)

123612a

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

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

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

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

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

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

NONE

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

REZONING AFFIDAVIT

DATE: MAY 9 2014
(enter date affidavit is notarized)

123612a

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

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

• Donald E. King of McGuireWoods LLP donated in excess of \$100 to John Foust.

(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:

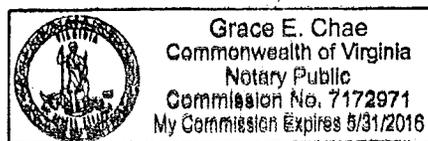
(check one)

[] Applicant [x] Applicant's Authorized Agent
Lori R. Greenief
Lori R. Greenief, Land Use Planner
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 9th day of May 20 14, in the State/Comm. of Virginia, County/City of Fairfax.

Grace E. Chae
Notary Public

My commission expires: 5/31/2016



RESIDENTIAL DEVELOPMENT CRITERIA

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

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

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

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

1. Site Design:

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

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

b) *Layout*: The layout should:

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

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

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

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

2. **Neighborhood Context:**

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

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

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

3. Environment:

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

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

4. Tree Preservation and Tree Cover Requirements:

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the County, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas. Air quality-sensitive tree preservation and planting efforts (see Objective 1, Policy c in the Environment section of this document) are also encouraged.

5. Transportation:

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

a) *Transportation Improvements:* Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely accommodate traffic, and offset the impact of additional traffic through commitments to the following:

- Capacity enhancements to nearby arterial and collector streets;
- Street design features that improve safety and mobility for non-motorized forms of transportation;
- Signals and other traffic control measures;
- Development phasing to coincide with identified transportation improvements;
- Right-of-way dedication;
- Construction of other improvements beyond ordinance requirements;
- Monetary contributions for improvements in the vicinity of the development.

b) *Transit/Transportation Management:* Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by:

- Provision of bus shelters;
- Implementation and/or participation in a shuttle bus service;
- Participation in programs designed to reduce vehicular trips;
- Incorporation of transit facilities within the development and integration of transit with adjacent areas;

- Provision of trails and facilities that increase safety and mobility for non-motorized travel.
- c) *Interconnection of the Street Network: Vehicular connections between neighborhoods should be provided, as follows:*
- Local streets within the development should be connected with adjacent local streets to improve neighborhood circulation;
 - When appropriate, existing stub streets should be connected to adjoining parcels. If street connections are dedicated but not constructed with development, they should be identified with signage that indicates the street is to be extended;
 - Streets should be designed and constructed to accommodate safe and convenient usage by buses and non-motorized forms of transportation;
 - Traffic calming measures should be implemented where needed to discourage cut-through traffic, increase safety and reduce vehicular speed;
 - The number and length of long, single-ended roadways should be minimized;
 - Sufficient access for public safety vehicles should be ensured.
- d) *Streets:* Public streets are preferred. If private streets are proposed in single family detached developments, the applicant shall demonstrate the benefits for such streets. Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process.
- e) *Non-motorized Facilities:* Non-motorized facilities, such as those listed below, should be provided:
- Connections to transit facilities;
 - Connections between adjoining neighborhoods;
 - Connections to existing non-motorized facilities;
 - Connections to off-site retail/commercial uses, public/community facilities, and natural and recreational areas;
 - An internal non-motorized facility network with pedestrian and natural amenities, particularly those included in the Comprehensive Plan;
 - Offsite non-motorized facilities, particularly those included in the Comprehensive Plan;
 - Driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways;
 - Construction of non-motorized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.
- f) *Alternative Street Designs:* Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modifications to the public street standards may be considered.

6. Public Facilities:

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

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

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

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

7. Affordable Housing:

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

- a) *Dedication of Units or Land:* If the applicant elects to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance: a maximum density of 20% above the upper limit of the Plan range could be achieved if 12.5% of the total number of single family detached and attached units are provided pursuant to the Affordable Dwelling Unit Program; and, a maximum density of 10% or 20% above the upper limit of the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number of multifamily units are provided to the Affordable Dwelling Unit Program. As an alternative, land, adequate and ready to be developed for an equal number of units may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity as may be approved by the Board.
- b) *Housing Trust Fund Contributions:* Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of

the value of all of the units approved on the property except those that result in the provision of ADUs. This contribution shall be payable prior to the issuance of the first building permit. For for-sale projects, the percentage set forth above is based upon the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. For rental projects, the amount of the contribution is based upon the total development cost of the portion of the project subject to the contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined by the Department of Housing and Community Development, in consultation with the Applicant and the Department of Public Works and Environmental Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in a) above does not apply.

8. Heritage Resources:

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

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

- a) Protect heritage resources from deterioration or destruction until they can be documented, evaluated, and/or preserved;
- b) Conduct archaeological, architectural, and/or historical research to determine the presence, extent, and significance of heritage resources;
- c) Submit proposals for archaeological work to the County for review and approval and, unless otherwise agreed, conduct such work in accordance with state standards;
- d) Preserve and rehabilitate heritage resources for continued or adaptive use where feasible;
- e) Submit proposals to change the exterior appearance of, relocate, or demolish historic structures to the Fairfax County Architectural Review Board for review and approval;
- f) Document heritage resources to be demolished or relocated;
- g) Design new structures and site improvements, including clearing and grading,

- to enhance rather than harm heritage resources;
- h) Establish easements that will assure continued preservation of heritage resources with an appropriate entity such as the County's Open Space and Historic Preservation Easement Program; and
 - i) Provide a Fairfax County Historical Marker or Virginia Historical Highway Marker on or near the site of a heritage resource, if recommended and approved by the Fairfax County History Commission.

ROLE OF DENSITY RANGES IN AREA PLANS

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

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



County of Fairfax, Virginia

MEMORANDUM

DATE: April 18, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PNN*
Environmental and Development Review Branch, DPZ

SUBJECT: Land Use Analysis: PCA/FDPA 2012-MV-007, Accotink Village

This memorandum, prepared by Jennifer Garcia, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Proffered Condition Amendment (PCA) and Final Development Plan Amendment (FDPA) applications dated December 6, 2013 as revised through April 11, 2014, and the latest proffers dated April 11, 2014. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested.

DESCRIPTION OF THE APPLICATION

The subject application proposes to amend a previously approved PRM rezoning application in Accotink Village. The rezoning application for the approximately 6.06 acre site (RZ/FDP 2012-MV-007) was approved by the Board of Supervisors on January 8, 2013, and includes approximately 342,880 gross square feet of new development up to 1.30 floor area ratio (FAR). The approved application includes 283 residential units, 13,500 square feet of secondary uses, and 4,500 square feet of interior amenities. The subject PCA proposes a decrease in the total gross floor area to 330,791 square feet, resulting in a slight decrease of development intensity to a maximum of 1.25 FAR. The number of residential units would remain the same. The amount of secondary uses is reduced to 11,160 square feet, and interior amenity space is increased to 8,070 square feet.

Requested substantive changes include removing the appendage structure across Anderson Lane; eliminating the tapering of building height along a portion of Backlick Road; relocating one of the two garage entrances to the private street along the northern boundary; removing the green roof from the parking garage; removing the future garage access along Richmond Highway and possible surface parking expansion; rotating the internal parking garage 90 degrees and increasing the size of the internal courtyard. A number of additional waivers are also requested by the applicant.

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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Integrity * Teamwork * Public Service

LOCATION AND CHARACTER OF THE AREA

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

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

COMPREHENSIVE PLAN CITATIONS:

Land Use

The Comprehensive Plan Recommendations for the LP4 Fort Belvoir Community Planning Sector may be accessed at:

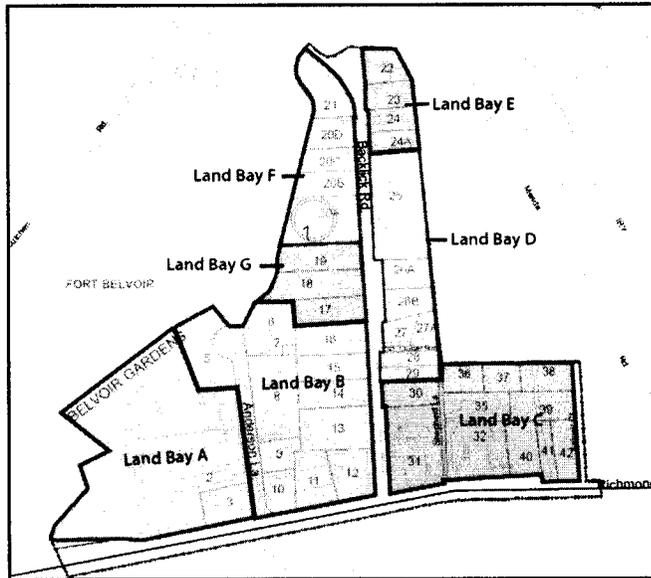
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area4/lowerpotomac.pdf>

Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Lower Potomac Planning District, Amended through March 3, 2014, LP4 – Fort Belvoir Community Planning Sector, Recommendations, Land Use, pp. 120-128:

5. The non-military area known as the Village of Accotink is planned as follows: (See Figure 42 for Land Bay boundaries)

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

	35, 36, 37 38, 39,41, 42 16-20 du/ac: 109-1 ((1)) 31			
D	2-3 du/ac	N/A	N/A	N/A
E	2-3 du/ac	N/A	N/A	N/A
F	2-3 du/ac	N/A	N/A	N/A
G	2-3 du/ac	N/A	5-8 du/ac	N/A



Accotink Village Land Bays – Figure 42

Base Recommendation

Residential and neighborhood-serving retail uses are recommended for the Village of Accotink as shown on the Comprehensive Plan Map. The retail uses are not intended to be expanded or intensified. Residential densities range from 2-3 du/ac to 20-30 du/ac. Development of new residential use should provide appropriate consolidation, buffering and screening. Compliance with County ordinances and policies regarding workforce and affordable housing should be addressed...

...

Option for Redevelopment

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

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

In both land bays, the retail component should be of a neighborhood-serving character. Residential buildings should provide convenient access to open space, recreational space, and community-serving retail uses. Building height may be a maximum of 60 feet along Richmond Highway provided the height

of structures within the land bay is tapered to create a satisfactory transition to adjoining single family residences. Affordable and workforce housing should be provided through compliance with the Affordable Dwelling Unit Ordinance and other relevant County policies.

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

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

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

Urban Design

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

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

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

Circulation and Access

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

Transportation

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

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

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

Parks and Open Space

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

Environment

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

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

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

...

Heritage Resources

...

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

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

...

Comprehensive Plan Map: Retail, Residential (2-3 du/ac and 16-20 du/ac)

LAND USE ANALYSIS

The land use analysis evaluates whether the applications are in general conformance with Comprehensive Plan objectives such as land use, intensity, parcel consolidation, and urban design.

Use and Intensity

The Comprehensive Plan provides a redevelopment option in Land Bay B for residential use at a density of 30-40 dwelling units per acre (du/ac) with the opportunity to develop 16,000 square feet of office use in place of an equivalent amount of residential use, and retail use up to 25,000 square feet. The subject PCA proposes a density of 46.7 du/ac when the affordable dwelling units (ADUs) bonus is included, or the same density as previously approved. The number of affordable dwelling units (ADUs) also remains the same at 14 units. The subject PCA proposes a decrease in total gross floor area to 330,791 square feet. Overall, the total amount of secondary and interior amenity gross floor area is decreased to 19,230 square feet compared to the previously approved 25,000 square feet. When these modifications are taken into account, the proposed development still meets the recommended intensity and use guidance.

Parcel Consolidation

As noted in the staff report for RZ/FDP 2012-MV-007, a portion of this unconsolidated frontage in Land Bay B will be taken for the widening of Richmond Highway. The rezoning application depicted a future parking garage entrance along Richmond Highway and additional surface parking spaces if the residual frontage is acquired by the applicant after the road project is completed. Sheet 6 of the subject PCA/FDPA includes fewer parking spaces and eliminates the garage access. Staff feels this is an improvement over the previously approved application. Staff also supports the increase in landscaping along Richmond Highway to serve as a buffer between the possible outdoor plaza and the roadway, should the residual parcels be acquired by the applicant.

The applicant has provided a proffer commitment that addresses the intent to acquire the portion of Land Bay B in a timely manner following the release of the residual property by VDOT. The applicant has also proffered to escrow funds that reflect the cost to develop the residual property as shown on the PCA/FDPA.

Urban Design

Redevelopment of this site is subject to guidance of the Comprehensive Plan which includes the provision of high quality architecture, pedestrian-focused site design, street-oriented building forms, and publicly accessible amenities as well as the mitigation of visual impacts through compatible transitions, among other Plan recommendations.

The most recently revised plans dated April 11, 2014 included additional perspective illustrations detailing views of the building from various locations on or near the site. This allowed staff to better visualize the architectural details, landscaping and proposed signage on a pedestrian scale. Should the subject PCA/FDPA be approved, staff encourages the applicant to give further consideration to

awning or canopy location and design, variations in window details, cohesive lighting fixtures, and attractive and functional street furniture to encourage a walkable environment and achieve the Plan guidance that states “high quality site design, architecture, landscaping, and lighting should contribute to the visual appeal of the area.”

Building Design, Height and Transitions

The proposed design submitted as part of the PCA/FDPA is a significant departure from the previously approved design. In their response letter dated March 12, 2014, the applicant states the “architecture has been updated to correspond to a more modern style in keeping with the current architectural trends.” The previous design included sloped rooflines, gables, and pediments. These elements, coupled with multiple entrances and façade breaks, conveyed a townhouse style appearance. These design features reduced the impact of the building height and conveyed a pedestrian scale for the portion of the building adjacent to the existing single-family homes (north elevation). The townhouse-style design also extended past the northeast corner along Backlick Road (portion of the east elevation), which helped address staff’s concern regarding transitioning to the existing single family homes and planned townhouses along the private street and Backlick Road.

The proposed new building has a flat roofline and overall more modern style compared with the previous design. The ability to mitigate the appearance of the building height and provide visual interest for the pedestrian relies more heavily on the placement of brick, windows, and other proposed materials, trim work, and small variations in building height. The focal point of the structure is a “cylindrical element that contains a considerable amount of window/glass as well as photovoltaic panels” at the southeast corner at Richmond Highway and Backlick Road.

The Comprehensive Plan recommends a maximum building height of 60 feet along Richmond Highway with tapering of height within the land bay to create a satisfactory transition to adjoining single-family residences. The applicant proposes to maintain the 4 story/49’ height at the northeast corner and along a portion of the private street. However, the 4-story portion does not continue along Backlick Road as was reflected in the previously approved plans. The 4-story tapering extended to the portion of the building across from Land Bay D planned for residential use at 2-3 du/ac. A three foot brick façade between the 3rd and 4th story that serves to break up the building mass is now proposed at the northeast corner and along a portion of the private street only. Staff requested this brick façade continue along Backlick Road to the next logical architectural break to provide a better transition along Backlick Road. This is of particular interest to staff considering the 4 story tapering along the portion of Backlick Road as previously agreed upon is no longer provided with the new design.

Public Space and Amenities

The revised plans provide a larger private courtyard area for residents. The removal of the appendage structure allows for the addition of an informal play area, sitting areas connected by a trail, and increased landscaping adjacent to the EQC. These are improvements over the previously approved plan. Staff encourages the applicant to consider how the outdoor plaza at the southeast

corner near the cylindrical element can be designed to create an interesting and attractive gathering place for residents and retail patrons.

Heritage Resources – Historical Marker

Staff has suggested alternate language for Proffer 37. The applicant is responsible for conducting research related to the text for inclusion on the historical marker and suggesting the style and location of the marker in a manner that is integrated with the overall site design. Therefore, the applicant should include the marker on their PCA/FDPA plans, and is strongly encouraged to incorporate the marker into the outdoor plaza, along a pedestrian path, or in another visible area with a high volume of pedestrian traffic. The History Commission may serve in an advisory capacity with regard to the review of the historical accuracy of the proposed marker if a request is made.

CONCLUSION

The modified PCA/FDPA development plan demonstrates some improvements over the previously approved plan associated with the rezoning. The proposed modifications to the residual property along Richmond Highway, removal of the appendage building across Anderson Lane, modified parking garage layout and related improvement to the internal courtyard are all positive modifications. Staff encourages the applicant to continue the three foot step-back and/or 4 story tapering to at least the portion of the building that is across from the properties planned for townhouse units in Land Bay D. Staff also recommends the applicant consider whether improvements can be made to the proposed urban design features, architectural elements, and landscaping to enhance the pedestrian experience.

PGN:JLG



County of Fairfax, Virginia

MEMORANDUM

DATE: April 23, 2014

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

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

SUBJECT: CDPA/FDPA 2012-MV-007; Accotink Village

The Office of Community Revitalization (OCR) has reviewed the above referenced rezoning application marked "Received" by the Department of Planning and Zoning on April 11, 2014.

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

Description:

The applicant is seeking to amend a previously approved rezoning application and conceptual/final development plan for a portion of Accotink Village Land Bay B and Anderson Lane near the intersection of Richmond Highway and Backlick Road. The previously approved plan included a total of 342,880 square feet of gross floor area with a floor area ratio of 1.30. Under the proposed amendment, the total square feet of gross floor area is reduced to 330,860 with a 1.25 FAR. Principle use of the building will remain residential and will include 13,500 sq. ft. of non-residential secondary use space. Parking will be located in the center of the project within a six-story garage. An additional 17 "teaser" parking spaces are located in front of the building along Richmond Highway.

The proposed plan amendment includes the elimination of a second building west of Anderson Lane. This now unused space is proposed to become a passive recreational area and house an underground stormwater management facility. The primary building has also been reconfigured so that the parking garage is oriented north-south instead of east-west. This shift



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allows both garage entrances to enter/exit onto Anderson Lane avoiding the heavier trafficked Backlick Road. Other major changes include an increase in the building height along the north and a portion of the east elevations. Proposed building heights will range from 48'-0" on the north to 60'-0" on the south along Richmond Highway. The previously approved building height on the north façade was 38'-10".

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

OCR Comments:

The proposed amendment addresses several concerns raised by the OCR in the original rezoning application, principally the elimination of the second building on the west side of Anderson Lane. The reduction in overall footprint results in additional open space and recreational amenities which is a significant enhancement over the previous approval. The relocated parking garage is better sited to reduce the rooftop lighting impacts on neighboring single family residences. Streetscape has been improved to include continuous street trees along the north and east and an eight-foot concrete trail along Backlick Road.

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

1. Building heights should be included on all architectural elevations.
2. Street cross sections should include additional information such as building lines, adjacent ground floor uses, signage, street lighting, hardscape elements, and street tree locations. Additional elements in the streetscape and landscape areas around the building should be considered. Suggestions include enlarged ground floor patios with decorative fencing and landscaping to increase street level activity. Other options include the use of bio-swales or other BMP features.
3. Building elevations and building heights continue to be a primary issue. Significant attention was paid to the previously approved rezoning application and in particular to facades as the surrounding context transitions to single family residential on the north and east. The architectural character and style of the proposed elevations is not in keeping with the overall character of Accotink Village. The facades are over-scaled in relation to the context. To address this concern, a pronounced step-back was included above the third story at the northeast corner of the building. However, this step-back should be continued along north and east facades to improve the scale of the entire length of these elevations.

A townhouse character could be designed for the elevations on the north and east facades including sloped roof lines, multiple entrances, and façade breaks to mimic townhouse widths and to be compatible with surrounding uses were shown in the

previously approved plan. The previous plan was further designed to reduce the visual impact to adjacent single-family residences by building the top story into the roof line. This technique should be considered in the amended plans.

The redesigned Richmond Highway is planned to be redeveloped with multi-modal characteristics and contain pedestrian-friendly elements. The proposed south façade facing Richmond Highway has a massive, imposing character rather than varied façade design and massing to provide interest for the pedestrian. Design strategies that create appropriate breaks in the façade and add details to enhance the pedestrian experience such as overhangs or canopies should be considered.

Sustainable, multi-modal transportation strategies, such as providing electric car charging station, car sharing station, covered bicycle parking, etc. should be considered. If a bus stop is planned for Accotink Village, a location should be identified on the plan and bus stop elements including a shelter, seating, and lighting should be incorporated.

4. High quality building materials, pedestrian-scaled lighting, and hardscape elements should be used to contribute to place-making. These elements should be planned for sidewalk areas, the outdoor plaza, and building entrance areas along Richmond Highway and Backlick Road. Locations should be shown on the proposed plan.
5. Heavy landscape screening should be provided along the front teaser parking lot. Consideration should be given to a tree island, preferably with an ornamental tree, in the southern side middle parking space, to break the 10-bay parking row.
6. The location of the bicycle rack may impede pedestrian flow. A new location should be considered that is adjacent to the sidewalk and preferably closer to the retail entrances of the building.
7. If a future pool or other recreational amenity is planned, those elements should be shown on the plans.
8. The additional 15 teaser parking spaces shown on the consolidated plan for the space between the building and Richmond Highway should not be included in the plan. These additional spaces detract from the quality of the streetscape and future pedestrian experience along Richmond Highway and exceed expected parking needs for the site.

Cc. Megan Duca, Staff Coordinator, DPZ
Elizabeth Hagg, Deputy Director, OCR
OCR Files



County of Fairfax, Virginia

MEMORANDUM

DATE: March 25, 2014

TO: Megan Duca, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Thakur Dhakal, Engineer IV *FP Dhakal*
Site Code Research and Development
Department of Public Works and Environmental Services

SUBJECT: Rezoning Application #RZ/FDP 2012-MV-007, Accotink Village, Rezoning Plat dated 13th March 2014, LDS Project #5224-ZONA-001-1, Tax Map #109-1-01-0005 through 0009, 0013 through 0016, Mount Vernon District

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

Chesapeake Bay Preservation Ordinance (CBPO)

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

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

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

Floodplain

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

Downstream Drainage Complaints

There are no recent downstream drainage complaints on file.

Onsite Major Storm Drainage System and Overland Relief

Applicant needs show that no buildings will be flooded with a 100-year design flow, even if the minor system should fail due to blocking. 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 site plan submission.

Megan Duca, Staff Coordinator
Rezoning Plan Application #RZ 2012-MV-007, Accotink Village
March 25, 2014
Page 2 of 2

Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). Location of underground detention vaults are depicted on the plat. However, underground detention vault in play area would be a safety concern.

All Stormwater detention facilities shall be designed in accordance with PFM and detailed evaluation and analysis shall be provided on site plan.

Site Outfall

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

Drainage Diversion

During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. (PFM 6-0202.2A)

Stormwater Planning Comments

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

Dam Breach

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

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new Stormwater ordinance and updates to the PFM's Stormwater requirements are being adopted 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
Mohan Bastakoti, Senior Engineer III, SDID-LDS-DPWES
Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

DATE: April 9, 2014

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

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

SUBJECT: CDPA/FDPA 2012-MV-007; Accotink Village; CDPA dated March 12, 2014; Tax Map #109-1((1))-5-9; Mount Vernon District

REFERENCE: Waiver #5224-WPFM-002-1 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.

Charles O. Johnson & Associates Inc has submitted CDPA/FDPA for the subject property. The developer would like to have ability to use on-site detention to meet the PFM's detention requirements and has proposed an underground facility on the development plan. The underground detention facility is proposed to be maintained privately by the Homeowner's Association.



ANALYSIS

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

Impacts on Public Safety –The underground detention vault is proposed to be located near an informal play area. Underground detention vault near play area would be a safety concern. The access points to the facilities will be highly visible. Unofficial access to the facilities will be easily noticed.

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

Impacts on the Environment – The proposed underground facility discharges into a flood plain through a storm sewer system. A Water Quality Impact Assessment shall be submitted per letter to industry 06-07 to mitigate encroachment into RPA for the installation of the sewer and outfall. Staff does not believe that there will be any adverse impact on the environment from the construction and maintenance of the underground facilities.

There is an encroachment or Land disturbance proposed within Flood Plain, a flood plain use demonstration shall be required from SDID.

Burden Placed on Property Owner for Maintenance and Future Replacement

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

A minimum height of 72 inches for underground Stormwater structures is generally required to facilitate maintenance (PFM 6-1306.3H). Accessibility to the underground facilities is a concern and sufficient head room is necessary for maintenance purposes. The vault is located under the open space.

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. 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 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. A replacement cost fund, based on an estimated lifespan should be established. The

replacement reserve fund must be separate from the annual maintenance fund to ensure the monies are available at the time replacement is necessary and have not been previously spent on maintenance activities.

RECOMMENDATION

DPWES recommends that the Board approve the waiver to locate underground facility at Accotink Village. If it is the intent of the Board to approve the waiver, DPWES recommends the approval be subject to Waiver #5224-WPFM-002-1 Conditions, Accotink Village, dated April 9, 2014 as contained in Attachment A.

If you have any questions, or need further assistance, please contact me at 703-324-1739.

ATTACHED DOCUMENTS

Attachment A – Waiver #5224-WPFM-002-1 Conditions, Accotink Village, dated April 9, 2014

Attachment B – PFM Section 6-0303.8

cc: Robert A. Stalzer, Deputy County Executive
James Patteson, Director, DPWES
Audrey Clark, Director, Land Development Services, DPWES
Jack Weyant, Director, Site Development and Inspections Division
Steve Aitcheson, Director, Maintenance and Stormwater Management Division, DPWES
Bijan Sistani, Chief, South Branch
Waiver File

Waiver #5224-WPFM-002-1 Conditions
CDPA/FDPA 2012-MV-007
Accotink Village

Dated: April 9, 2014

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

The private maintenance agreement shall address:

- County inspection and all other issues as may be necessary to ensure the facilities are maintained by the property owner in good working condition acceptable to the County so as to control Stormwater generated from the redevelopment of the site and to minimize the possibility of clogging events;
 - A condition that the property owner and its successors or assigns shall not petition the County to assume maintenance of or to replace the underground facilities;
 - Establishment of a reserve fund for future replacement of the underground facilities;
 - Establishment of procedures to follow to facilitate inspection by the County, i.e. advance notice procedure, whom to contact, who has the access keys, etc.;
 - A condition that the property owner provides and continuously maintains liability insurance. The typical liability insurance amount is at least \$1,000,000 against claims associated with underground facilities; and
 - A statement that Fairfax County shall be held harmless from any liability associated with the facilities.
5. 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.
 6. 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.

7. 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

MEMORANDUM

DATE: May 12, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: PCA/FDPA 2012-MV-007
Accotink Village

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced development plan as revised through March 13, 2014. 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 March 4, 2014, 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. . . .”

Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Lower Potomac Planning District, as amended through March 3, 2014, LP4 – Fort Belvoir Community Planning Sector, Recommendations, Land Use, pp. 124:

“Environment

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

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

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

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 site-specific Comprehensive Plan text strongly encourages a commitment for LEED certification or an equivalent for non-residential development and recommends attainment of Energy Star Qualified Homes or equivalent for residential development. The applicant has proffered to seek LEED for Homes Certification for the proposed development. It should be noted that the LEED for Homes Certification likely will not cover the proposed retail portion of the development. While staff feels that this is not the ideal approach to this type of development, it generally conforms to the Comprehensive Plan guidance for green building development for this site.

PGN:JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: April 23, 2014

TO: Megan Duca, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Jay Banks, Urban Forester II 
Forest Conservation Branch, DPWES

SUBJECT: Accotink/Bainbridge, RZ/FDP 2012-MV-007

I have reviewed the above referenced Application for a RZ/FDPA stamped "Received, Department of Planning and Zoning, April 11, 2014".

The following comment is from the March 28, 2014 comments and it was not fully addressed. It is repeated here in italics for the applicant's review.

- Comment:** Under the Notes section on sheet 1, item 17 (now item 20), the request to waive the barrier requirement along the property lines with lot 109-1((1)) 18 and a portion of lot 109-1((1)) 17 does not meet the intent of the County's Zoning Ordinance §13-302.*

***Recommendation:** Provide the required barrier along the full northern property boundary or provide a justification for requesting the waiver of that portion of the barrier.*

- Comment:** Due to the proposed overhead utilities a slight modification to swap the large and medium evergreen trees for smaller maturing evergreen trees as required in Article 13-303.3A(1) of the County's Zoning Ordinance may be considered. However, if the overhead utility lines are not needed the Transitional Screening Buffer Yard plant material shall be fully implemented.

Recommendation: Provide a statement of intent to fully comply with the County's Zoning Ordinance, Article 13-303.3A(1) if the overhead utilities are unnecessary along the northern Transitional Screening Buffer Yard.

JSB/

UFMDID #: 172040

cc: DPZ File

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





County of Fairfax, Virginia

MEMORANDUM

DATE: April 25, 2014

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

FROM: Michael A. Davis, Acting Chief *EAC for*
 Site Analysis Section *MAD*
 Department of Transportation

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

SUBJECT: Transportation Impact Addendum

REFERENCE: PCA / FDPA 2012-MV-007; Bainbridge Communities, LLC
 Traffic Zone: 1560 (Accotink Village)
 Land Identification Map: 109-1 ((01)) 5 – 9 & 13- 16

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised plan and proffers dated April 11, 2014.

The applicant proposes to rezone approximately six acres of land from the R-3, R-20, C-5 and C-8 District to the PRM District. The proposed is for 283 dwelling units and 24,700 square feet of retail. The applicant also proposes to abandon/ vacate Anderson Lane which changes the street designation from a public street to a private street.

Trip Generation- (Site generated peak hour traffic)

	AM Peak Hour	PM Peak Hour	Daily
Apartments (Approx. 283 units).....	104	124	1188
Retail – Secondary Uses (25,000 sq. ft.)...	60	271	3000
Total Site trips*	164	395	4188

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



Barbara Berlin
April 25, 2014
Page two

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

- If construction of the site development proceeds before this section of the widening of Route 1, the applicant would need to restrict Anderson Lane to a right-in/ right-out condition.
- If the applicant chooses to construct the right-turn lane along their site on Backlick Road before the start of construction of the Route 1 project, the applicant shall pursue VDOT acceptance of the subject right turn lane. VDOT acceptance of subject turn shall be a requirement before the release of the applicant's final bond.
- The applicant should submit all design waivers to VDOT pertaining to the Backlick Road. The applicant's site design proposes to reduce the Route 1 project's 12-ft. wide lanes on Backlick Road to 11-ft. wide lanes and to reduce the width of VDOT's utility strip located between the curbing and sidewalk. Therefore, these waivers need to be done now to avoid any conflict with the Route 1 widening project as well as the applicant's proposed streetscape along Backlick Road.
- The proposed trail along the site on Backlick Road as designed does not meet VDOT standards for maintenance, the applicant would need to meet or exceed the sidewalk standard or proffer to maintain the facility.
- The proposed loading spaces should be relocated along the linear portion of Anderson Lane and not on the curve of Anderson Lane. As proposed the speed table and curvature of Anderson Lane make it difficult to use these parking spaces.
- To add to the safety factor the proposed landscaping in the vicinity of the curvature of Anderson Lane should be restricted so as not interfere with any vehicular and pedestrian sight distance.
- The proposed vacationing/ abandonment of Anderson Lane is being coordinated with stakeholders and will proceed concurrently with the subject PCA/ FDPA application.
- Proffer comments will be submitted under a separate cover.



**FAIRFAX COUNTY
PUBLIC SCHOOLS**

Department of Facilities and Transportation Services

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

January 10, 2014

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

FROM: Lee Ann Pender, Director *lap*
Office of Facilities Planning Services

SUBJECT: PCA/FDPA 2012-MV-007; Accotink Village

ACREAGE: 6.06 acres

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

PROPOSAL:

The proffer condition amendment proposes to change the previously approved rezoning which rezoned the subject property from the R-3, R-20, C-5, and C-8 Districts to the PRM District to permit a mixed use, transit oriented development with two residential buildings containing a total of 283 multi-family units. The amendment does not change the proposed unit counts; however, it does changes the type of units from low-rise multi-family to mid/high-rise multi-family.

ANALYSIS:

School Capacities

The schools serving this area are Fort Belvoir Elementary, Whitman Middle, and Mount Vernon High schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity 2013 / 2018	Enrollment (9/30/13)	Projected Enrollment 2014-15	Capacity Balance 2014-15	Projected Enrollment 2018-19	Capacity Balance 2018-19
Fort Belvoir ES	1,106 / 1,106	1,112	1,184	-78	1,262	-156
Whitman MS	1,284 / 1,284	973	1,080	204	1,174	110
Mt Vernon HS	2,451 / 2,451	1,969	1,989	462	2,340	111

Capacities based on DRAFT 2015-2019 Capital Improvement Program (December 2013)
Project Enrollments based on 2013-14 to 2018-19 6-Year Projections (April 2013)

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2018-19 and are updated annually. Within the next six years Fort Belvoir is projected to be over capacity, Whitman and Mt. Vernon are projected to have surplus capacity. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects

The DRAFT 2015-19 Capital Improvement Program (CIP) includes a project for a New Fort Belvoir Elementary School. FCPS is currently working with the Department of Defense to obtain the necessary funding for the project. This school would be in addition to the existing Fort Belvoir Elementary School, bringing additional capacity to the area to address the projected capacity deficit at the Elementary School level.

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.

Existing (Potential By-right)

The Department of Planning and Zoning had previously indicated during the review of the initial rezoning application that the R-3 and R-20 zoning could be developed with a total of six single family dwellings and 23 multi-family dwelling units.

School level	Single Family Detached ratio	Potential By-right # of units	Existing Student yield
Elementary	.273	6	2
Middle	.086	6	1
High	.177	6	1

4 total

2012 Countywide student yield ratios (September 2013)

School level	Low-Rise Multi-family Ratio	Potential By-right # of units	Existing Student yield
Elementary	.181	23	4
Middle	.042	23	1
High	.079	23	2

7 total

2012 Countywide student yield ratios (September 2013)

Proposed

School level	Mid/High-Rise Multi-family Ratio	Proposed # of units	Estimated Student yield
Elementary	.059	283	17
Middle	.017	283	5
High	.030	283	8

30 total

2012 Countywide student yield ratios (September 2013)

RECOMMENDATIONS:

Proffer Contribution

FCPS recommends a proffer amount based on the difference between the number of students anticipated if a parcel were to be developed by-right under the original R-3 and R-20 zoning and the number of students anticipated based on the number of residential units proposed in a the amended application. A net of 19 new students is anticipated (11 Elementary, 3 Middle and 5 High School). Based on the approved Residential Development Criteria, a proffer contribution of \$205,675 (19 x \$10,825) 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 IV or to schools in the Mt. Vernon High School Pyramid at the time of site plan or first 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, the "escalation" and "notification" proffer language currently contained in the later part of proffer 32 as specified in the approved proffer statement dated December 12, 2012, is consistent with FCPS proffer recommendations and should remain.

Barbara Berlin
January 10, 2014
Page 3
PCA/FDPA 2012-MV-007; Accotink Village

Attachment: Locator Map

cc: Dan Storck, School Board Member, Mount Vernon District
Tamara Derenak Kaufax, Vice-Chairman, School Board Member, Lee 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
Deborah Tyler, Cluster IV, Assistant Superintendent
Kevin Sneed, Director, Design and Construction Services
Nardos E. King, Principal, Mt. Vernon High School
Jean Bell, Principal, Whitman Middle School
Theresa Carhart, Principal, Fort Belvoir Elementary School



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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

FROM: Sandy Stallman, AICP, Manager 
Park Planning Branch, PDD

DATE: April 22, 2014

SUBJECT: PCA-FDPA-2012-MV-007, CRP Belvior LLC – Revised
Tax Map Numbers: 109-1((1)) 5-9 & 13-16

The Park Authority staff has reviewed the proposed Final Development Plan Amendment and draft proffered condition amendment dated April 11, 2014, for the above referenced application. No changes are proposed to the original proffers that relate to parks and recreation. Therefore, the Park Authority has no further comments on the plan or draft proffers.

We request that any revised proffers related to park and recreation issues 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: Megan Duca

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



County of Fairfax, Virginia

MEMORANDUM

DATE: December 27, 2013

TO: Megan Duca
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sharad Regmi, P.E.
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. PCA/FDPA 2012-MV-007**
Tax Map No. 109-1-01-0005, 0006, 0007, 0008, 0009, 0013, 0014, 0015, & 0016

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

1. The application property is located in the Accotink (M7) watershed. It would be sewered into the Noman M. Cole Pollution Control Plant (NMCPCP).
2. Based upon current and committed flow, there is excess capacity in the NMCPCP. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8 inch line located in Anderson Lane is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. **Other pertinent comments:** None





County of Fairfax, Virginia

MEMORANDUM

DATE: March 27, 2014

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

FROM: Eric Fisher, GIS Coordinator
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Proffered Condition
Amendment Application/Final Development Plan Amendment PCA/FDPA
2012-MV-007

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #424, **Woodlawn**
2. After construction programmed ___(n/a)___ this property will be serviced by the fire station _____(n/a)_____



Fairfax Water

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

RECEIVED
Department of Planning & Zoning

JAN 02 2013

Zoning Evaluation Division

**PLANNING & ENGINEERING
DIVISION**

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

December 26, 2013

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

Re: FDPA 2012-MV-007
PCA 2012-MV-007
Accotink Village
Tax Map: 109-1

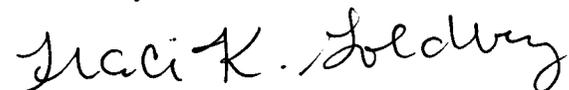
Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property can be served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 8-inch water main located at the property. See the enclosed water system map.
3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

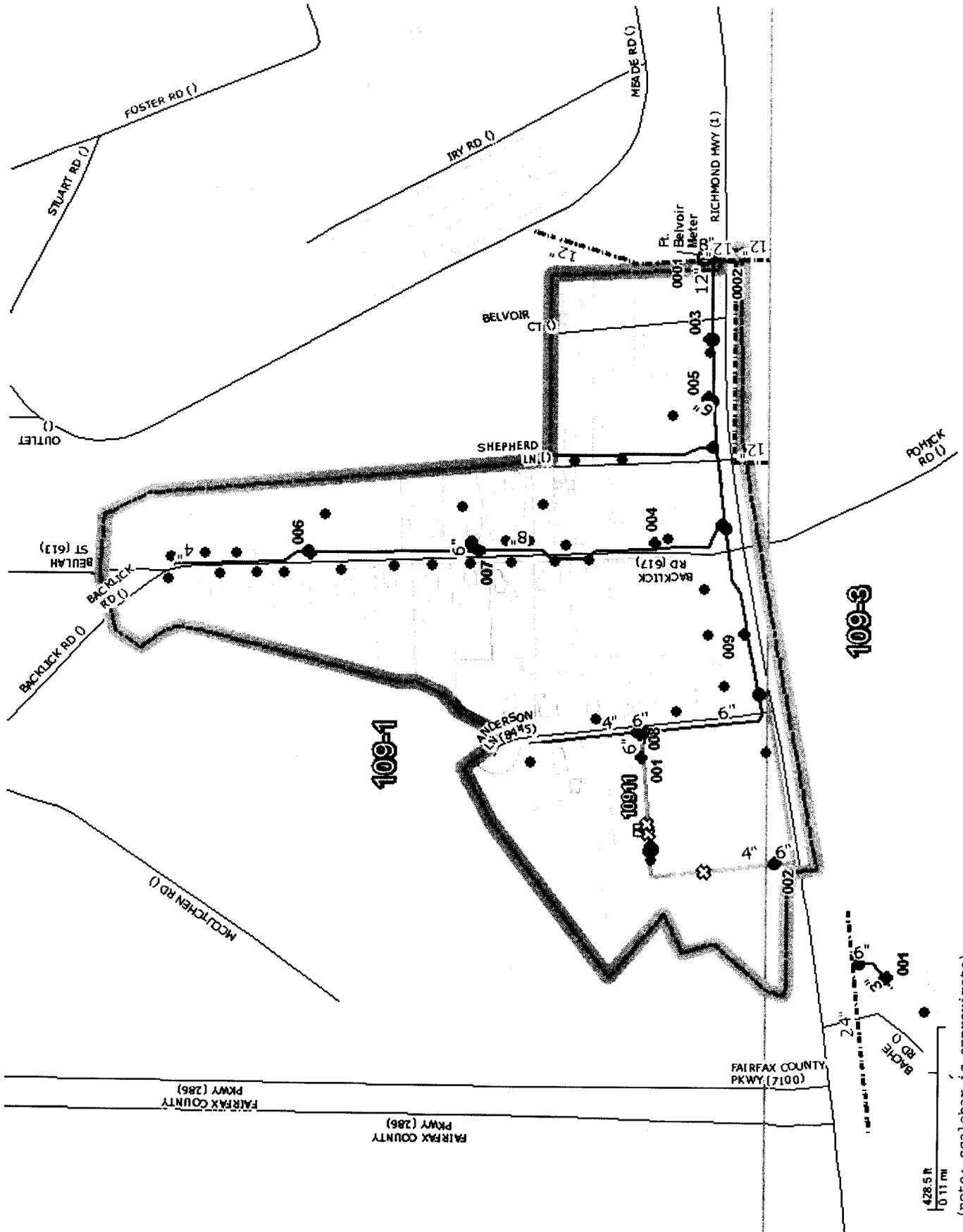
If you have any questions regarding this information please contact Ross Stilling at (703) 289-6385.

Sincerely,



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

Enclosure



109-1

109-3

428.5 ft
0.111 mi
(note: scalebar is approximate)

ARTICLE 16**DEVELOPMENT PLANS****PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS****16-101 General Standards**

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.
2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dB_A: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dB_A value describes a sound at a given instant, a maximum sound level or a steady state value. See also L_{dn}.

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 be 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		