



APPLICATION ACCEPTED: November 2, 2012
PLANNING COMMISSION: June 18, 2014
BOARD OF SUPERVISORS: July 1, 2014

County of Fairfax, Virginia

June 5, 2014

STAFF REPORT

APPLICATION RZ/FDP 2012-DR-019
WAIVER #3728-WPFM-001-2

DRANESVILLE DISTRICT

APPLICANT: Elm Street Residential, L.L.C.

PRESENT ZONING: C-3: Office District
HC: Highway Corridor Overlay District
SC: Sign Control Overlay District
CRD: Commercial Revitalization District

REQUESTED ZONING: PRM: Planned Residential Mixed Use District
HC: Highway Corridor Overlay District
SC: Sign Control Overlay District
CRD: Commercial Revitalization District

PARCEL: 30-2 ((1)) 61

LOCATION: 6862 Elm Street

SITE AREA: 4.43 acres

PROPOSED FLOOR AREA RATIO: 1.95 FAR

OPEN SPACE: 35%

COMPREHENSIVE PLAN MAP: Residential; 20+ du/ac with an option for mixed-use redevelopment

PROPOSAL: To rezone from C-3 to PRM to construct a multifamily residential building with 240 dwelling units and ground-floor retail space; to create 7,010 square feet of retail space on the ground floor of the existing office building

Nick Rogers, AICP

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2012-DR-019 and the associated Conceptual Development Plan, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2012-DR-019, subject to the development conditions contained in Appendix 2 and the Board of Supervisors' approval of RZ-2012-DR-019 and the associated Conceptual Development Plan.

Staff recommends approval of the following waivers and modifications:

- Modification of the minimum required parking for nonresidential uses to reduce the number of parking spaces by 20%;
- Modification of the minimum loading space requirement to allow for 5 loading spaces instead of 10; and,
- Waiver of Section 6-303.8 of the Public Facilities Manual to allow an on-site, underground stormwater detention facility in a residential development, subject to the conditions contained in Appendix 16 dated May 19, 2014.

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

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

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

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



Rezoning Application

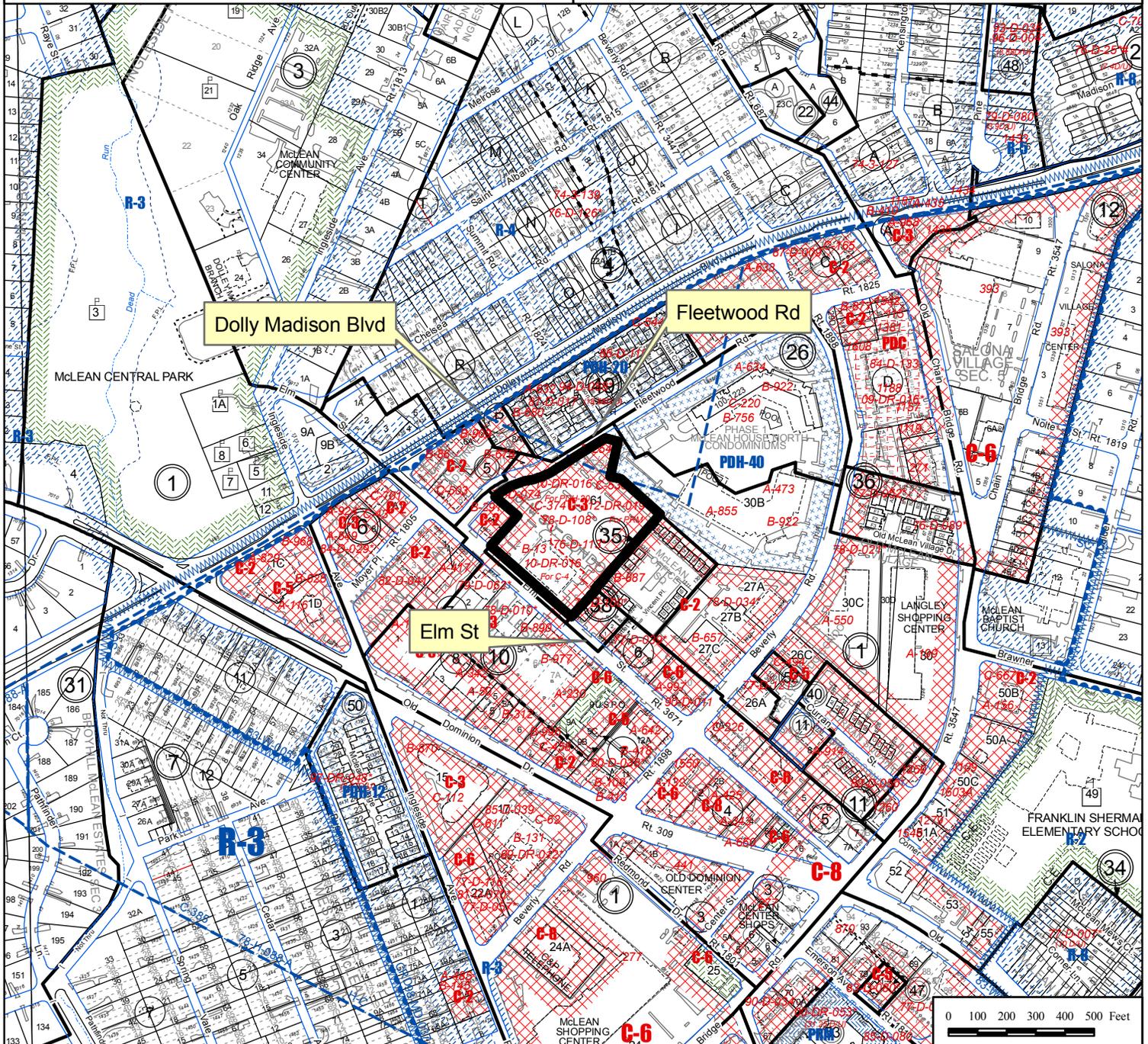
RZ 2012-DR-019

Applicant: ELM STREET RESIDENTIAL, L.L.C.
Accepted: 11/02/2012
Proposed: MIXED-USE
Area: 4.43 AC OF LAND; DISTRICT - DRANESVILLE
Located: 6862 ELM STREET, MCLEAN, VA 22101
Zoning: FROM C- 3 TO PRM
Overlay Dist: CRD SC HC
Map Ref Num: 030-2- /01/ /0061

Final Development Plan

FDP 2012-DR-019

Applicant: ELM STREET RESIDENTIAL, L.L.C.
Accepted: 11/02/2012
Proposed: MIXED-USE
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Located: 6862 ELM STREET, MCLEAN, VA 22101
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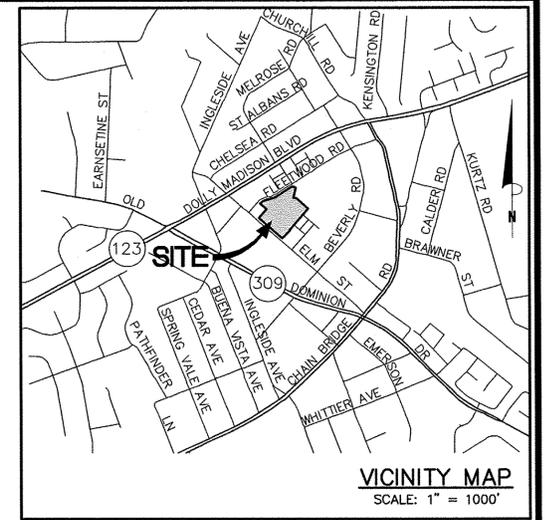


6862 ELM STREET

DRANESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL / FINAL DEVELOPMENT PLAN

RZ/CDP 2012-DR-019
FDP 2012-DR-019



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OWNER:

6862 LAND LLC
4445 WILLARD AVE, SUITE 400
CHEVY CHASE, MD 20815

APPLICANT:

ELM STREET RESIDENTIAL, LLC
4445 WILLARD AVE, SUITE 400
CHEVY CHASE, MD 20815

CIVIL ENGINEER:

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WELLS & ASSOCIATES
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MCLEAN, VA 22102



JUNE 1, 2014
MAY 2, 2014
MARCH 10, 2014
OCTOBER 24, 2013
AUGUST 16, 2013
OCTOBER 24, 2012

NOTES:

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

TAX MAP #	OWNER	DEED BOOK / PAGE
0302 01 0061	6862 LAND, LLC	19439/475

AND IS IN THE NAME OF 6862 LAND LLC AMONG THE LAND RECORDS OF FAIRFAX COUNTY. A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THIS SUBJECT PROPERTY AND THE NATURE OF THE DEVELOPER'S INTEREST IN SAME IS PROVIDED IN AN AFFIDAVIT SUBMITTED SEPARATELY.

- THE TOTAL SITE AREA IS 192,853 SF OR 4.43 ACRES.
- THE SUBJECT PROPERTY LIES WITHIN SUBAREA #29 OF THE MCLEAN COMMUNITY BUSINESS CENTER IN THE MCLEAN PLANNING DISTRICT WITHIN THE AREA II OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE PROPOSED DEVELOPMENT IS PART OF A COMPREHENSIVE PLAN AMENDMENT AS EXPLAINED IN THE APPLICATION NARRATIVE.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED C-3(OFFICE) HC-CRD-SC AND IS LOCATED IN THE MCLEAN PLANNING DISTRICT.
- THE TOPOGRAPHY SHOWN ON THE CDP/FDP IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM A FIELD RUN SURVEY COMPLETED BY BOWMAN CONSULTING GROUP IN JULY 2010.
- THE BOUNDARY INFORMATION SHOWN ON THE CDP/FDP IS FROM A FIELD RUN SURVEY BY BOWMAN CONSULTING GROUP COMPLETED IN JULY 2010.
- THERE IS AN EXISTING OFFICE BUILDING OF APPROXIMATELY 109,600 S.F. GROSS FLOOR AREA AND SURFACE PARKING LOT ON SITE.
- THE COUNTY TRAILS MAP IDENTIFIES A MINOR PAVED TRAIL (4' TO 7'-11" WIDE) OF ASPHALT OR CONCRETE TO BE CONSTRUCTED ALONG ELM STREET. CDP/FDP PROVIDES SIDEWALKS ALONG ELM STREET AND FLEETWOOD ROAD AS IDENTIFIED IN THE MCLEAN OPEN SPACE DESIGN GUIDELINES.
- THE PROPERTY IS LOCATED IN THE DEAD RUN - F SANITARY SEWER DISTRICT WATERSHED.
- THERE ARE NO KNOWN FLOODPLAINS, RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) LOCATED ON THE PROPERTY AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN UTILITY EASEMENTS OF 25 FEET OR GREATER IN WIDTH ON THE SITE.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO AREAS CONTAINING SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY.
- THERE WILL BE NO ADVERSE IMPACTS ON ADJACENT AND NEIGHBORING PROPERTIES.
- ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE OR WILL BE EXTENDED OR IMPROVED BY THE APPLICANT OR UTILITY COMPANY AS MAY BE APPROPRIATE.
- TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, WITH THE EXCEPTIONS LISTED HEREIN.
- STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS FOR THIS SITE ARE PROPOSED THROUGH THE USE OF AN ON-SITE UNDERGROUND FACILITY AS SHOWN ON THE CDP/FDP.
- ADDITIONAL SITE AMENITIES SUCH AS PLANTERS, ENTRANCE SIGNS, GAZEBOES, LIGHTING, TRELLIS, FENCES AND/OR WALLS NOT REPRESENTED ON THE PLAN MAY BE PROVIDED AT THE TIME OF FINAL SITE PLAN.
- THE DEVELOPMENT SCHEDULE FOR THIS PROJECT IS DEPENDENT ON THE SECURING OF ALL REQUIRED APPROVALS AND PERMITS AND ON MARKET CONDITIONS.
- THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA OF THE COMPREHENSIVE PLAN, PARTICULARLY THROUGH APPROPRIATE SITE DESIGN, SIGNIFICANT LANDSCAPING, PROVISION OF SITE AMENITIES AND THE DESIGN OF AN APPROPRIATE STREETScape THAT COMPLIMENTS THE EXISTING COMMUNITY.
- TO THE BEST OF OUR KNOWLEDGE NONE OF THE USES REPRESENTED ON THIS PLAN WILL GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 305, ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT - VR 672-10-1 VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE DEVELOPER RESERVES THE RIGHT TO PROVIDE MORE OR LESS THAN THE NUMBER OF PARKING SPACES PRESENTED HEREON PROVIDED THAT THE AMOUNT OF PARKING SPACES WILL BE SUFFICIENT TO COMPLY WITH ARTICLE 11, PART 1 (OFF-STREET PARKING) OF THE ZONING ORDINANCE.

THAT PORTION OF THE PROPERTY UTILIZED FOR COMMERCIAL/RETAIL PROPOSES UTILIZATION OF THE ALLOWABLE REDUCTION OF REQUIRED PARKING PER THE MCLEAN CBD DISTRICT CRITERIA, SEE TABULATION HEREON.

FURTHER, THE APPLICANT RESERVES THE RIGHT TO PURSUE A PARKING REDUCTION APPROVED BY THE BOARD OF SUPERVISORS IN ACCORDANCE WITH SECTION 11-102 OF THE ZONING ORDINANCE.

23. ARCHITECTURAL ILLUSTRATIONS PROVIDED HEREIN ARE FOR ILLUSTRATIVE PURPOSES AND INFORMATION ONLY AND SUBJECT TO CHANGE WITH FINAL DESIGN.

- BIKE PARKING FOR OFFICE COMPLEX AND RETAIL USES WILL BE PROVIDED WITHIN THE PROPOSED PARKING GARAGE. FINAL LOCATIONS FOR BIKE PARKING FOR ALL USES WILL BE DETERMINED IN COORDINATION WITH FCDOT AT TIME OF FINAL SITE PLAN.
- ACCESS POINTS SHOWN ON CDP/FDP CAN BE MODIFIED TO ACCOMMODATE THE ASHBY VEHICULAR CONNECTION PER THE PROFFERS.
- INTERNAL LAYOUT OF THE RESIDENTIAL AND RETAIL BUILDINGS ARE FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO CHANGE WITH FINAL DESIGN.

REQUESTED WAIVERS/MODIFICATIONS:

ZONING ORDINANCE:

- MODIFICATION OF STANDARD PARKING REQUIREMENTS TO PERMIT 20% REDUCTION PURSUANT TO CRD GUIDELINES.
- MODIFICATION OF Z.O. SECTION 11-203 FOR THE REQUIRED NUMBER OF LOADING SPACES ASSOCIATED WITH THE PROPOSED RESIDENTIAL BUILDING AND EXISTING OFFICE/PROPOSED RETAIL BUILDING, TO THAT SHOWN ON THE CDP/FDP.
- WAIVER OF Z.O. SECTION 17-201(4) REQUIRING THE ADDITIONAL DEDICATION OR WIDENING OF EXISTING ROADWAYS FRONTING THE SUBJECT SITE. THE IMPROVEMENTS SHOWN ON THE CDP/FDP SHALL BE DEEMED TO MEET ALL COMPREHENSIVE PLAN POLICY REQUIREMENTS.

PUBLIC FACILITIES MANUAL:

- WAIVER OF P.F.M. SECTION 6-0303.8, UNDERGROUND STORMWATER MANAGEMENT REQUIREMENTS, TO ALLOW THE STORMWATER FACILITY FOR THE PROPOSED RESIDENTIAL MULTI-FAMILY, PROPOSED UNDERGROUND STORMWATER MANAGEMENT FACILITY SHOWN HEREON IS INTENDED TO SERVE BOTH THE PROPOSED RESIDENTIAL MULTI-FAMILY BUILDING AND THE EXISTING OFFICE BUILDING.
- MODIFICATION OF P.F.M. SECTION 12-0510-4E(5) TO PERMIT REDUCTION OF THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF FIVE (5) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENTS.
- MODIFICATION OF P.F.M. SECTION 12-0515.6(B) TO ALLOW FOR TREES LOCATED ABOVE ANY PROPOSED PERCOLATION TRENCH OR BIORETENTION AREAS TO COUNT TOWARDS COUNTY TREE COVER REQUIREMENTS.
- MODIFICATION OF P.F.M. SECTION 6-1304.2(C) AND 6-1307.2(C) TO ALLOW FOR INSTALLATION OF PERMEABLE PAVEMENT SYSTEMS AND BIO-RETENTION SYSTEMS THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR SUCH SOILS.
- MODIFICATION OF P.F.M. SECTION 6-1304.2(F) AND 6-1307.2(E) TO ALLOW MINIMUM HORIZONTAL SETBACKS OF PERMEABLE PAVEMENT AND BIO-RETENTION INFILTRATING AND NON-INFILTRATING SYSTEMS FROM BUILDING FOUNDATIONS BE REDUCED TO FIVE (5) FEET.

SITE TABULATIONS:

CURRENT ZONING:	C-3, HC, CRD, SC
SITE AREA:	4.43 ACRES
PROPOSED USE:	COMMERCIAL/OFFICE/RESIDENTIAL
PROPOSED ZONING:	PRM, HC, CRD, SC
BUILDING DATA:	
EXISTING OFFICE BUILDING:	+109,600 GSF
(A) PROPOSED OFFICE SPACE (WITHIN EXISTING BUILDING):	+105,348 SF
(B) PROPOSED RETAIL SPACE (WITHIN EXISTING BUILDING): (1)	+4,252 GSF
(C) PROPOSED RETAIL SPACE (ADDITION TO EXISTING BUILDING): (1)	+2,758 GSF
PROPOSED RESIDENTIAL BUILDING:	
(D) PROPOSED RESIDENTIAL SPACE	+240,425 GSF
(E) PROPOSED ACCESSORY SPACE (LEASING/FITNESS/BUS ONT/STORAGE)	18,348 GSF
(F) PROPOSED RETAIL SPACE	5,033 GSF
TOTAL PROPOSED BUILDING AREA (A+B+C+D+E+F)	376,164 GSF
ALLOWABLE F.A.R.:	3.00
PROPOSED F.A.R.:	1.95
PROPOSED DWELLING UNITS:	240
MAXIMUM BUILDING HEIGHT ALLOWED (PER Z.O. SECTION 16-102.1):	
EXISTING OFFICE BUILDING HEIGHT:	90 FT
	(107 FT ROOF PENTHOUSE)
PROPOSED BUILDING HEIGHT:	
RETAIL BUILDING SPACE (ADDITION TO EXISTING BUILDING):	+19 FT
RESIDENTIAL BUILDING (BASED ON AVERAGE GRADE ELEVATION):	+73 FT
OPEN SPACE: (CAN BE REDUCED TO ACCOMMODATE POTENTIAL INTER-PARCEL ROAD CONNECTION)	REFER TO SHEET 16

NOTES:

(1) RETAIL SPACE MAY INCLUDE ACCESSORY SERVICE USES AS ALLOWED PER PAR. 2 OF SECT. 10-202 OF THE Z.O.

PARKING TABULATION:

	REQUIRED	PROVIDED
PARKING - COMMERCIAL:		
EXISTING OFFICE BLDG (105,348 GSF) @ 3 SP/1,000 GSF:	316 SPACES	
PROPOSED RETAIL (B+C+F=12,043 GSF) @ 3 SP/1000 GSF (1):	37 SPACES	
TOTAL SPACES:	353 SPACES	
AFTER 20% REDUCTION (2):	283 SPACES	
PARKING - RESIDENTIAL:		
PROPOSED MULTI-FAMILY (240 DU x 1.6 SPACES PER UNIT):	384 SPACES	
GARAGE STRUCTURE:		610 SPACES
SURFACE PARKING:		57 SPACES
TOTAL SPACES:	667 SPACES	667 SPACES (3)

LOADING TABULATION:

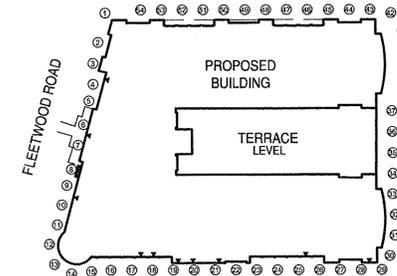
	REQUIRED	PROVIDED
EXISTING OFFICE BUILDING:		
OFFICE USE (105,348 SF) (PER CURRENT Z.O.)	MAX 5 SPACES	4 SPACES (EXISTING)
RETAIL USE (7,010 SF)	0 SPACES	
PROPOSED MULTI-FAMILY BUILDING		
RESIDENTIAL AND RELATED USE (D+E=258,773 SF)	4 SPACES	1 SPACE
RETAIL USE (5,033 SF)	0 SPACES	
TOTAL SPACES:	9 SPACES	5 SPACES

NOTES:

- USE SHOWN HEREIN WITH REGARD TO PARKING PROVISIONS FOR PROPOSED RETAIL USES IS AN ESTIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AND FINAL TENANT ASSIGNMENT.
- 20% REDUCTION REQUESTED FOR NON-RESIDENTIAL USES AS ALLOWED WITHIN MCLEAN CRD/CBD ZONE.
- FINAL PROVIDED PARKING QUANTITY AND LOCATION FOR BOTH THE RESIDENTIAL AND COMMERCIAL/RETAIL USES IS SUBJECT TO CHANGE WITH FINAL SITE PLAN AND FINAL SHARED PARKING AGREEMENTS.

AVERAGE GRADE TABULATIONS

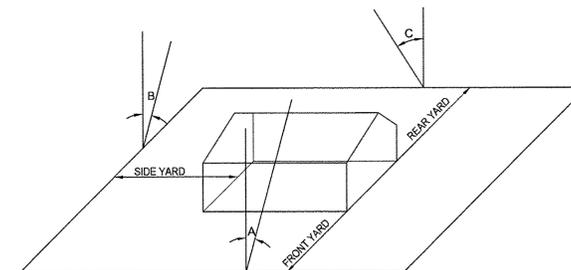
NUMBER	GRADE ELEVATION +
1	295.00
2	294.25
3	294.00
4	294.00
5	293.70
6	293.70
7	293.70
8	293.50
9	289.00
10	289.00
11	288.50
12	288.00
13	287.60
14	288.00
15	288.50
16	289.00
17	289.00
18	289.00
19	289.00
20	288.80
21	289.00
22	288.80
23	288.50
24	289.00
25	289.00
26	289.00
27	289.00
28	289.00
29	289.00
30	289.00
31	289.00
32	289.00
33	289.00
34	289.00
35	288.50
36	288.50
37	290.00
38	290.50
39	303.00
40	303.35
41	303.70
42	306.00
43	303.00
44	303.00
45	303.00
46	302.00
47	301.70
48	301.50
49	300.50
50	299.70
51	299.30
52	298.50
53	297.50
54	296.50
AVERAGE=	293.34



AVERAGE GRADE SPOT LOCATION

N.T.S.

NOTE: AVERAGE GRADE TABULATION IS PRELIMINARY. FOR INFORMATION ONLY AND IS SUBJECT TO CHANGE WITH FINAL DESIGN.



ANGLE OF BULK PLANE DETAIL

BULK REGULATION (SITE PERIPHERAL YARDS ONLY)

MULTI-FAMILY DWELLINGS:

PROPOSED BUILDING HEIGHT: ±75'
MINIMUM YARDS BASED ON R-30 ZONING DISTRICT: PROVIDING AFFORDABLE DWELLING UNITS

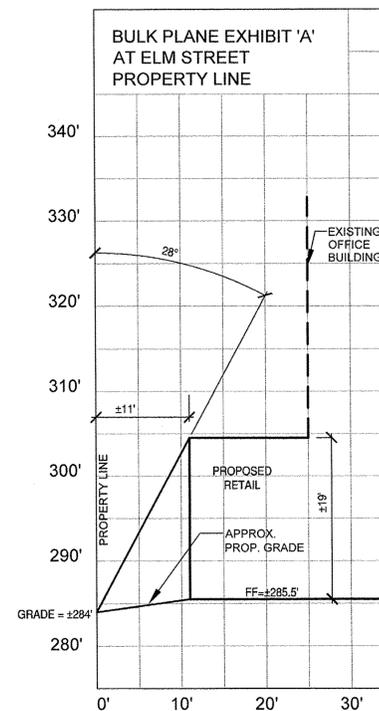
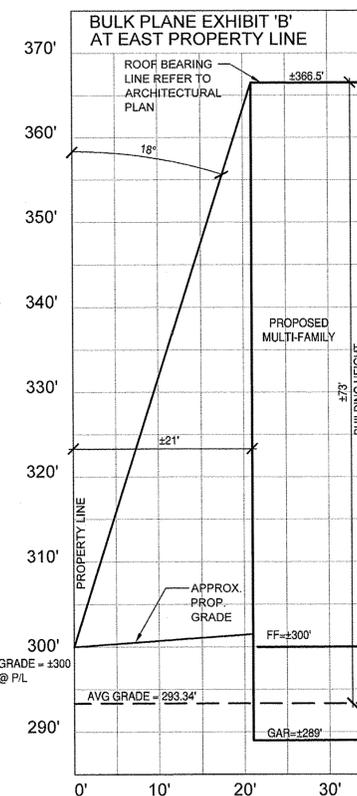
A. FRONT: BULK PLANE = 20° OR A MINIMUM OF 15 FEET
B. SIDE: BULK PLANE = 15° OR A MINIMUM OF 10 FEET
C. REAR: BULK PLANE = 15° OR A MINIMUM OF 15 FEET

COMMERCIAL / RETAIL BUILDINGS:

EXISTING OFFICE BUILDING HEIGHT: 90' (FROM AVERAGE GRADE, NOT INCLUDING PENTHOUSE)
PROPOSED RETAIL BUILDING ADDITION HEIGHT: ±19'

MINIMUM YARDS BASED ON C-4 ZONING DISTRICT:
A. FRONT: BULK PLANE = 25° OR A MINIMUM OF 40 FEET
B. SIDE: NO REQUIREMENT
C. REAR: BULK PLANE = 20° OR A MINIMUM OF 25 FEET

NOTE: THERE IS NO ANGLE OF BULK PLAN REQUIREMENT SPECIFIED FOR THE PRM DISTRICT, THIS GRAPHIC DEPICTION OF THE R-30 DISTRICT REQUIREMENT IS FOR INFORMATION ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE FOR THE PERIPHERY OF THE DISTRICT.



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Washington, DC 20007

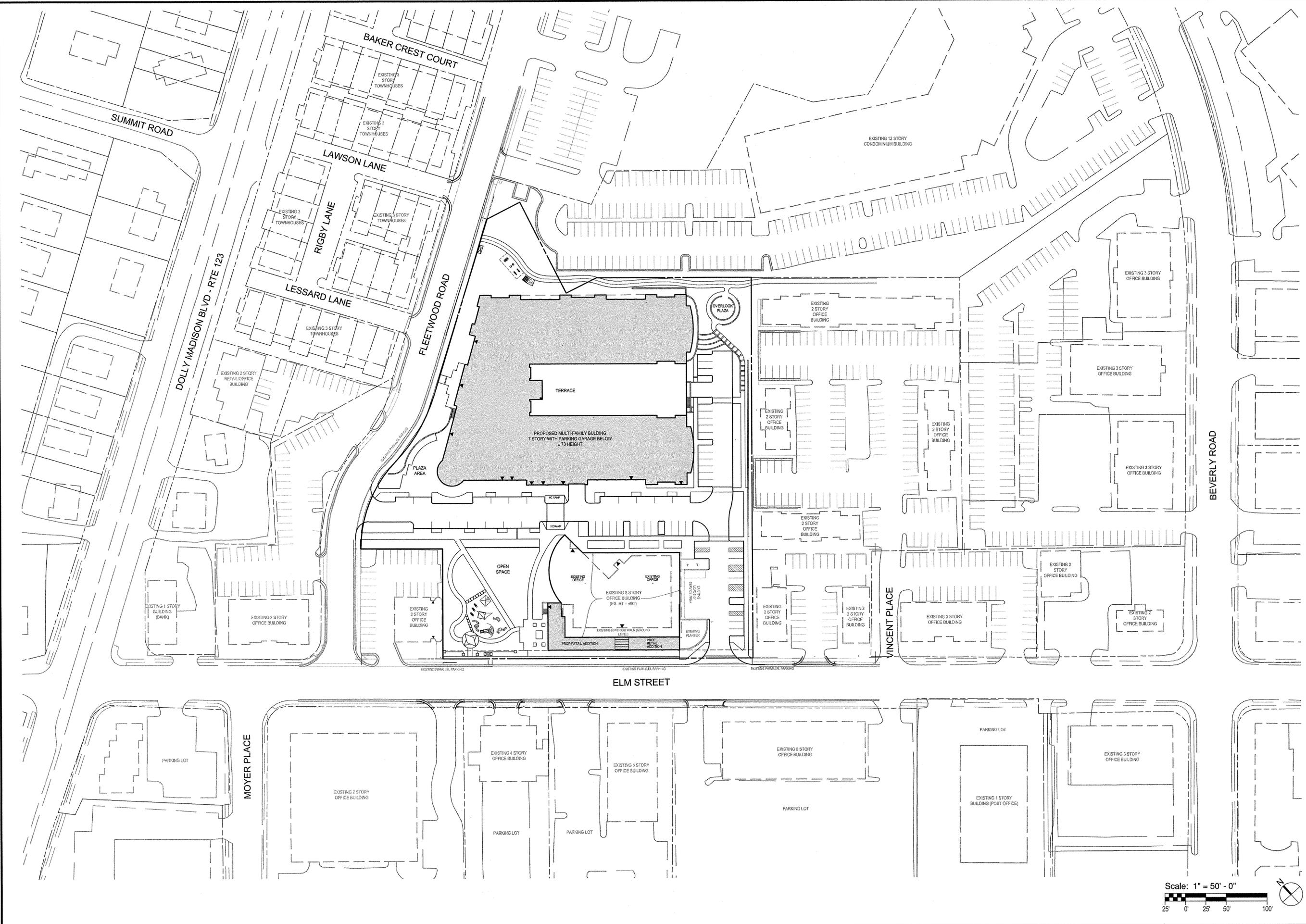
THE JBG COMPANIES
Elm Street Residential, LLC
4445 Willard Avenue
Suite 2100
Cherry Chase, MD 20815

LANDSCAPE ARCHITECT
MATTHEW J. TRUSCHER
Lic. No. 000892

NOTES AND TABULATIONS
6862 ELM STREET
FAIRFAX COUNTY, VIRGINIA
DRANESVILLE DISTRICT

DATE	DESCRIPTION
10/24/12	PER COUNTY COMMENTS
8/16/13	SUBMISSION
10/24/13	SUBMISSION
03/10/14	SUBMISSION
05/02/14	SUBMISSION
06/01/14	SUBMISSION

DATE : SEPTEMBER 2012
SCALE : H: V:
FILE No. 7470-D-ZP-001



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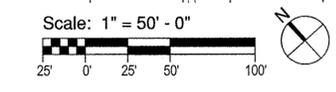
THE JBG COMPANIES'
 Elm Street Residential, LLC
 4445 Willard Avenue
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 Chevy Chase, MD 20815

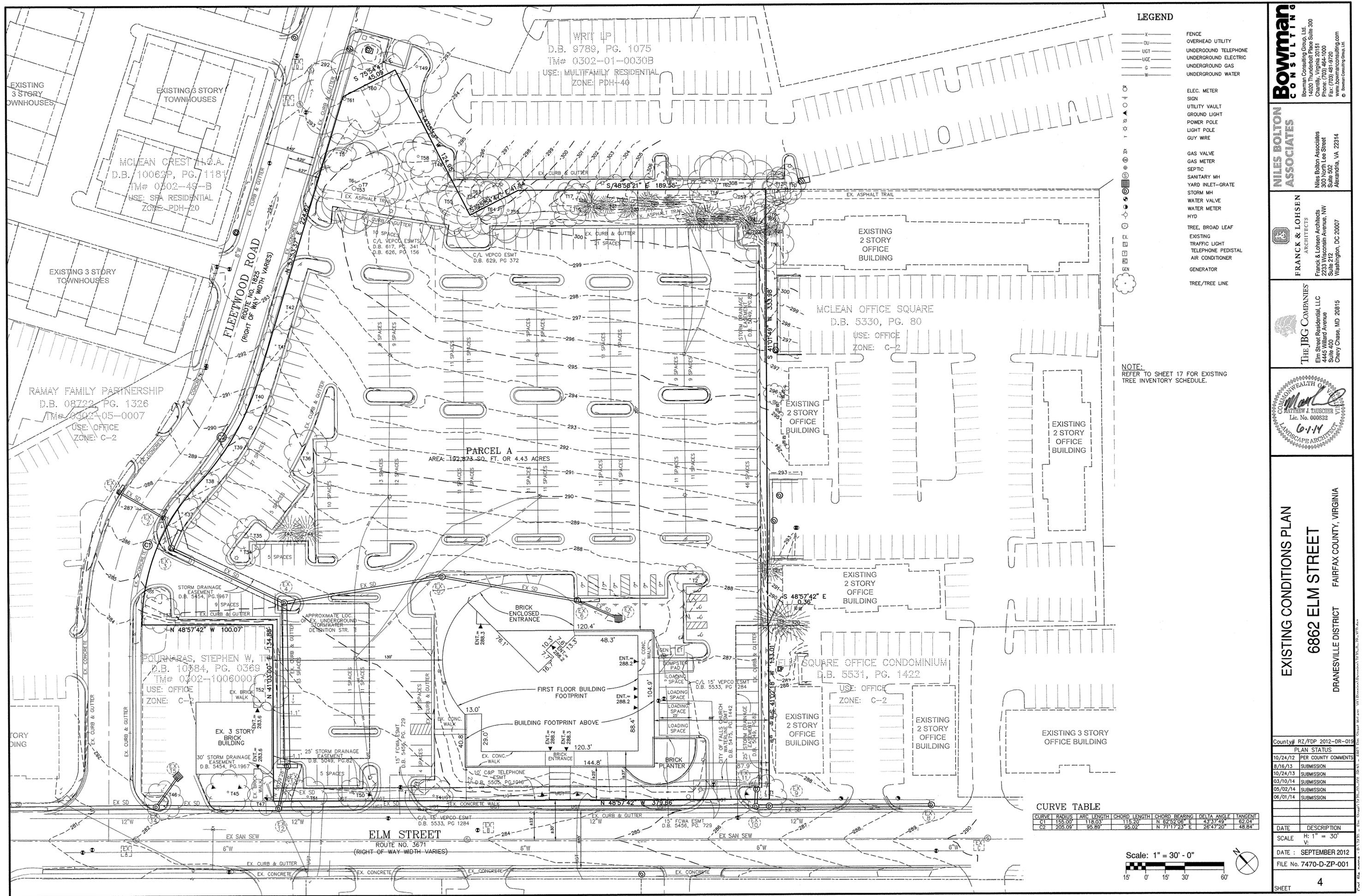


CONTEXT PLAN
6862 ELM STREET
 DRANESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA

DATE	DESCRIPTION
10/24/12	PER COUNTY COMMENTS
8/16/13	SUBMISSION
10/24/13	SUBMISSION
03/10/14	SUBMISSION
05/02/14	SUBMISSION
06/01/14	SUBMISSION

DATE	DESCRIPTION
SCALE	H: 1" = 50' V: 1" = 50'
DATE	SEPTEMBER 2012
FILE No.	7470-D-ZP-001
SHEET	3





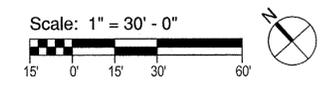
LEGEND

X	FENCE
OU	OVERHEAD UTILITY
UGT	UNDERGROUND TELEPHONE
UGE	UNDERGROUND ELECTRIC
UGG	UNDERGROUND GAS
UWG	UNDERGROUND WATER
ELEC. METER	
SIGN	
UTILITY VAULT	
GROUND LIGHT	
POWER POLE	
LIGHT POLE	
GUY WIRE	
GAS VALVE	
GAS METER	
SEPTIC	
SANITARY MH	
YARD INLET-GRATE	
STORM MH	
WATER VALVE	
WATER METER	
HYD	
TREE, BROAD LEAF	
EXISTING	
TRAFFIC LIGHT	
TELEPHONE PEDISTAL	
AIR CONDITIONER	
GENERATOR	
TREE/TREE LINE	

NOTE:
REFER TO SHEET 17 FOR EXISTING
TREE INVENTORY SCHEDULE.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	155.00'	118.03'	115.20'	N 62°52'06" E	43°37'49"	62.04'
C2	205.09'	95.89'	95.02'	N 71°17'23" E	26°47'20"	48.84'



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COMMONWEALTH OF VIRGINIA
LANDSCAPE ARCHITECT
MATTHEW J. TAUSCHER
Lic. No. 000832
6-11

EXISTING CONDITIONS PLAN
6862 ELM STREET
FAIRFAX COUNTY, VIRGINIA
DRANESVILLE DISTRICT

County# RZ/FDP 2012-DR-019
PLAN STATUS
10/24/12 PER COUNTY COMMENTS
8/16/13 SUBMISSION
10/24/13 SUBMISSION
03/10/14 SUBMISSION
05/02/14 SUBMISSION
06/01/14 SUBMISSION

DATE	DESCRIPTION
SCALE	H: 1" = 30'
	V:
DATE	SEPTEMBER 2012
FILE No.	7470-D-ZP-001
SHEET	4



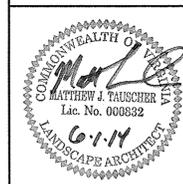
1 RESIDENTIAL BUILDING - FLEETWOOD ENTRANCE (WEST) ELEVATION
 3/32" = 1'-0"

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ILLUSTRATIVE ARCHITECTURAL ELEVATIONS - RESIDENTIAL BLDG. (1 OF 3)
 6862 ELM STREET
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE	DESCRIPTION
10/24/12	PER COUNTY COMMENTS
8/16/13	SUBMISSION
10/24/13	SUBMISSION
03/10/14	SUBMISSION
06/02/14	SUBMISSION
06/30/14	SUBMISSION
06/01/14	SUBMISSION

DATE	DESCRIPTION
SCALE	H: V:
DATE	MAY 2014
FILE No.	7470-D-ZP-001
SHEET	6

NOTE:
 ARCHITECTURAL ELEVATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE AND INFORMATION PURPOSES ONLY TO SHOW GENERAL CHARACTER AND INTENT AND ARE SUBJECT TO CHANGE WITH FINAL DESIGN.

County# RZ/FDP 2012-DR-019
 PLAN STATUS
 10/24/12 PER COUNTY COMMENTS
 8/16/13 SUBMISSION
 10/24/13 SUBMISSION
 03/10/14 SUBMISSION
 06/02/14 SUBMISSION
 06/30/14 SUBMISSION
 06/01/14 SUBMISSION
 DATE DESCRIPTION
 SCALE H: V:
 DATE : MAY 2014
 FILE No. 7470-D-ZP-001
 SHEET 6
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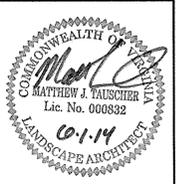
1 RESIDENTIAL BUILDING - GARAGE ENTRANCE (SOUTH) ELEVATION
 3/32" = 1'-0"

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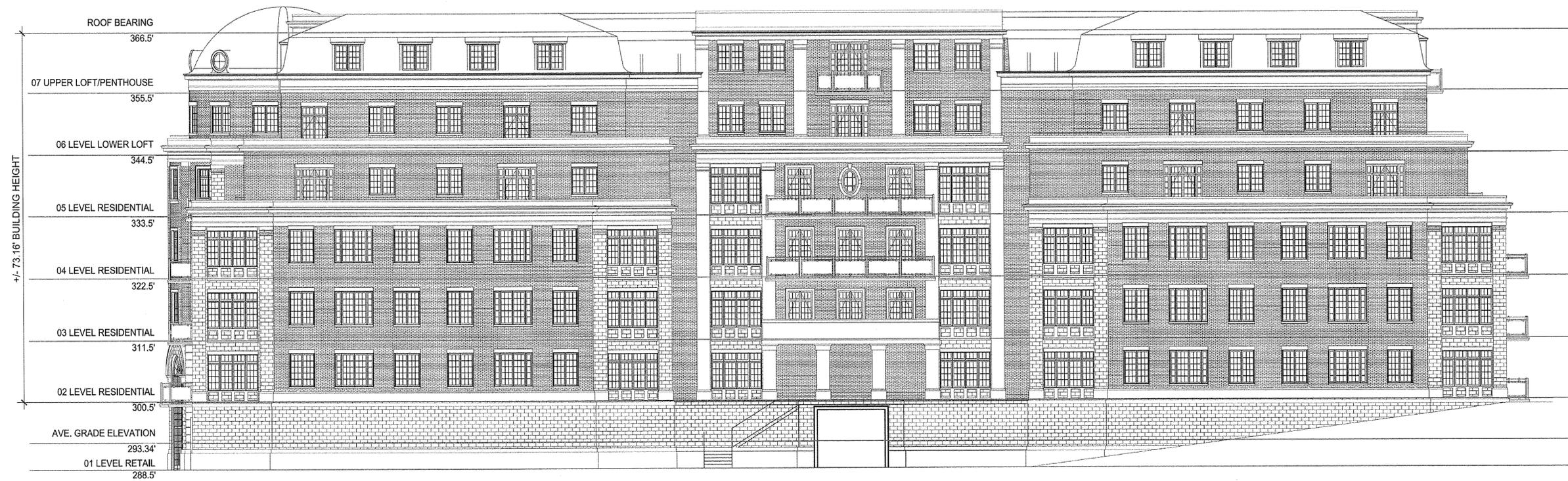
ILLUSTRATIVE ARCHITECTURAL ELEVATIONS - RESIDENTIAL BLDG. (1 OF 3)
 6862 ELM STREET
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

County#	RZ/FDP	2012-DR-019
10/24/12	PER COUNTY COMMENTS	
8/16/13	SUBMISSION	
10/24/13	SUBMISSION	
03/10/14	SUBMISSION	
05/02/14	SUBMISSION	
05/30/14	SUBMISSION	
06/01/14	SUBMISSION	

DATE	DESCRIPTION
SCALE	H: V:
DATE	MAY 2014
FILE No.	7470-D-ZP-001
SHEET	7

NOTE:
 ARCHITECTURAL ELEVATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE AND INFORMATION PURPOSES ONLY TO SHOW GENERAL CHARACTER AND INTENT AND ARE SUBJECT TO CHANGE WITH FINAL DESIGN.

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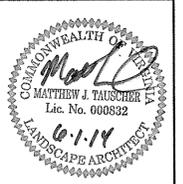
1 RESIDENTIAL BUILDING - LOADING DOCK (EAST) ELEVATION
3/32" = 1'-0"

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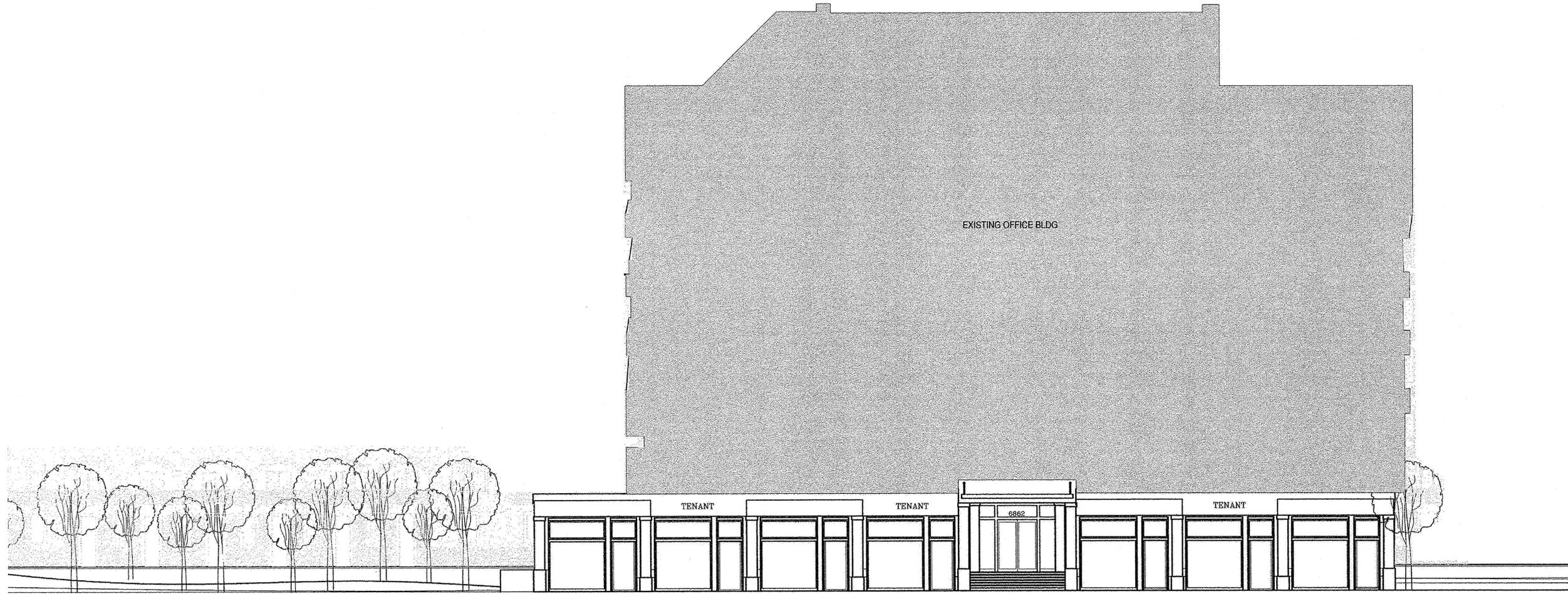
ILLUSTRATIVE ARCHITECTURAL ELEVATIONS - RESIDENTIAL BLDG. (3 OF 3)
6862 ELM STREET
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESCRIPTION
10/24/12	PER COUNTY COMMENTS
8/18/13	SUBMISSION
10/24/13	SUBMISSION
03/10/14	SUBMISSION
05/02/14	SUBMISSION
05/30/14	SUBMISSION
08/01/14	SUBMISSION

County#	RZ/FDP 2012-DR-019
PLAN STATUS	
DATE	MAY 2014
FILE No.	7470-D-ZP-001
SHEET	8

NOTE:
ARCHITECTURAL ELEVATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE AND INFORMATION PURPOSES ONLY TO SHOW GENERAL CHARACTER AND INTENT AND ARE SUBJECT TO CHANGE WITH FINAL DESIGN.

Code file name : Z:\Arch\21\12080\00_Rev000\14_0530_Zoning_Response_Arch_Sheets\0140530.dwg



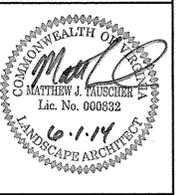
1 RETAIL BUILDING - ELM STREET ELEVATION
N.T.S.

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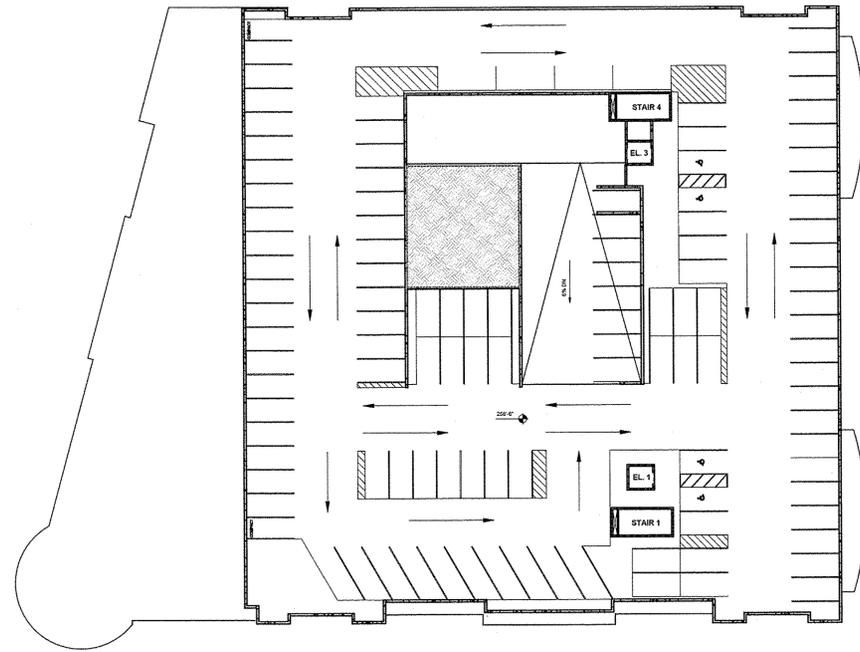
ILLUSTRATIVE ARCHITECTURAL ELEVATIONS - OFFICE-RETAIL BLDG.
6862 ELM STREET
DRANESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA

DATE	DESCRIPTION
10/24/12	PER COUNTY COMMENTS
8/16/13	SUBMISSION
10/24/13	SUBMISSION
03/10/14	SUBMISSION
05/02/14	SUBMISSION
05/30/14	SUBMISSION
06/01/14	SUBMISSION

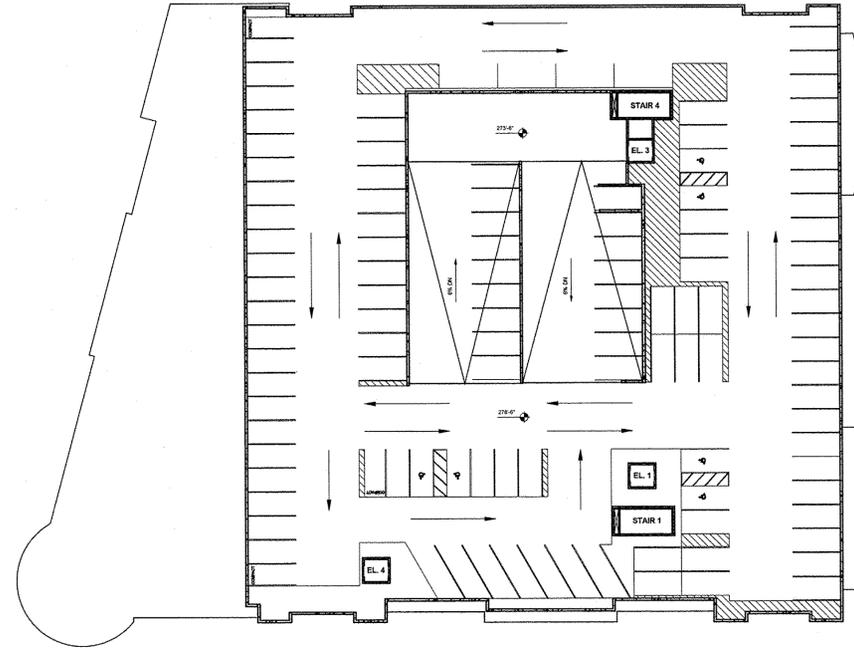
County#	RZ/FDP 2012-DR-019
PLAN STATUS	
SCALE	H: V:
DATE	MAY 2014
FILE No.	7470-D-ZP-001
SHEET	9

NOTE:
ARCHITECTURAL ELEVATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE AND INFORMATION PURPOSES ONLY TO SHOW GENERAL CHARACTER AND INTENT AND ARE SUBJECT TO CHANGE WITH FINAL DESIGN.

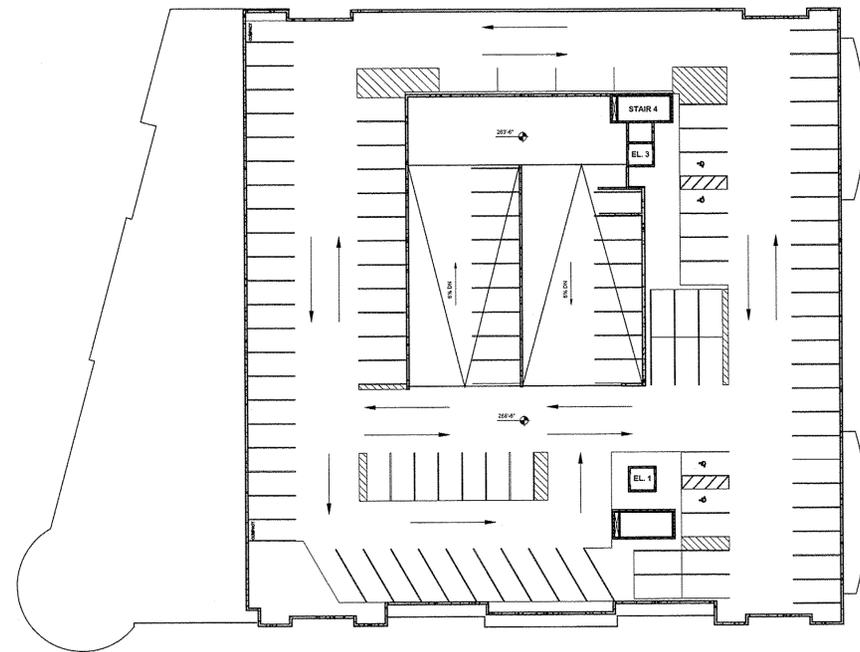
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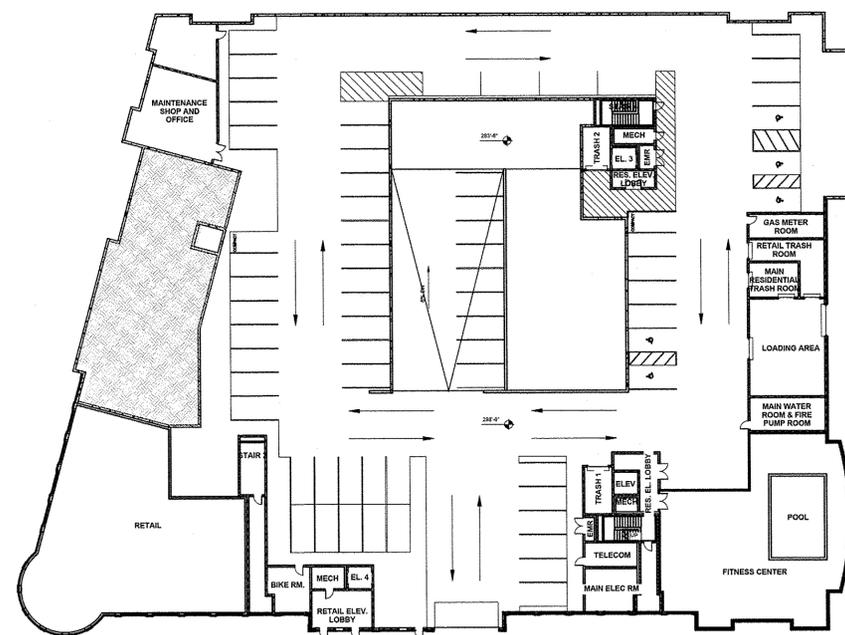
4 **PARKING LEVEL 4**
1/32" = 1'-0"



2 **PARKING LEVEL 2**
1/32" = 1'-0"



3 **PARKING LEVEL 3**
1/32" = 1'-0"



1 **PARKING LEVEL 1**
1/32" = 1'-0"

NOTE:
GARAGE DIAGRAMS AND PARKING NUMBERS ARE FOR INFORMATION AND ILLUSTRATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL DESIGN.

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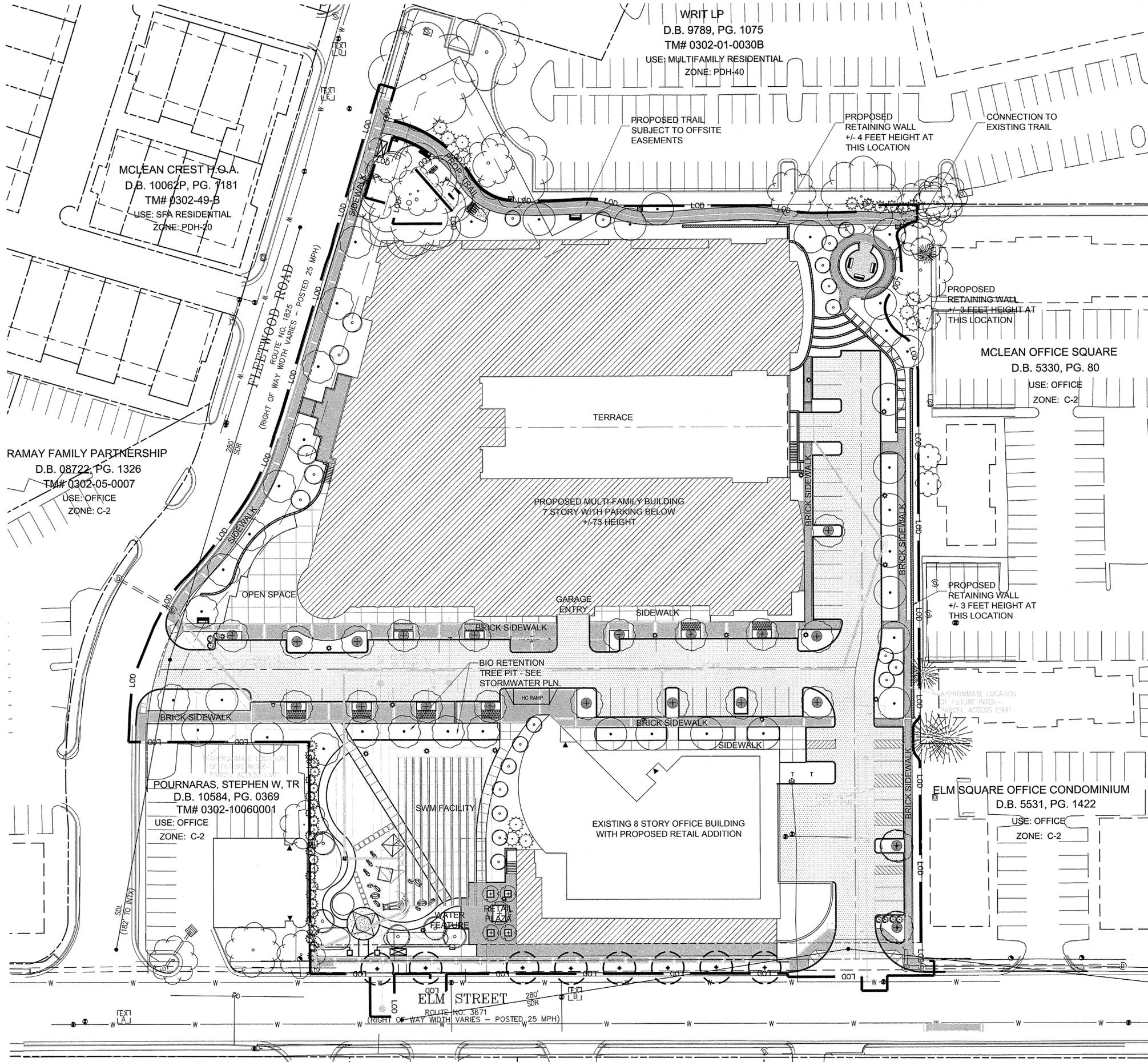


SCHEMATIC GARAGE FLOOR PLANS
6862 ELM STREET
FAIRFAX COUNTY, VIRGINIA
DRANESVILLE DISTRICT

DATE	DESCRIPTION
10/24/12	PER COUNTY COMMENTS
8/16/13	SUBMISSION
10/24/13	SUBMISSION
03/10/14	SUBMISSION
05/02/14	SUBMISSION
05/20/14	SUBMISSION
08/01/14	SUBMISSION

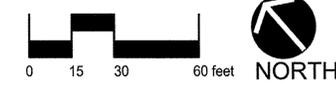
DATE	DESCRIPTION
SCALE	H:
	V:
DATE	MAY 2014
FILE No.	7470-D-ZP-001
SHEET	10

County# RZ/FDP 2012-DR-019
Cod file name : Z:\Arch\2\12080\00_Parking\14_0530_Zoning_Responses_Arch_Sheets\01P_Sheet10_20140530.dwg



- ### CONCEPT PLANT SCHEDULE
- CANOPY TREES (CATEGORY III, 3" CAL.)**
 - RED MAPLE, *ACER RUBRUM*
 - PECAN, *CARYLA ILLINOENSIS*
 - SWEET GUM, *LIGUIDAMBAR STRACIFLUA 'CHEROKEE'*
 - TULIP POPLAR, *LIRIDENDRON TULIPIFERA*
 - BLACK GUM, *NYSSA SYLVATICA*
 - SCARLET OAK, *QUERCUS COCCINEA*
 - PIN OAK, *QUERCUS PALUSTRIS*
 - WILLOW OAK, *QUERCUS PHELLOS*
 - CANOPY TREES (CATEGORY IV, 3" CAL.)**
 - RED MAPLE, *ACER RUBRUM*
 - PECAN, *CARYLA ILLINOENSIS*
 - SWEET GUM, *LIGUIDAMBAR STRACIFLUA 'CHEROKEE'*
 - TULIP POPLAR, *LIRIDENDRON TULIPIFERA*
 - BLACK GUM, *NYSSA SYLVATICA*
 - SCARLET OAK, *QUERCUS COCCINEA*
 - PIN OAK, *QUERCUS PALUSTRIS*
 - WILLOW OAK, *QUERCUS PHELLOS*
 - INTERIOR PARKING LOT (CATEGORY IV, 3" CAL.)**
 - WILLOW OAK, *QUERCUS PHELLOS*
 - SMALL ORNAMENTAL TREES (CATEGORY II, 2" CAL.)**
 - DOWNY SERVICEBERRY, *AMELANCHIER LAEVIS*
 - AMERICAN HORNBEECH, *CARPINUS CAROLINIANA*
 - REDBUD, *CERCIS CANADENSIS*
 - CRAPE MYRTLE, *LAGERSTROEMIA INDICA*
 - SWEETBAY MAGNOLIA, *MAGNOLIA VIRGINIANA*
 - SOURWOOD, *OXYDENDRUM ARBOREUM*
 - MEDIUM EVERGREEN TREE (CATEGORY II, 2" CAL.)**
 - AMERICAN HOLLY, *ILEX OPACA*
 - EASTERN RED CEDAR, *JUNIPERUS VIRGINIANA*
 - SMALL EVERGREEN TREE (CATEGORY I, 7-8' HT.)**
 - FOSTER HOLLY, *ILEX X ATTENUATA 'FOSTER #2'*
 - AMERICAN ARBORVITAE, *THUJA OCCIDENTALIS 'NIGRA'*
 - SHRUBS**
 - DWARF SUMMERSWEET, *CLETHRA ALNIFOLIA 'HUMMINGBIRD'*
 - VIRGINIA SWEETSPICE, *TEA VIRGINICA 'HENRY'S GARNET'*
 - CHERRY LAUREL, *PRUNUS LAUROCEASUS 'OTTO LUKEN'*
 - SCHIP LAUREL, *PRUNUS 'SCHIPKAENSIS'*
 - EXISTING TREES (PRESERVATION SUBJECT TO FINAL ENGINEERING)
 - PROPOSED STREET TREES ALONG ELM STREET (NOT INCLUDED IN TREE CANOPY COVERAGE CALCULATIONS)
 - PEDESTRIAN LIGHTING
 - PROPERTY LINE
 - APPROXIMATE LIMITS OF DISTURBANCE (SUBJECT TO CHANGE WITH FINAL ENGINEERING)
 - (P-SD) PROPOSED STORM DRAIN
 - (P-SS) PROPOSED SANITARY SEWER
 - (P-W) PROPOSED WATER LINE
 - PROPOSED EXPANDED SOIL PANEL, SEE SHEET 19 FOR DETAIL
 - INTERIOR PARKING LOT AREA (+/- 24,115 SQ.FT.)

NOTES:
 1) LOCATIONS OF PROPOSED LIGHTS, UTILITIES, AND EASEMENTS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL SITE PLAN.
 2) THE ABOVE PLANT LIST SHOWS INTENT AND CHARACTER OF DEVELOPMENT ONLY. FINAL PLANT LIST AND DESIGN SUBJECT TO CHANGE WITH FINAL SITE PLAN AND PRIOR ISSUANCE OF BUILDING PERMIT.
 3) THE STREETScape/LANDSCAPE SHOWN HEREON IS SUBJECT TO APPROVAL OF FCDOT, VDOT, AND THE FIRE MARSHAL, AS APPLICABLE.



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CONCEPTUAL LANDSCAPE PLAN

6862 ELM STREET

FAIRFAX COUNTY, VIRGINIA

County# RZ/FDP 2012-DR-019

PLAN STATUS

DATE	DESCRIPTION
10/24/12	PER COUNTY COMMENTS
8/16/13	SUBMISSION
10/24/13	SUBMISSION
03/10/14	SUBMISSION
05/02/14	SUBMISSION
06/30/14	SUBMISSION
08/01/14	SUBMISSION

DATE

DESCRIPTION

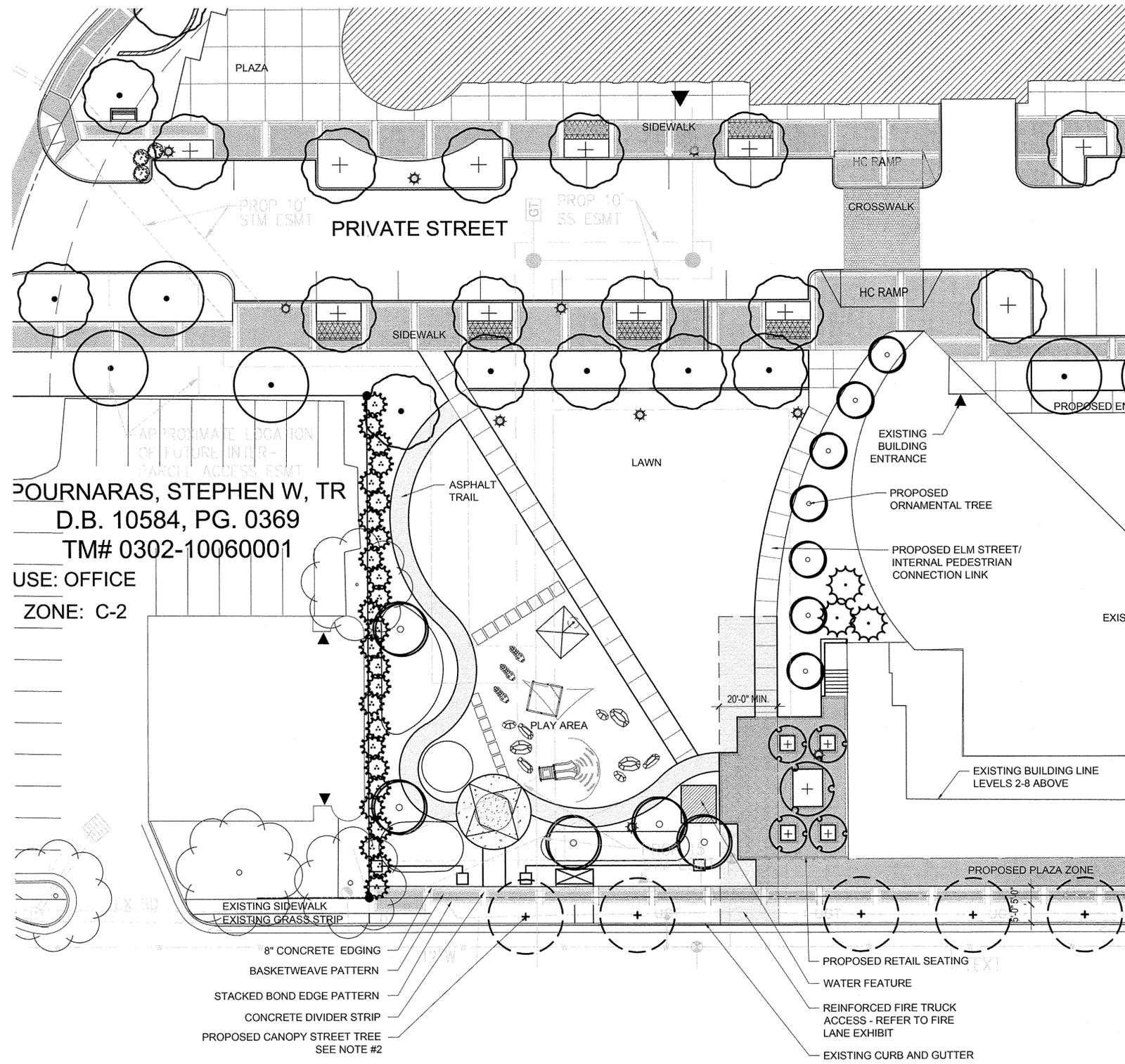
SCALE

DATE : MAY 2014

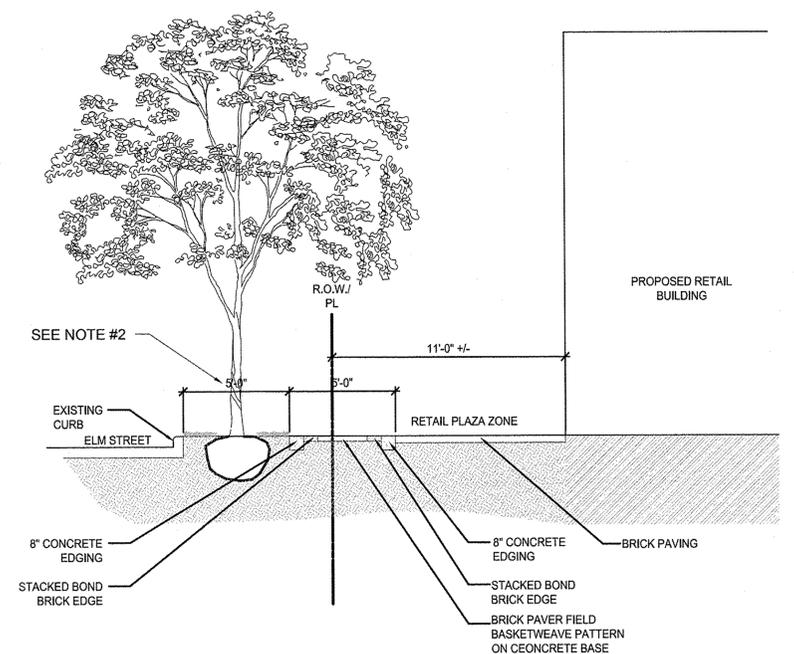
FILE No. 7470-D-ZP-001

SHEET 11

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2 **ELM STREET STREETScape SECTION B-B**
1/4" = 1'-0"



POURNARAS, STEPHEN W, TR
D.B. 10584, PG. 0369
TM# 0302-10060001
USE: OFFICE
ZONE: C-2

1 **ELM STREET STREETScape AND RETAIL ZONE PLAN**
1/16" = 1'-0"

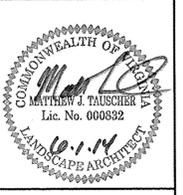
- NOTE:
- 1) ELM STREET STREETScape IS USING DESIGN STANDARD CATEGORY G- OPTIONAL DESIGN A, APPENDIX 3 OF THE MCLAN CENTRAL BUSINESS DISTRICT STANDARDS DATED 05/05/08.
 - 2) APPLICANT REQUESTS WAIVER OF THE MINIMUM (4') SETBACK OF TREE STEM FROM A RESTRICTIVE BARRIER
 - 3) THE PRIVATE STREET IS USING DESIGN STANDARD CATEGORY G STREETScape IS OPTIONAL DESIGN A, APPENDIX 3 AS DESCRIBED IN MCLAN CENTRAL BUSINESS DISTRICT OPEN SPACE DESIGN STANDARDS DATED 05/05/08.
 - 4) LIGHTING AND STREET FURNISHING DESIGN WILL COMPLY WITH APPENDIX 6 & 7 OF THE MCLAN OPEN SPACE DESIGN STANDARDS DATED 05/05/08.

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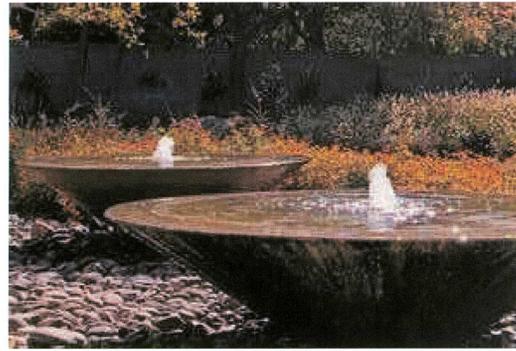
ELM STREET STREETScape- OPEN SPACE PLAN
6862 ELM STREET
FAIRFAX COUNTY, VIRGINIA
DRANESVILLE DISTRICT

DATE	DESCRIPTION
10/24/12	PER COUNTY COMMENTS
8/16/13	SUBMISSION
10/24/13	SUBMISSION
03/10/14	SUBMISSION
05/02/14	SUBMISSION
05/30/14	SUBMISSION
06/01/14	SUBMISSION

DATE: MAY 2014
SCALE: H:
V:
FILE No. 7470-D-ZP-001
SHEET **12**



Cad file name : Z_Vect12_V170801_Land04_04_Docs\Sheet12.dwg



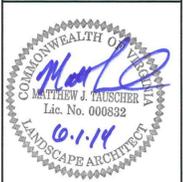
NOTE:
 1) ALL ELEMENTS AND LOCATIONS, IN THE OPEN SPACE AREA, ARE APPROXIMATE AND SUBJECT TO FINAL ENGINEERING AND SITE PLAN DESIGN.
 - THIS INCLUDES, BUT IS NOT LIMITED TO:
 1) LOOSE PARTS PLAY AREA
 2) WATER FEATURE
 3) RAIN GARDENS
 4) SENSORY GARDENS

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ELM STREET STREETSCAPE- OPEN SPACE PLAN
 6862 ELM STREET
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

County# RZ/FDP 2012-DR-019
 PLAN STATUS

DATE	DESCRIPTION
10/24/12	PER COUNTY COMMENTS
8/16/13	SUBMISSION
10/24/13	SUBMISSION
03/10/14	SUBMISSION
05/02/14	SUBMISSION
05/30/14	SUBMISSION
06/01/14	SUBMISSION

DATE	DESCRIPTION
SCALE	H: V:
DATE	MAY 2014
FILE No.	7470-D-ZP-001

SHEET **12A**

2 WATER FEATURE- EXAMPLES
 NOT TO SCALE



1 ELM STREET OPEN SPACE PLAN
 NOT TO SCALE



NOTE:
 1) ALL ELEMENTS AND LOCATIONS, IN THE OPEN SPACE AREA, ARE APPROXIMATE AND SUBJECT TO FINAL ENGINEERING AND SITE PLAN DESIGN.
 - THIS INCLUDES, BUT IS NOT LIMITED TO:
 1) LOOSE PARTS PLAY AREA
 2) WATER FEATURE
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COMMONWEALTH OF VIRGINIA
 MATTHEW J. TAUSCHER
 Lic. No. 000832
 0-1-14
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ELM STREET STREETSCAPE- OPEN SPACE
 ELEVATION
 6862 ELM STREET
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

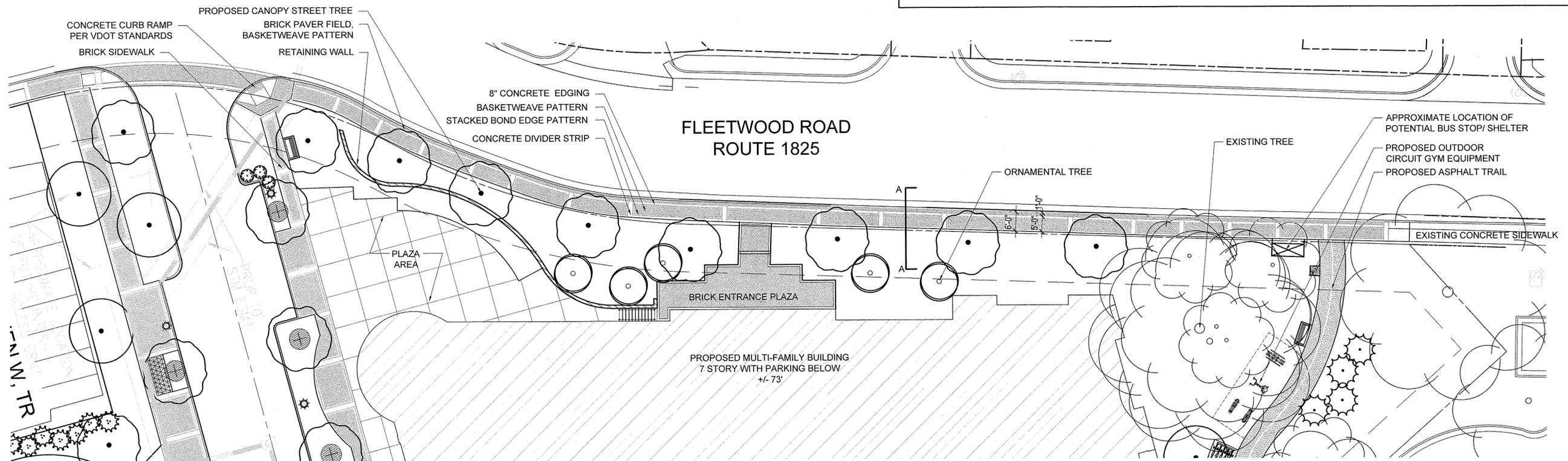
DATE	DESCRIPTION
10/24/12	PER COUNTY COMMENTS
8/16/13	SUBMISSION
10/24/13	SUBMISSION
03/10/14	SUBMISSION
05/02/14	SUBMISSION
05/30/14	SUBMISSION
06/01/14	SUBMISSION

DATE: MAY 2014
 SCALE: H: V:
 FILE No. 7470-D-ZP-001

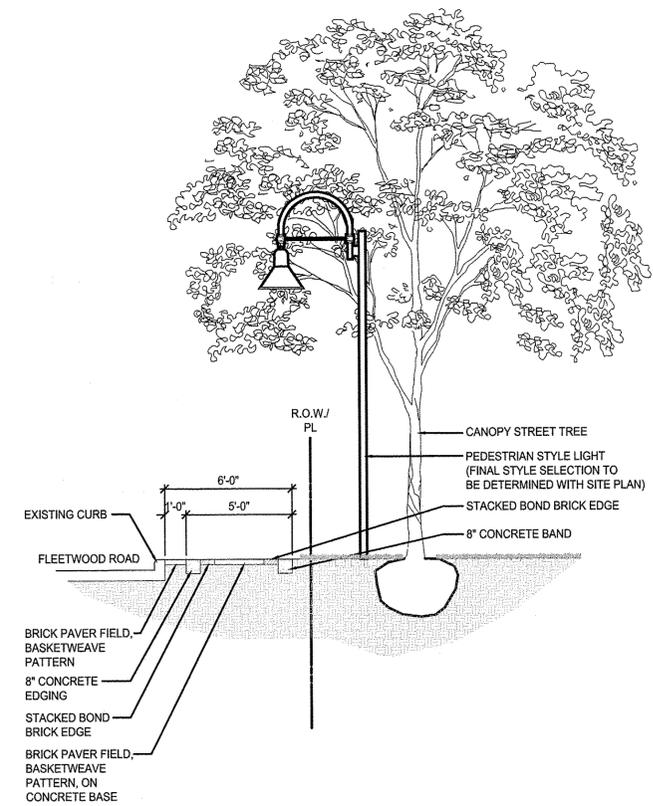
SHEET 12B

1 ELM STREET OPEN SPACE ELEVATION
 NOT TO SCALE

- NOTE:
- 1) ELM STREET STREETScape IS USING DESIGN STANDARD CATEGORY G- OPTIONAL DESIGN A, APPENDIX 3 OF THE MCLAN CENTRAL BUSINESS DISTRICT STANDARDS DATED 05/05/08.
 - 2) THE STREETScape/LANDSCAPE SHOWN HEREON IS SUBJECT TO APPROVAL OF THE FCDOT, VDOT, AND THE FIRE MARSHAL, AS APPLICABLE.
 - 3) PRIVATE STREET USING DESIGN STANDARD CATEGORY G STREETScape IS OPTIONAL DESIGN A, APPENDIX 3 AS DESCRIBED IN MCLAN CENTRAL BUSINESS DISTRICT OPEN SPACE DESIGN STANDARDS DATED 05/05/08.
 - 4) LIGHTING AND STREET FURNISHING DESIGN WILL COMPLY WITH APPENDIX 6 & 7 OF THE MCLAN OPEN SPACE DESIGN STANDARDS DATED 05/05/08.
 - 5) THE OUTDOOR FITNESS EQUIPMENT SHOWN IS SUBJECT TO FINAL ENGINEERING AND SITE PLAN DESIGN. THE EQUIPMENT SHOWN IS AN EXAMPLE OF WHAT COULD BE PROVIDED.



1 FLEETWOOD ROAD OPEN SPACE PLAN
1/16" = 1'-0"



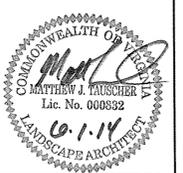
2 FLEETWOOD ROAD STREETScape SECTION A-A
1/4" = 1'-0"

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FLEETWOOD STREETScape - OPEN SPACE PLAN
6862 ELM STREET
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESCRIPTION
10/24/12	PLAN STATUS
8/16/13	SUBMISSION
10/24/13	SUBMISSION
03/10/14	SUBMISSION
05/02/14	SUBMISSION
05/30/14	SUBMISSION
06/01/14	SUBMISSION

DATE: MAY 2014
FILE No. 7470-D-ZP-001
SHEET 13



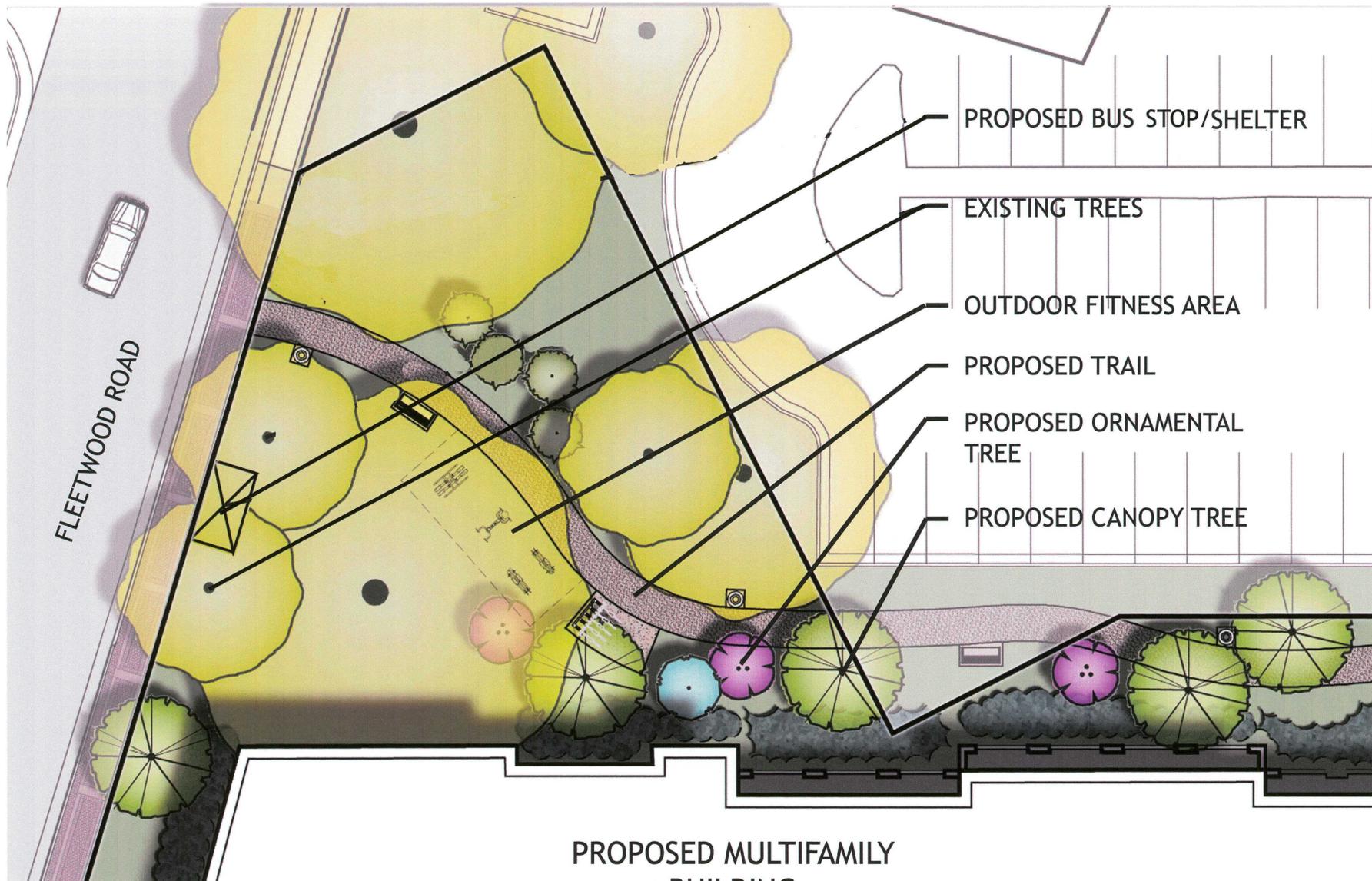
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NOTE:

1) THE OUTDOOR FITNESS EQUIPMENT AND LOCATION SHOWN IS SUBJECT TO FINAL ENGINEERING AND SITE PLAN DESIGN. THE EQUIPMENT, IN THE PHOTOS, IS AN EXAMPLE OF WHAT COULD BE PROVIDED.

2 OUTDOOR FITNESS EQUIPMENT- EXAMPLES
NOT TO SCALE



PROPOSED BUS STOP/SHELTER

EXISTING TREES

OUTDOOR FITNESS AREA

PROPOSED TRAIL

PROPOSED ORNAMENTAL TREE

PROPOSED CANOPY TREE

PROPOSED MULTIFAMILY BUILDING
7 Story with Parking Below

1 FLEETWOOD ROAD OPEN SPACE PLAN
NOT TO SCALE

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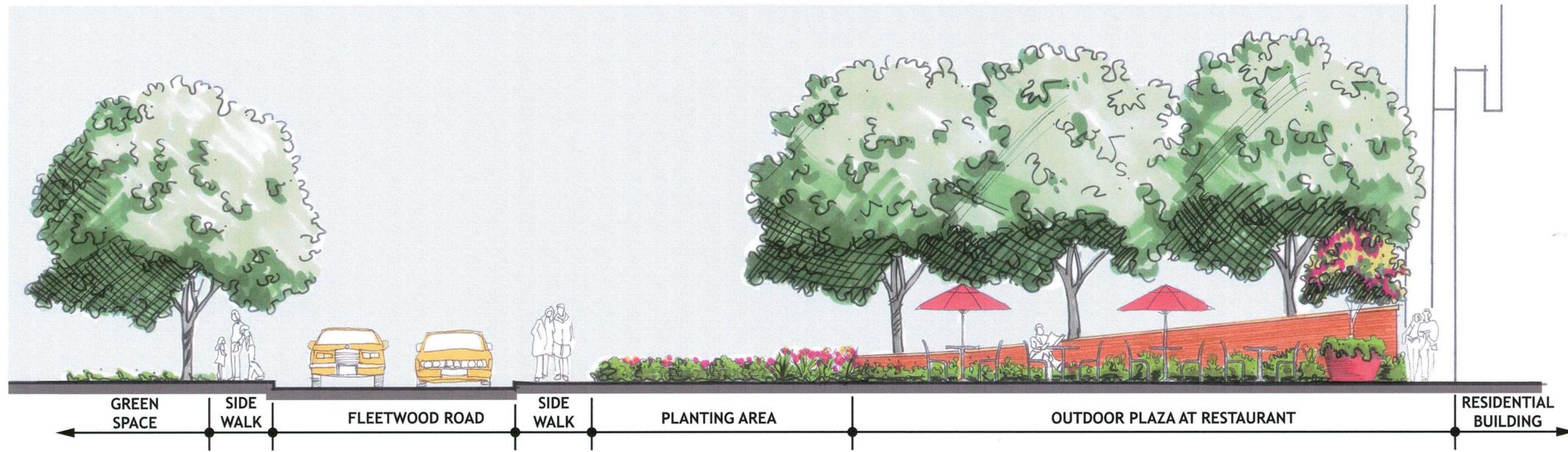
COMMONWEALTH OF VIRGINIA
MATTHEW J. HERSHBERG, AIA
Lic. No. 000832
6-1-14
LANDSCAPE ARCHITECT

FLEETWOOD STREETSCAPE - OPEN SPACE PLAN
6862 ELM STREET
DRAVESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA

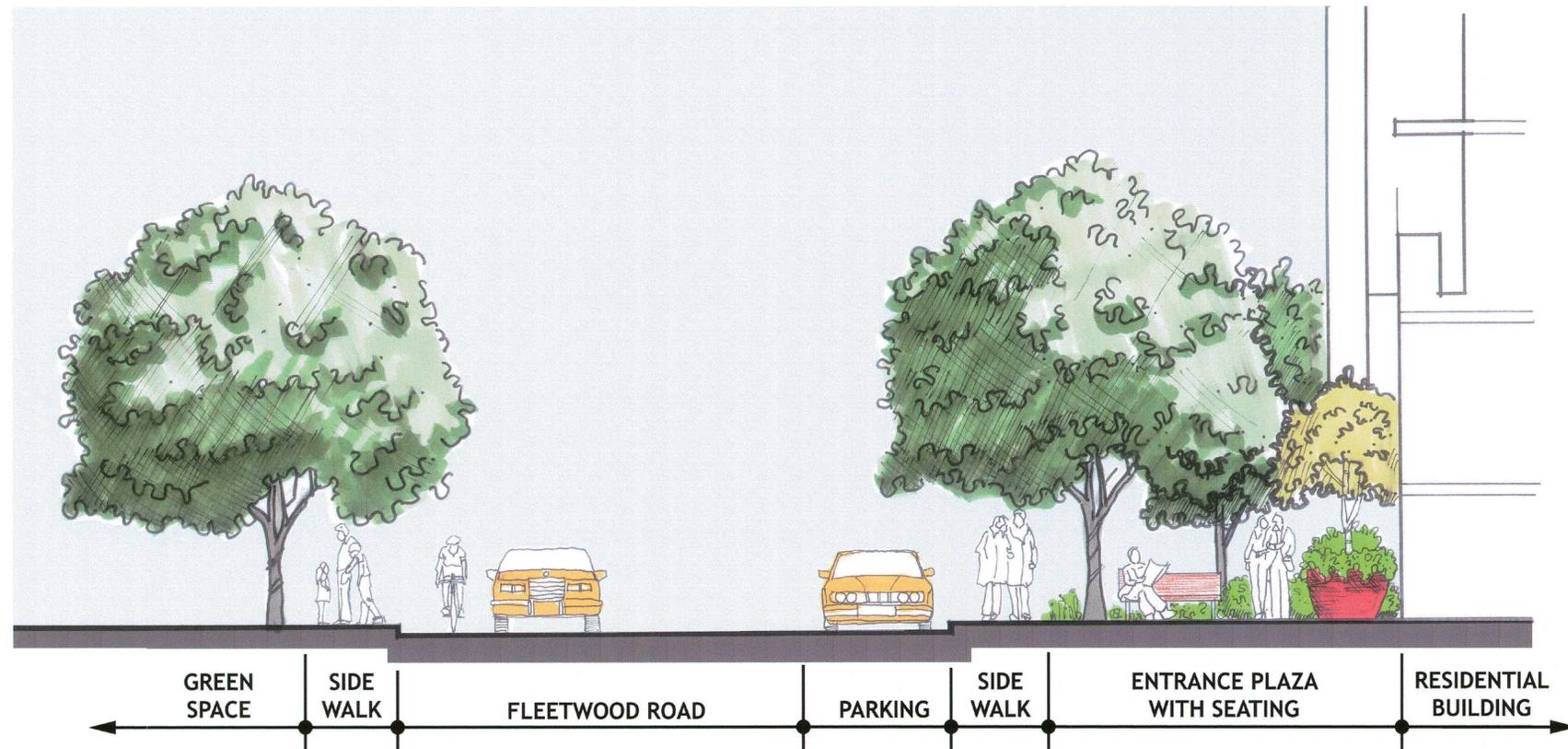
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10/24/13	SUBMISSION
03/10/14	SUBMISSION
05/02/14	SUBMISSION
05/30/14	SUBMISSION
06/01/14	SUBMISSION

DATE : MAY 2014
SCALE : H: V:
FILE No. 7470-D-ZP-001





2 FLEETWOOD ROAD STREETSCAPE SECTION AT OUTDOOR PLAZA
NOT TO SCALE



1 FLEETWOOD ROAD STREETSCAPE SECTION AT BUILDING ENTRANCE
NOT TO SCALE

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COMMONWEALTH OF VIRGINIA
Matthew J. Tauscher
Lic. No. 000892
6-1-14
LANDSCAPE ARCHITECT

FLEETWOOD STREETSCAPE -
OPEN SPACE SECTION
6862 ELM STREET
FAIRFAX COUNTY, VIRGINIA
DRANESVILLE DISTRICT

County# RZ/FDP 2012-DR-019

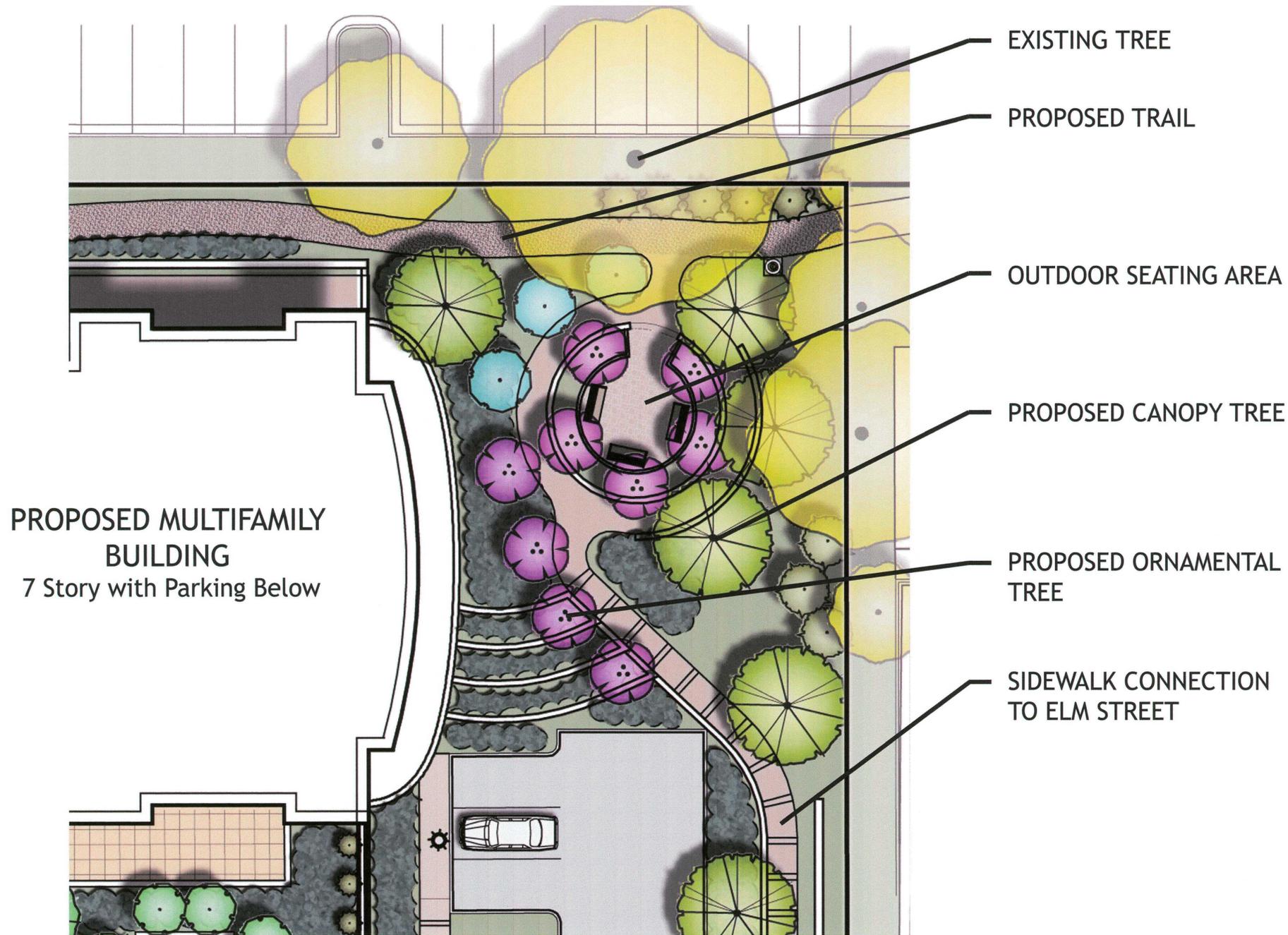
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10/24/12	PER COUNTY COMMENTS
8/16/13	SUBMISSION
10/24/13	SUBMISSION
03/10/14	SUBMISSION
05/02/14	SUBMISSION
05/30/14	SUBMISSION
06/01/14	SUBMISSION

DATE : MAY 2014
SCALE : H: V:

FILE No. 7470-D-ZP-001

SHEET 13B





PROPOSED MULTIFAMILY BUILDING
7 Story with Parking Below

EXISTING TREE

PROPOSED TRAIL

OUTDOOR SEATING AREA

PROPOSED CANOPY TREE

PROPOSED ORNAMENTAL TREE

SIDEWALK CONNECTION TO ELM STREET

1 OVERLOOK TERRACE AND TRAIL- OPEN SPACE PLAN
NOT TO SCALE

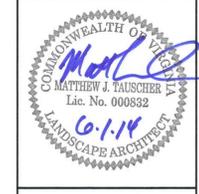


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OVERLOOK TERRACE & TRAIL- OPEN SPACE PLAN
6862 ELM STREET
DRAVESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA

DATE	DESCRIPTION
10/24/12	PER COUNTY COMMENTS
8/16/13	SUBMISSION
10/24/13	SUBMISSION
03/10/14	SUBMISSION
05/02/14	SUBMISSION
05/30/14	SUBMISSION
06/01/14	SUBMISSION

County# RZ/FDP 2012-DR-019
DATE : MAY 2014
FILE No. 7470-D-ZP-001
SHEET 130



SIDEWALK
TO ELM STREET

PLANTING WITH BRICK WALL
AND STAIR CONNECTION

OVERLOOK
SEATING AREA

LANDSCAPING AND
TRAIL

ADJACENT
PROPERTY

1 OVERLOOK TERRACE AND TRAIL- OPEN SPACE SECTION
NOT TO SCALE

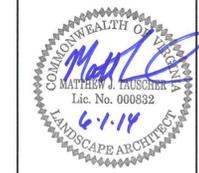


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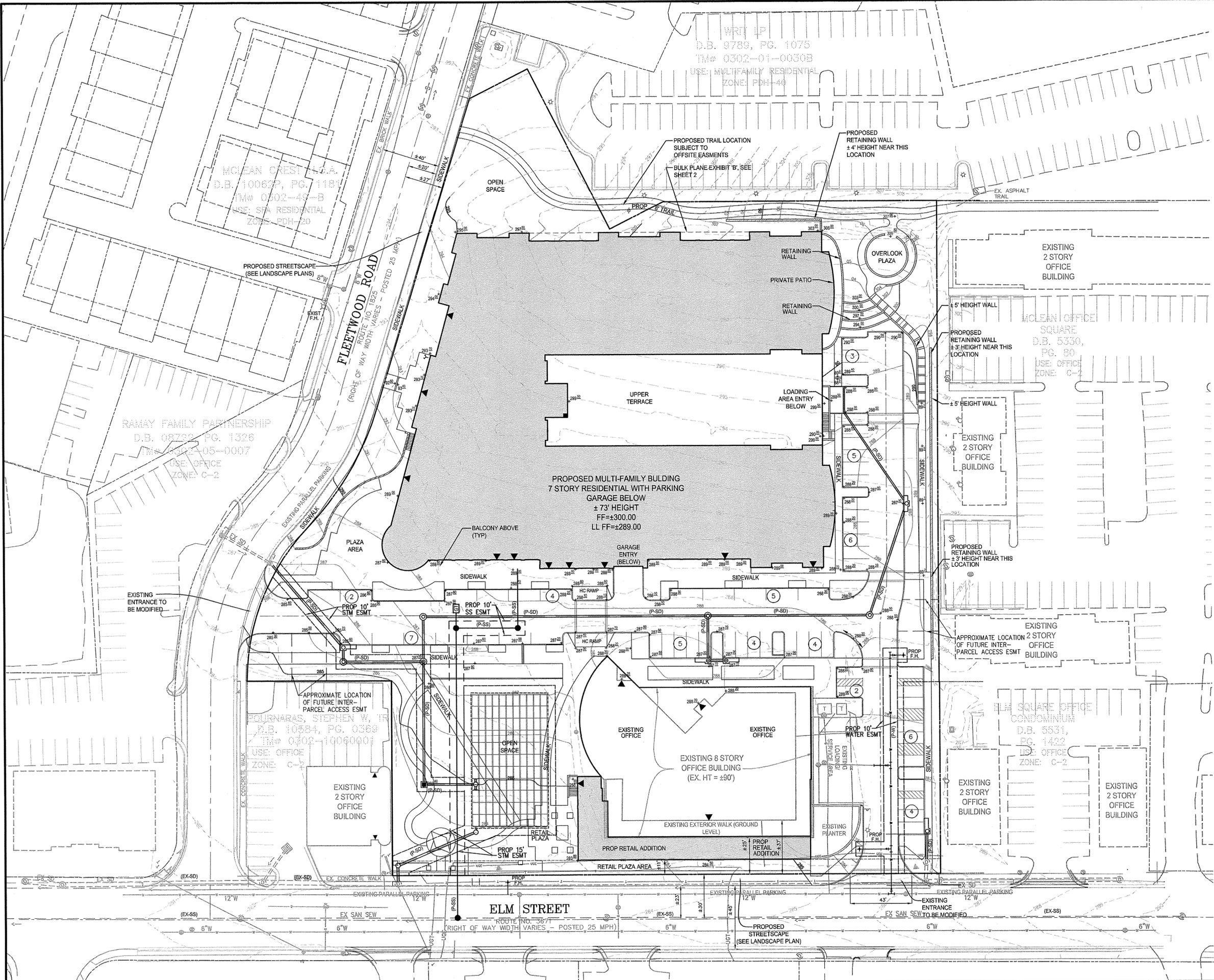
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OVERLOOK TERRACE & TRAIL - OPEN SPACE
SECTION
6862 ELM STREET
DRAVESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA

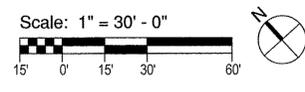
DATE	DESCRIPTION
10/24/12	PER COUNTY COMMENTS
8/16/13	SUBMISSION
10/24/13	SUBMISSION
03/10/14	SUBMISSION
05/02/14	SUBMISSION
05/30/14	SUBMISSION
06/01/14	SUBMISSION

County# RZ/FDP 2012-DR-019
PLAN STATUS
DATE : MAY 2014
FILE No. 7470-D-ZP-001
SHEET 13D



- LEGEND**
- PROPERTY LINE
 - EX. INDEX CONTOUR
 - PROPOSED CONTOUR (SUBJECT TO REVISION WITH FINAL ENGINEERING SITE PLAN)
 - PROPOSED STORM DRAIN
 - PROPOSED SANITARY SEWER
 - PROPOSED GREASE TRAP
 - PROPOSED WATER LINE/F.H.
 - PROPOSED PARKING COUNT
 - BUILDING ENTRY

NOTES:
 1. LOCATIONS OF PROPOSED LIGHTS, UTILITIES AND EASEMENT ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING



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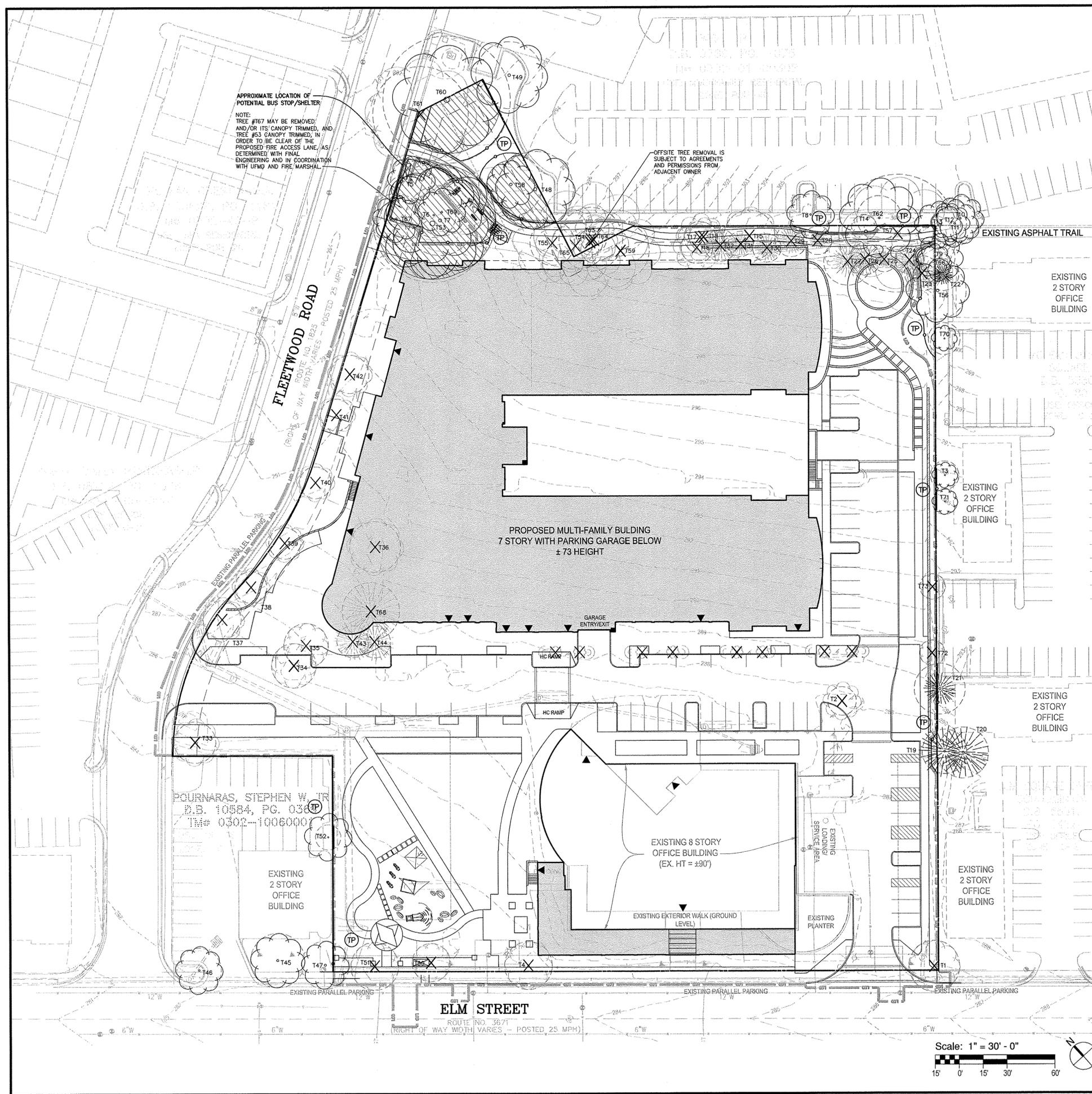
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CONCEPTUAL GRADING AND UTILITY PLAN
6862 ELM STREET
 DRANESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA

Count#	RZ/FDP	2012-DR-019
PLAN STATUS		
10/24/12	PER COUNTY COMMENTS	
8/16/13	SUBMISSION	
10/24/13	SUBMISSION	
03/10/14	SUBMISSION	
05/02/14	SUBMISSION	
06/01/14	SUBMISSION	
DATE	DESCRIPTION	
SCALE	H: 1" = 30' V:	
DATE	SEPTEMBER 2012	
FILE No.	7470-D-ZP-001	
SHEET	14	



LEGEND:

- T31 EXISTING DECIDUOUS TREE TO BE PRESERVED
- T31 EXISTING EVERGREEN TREE TO BE PRESERVED
- T31 EXISTING DECIDUOUS TREE TO BE REMOVED
- T31 EXISTING EVERGREEN TREE TO BE REMOVED
- EXISTING TREE CRITICAL ROOT ZONE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED TREE PROTECTION FENCE
- TREE PRESERVATION AREA (7,035 S.F.)

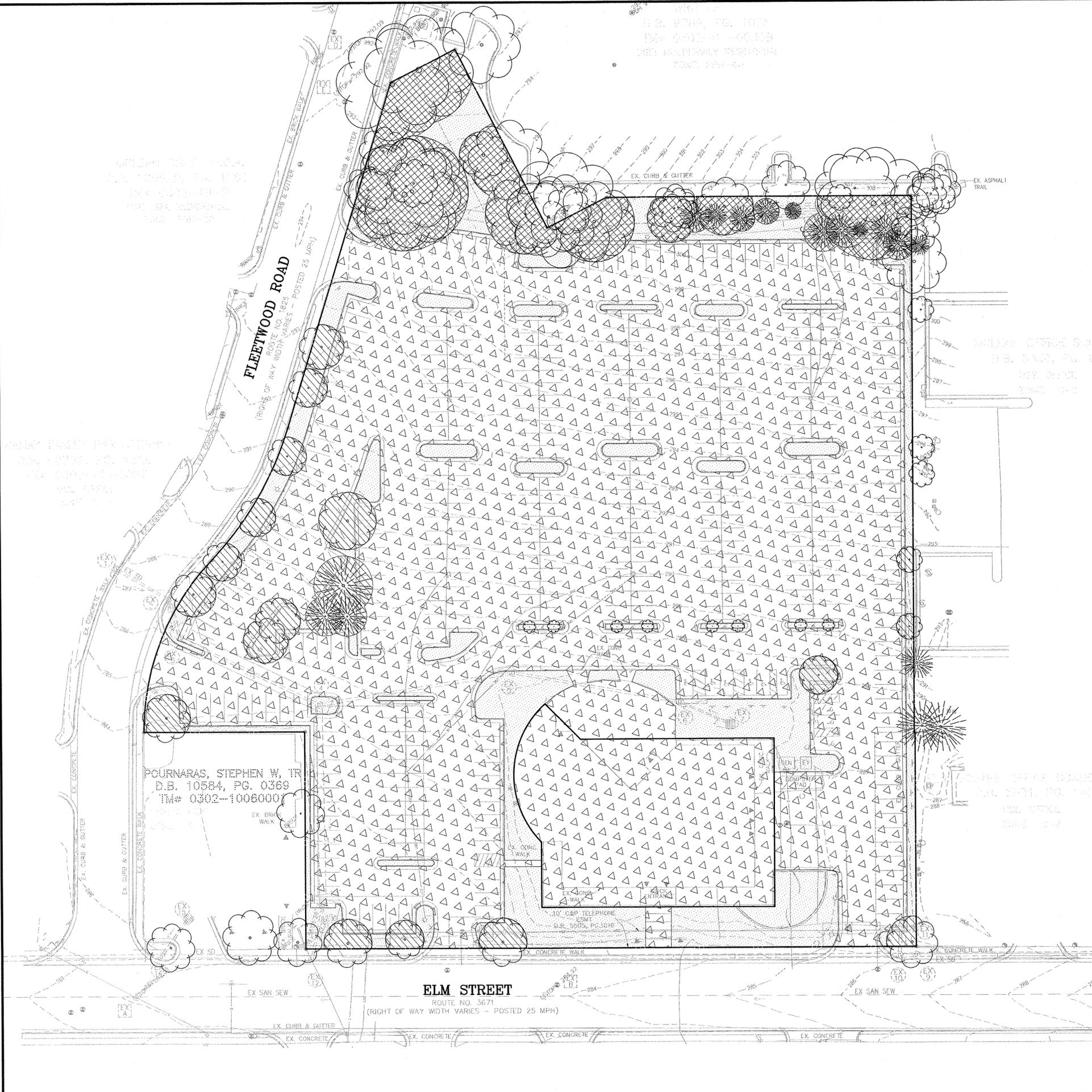
NOTE: PRESERVATION OF EXISTING TREES INDICATED IS SUBJECT TO FINAL ENGINEERING AND SITE PLAN APPROVAL

TREE INVENTORY:

6862 ELM STREET - MCLEAN, VIRGINIA
 Date of site visit: July 29, 2010
 Certified Arborist: Gregg D. Eberly MA-4616A

Tree #	Botanic Name	Common Name	Gaiper (DBH)	Condition Rating	Species Rating	Preserved/Remove
1	Tilia cordata	Littleleaf Linden	16	0.8	0.7	Remove
2	Tilia cordata	Littleleaf Linden	9	0.8	0.7	Remove
3	Cornus florida	Flowering Dogwood	9	0.72	0.6	Preserve
4	Tilia cordata	Littleleaf Linden	15	0.8	0.7	Remove
5	Cornus florida	Flowering Dogwood	13	0.52	0.6	Preserve
6	Morus alba	White Mulberry	14	0.52	0.4	Preserve
7	Morus alba	White Mulberry	22	0.52	0.4	Preserve
8	Prunus serotina	Black Cherry	13	0.52	0.5	Preserve
9	Prunus serotina	Black Cherry	10	0.6	0.5	Preserve
10	Juglans nigra	Black Walnut	14	0.68	0.7	Preserve
11	Prunus serotina	Black Cherry	14	0.64	0.5	Preserve
12	Juglans nigra	Black Walnut	10	0.64	0.7	Preserve
13	Juglans nigra	Black Walnut	14	0.72	0.7	Preserve
14	Prunus serotina	Black Cherry	7	0.56	0.5	Preserve
15	Juglans nigra	Black Walnut	16	0.72	0.7	Remove
16	Gleditsia triacanthos	Honey Locust	10	0.72	0.5	Remove
17	Gleditsia triacanthos	Honey Locust	10	0.72	0.5	Remove
18	Gleditsia triacanthos	Honey Locust	9	0.72	0.5	Remove
19	Pinus strobus	White Pine	14	0.72	0.5	Preserve
20	Pinus strobus	White Pine	16	0.64	0.5	Preserve
21	Pinus strobus	White Pine	16	0.76	0.5	Preserve
22	Pinus strobus	White Pine	10	0.64	0.5	Preserve
23	Pinus virginiana	Virginia Pine	11	0.56	0.5	Remove
24	Pinus virginiana	Virginia Pine	9	0.56	0.5	Remove
25	Pinus virginiana	Virginia Pine	8	0.48	0.5	Remove
26	Pinus virginiana	Virginia Pine	10	0.56	0.5	Remove
27	Pinus virginiana	Virginia Pine	15	0.56	0.5	Remove
28	Pinus virginiana	Virginia Pine	9	0.56	0.5	Remove
29	Pinus virginiana	Virginia Pine	10	0.56	0.5	Remove
30	Pinus virginiana	Virginia Pine	7	0.56	0.5	Remove
31	Pinus virginiana	Virginia Pine	10	0.56	0.5	Remove
32	Pinus virginiana	Virginia Pine	10	0.56	0.5	Remove
33	Fraxinus americana	White Ash	13	0.8	0.6	Remove
34	Pyrus calleryana	Bradford Pear	14	0.6	0.4	Remove
35	Pyrus calleryana	Bradford Pear	14	0.68	0.4	Remove
36	Pyrus calleryana	Bradford Pear	16	0.68	0.4	Remove
37	Tilia cordata	Littleleaf Linden	12	0.76	0.7	Remove
38	Tilia cordata	Littleleaf Linden	10	0.8	0.7	Remove
39	Tilia cordata	Littleleaf Linden	10	0.8	0.7	Remove
40	Tilia cordata	Littleleaf Linden	10	0.8	0.7	Remove
41	Tilia cordata	Littleleaf Linden	10	0.8	0.7	Remove
42	Tilia cordata	Littleleaf Linden	12	0.8	0.7	Remove
43	Pinus virginiana	Virginia Pine	10	0.68	0.5	Remove
44	Pinus virginiana	Virginia Pine	10	0.68	0.5	Remove
45	Quercus rubra	Red Oak	17	0.6	0.7	Preserve
46	Quercus palustris	Pin Oak	14	0.6	0.7	Preserve
47	Quercus palustris	Pin Oak	15	0.48	0.7	Preserve
48	Quercus palustris	Pin Oak	24	0.76	0.7	Preserve
49	Quercus palustris	Pin Oak	21	0.72	0.7	Preserve
50	Tilia cordata	Littleleaf Linden	12	0.8	0.7	Remove
51	Tilia cordata	Littleleaf Linden	15	0.8	0.7	Remove
52	Acer rubrum	Red Maple	8	0.72	0.7	Preserve
53	Acer negundo	Box Elder	37	0.52	0.3	Preserve
54	Morus alba	White Mulberry	8	0.52	0.4	Preserve
55	Acer saccharum	Sugar Maple	14	0.6	0.7	Remove
56	Acer saccharum	Sugar Maple	18	0.76	0.7	Preserve
57	Acer rubrum	Red Maple	37	0.72	0.7	Remove
58	Gleditsia triacanthos	Honey Locust	20	0.68	0.5	Preserve
59	Juglans nigra	Black Walnut	18	0.6	0.7	Remove
60	Liriodendron tulipifera	Tulip Poplar	40	0.76	0.7	Preserve
61	Liriodendron tulipifera	Tulip Poplar	30	0.48	0.7	Remove
62	Sassafras albidum	Sassafras	14	0.6	0.5	Preserve
63	Morus alba	White Mulberry	20	0.48	0.4	Remove
64	Carya glabra	Pignut Hickory	8	0.6	0.7	Remove
65	Morus alba	White Mulberry	15	0.48	0.4	Remove
66	Prunus serotina	Black Cherry	9	0.6	0.5	Preserve
*67	Tilia cordata	Littleleaf Linden	16	0.8	0.7	Preserve
*68	Pinus virginiana	Virginia Pine	18	0.72	0.5	Remove
*69	Tilia cordata	Littleleaf Linden	15	0.6	0.7	Preserve
*70	Cornus florida	Flowering Dogwood	10	0.72	0.6	Preserve
*71	Crataegus crus-galli	Cockspur Hawthorne	8	0.68	0.6	Preserve
*72	Crataegus crus-galli	Cockspur Hawthorne	8	0.52	0.6	Remove
*73	Crataegus crus-galli	Cockspur Hawthorne	8	0.52	0.6	Remove

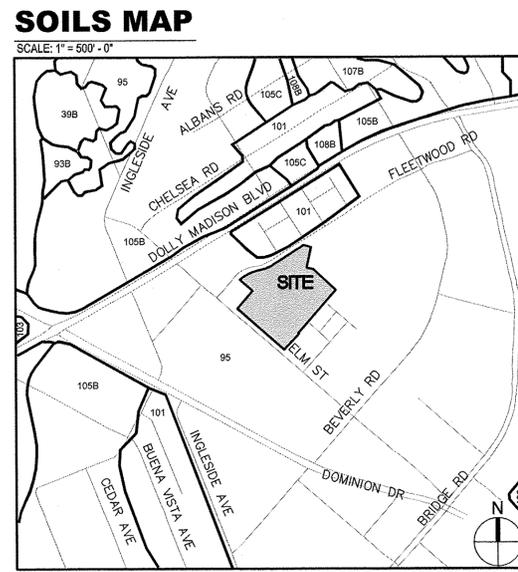
Notes:
 1. Condition and Species Rating based on formula provided by the Guide for Plant Appraisal published by the ISA.
 2. * Trees that have been located as observed in field, not surveyed locations.
 3. Offsite tree removal is subject to agreements and permissions from adjacent owner.



COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESIONAL STAGE	CONDITION	TOTAL AREA
[Cross-hatch pattern]	UPLAND FOREST	LINDEN, CHERRY, PINE, PEAR, OAK, MAPLE, LOCUST, WALNUT, POPLAR	CLIMAX	FAIR TO GOOD	.32 AC.
[Triangle pattern]	DEVELOPED LAND	N/A	N/A	N/A	3.36 AC.
[Diagonal line pattern]	LANDSCAPED TREE CANOPY	PEAR, PINE, OAK, ASH	CLIMAX	FAIR TO GOOD	.20 AC.
[Dotted pattern]	MISC. (SHRUB AND HERBACEOUS COVER)	N/A	N/A	FAIR TO GOOD	.55 AC.

TOTAL SITE AREA = 4.43 ACRES (192,853 S.F.)
EXISTING TREE CANOPY = 22,765 S.F. OR .52 AC.



SOILS CHART

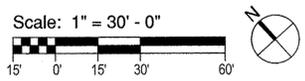
SOIL DATA TABLE (PER FAIRFAX COUNTY SOILS MAP 2011)

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	ERODIBILITY	PROBLEM CLASS
95	URBAN LAND	NA	NA	NA	IVB

- ### LEGEND:
- EXISTING DECIDUOUS TREE
 - EXISTING EVERGREEN TREE

NOTES:

1. REFER TO SHEET 17 FOR EXISTING TREE INVENTORY TABLE.



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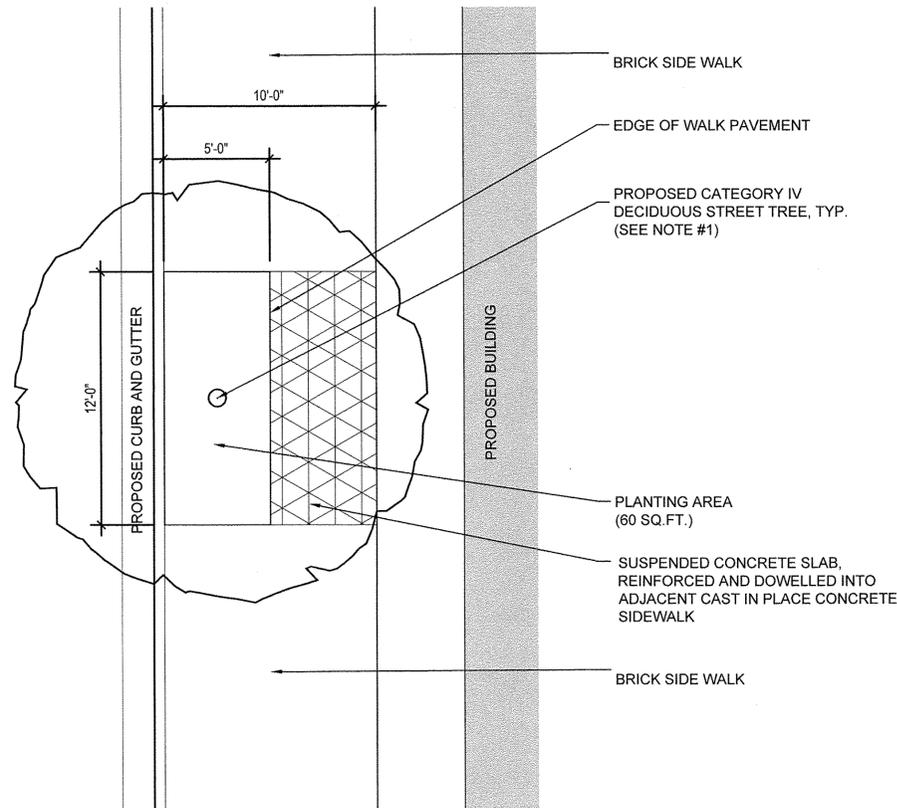


EXISTING VEGETATION MAP
6862 ELM STREET
FAIRFAX COUNTY, VIRGINIA
DRANESVILLE DISTRICT

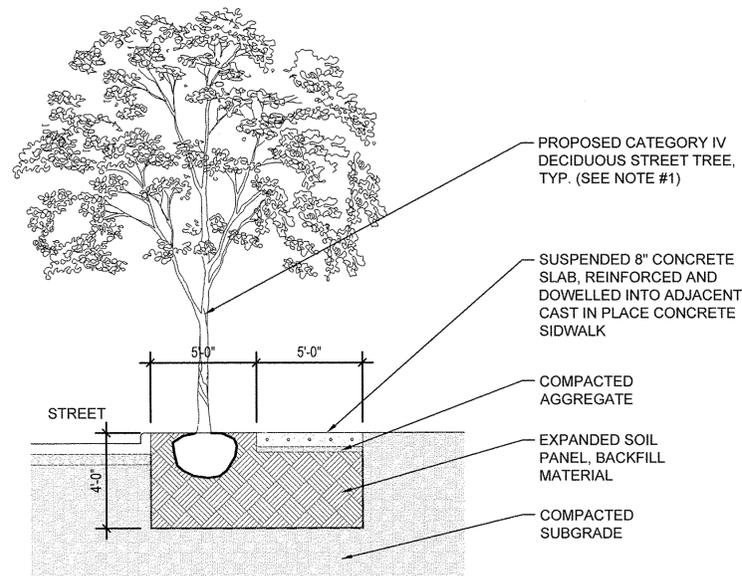
County# RZ/FDP 2012-DR-019

PLAN STATUS	DATE	DESCRIPTION
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8/16/13	SUBMISSION	
10/24/13	SUBMISSION	
03/10/14	SUBMISSION	
05/02/14	SUBMISSION	
06/01/14	SUBMISSION	

DATE	DESCRIPTION
SCALE	H: 1" = 30' V: 1" = 30'
DATE	SEPTEMBER 2012
FILE No.	7470-D-ZP-001
SHEET	18



1 TYPICAL PRIVATE STREET TREE PLANTING PLAN
1/4" = 1'-0"



2 TYPICAL PRIVATE STREET PLANTING SECTION
1/4" = 1'-0"

PRELIMINARY TREE COVER CALCULATIONS	TOTALS
SITE AREA:	192,873 SF
A) TREE COVERAGE REQUIRED:	19,287 SF (10%)
B) EXISTING TREE COVERAGE TO BE PRESERVED:	10,030 SF
C) TREE COVER REQUIRED BY PLANTING:	10,493 SF
PROPOSED CREDIT PROVIDED BY PLANTING:	
CAT. II DECIDUOUS TREES (2" CAL. - 100 SF EACH)	2,700 SF (27)
CAT. III DECIDUOUS TREES (3" CAL. - 175 SF EACH)	4,025 SF (23)
CAT. IV DECIDUOUS TREES (3" CAL. - 250 SF EACH)	8,500 SF (34)
CAT. I EVERGREEN TREES (3" CAL. - 75 SF EACH)	2,400 SF (32)
CAT. II EVERGREEN TREES (3" CAL. - 125 SF EACH)	1,250 SF (10)
D) TOTAL:	18,875 SF
TOTAL TREE COVERAGE PROVIDED (B) + (D)	28,905 SF (14.9%)

INTERIOR PARKING LOT LANDSCAPING	TOTALS
PARKING LOT AREA:	24,115 SF
INTERIOR LANDSCAPING REQUIRED (5%)	1,206 SF
TOTAL SHADE TREE COVER PROVIDED (19 CATEGORY IV DECIDUOUS TREES AT 250 SF)	4,750 SF (20%)

- NOTE:
1. APPLICANT REQUEST WAIVER OF THE MINIMUM FOUR (4) FOOT SETBACK OF TREE STEM TO RESTRICTIVE BARRIER.
 2. SEE NOTE BELOW FOR THE REDUCTION OF THE MINIMUM PLANTING AREA FROM EIGHT(8) FEET TO FIVE (5) FEET. THIS REDUCTION APPLIES TO THE TREE PITS ALONG THE PRIVATE STREET.

P.F.M. Section 12-0510-4E(5)
P.F.M. Section 12-0601.0B
Modification of Sections 12-0510-4E-(5) & 12-0601.1B to permit reduction of the minimum planting area from eight (8) feet, to a minimum of five (5) feet in order for trees to satisfy the tree coverage requirement.
Due to the urban nature and intent of the Mclean Community Business Center, as well as the guidelines stipulated in the Mclean Community Business Center-Open Space Design Standards (effective May 5, 2008) there may be instances where it is necessary and/or required to reduce the width of the planting area to five (5) feet. Soil volumes based on tree category will be met per the proffers and appropriate designs as coordinated and approved by UFMD at the time of the final site plan.

Step	Totals	Reference
A. Tree Preservation Target and Statement		
A1 Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	OK	See § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement		
B1 Identify gross site area =	192,873 S.F.	§ 12-0511.1A
B2 Subtract area dedicated to parks, road frontage, and	0 S.F.	§ 12-0511.1B
B3 Subtract area of exemptions =	0 S.F.	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4 Adjusted gross site area (B1 - B2) =	192,873 S.F.	
B5 Identify site's zoning and/or use	PRM	
B6 Percentage of 10-year tree canopy required =	10%	§ 12-510.1 and Table 12.4
B7 Area of 10-year tree canopy required (B4 x B6) =	19,287 S.F.	
B8 Modification of 10-year Tree Canopy Requirements Requested	NO	Yes or No
B9 If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation		
C1 Tree Preservation Target Area =	2,276 S.F.	
C2 Total canopy area meeting standards of § 12-0400 =	8,024 S.F.	
C3 C2 x 1.25 =	10,030 S.F.	§ 12-0510.3B
C4 Total canopy area provided by unique or valuable forest or woodland communities =	0 S.F.	
C5 C4 x 1.5 =	0 S.F.	§ 12-0510.3B(1)
C6 Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0 S.F.	
C7 C6 x 1.5 to 3.0 =	0 S.F.	§ 12-0510.3B(2)
C8 Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0 S.F.	
C9 C8 x 1.0 =	0 S.F.	§ 12-0510.3C(1)
C10 Total of C3, C5, C7 and C9 = If area of C10 is less	10,030 S.F.	If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D
D. Tree Planting		
D1 Area of canopy to be met through tree planting (B7-C10) =	9,257 S.F.	
D2 Area of canopy planted for air quality benefits =	0 S.F.	
D3 x 1.5 =	0 S.F.	§ 12-0510.4B(1)
D4 Area of canopy planted for energy conservation =	0 S.F.	
D5 x 1.5 =	0 S.F.	§ 12-0510.4B(2)
D6 Area of canopy planted for water quality benefits =	0 S.F.	
D7 D7 x 1.25 =	0 S.F.	§ 12-0510.4B(3)
D8 Area of canopy planted for wildlife benefits =	0 S.F.	
D9 D9 x 1.5 =	0 S.F.	§ 12-0510.4B(4)
D10 Area of canopy provide by native trees =	0 S.F.	
D11 D11 x 1.5 =	0 S.F.	§ 12-0510.4B(5)
D12 Area of canopy provided by improved cultivars and varieties =	0 S.F.	
D13 D13 X 1.25 =	0 S.F.	§ 12-0510.4B(6)
D14 Area of canopy provided through tree seedlings =	0 S.F.	
x1.0 =	0 S.F.	§ 12-0510.4D(1)
D15 Area of canopy provided through native shrubs or woody seed mix =	0 S.F.	
x1.0 =	0 S.F.	§ 12-0510.4D(1)
D16 Percentage of D14 represented by D15 =	0%	Must not exceed 33% of D14
D17 Total of canopy area provided through tree planting =	18,875 S.F.	
D18 Is an offsite planting relief requested?	NO	Yes or No
D19 D19 Tree Bank or Tree Fund?	N/A	§ 12-0512
D20 Canopy area requested to be provided through offsite banking or tree fund	N/A	
D21 Amount to be deposited into the Tree Preservation and Planting Fund	N/A	
E. Total of 10-year Tree Canopy Provided		
E1 Total of canopy area provided through tree preservation (C10) =	10,030 S.F.	
E2 Total of canopy area provided through tree planting (D17) =	18,875 S.F.	
E3 Total of canopy area provided through offsite mechanism (D19) =	0 S.F.	
E4 Total of 10-year Tree Canopy Provided = Total of E1 through E3.	28,905 S.F.	Total of E1 through E3. Area should meet or exceed area in B6

Table 12.3 Tree Preservation Target Calculations and Statement	
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) = 22,765
B	Percentage of gross site area covered by existing tree canopy = 11.8% (22,765/192,873 S.F.)
C	Percentage of 10-year canopy required for site (see Table 12.4) = 10% (19,287 S.F.)
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation = 11.8% (2,276 S.F.)
E	Proposed percentage of canopy requirement that will be met through tree preservation = 45.5% (10,030 S.F.)
F	Has the Tree Preservation Target minimum been met? YES
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located. N/A
H	If step G requires a narrative, it shall be prepared in accordance with 12-0508.4. N/A
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10. OK

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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
10-1-14
LANDSCAPE ARCHITECT

PRELIMINARY LANDSCAPE TABULATIONS & DETAILS
6862 ELM STREET
FAIRFAX COUNTY, VIRGINIA
DRANESVILLE DISTRICT

County#	RZ/FDP	2012-DR-019
10/24/12	PER COUNTY COMMENTS	
8/16/13	SUBMISSION	
10/24/13	SUBMISSION	
03/10/14	SUBMISSION	
05/02/14	SUBMISSION	
05/30/14	SUBMISSION	
06/01/14	SUBMISSION	

DATE	DESCRIPTION
SCALE	H:
	V:
DATE	MAY 2014
FILE No.	7470-D-ZP-001
SHEET	19

Code file name : Z:\Vrch2\110200\Urban\04_Land\Sheet19.dwg

WRIT LP
 D.B. 9789, PG. 1075
 TM# 0302-01-0030B
 USE: MULTIFAMILY RESIDENTIAL
 ZONE: PDH-40

MCLEAN CREST H.O.A.
 D.B. 10062P, PG. 1181
 TM# 0302-49-B
 USE: SFA RESIDENTIAL
 ZONE: PDH-20

RAMAY FAMILY PARTNERSHIP
 D.B. 08722, PG. 1326
 TM# 0302-05-0007
 USE: OFFICE
 ZONE: C-2

FOURNARAS, STEPHEN W. JR.
 D.B. 10584, PG. 036
 TM# 0302-10080001
 USE: OFFICE
 ZONE: C-2

EXISTING
 2 STORY
 OFFICE
 BUILDING

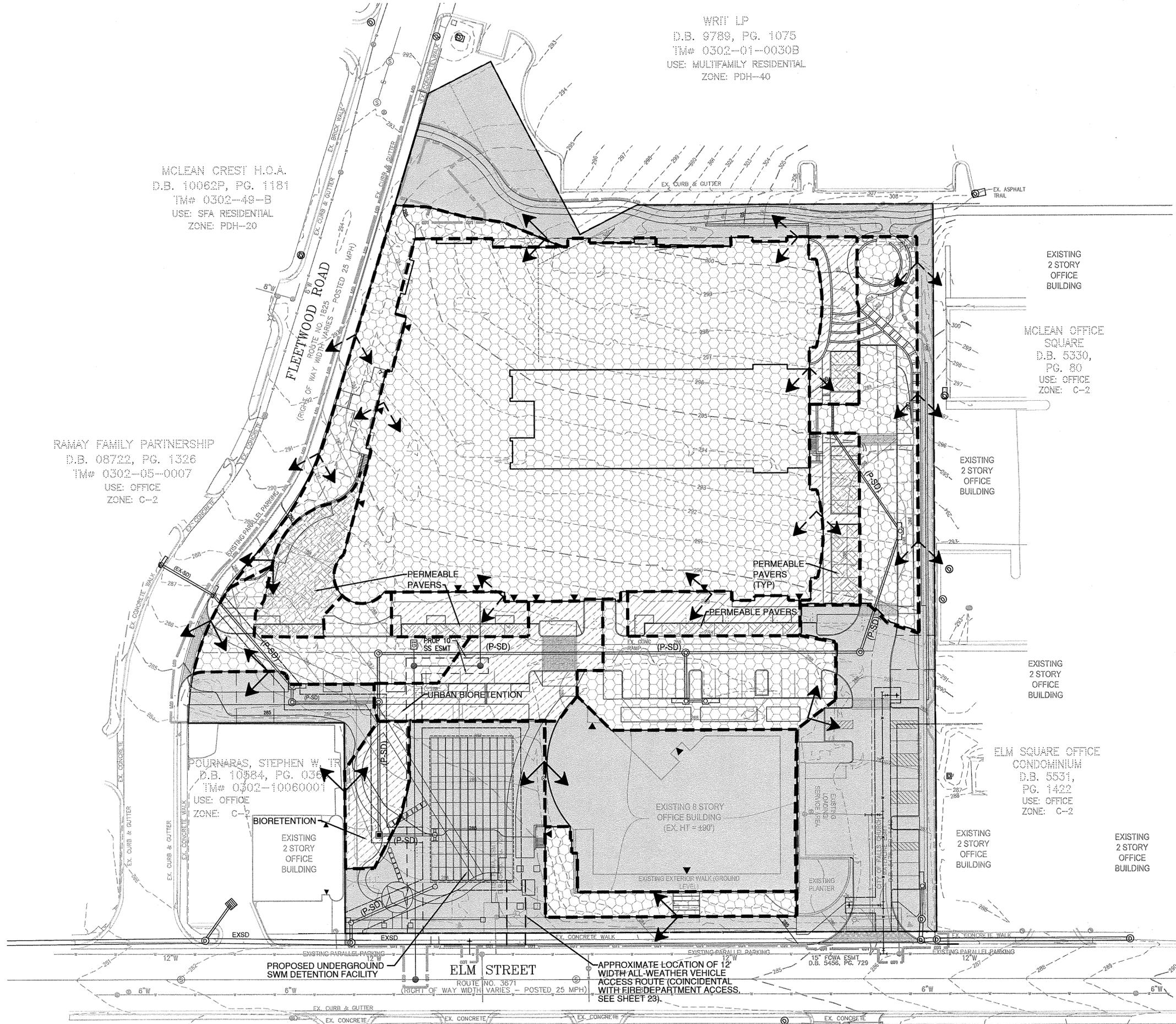
MCLEAN OFFICE
 SQUARE
 D.B. 5330,
 PG. 80
 USE: OFFICE
 ZONE: C-2

EXISTING
 2 STORY
 OFFICE
 BUILDING

EXISTING
 2 STORY
 OFFICE
 BUILDING

ELM SQUARE OFFICE
 CONDOMINIUM
 D.B. 5531,
 PG. 1422
 USE: OFFICE
 ZONE: C-2

EXISTING
 2 STORY
 OFFICE
 BUILDING



WATER QUALITY/BMP NARRATIVE:
 STORMWATER QUALITY REQUIREMENTS WILL BE MET THROUGH THE DESIGN AND INSTALLATION OF BMP PRACTICES SUCH AS, BUT NOT LIMITED TO, URBAN BIORETENTION, BIORETENTION FACILITIES, AND/OR PERMEABLE PAVERS. THESE PRACTICES ARE INTENDED TO TREAT RUN-OFF FROM THE ON SITE ROADWAY AND BUILDING IMPERVIOUS AREAS. ALL PROPOSED FACILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE APPLICABLE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL REQUIREMENTS AS WELL AS THE VIRGINIA RUNOFF REDUCTION REDEVELOPMENT CRITERIA, CURRENT EDITIONS.

BASED ON PRELIMINARY COMPUTATIONS, SHOWN ON THIS SHEET, THE PRE-DEVELOPMENT PHOSPHOROUS LOAD IS APPROXIMATELY ±9 LBS/YR AND THE ANTICIPATED POST-DEVELOPMENT LOAD IS APPROXIMATELY ±8 LBS/YR. IT SHOULD BE NOTED THAT THESE CALCULATIONS ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE BASED ON FINAL SITE ENGINEERING AND DESIGN. FINAL VERSIONS OF THE VIRGINIA RUNOFF REDUCTION REDEVELOPMENT CRITERIA SPREADSHEET AND COMPUTATIONS.

PRELIMINARY WATER QUALITY/BMP CALCULATIONS:
 COMPUTATIONS, ASSUMPTIONS, AND CONSTANTS TAKEN FROM VIRGINIA RUNOFF REDUCTION REDEVELOPMENT CRITERIA SPREADSHEET, APRIL 2013.

ASSUMPTIONS:
 ANNUAL RAINFALL: 43 INCHES
 TARGET RAINFALL EVENT: 1 INCH
 PHOSPHORUS EMC: 0.26 mg/L
 P: 0.90

PRE-DEVELOPMENT LOAD
 SITE RV: 0.80
 SITE AREA: 4.43 AC
 PRE DEVELOPMENT TREATMENT VOLUME: (1 IN) x (0.80) x (4.43 AC) / 12 = 0.30 AC-FT
 PREDEVELOPMENT LOAD: (43 IN) x (0.90) x ((0.30 AC-FT) / (1 IN)) x (0.26) * 2.72 = ±9 LBS/YR

POST-DEVELOPMENT LOAD
 SITE RV: 0.71
 SITE AREA: 4.43 AC
 POST DEVELOPMENT TREATMENT VOLUME: (1 IN) x (0.71) x (4.43 AC) / 12 = 0.26 AC-FT
 POST DEVELOPMENT LOAD: (43 IN) x (0.90) x ((0.26 AC-FT) / (1 IN)) x (0.26) * 2.72 = ±8 LBS/YR

*PER THE VIRGINIA RUNOFF REDUCTION METHOD REDEVELOPMENT WORKSHEET V2.7 (APRIL 2013), FOR A DISTURBED AREA GREATER THAN 1 ACRE, A MAXIMUM 20% REDUCTION IS REQUIRED BELOW THE PRE-DEVELOPMENT PHOSPHOROUS LOAD. THE PROPOSED PERMEABLE PAVERS AND BIO-RETENTION MEASURES WILL MEET THIS REQUIREMENT. DETAILED CALCULATIONS WILL BE PROVIDED AT FINAL ENGINEERING.

*NOTE THESE COMPUTATIONS AND ASSUMPTIONS ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND DESIGN.

BIO-RETENTION PRELIMINARY SIZING:
 COMPUTATIONS, ASSUMPTIONS, AND CONSTANTS TAKEN FROM VIRGINIA DCR BIORETENTION SPECIFICATION No. 9, MARCH 1, 2011.

DRAINAGE AREA TO BIORETENTION = 0.23 AC
 IMPERVIOUS AREA DRAINING TO BIORETENTION = 0.15 AC

PONDING DEPTH = 6" - 12"
 SOIL MEDIA DEPTH = 36"
 STONE LAYER = 12"
 TARGET STORAGE WQV = (P/12)(RV)(DA) * 43,560
 P = 1"
 RV = (0.95)(0.15 AC) + (0.2)(0.08 AC) / 0.23 = 0.70
 WQV = (1/12)(0.70)(0.23)(43,560) = 600 CF +/-
 REQUIRED SURFACE AREA = 600 SF +/-
 PROVIDED SURFACE AREA = 900 SF +/-

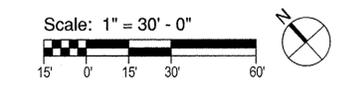
PERMEABLE PAVER PRELIMINARY SIZING:
 COMPUTATIONS, ASSUMPTIONS, AND CONSTANTS TAKEN FROM VIRGINIA DCR PERMEABLE PAVER SPECIFICATION No. 7, MARCH 1, 2011.

TARGET VOLUME REQUIRED FOR 1" RAINFALL EVENT
 TV = (1)(RV)(A) / 12
 TOTAL AREA DRAINING TO PERMEABLE PAVERS = 0.33 AC
 AREA OF PAVERS = 0.15 AC
 ADDITIONAL DRAINAGE AREA = 0.18 AC
 RV = (0.95)(0.15 AC) + (0.2)(0.18 AC) / 0.33 AC
 RV = 0.54
 TV = (1)(0.54)(0.33 AC) / 12 = 0.0149 ACRE/FT = 650 CF +/-
 ASSUMED 6" STONE LAYER IN PERMEABLE PAVERS
 TV PROVIDED = (0.5)(0.15 AC)(0.4)(43,560) = 1300 CF +/-

LEGEND

- APPROXIMATE DRAINAGE DIVIDE PATTERN
- (P-SD) --- CONCEPTUAL STORM DRAIN ALIGNMENT
- A1 - UNCONTROLLED = 1.55 AC
- A2 - CONTROLLED, DETAINED = 2.31 AC (AREA DETAINED IN SWM DETENTION SYSTEM)
- A3 - CONTROLLED BY RUNOFF REDUCTION = 0.57 AC (AREA TREATED BY RUNOFF REDUCING BMP)
- PERMEABLE PAVERS
- URBAN BIORETENTION/BIORETENTION

NOTE:
 1. STORMWATER MANAGEMENT/BMP DESIGN AND DRAINAGE DIVIDES SUBJECT TO CHANGE WITH FINAL ENGINEERING AND SITE PLAN.



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CONCEPTUAL SWM/BMP PLAN AND COMPUTATIONS
6862 ELM STREET
 DRANESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA

County#	RZ/FDP 2012-DR-019
PLAN STATUS	
10/24/12	PER COUNTY COMMENTS
8/16/13	SUBMISSION
10/24/13	SUBMISSION
03/10/14	SUBMISSION
05/02/14	SUBMISSION
06/01/14	SUBMISSION

DATE: SEPTEMBER 2012
 SCALE: H: 1" = 30'
 V:
 FILE No. 7470-D-ZP-001

20
 SHEET

STORMWATER MANAGEMENT NARRATIVE:

SITE LOCATION:
 THE SITE IS BOUNDED BY FLEETWOOD ROAD TO THE NORTH, ELM STREET TO THE WEST, ELM SQUARE OFFICE CONDOMINIUM AND MCLEAN OFFICE SQUARE TO THE SOUTH AND MCLEAN HOUSE NORTH CONDOMINIUM BUILDING TO THE EAST. THE ADJACENT PROPERTIES DO NOT DRAIN ONTO THE EXISTING SITE.

PRE-EXISTING CONDITIONS:
 PRE-EXISTING RUNOFF CONDITIONS REPRESENT THE ORIGINAL LAND CONDITIONS PRIOR TO ANY DEVELOPMENT AND HAVE BEEN ESTIMATED AS A ROUGH GRASS AREA WITH A CURVE NUMBER OF 77 (WOODS, GOOD CONDITION, HSG D) AND COMPUTED 2-YR (24 HR) RUNOFF OF 8.25 CFS AND 10 YEAR (24 HR) RUNOFF OF 19.0 CFS.

EXISTING CONDITIONS:
 THE EXISTING 4.43 ACRE SITE CONTAINS A SURFACE PARKING LOT AND AN EIGHT STORY OFFICE BUILDING. THE SITE IS CURRENTLY 79% (3.49 AC) IMPERVIOUS. THE SITE CURRENTLY PROVIDES DETENTION IN SIX EXISTING UNDERGROUND 44"x72" CMP PIPES THAT DISCHARGE INTO AN EXISTING 15" STORM DRAIN PIPE. THE EXISTING 15" STORM SEWER DRAINS TO AN EXISTING CLOSED CONDUIT SYSTEM WITHIN EXISTING ELM STREET. THIS SYSTEM CONNECTS TO AN EXISTING CLOSED CONDUIT SYSTEM WITHIN EXISTING DOLLY MADISON AVENUE/ROUTE 123, WHICH CARRIES STORMWATER TO AN EXISTING OUTFALL POINT WITHIN THE 100-YR FLOODPLAIN OF DEAD RUN.

RE-DEVELOPMENT CONDITIONS:
 THE EXISTING SURFACE PARKING LOT WILL BE DEMOLISHED AND RE-DEVELOPED WITH A RETAIL STRUCTURE AND A 5 STORY MULTI-FAMILY BUILDING WITH A PARKING GARAGE BELOW. THE EXISTING EIGHT STORY OFFICE BUILDING WILL REMAIN.

THE IMPERVIOUS AREA WILL BE "DECREASED" TO APPROXIMATELY 2.88 AC (65%) AS A RESULT OF THE RE-DEVELOPMENT. 2.31 ACRES OF RUN-OFF GENERATED FROM THE RE-DEVELOPMENT AREA AND EXISTING OFFICE BUILDING WILL BE COLLECTED BY A SERIES OF ROOF DRAINS AND STORM PIPES AND INLETS, AND DIRECTED TO A PROPOSED UNDERGROUND STORMWATER MANAGEMENT FACILITY LOCATED BENEATH THE OPEN SPACE AREA LOCATED TO THE WEST. 0.57 ACRES OF ON SITE AREA WILL BE CONTROLLED BY RUNOFF REDUCING BMP'S, LEAVING 1.55 ACRES UNCONTROLLED.

THE PROPOSED STORMWATER MANAGEMENT FACILITY WILL PROVIDE DETENTION FOR BOTH OFFICE AND RESIDENTIAL AREAS, BEFORE IT IS DISCHARGED FROM THE SITE. A CLOSED CONDUIT OUTFALL WILL BE CONSTRUCTED WHICH WILL CONNECT TO AND DISCHARGE INTO AN EXISTING CLOSED CONDUIT PIPE SYSTEM WITHIN ELM STREET.

THERE IS AN EXISTING UNDERGROUND STORMWATER DETENTION FACILITY THAT WILL BE REMOVED AS PART OF THIS PROJECT.

WATER QUANTITY:
 THE POST-DEVELOPMENT RUN-OFF WILL BE DETAINED WITHIN AN UNDERGROUND STORAGE SYSTEM, (I.E. "STORMTECH CHAMBERS" OR APPROVED EQUIVALENT), WHICH WILL RELEASE STORMWATER THROUGH A CONTROL STRUCTURE DESIGNED TO MEET THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL STORMWATER DISCHARGE REQUIREMENTS.

THE DETENTION FACILITY HAS BEEN PRELIMINARY DESIGNED IN ACCORDANCE WITH THE APPLICABLE CRITERIA UNDER ARTICLE 4 OF THE FAIRFAX COUNTY NEW STORMWATER MANAGEMENT ORDINANCE APPROVED BY THE BOARD OF SUPERVISORS ON JANUARY 28, 2014, EFFECTIVE JULY 1, 2014. THE FACILITY ON-SITE WILL BE DESIGNED TO MITIGATE STORMWATER GENERATED BY THE RE-DEVELOPMENT WITH A RELEASE RATE LOWER THAN THE ALLOWABLE RELEASE RATE AND PROVIDE A REDUCTION OF THE POST DEVELOPMENT PEAK RUNOFF RELEASE RATES FOR THE 2-YEAR (24 HR) AND 10 YEAR (24 HR) STORMS BELOW THE PRE-EXISTING CONDITIONS PEAK RUNOFF RELEASE RATES. DETAILED CALCULATIONS WILL BE PROVIDED AT FINAL ENGINEERING.

WATER QUALITY:
 THE RUNOFF REDUCING BMP'S HAVE BEEN PRELIMINARY SIZED IN ACCORDANCE WITH THE APPLICABLE CRITERIA UNDER ARTICLE 4 OF THE FAIRFAX COUNTY NEW STORMWATER MANAGEMENT ORDINANCE APPROVED BY THE BOARD OF SUPERVISORS ON JANUARY 28, 2014, EFFECTIVE JULY 1, 2014. PLEASE REFER TO CALCULATIONS ON SHEET 20. THE FACILITIES ON-SITE WILL BE DESIGNED TO REMOVE 20% OF THE PHOSPHORUS LOAD BELOW THE PRE DEVELOPMENT PHOSPHORUS LOAD. DETAILED CALCULATIONS WILL BE PROVIDED AT FINAL ENGINEERING.

PRE-EXISTING CONDITIONS:
 DA = 4.43 AC.
 CN = 77 (WOODS, GOOD CONDITION, HSG D)
 Q2 (24hr) = +/-8.25 CFS
 Q10 (24hr) = +/-19.0 CFS

POST-DEVELOPED CONDITIONS:
 DA = 4.43 AC.
 CN = 91
 UNCONTROLLED
 DA = 1.55 AC.
 CN = 91
 Q2 (24hr) = +/-5.25 CFS
 Q10 (24hr) = +/-9.5 CFS

CONTROLLED:
 DA = 2.88 AC.
 CN = 91
 Q2 (24hr) = +/-9.75 CFS
 Q10 (24hr) = +/-17.5 CFS

ALLOWABLE RELEASE RATE FROM DETENTION FACILITY (PRE) - (POST) UNCONTROLLED:
 Q2 (24hr) ALLOW = 8.25 CFS - 5.25 CFS = +/-3 CFS
 Q10 (24hr) ALLOW = 19.0 CFS - 9.5 CFS = +/-9.5 CFS

MAXIMUM DETENTION VOLUME:
 2 YEAR Vd = +/-10,000 CF @ +/-2.0 CFS RELEASE RATE
 10 YEAR Vd = +/-20,000 CF @ +/-4.5 CFS RELEASE RATE

POST-DEVELOPED CONDITIONS WITH POND DETENTION:
 Q2 (24hr) = +/-7.25 CFS < 8.25 CFS (Q2 PRE)
 Q10 (24hr) = +/-14.0 CFS < 19.0 CFS (Q10 PRE)

THEREFORE THE TOTAL PEAK RUNOFF FLOW RATE RELEASED FROM THE SITE IN THE POST DEVELOPED CONDITION DOES NOT EXCEED THE PRE DEVELOPMENT CONDITIONS FOR THE 2-YEAR AND 10-YEAR 24 HOUR STORM EVENTS.

WATER QUANTITY:
 THE POST-DEVELOPMENT RUN-OFF WILL BE DETAINED WITHIN AN UNDERGROUND STORAGE SYSTEM, (I.E. "STORMTECH CHAMBERS" OR APPROVED EQUIVALENT), WHICH WILL RELEASE STORMWATER THROUGH A CONTROL STRUCTURE DESIGNED TO MEET THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL STORMWATER DISCHARGE REQUIREMENTS.

THE DETENTION FACILITY HAS BEEN PRELIMINARY DESIGNED IN ACCORDANCE WITH THE APPLICABLE CRITERIA UNDER ARTICLE 4 OF THE FAIRFAX COUNTY NEW STORMWATER MANAGEMENT ORDINANCE APPROVED BY THE BOARD OF SUPERVISORS ON JANUARY 28, 2014, EFFECTIVE JULY 1, 2014. PLEASE REFER TO CALCULATIONS ON SHEET 20. THE FACILITIES ON-SITE WILL BE DESIGNED TO REMOVE 20% OF THE PHOSPHORUS LOAD BELOW THE PRE DEVELOPMENT PHOSPHORUS LOAD. DETAILED CALCULATIONS WILL BE PROVIDED AT FINAL ENGINEERING.

WATER QUALITY:
 THE RUNOFF REDUCING BMP'S HAVE BEEN PRELIMINARY SIZED IN ACCORDANCE WITH THE APPLICABLE CRITERIA UNDER ARTICLE 4 OF THE FAIRFAX COUNTY NEW STORMWATER MANAGEMENT ORDINANCE APPROVED BY THE BOARD OF SUPERVISORS ON JANUARY 28, 2014, EFFECTIVE JULY 1, 2014. PLEASE REFER TO CALCULATIONS ON SHEET 20. THE FACILITIES ON-SITE WILL BE DESIGNED TO REMOVE 20% OF THE PHOSPHORUS LOAD BELOW THE PRE DEVELOPMENT PHOSPHORUS LOAD. DETAILED CALCULATIONS WILL BE PROVIDED AT FINAL ENGINEERING.

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

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

This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (8-011 2J & 2L) Special Exceptions (8-011 2J & 2L)
 Cluster Subdivision (8-815 1G & 1H) Commercial Revitalization Districts (8-622 2A (12) & (14))
 Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1C)
 FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (16-202 10F & 10J)

- 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100')
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 20.
- 3. Provide:

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (sq ft)	Footprint area (sq ft)	Storage Volume (cf)	Height (ft)	If pond, dam
BIORETENTION	0.57		0.57	1280 SF			N/A
PERMEABLE PAVERS			6800 SF				N/A
QUANTITY UNDERGROUND							
DETENTION VAULT	2.31		2.31	8500 SF	25,000 CF		N/A
Totals							
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 20. Pond inlet and outlet pipe systems are shown on Sheet 20.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A. Type of maintenance access road surface noted on the plat is: N/A (asphalt, geotext, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 11.17.
- 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 20.
- 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) as provided on Sheet 21.
- 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 21.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 4, 20.
- 11. A submission waiver is requested for: N/A
- 12. Stormwater management is not required because: N/A

SITE DISCHARGE COMPUTATIONS:

PRE-EXISTING CONDITIONS:
 DA = 4.43 AC.
 CN = 77 (WOODS, GOOD CONDITION, HSG D)
 Q2 (24hr) = +/-8.25 CFS
 Q10 (24hr) = +/-19.0 CFS

POST-DEVELOPED CONDITIONS:
 DA = 4.43 AC.
 CN = 91
 UNCONTROLLED
 DA = 1.55 AC.
 CN = 91
 Q2 (24hr) = +/-5.25 CFS
 Q10 (24hr) = +/-9.5 CFS

CONTROLLED:
 DA = 2.88 AC.
 CN = 91
 Q2 (24hr) = +/-9.75 CFS
 Q10 (24hr) = +/-17.5 CFS

ALLOWABLE RELEASE RATE FROM DETENTION FACILITY (PRE) - (POST) UNCONTROLLED:
 Q2 (24hr) ALLOW = 8.25 CFS - 5.25 CFS = +/-3 CFS
 Q10 (24hr) ALLOW = 19.0 CFS - 9.5 CFS = +/-9.5 CFS

MAXIMUM DETENTION VOLUME:
 2 YEAR Vd = +/-10,000 CF @ +/-2.0 CFS RELEASE RATE
 10 YEAR Vd = +/-20,000 CF @ +/-4.5 CFS RELEASE RATE

POST-DEVELOPED CONDITIONS WITH POND DETENTION:
 Q2 (24hr) = +/-7.25 CFS < 8.25 CFS (Q2 PRE)
 Q10 (24hr) = +/-14.0 CFS < 19.0 CFS (Q10 PRE)

THEREFORE THE TOTAL PEAK RUNOFF FLOW RATE RELEASED FROM THE SITE IN THE POST DEVELOPED CONDITION DOES NOT EXCEED THE PRE DEVELOPMENT CONDITIONS FOR THE 2-YEAR AND 10-YEAR 24 HOUR STORM EVENTS.

WATER QUANTITY:
 THE POST-DEVELOPMENT RUN-OFF WILL BE DETAINED WITHIN AN UNDERGROUND STORAGE SYSTEM, (I.E. "STORMTECH CHAMBERS" OR APPROVED EQUIVALENT), WHICH WILL RELEASE STORMWATER THROUGH A CONTROL STRUCTURE DESIGNED TO MEET THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL STORMWATER DISCHARGE REQUIREMENTS.

THE DETENTION FACILITY HAS BEEN PRELIMINARY DESIGNED IN ACCORDANCE WITH THE APPLICABLE CRITERIA UNDER ARTICLE 4 OF THE FAIRFAX COUNTY NEW STORMWATER MANAGEMENT ORDINANCE APPROVED BY THE BOARD OF SUPERVISORS ON JANUARY 28, 2014, EFFECTIVE JULY 1, 2014. PLEASE REFER TO CALCULATIONS ON SHEET 20. THE FACILITIES ON-SITE WILL BE DESIGNED TO REMOVE 20% OF THE PHOSPHORUS LOAD BELOW THE PRE DEVELOPMENT PHOSPHORUS LOAD. DETAILED CALCULATIONS WILL BE PROVIDED AT FINAL ENGINEERING.

WATER QUALITY:
 THE RUNOFF REDUCING BMP'S HAVE BEEN PRELIMINARY SIZED IN ACCORDANCE WITH THE APPLICABLE CRITERIA UNDER ARTICLE 4 OF THE FAIRFAX COUNTY NEW STORMWATER MANAGEMENT ORDINANCE APPROVED BY THE BOARD OF SUPERVISORS ON JANUARY 28, 2014, EFFECTIVE JULY 1, 2014. PLEASE REFER TO CALCULATIONS ON SHEET 20. THE FACILITIES ON-SITE WILL BE DESIGNED TO REMOVE 20% OF THE PHOSPHORUS LOAD BELOW THE PRE DEVELOPMENT PHOSPHORUS LOAD. DETAILED CALCULATIONS WILL BE PROVIDED AT FINAL ENGINEERING.

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

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

This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (8-011 2J & 2L) Special Exceptions (8-011 2J & 2L)
 Cluster Subdivision (8-815 1G & 1H) Commercial Revitalization Districts (8-622 2A (12) & (14))
 Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1C)
 FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (16-202 10F & 10J)

- 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100')
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 20.
- 3. Provide:

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (sq ft)	Footprint area (sq ft)	Storage Volume (cf)	Height (ft)	If pond, dam
BIORETENTION	0.57		0.57	1280 SF			N/A
PERMEABLE PAVERS			6800 SF				N/A
QUANTITY UNDERGROUND							
DETENTION VAULT	2.31		2.31	8500 SF	25,000 CF		N/A
Totals							
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 20. Pond inlet and outlet pipe systems are shown on Sheet 20.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A. Type of maintenance access road surface noted on the plat is: N/A (asphalt, geotext, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 11.17.
- 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 20.
- 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) as provided on Sheet 21.
- 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 21.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 4, 20.
- 11. A submission waiver is requested for: N/A
- 12. Stormwater management is not required because: N/A

CAPACITY COMPUTATIONS:

TOTAL DRAINAGE AREA TO EX 42" STORM DRAIN OUTFALL:
 AREA = 22.40 AC
 to = 0.30 HR = 18 MIN
 i 10 = 4.5
 C = 0.85
 Q10 = 22.40 x 4.5 x 0.85 = 85.68 CFS

MAXIMUM CAPACITY OF 42" RCP AT 1.00% = 100.60 CFS, THEREFORE EXISTING PIPE HAS CAPACITY

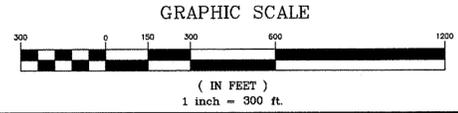
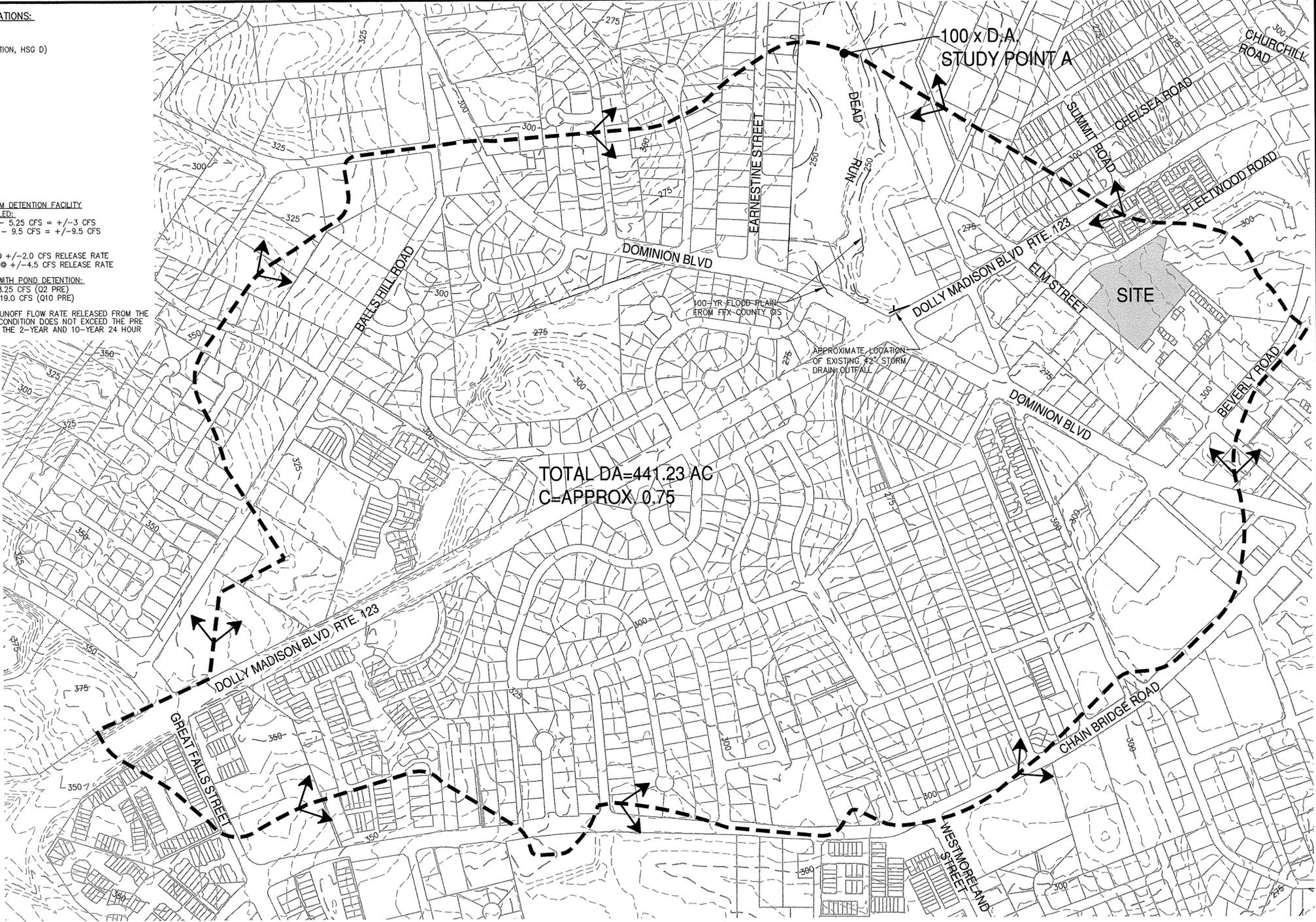
100 CFS - 85 CFS = 15 CFS OF ADDITIONAL CAPACITY.
 TO BE ANALYZED AT TIME OF FINAL ENGINEERING

ADEQUATE OUTFALL ANALYSIS:

THE FINAL SEGMENT OF CLOSED CONDUIT THAT DISCHARGES THE APPLICATION AREA'S RUNOFF IS A 42" STORM DRAIN PIPE LOCATED AT THE NORTHWEST QUADRANT OF THE INTERSECTION OF DOLLY MADISON BOULEVARD AND OLD DOMINION DRIVE. AT THIS POINT THE STORM PIPE OUTFALLS TO DEAD RUN WHICH IS LOCATED WITHIN A DELINEATED FLOODPLAIN AS SHOWN ON FEMA MAP #00-03-0158A-51525-01000 (ZONED "A"). THIS CLOSED CONDUIT OUTFALL SYSTEM HAS BEEN ANALYZED WITH THE PRE AND POST DEVELOPMENT CONDITIONS AND THE STORM PIPE SYSTEM WILL ADEQUATELY CONVEY THE STORMWATER FROM THE APPLICATION SITE TO THE FLOODPLAIN OF DEAD RUN.

THE RE-DEVELOPMENT RELEASE RATE FROM THE APPLICATION SITE IS PLANNED TO BE EQUAL TO, OR LESS THAN, EXISTING CONDITIONS. ANALYSIS OF THE SITE WATERSHED WITH 100 TIMES THE SITE AREA (~441 ACRES) HAS YIELDED NO NEED FOR ADDITIONAL MEASURES OTHER THAN THOSE PROPOSED ABOVE. THE POINT OF INTEREST IS A STREAM (DEAD RUN) LOCATED DOWNSTREAM 1,400 FT FROM DOLLY MADISON AND DOMINION BLVD. AN ON-SITE VISIT CONDUCTED BY BOWMAN CONSULTING HAS DETERMINED THE STREAM APPEARS TO BE ESTABLISHED AND DOES NOT APPEAR TO BE ERODIVE IN THE BASE FLOW CONDITION. A CROSS - SECTION ANALYSIS HAS DETERMINED THAT THE 2-YEAR VELOCITY IS ACCEPTABLE WITHIN THE OUTFALL.

IT IS BOWMAN CONSULTING'S OPINION THAT AN ADEQUATE CHANNEL HAS BEEN PROVIDED TO THE EXISTING 100-YR FLOODPLAIN OF DEAD RUN, AND THE PROPOSED DEVELOPMENT, WITH THE PROPOSED SWM/BMP SYSTEM IN PLACE, WILL NOT ADVERSELY IMPACT DOWNSTREAM PROPERTIES OR THE DOWNSTREAM RECEIVING CHANNEL. DETAILED OUTFALL ANALYSIS IN ACCORDANCE WITH PFM CRITERIA WILL BE PROVIDED AT THE TIME OF FINAL SITE PLAN.



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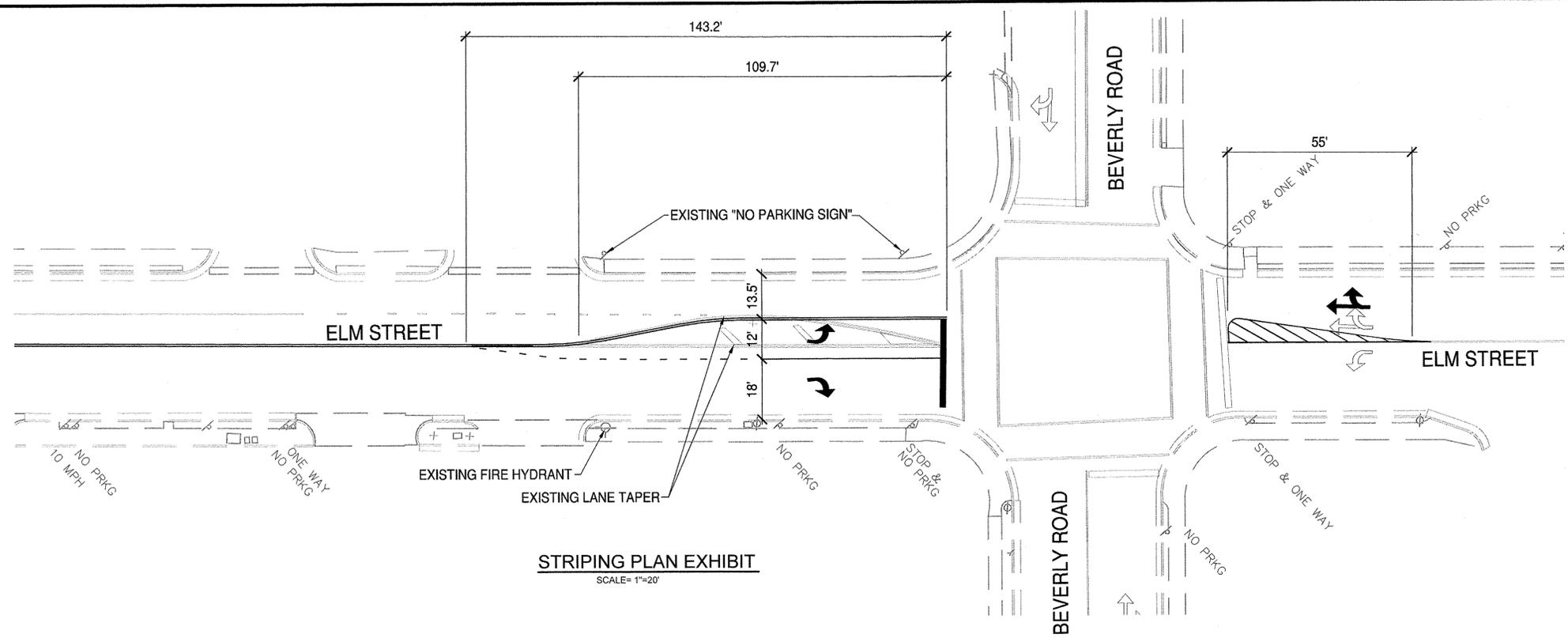
LANDSCAPE ARCHITECT
 MATTHEW J. PAUSCHER
 Lic. No. 000832
 6-1114

SWM NARRATIVES AND ADEQUATE OUTFALL ANALYSIS
6862 ELM STREET
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

County# RZ/FDP 2012-DR-019

PLAN STATUS	DATE	DESCRIPTION
PER COUNTY COMMENTS	10/24/12	
SUBMISSION	8/16/13	
SUBMISSION	10/24/13	
SUBMISSION	03/10/14	
SUBMISSION	05/02/14	
SUBMISSION	06/01/14	

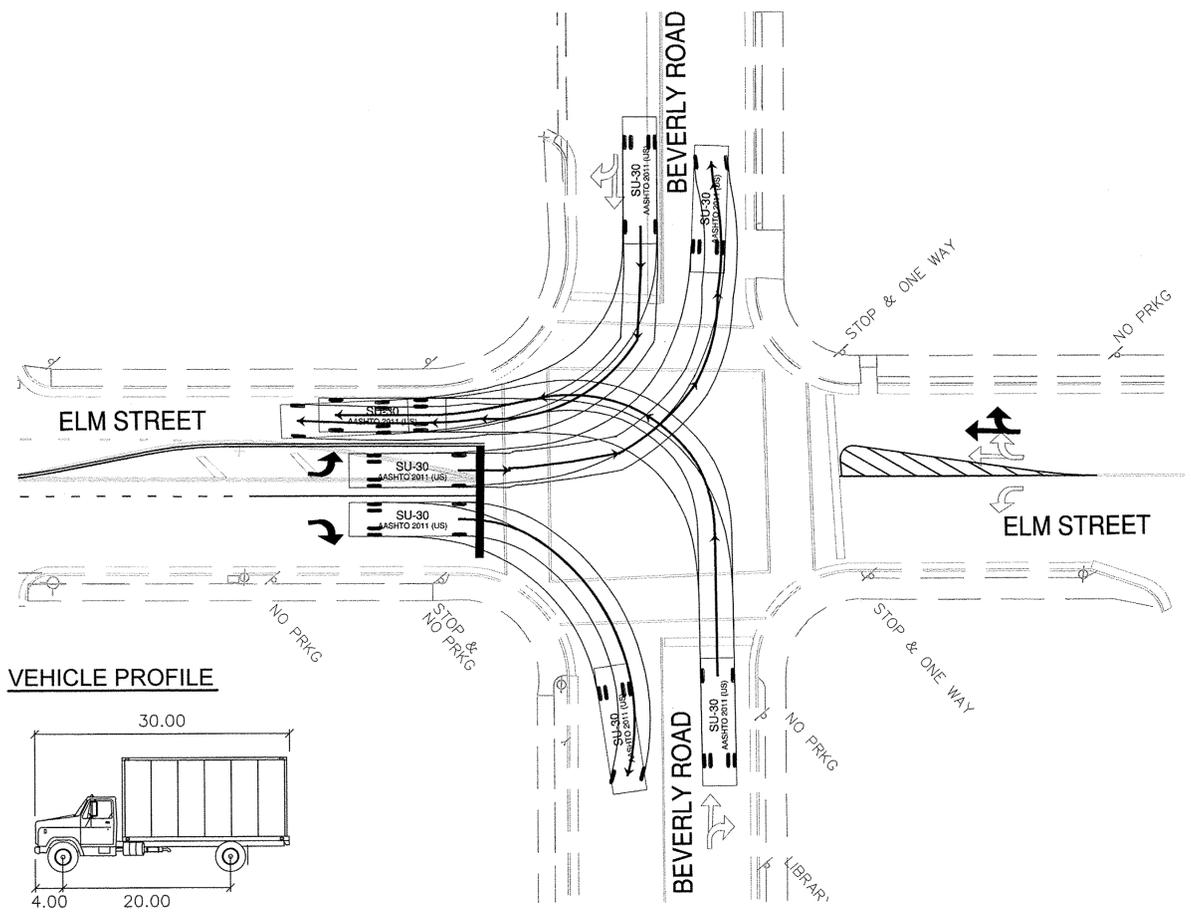
DATE: SEPTEMBER 2012
 SCALE: H:1" = 300' V:
 FILE No. 7470-D-ZP-001
 SHEET 21



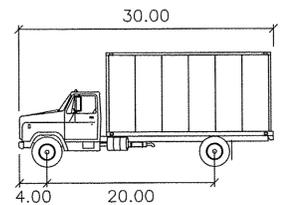
STRIPING PLAN EXHIBIT
SCALE= 1"=20'

LEGEND

CONCRETE SIGN	○
POWER POLE	⊕
GUY WIRE	⊙
HYD	⊗
YELLOW LINE	—
WHITE LINE	—
MISC.	—
SIDEWALK	—
EDGE OF CONC.	—
VDOT CG-6	—
24" CURB & GUTTER	—
VDOT CG-2	—
VDOT CG-2	—
EDGE OF PAVEMENT	—
PROPOSED STRIPING	—
EXISTING DIRECTIONAL ARROW	→
PROPOSED DIRECTIONAL ARROW	→



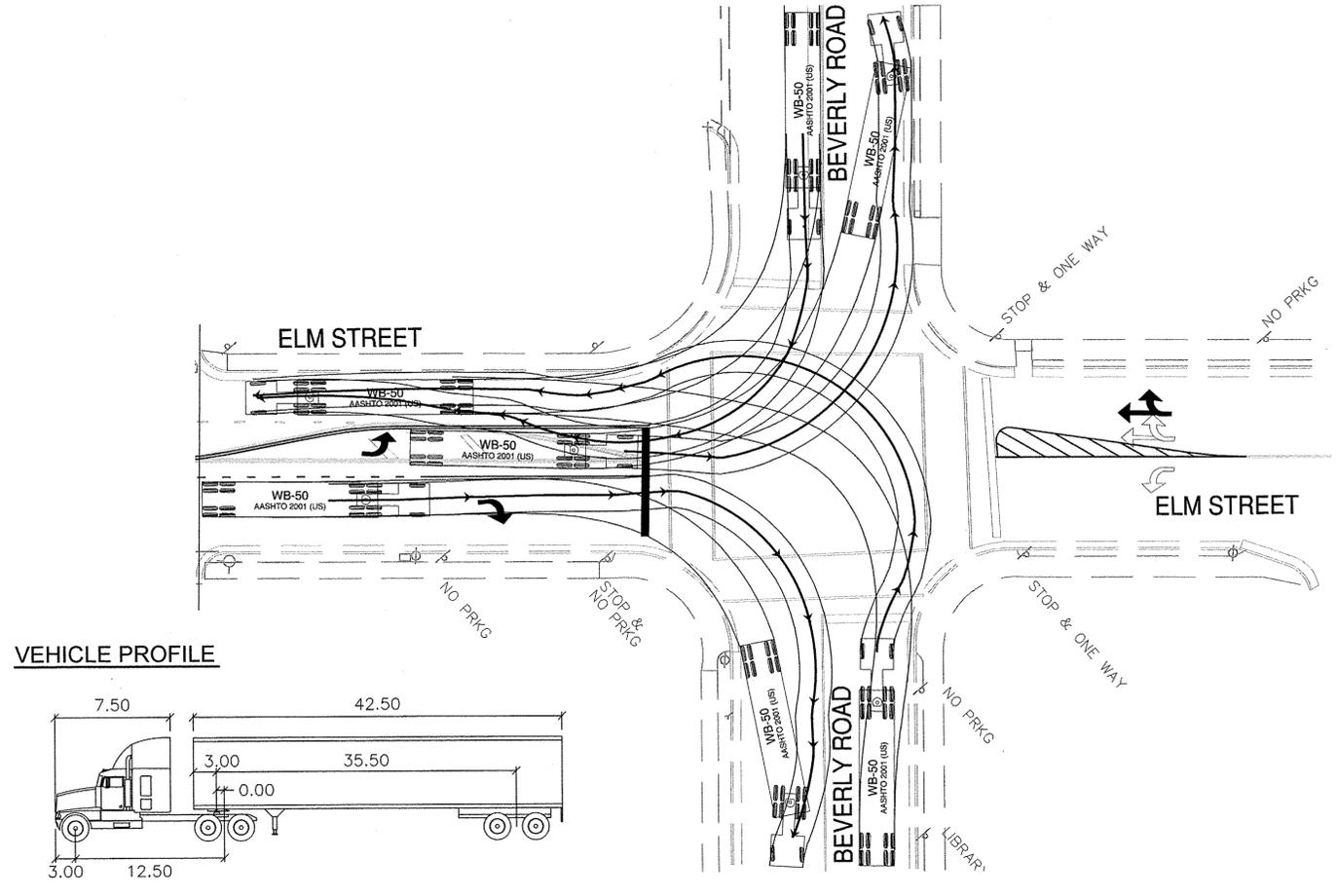
VEHICLE PROFILE



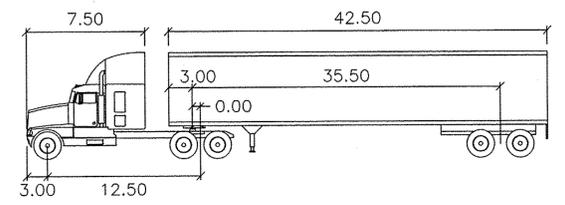
SU-30 feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

SU-30 TURN EXHIBIT
SCALE= 1"=20'



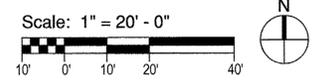
VEHICLE PROFILE



WB-50 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

WB-50 TURN EXHIBIT
SCALE= 1"=20'



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MATTHEW J. FUSCHER
Lic. No. 000832
6-1-14
LANDSCAPE ARCHITECT

ELM STREET AND BEVERLY ROAD RE-STRIPING EXHIBIT 6862 ELM STREET
FAIRFAX COUNTY, VIRGINIA
DRANESVILLE DISTRICT

County	RZ/FDP 2012-DR-019
PLAN STATUS	
10/24/12	PER COUNTY COMMENTS
8/16/13	SUBMISSION
10/24/13	SUBMISSION
03/10/14	SUBMISSION
05/02/14	SUBMISSION
06/01/14	SUBMISSION

DATE	DESCRIPTION
SCALE	H: 1" = 20' V: 1" = 20'
DATE	SEPTEMBER 2012
FILE No.	7470-D-ZP-001

DESCRIPTION OF THE APPLICATION

The applicant, Elm Street Residential, LLC., has requested the approval of a rezoning of 4.43 acres from the Office District (C-3) to the Planned Residential Mixed Use District (PRM). The applicant proposes to construct a 240-unit, 73-foot tall multifamily residential building with three levels of below-grade parking. The applicant has committed to providing 12% of these dwelling units, or 29 units, as Workforce Dwelling Units (WDUs) to Fairfax County's Workforce Dwelling Unit Rental Program. In addition to the dwelling units, the new building would have 18,348 square feet devoted to a leasing office, fitness center, and similar functions ancillary to the residential use of the building, along with 5,033 square feet of retail space.

The applicant would retain the existing 90-foot tall office building and retrofit the ground floor level to provide 7,010 square feet of retail space. The total square footage of the building would increase from its current 109,600 square feet to 112,358 square feet due to the retrofit.

The existing access points on Elm Street and Fleetwood Road would remain. The residential building would be constructed within an area of the subject property currently devoted to surface parking. Although the majority of the site's parking would be below the residential building, the applicant would provide 56 surface parking spaces for use predominantly by the existing office building's medical office patients.

The applicant has submitted three requests for waivers and modifications:

- Modification of the minimum parking requirement to reduce the nonresidential parking requirement by 20% as allowed in a Commercial Revitalization District (CRD);
- Modification of the minimum loading space requirement to allow for 5 loading spaces instead of 10; and,
- Waiver of PFM Section 6-0303.8 to permit an underground stormwater management facility in a residential area.

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

LOCATION AND CHARACTER

The subject property is located at 6862 Elm Street, approximately one quarter mile northeast from the intersection of Dolley Madison Boulevard and Old Dominion Drive. The property has frontage and access points on both Elm Street and Fleetwood Drive. The site's sole building is an 8-story, 90-foot tall, 109,600 square foot office building that

was constructed in 1981. The majority of the site is impervious, with the building footprint and the 416-space parking lot taking up most of the site.

The lowest elevation point is at the property's western corner adjacent to Elm Street, where the elevation is 283 feet above sea level. The property slopes upward moving northeast; the highest elevation near its eastern corner is 308 feet.

An approximately 5-foot wide asphalt trail runs along the property's northeastern boundary. The trail is part of a pedestrian connection between Fleetwood Drive and Beverly Road. Portions of the trail are in need of repair, particularly the portions at the eastern end of the site.

Surroundings

Figure 1 displays the subject property and the surrounding buildings. At the immediate corner of Elm Street and Fleetwood Drive is 6870 Elm Street, otherwise known as the Pournaras property. This 13,498 square foot property is zoned C-2: Limited Office District; the 3-story, 9,455 square foot office building was constructed in 1977.

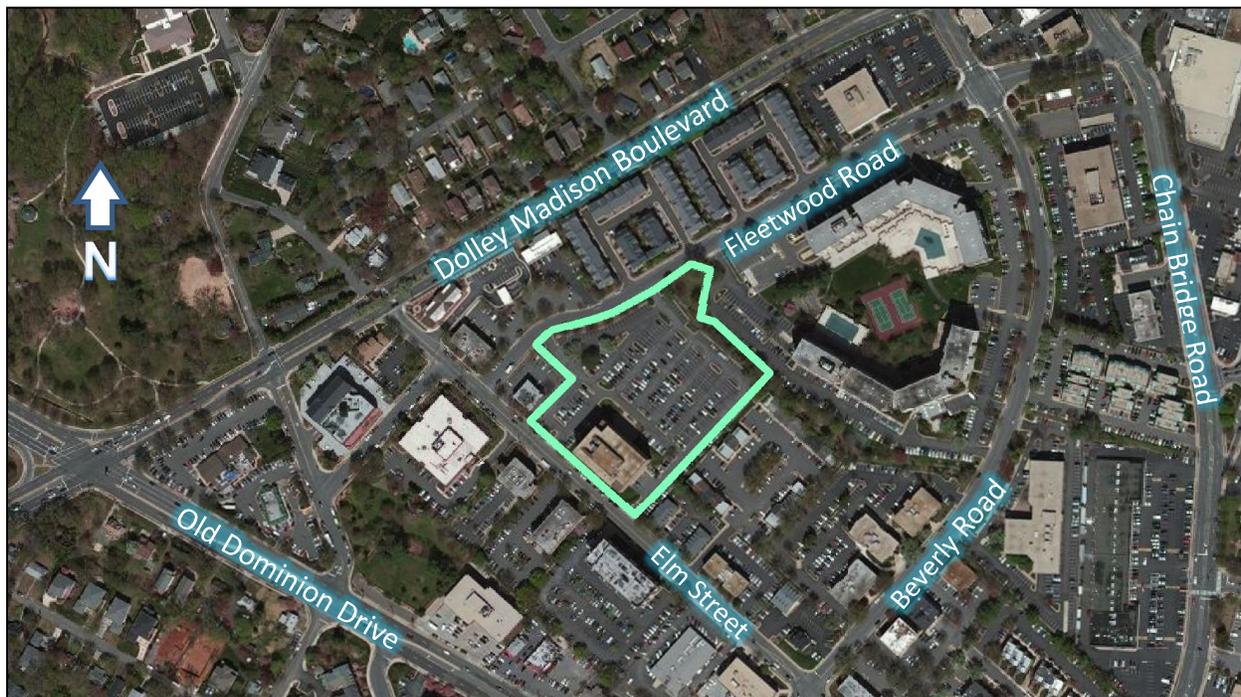


Figure 1: An aerial view of the subject property with the surrounding context of downtown McLean (Source: Fairfax County DPZ GIS)

The properties to the south across Elm Street are predominantly office uses in either the C-2, C-3, or C-6 commercial zoning districts. Amongst these properties is the downtown McLean U.S. Post Office located at 6841 Elm Street. To the northeast, the

property is bordered by the 12-story, 106-foot tall Ashby residential building located at 1350 Beverly Road. Ashby is zoned PDH-40 (Planned Development Housing District – 40 dwelling units per acre) and contains 256 dwelling units and 24,200 square feet of commercial space. Beyond Ashby lies McLean House, a virtually identical building to the Ashby equal in height containing 250 dwelling units and 4,200 square feet of commercial space at 6800 Fleetwood Road. The McLean House property is also zoned PDH-40.

The 63-unit McLean Crest townhouse community, zoned PDH-20, is located to the northwest across Fleetwood Drive. To the west, there are additional mid-rise office buildings zoned C-2 and a Capital One Bank property zoned C-2.

Finally, the subject property is bordered by McLean Office Square to the east. McLean Office Square contains 23 townhouse-style office condominiums zoned C-2. The condominiums do not have frontage on Elm Street, but are connected to Elm Street by Vincent Place, which traverses the commercial property located at 6842 Elm Street. The subject property is adjacent to two other office buildings zoned C-2. The 4,311 square-foot building closest to the subject property is 6850 Elm Street, while 6846 and 6848 Elm Street are combined in one building totaling 4,266 square feet.

BACKGROUND

On June 4, 1979, the Board of Supervisors approved RZ 78-D-108 to rezone the subject property from the PDH-30 District to the C-3 District. The applicant at the time, the Beatty-Elmore Construction Company, proffered to restrict the site's Floor Area Ratio (FAR) to 0.5 for the office building now constructed on site. The proffers¹ included right-of-way dedication along Elm Street as well as along Fleetwood Road. The Fleetwood dedication facilitated the partial extension of Fleetwood Road to Elm Street. The proffers also included commitments to construct a 6-foot wide trail along the property's northwestern boundary; the preservation of mature trees along the northeastern boundary; a minimum of 40,000 square feet of open space on site; interior parking lot landscaping that exceeded the Zoning Ordinance's requirements; energy-saving construction techniques where feasible; in addition, substantial adherence to the 1972 design standards for the McLean Central Business District. The proffers specifically highlight provisions of the design standards related to landscaping, walkways, lighting, and street furniture.

On January 29, 2013, the Board of Supervisors authorized Plan Amendment S13-II-M1 for both the subject property and 6870 Elm Street. The authorization directed staff to evaluate mixed-use development on the subject property to include office, multifamily residential, and ground floor retail uses, while considering the effects of these uses on

1 A copy of the proffers and approved Generalized Development Plan (GDP) are on file and available at the office of the Department of Planning and Zoning's Zoning Evaluation Division.

6870 Elm Street. The two parcels total approximately 4.7 acres. On March 25, 2014, the Board of Supervisors² adopted S13-II-M1.

DESCRIPTION OF THE CONCEPTUAL/FINAL DEVELOPMENT PLAN

The applicant has proposed a total of 376,164 square feet to be retained or constructed on site. This square footage includes a new multifamily residential building with first-floor retail space, the existing office building, and new retail space on the office building's ground floor. The site design retains vehicular access points on both Elm Street and Fleetwood Road. Pedestrian walkways would link the site's four open space areas to the existing sidewalk network. Figure 2 shows the proposed site design.

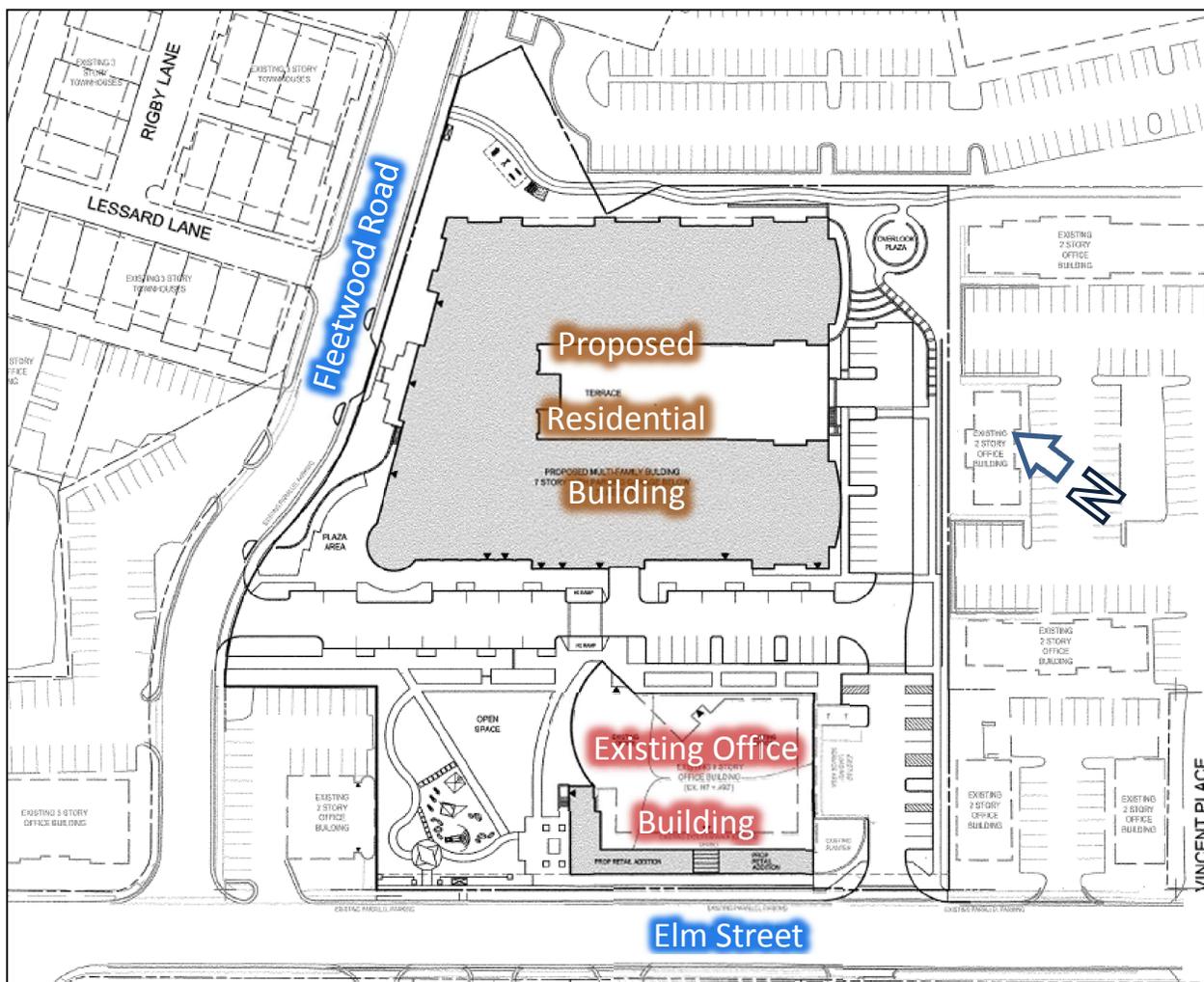


Figure 2: The proposed development plan (Source: Bowman Consulting, June 1, 2014)

2 The adopted text may also be viewed on the Department of Planning and Zoning's website (<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/adoptedtext/2013-07.pdf>)

Residential Building

The proposed multifamily residential building would contain 263,806 square feet. This includes 5,033 square feet of retail space and 18,348 square feet that the applicant has identified as accessory space ancillary to the residential use. This ancillary square footage would be used for a leasing office, fitness facilities, business center, and storage.

The proposed multifamily building would contain 240 dwelling units that would be constructed above an underground parking garage. The garage would be accessible via an entrance on the western façade (Figure 3). This side of the building would also have seven pedestrian entrances.



Figure 3: This façade of the proposed residential building would face the site's central driveway, and would be the ingress/egress point for the below-ground parking (Source: Bowman Consulting and Franck & Lohsen Architects, June 1, 2014)

The applicant has located the building close to Fleetwood Road, where the primary pedestrian access would be located. The building would be served by one loading space internal to the building that would be accessed on the southeastern façade. The applicant has included two stairways from the surface parking to the recreational terrace, which would include the building's swimming pool.

Modifications to Existing Office Building

While the applicant plans to retain the existing office building, 4,252 square feet of the 109,600 existing square feet would be converted into ground floor retail use. A ground floor addition would increase the retail space by 2,758 square feet for a total retail space of 7,010 square feet. Figure 4 shows the retail addition. The applicant would supplement this retail space with an area in the adjacent open space for a retail plaza. This plaza would potentially function as outdoor seating for an eating establishment or other similar use.

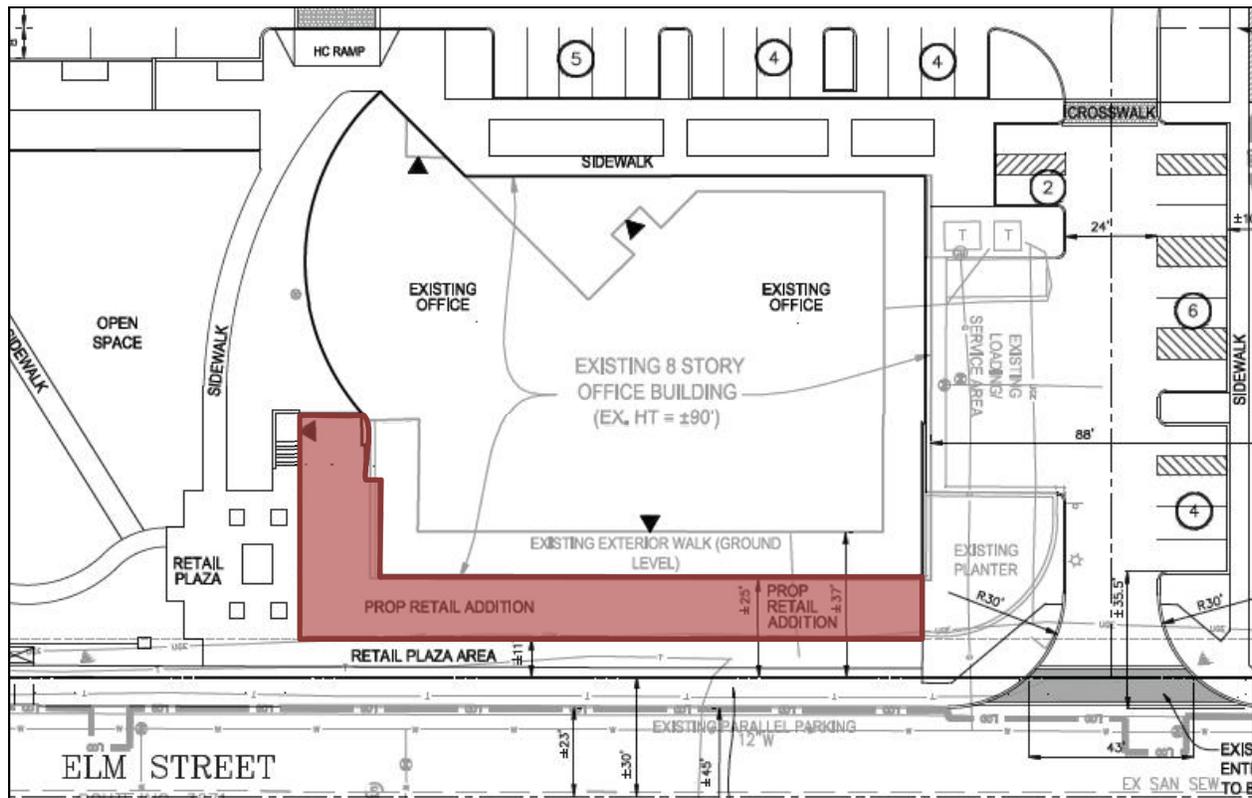


Figure 4: The proposed retail addition would extend beyond the current façade of the existing office building. The retail plaza is located just to the west of the office building (Source: Bowman Consulting, June 1, 2014)

Access and Parking

Pedestrian Circulation: The applicant would maintain the same locations for the site's access points on Elm Street and Fleetwood Road. Figure 5 shows the applicant's strategy for supplementing the site's vehicular access with pedestrian connectivity. The applicant would modify the site circulation by providing a central driveway connecting both access points and the loading dock on the southeast of the residential building. Along this driveway, the applicant would provide walkways of variable widths. The existing asphalt trail along the northern property line would be resurfaced, and the applicant would provide a pedestrian connection to the trail from Elm Street via an overlook terrace at the highest elevation on site. The asphalt trail would be improved beyond the subject property, with the permission of off-site property owners, all the way to its terminus at Beverly Road.

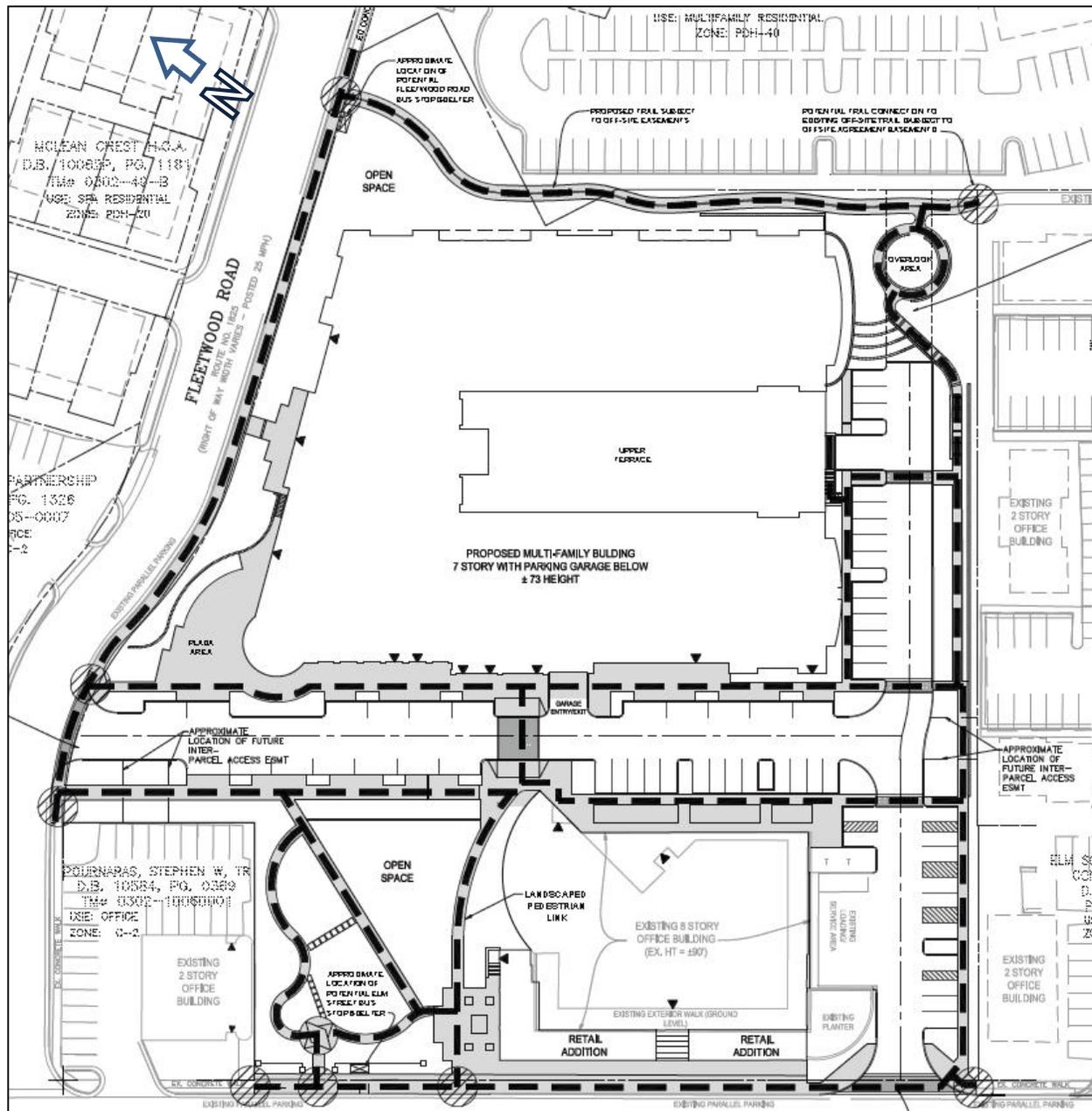


Figure 5: Sheet 15 of the CDP/FDP displays the pedestrian paths throughout the proposed site design (Source: Bowman Consulting, June 1, 2014)

Interparcel Access: The CDP/FDP shows interparcel access easements in two locations (Figure 6). The first location is along the shared property boundary with 6870 Elm Street. The applicant’s proffers indicate that an interparcel access easement would be recorded at the approximate location shown on the CDP/FDP within 90 days of the approval of a rezoning, site plan, or other development application requiring the closure

of the adjacent property's existing Elm Street access point. In this scenario, the subject property would provide vehicular access for 6870 Elm Street via the central driveway to Fleetwood Drive.

The second location is adjacent to the McLean Office Square condominiums. The applicant has included similar language in the proffers for this interparcel access easement, which would be recorded within 90 days of the approval of a rezoning, site plan, or other development application requiring an interparcel access connection between the subject property and the adjacent property.

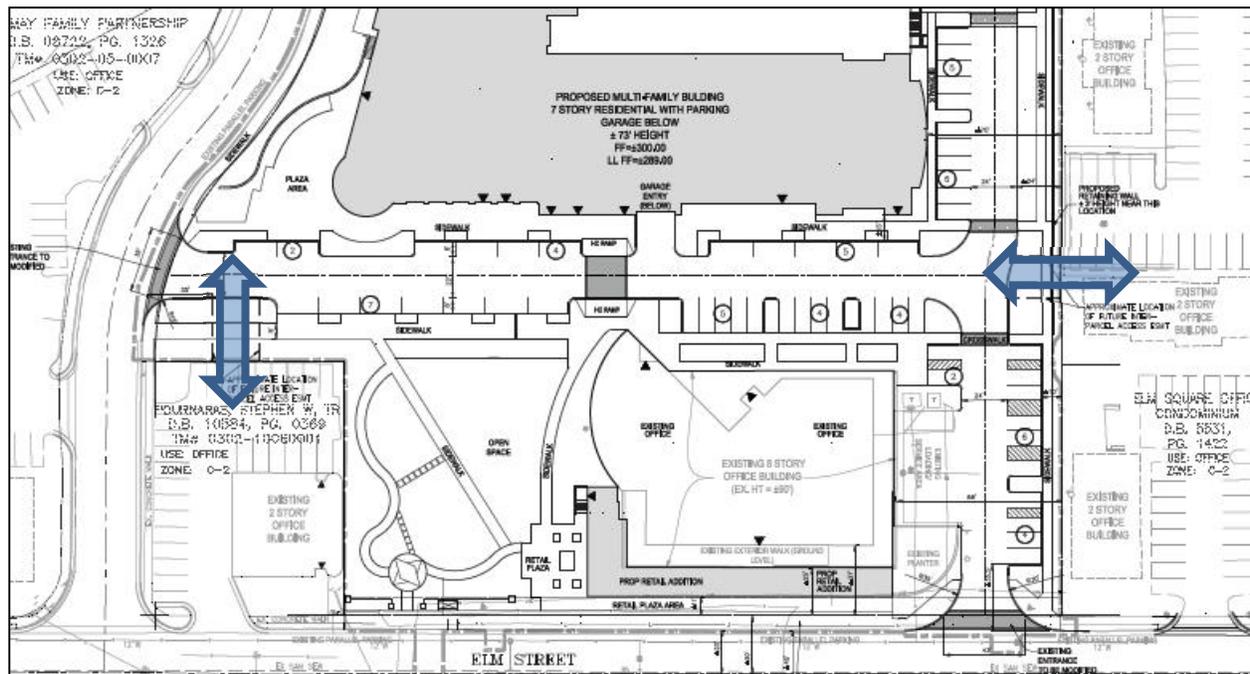


Figure 6: The two interparcel easement locations (Source: Bowman Consulting, June 1, 2014)

Connection to Ashby Property: The CDP/FDP also shows a road extension exhibit on Sheet 16 that would allow the site's internal driveway network to connect to the property to the immediate northeast (Figure 7). This is the property with the 12-story Ashby residential building. Should Ashby redevelop in the future and provide a vehicular connection between Beverly Road and Fleetwood Drive, the applicant's exhibit demonstrates a conceptual design for connecting to this road connection. Proffer 21 in the draft proffer statement provides greater detail on the applicant's commitment to this connectivity, and is analyzed further later on in this staff report.

Parking: The applicant would provide 610 parking spaces within the parking garage underneath the residential building. This parking would be supplemented with 57 surface parking spaces; 18 of these spaces would be parallel along the central

driveway, while the other 39 spaces would be perpendicular to the interior driveway network.

Per the parking flexibility permitted by the Zoning Ordinance for development within a CRD, the applicant has applied a 20% reduction to the nonresidential parking totals. This modification of the minimum parking requirement is analyzed later in the staff report. For the residential units, the applicant would provide 1.6 parking spaces per unit.

The applicant would retain the existing four loading spaces serving the existing office building, while adding a 5th loading space, as previously mentioned, to an internal location in the residential building.

Bicycle Parking: The applicant has identified a bike storage room on the first level of the parking garage on Sheet 10. Proffer 13 outlines the applicant's bicycle parking commitment for the office, residential, and retail uses on site. Parking would be provided for visitors to the site on a short-term basis as well as for residents, office workers, and retail employees. While the CDP/FDP does not identify outdoor locations for the short-term bicycle parking, Proffer 13 indicates that the applicant would consult the Fairfax County Department of Transportation's (FCDOT's) bicycle coordinator prior to site plan approval to determine the final locations for bicycle racks, bicycle signs, and secure bicycle storage.

Roadways

The CDP/FDP shows new streetscape features along the subject property's two street frontages. Because the features do not conform to VDOT's standard sidewalk design, which would be a simple concrete construction, the applicant would enter into a maintenance agreement with VDOT to maintain the streetscape elements. Along both Elm Street and Fleetwood Road, the applicant proposes the following in an effort to conform to the Comprehensive Plan's McLean CBC Open Space Design Standards:

Elm Street Frontage (Figure 8): The applicant would reconstruct the sidewalk to provide a 5-foot wide landscaped area between the curb and sidewalk. This landscaped area would be planted with canopy street trees. The 5-foot wide sidewalk would be constructed with 8-inch deep concrete edging bordering a brick basket weave pattern. The brick pattern would be separated with concrete divider strips. The applicant identifies the location of a bus shelter along Elm Street near the adjacent open space.

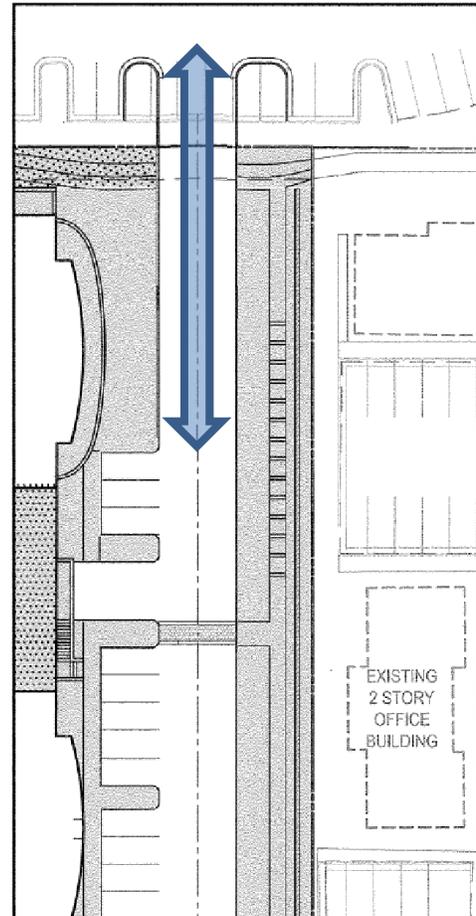


Figure 7: The optional access to the Ashby property to the north
(Source: Bowman Consulting, June 1, 2014)

The CDP/FDP also shows a 20-foot wide reinforced hardscape surface that would serve as fire truck access for the existing office building.

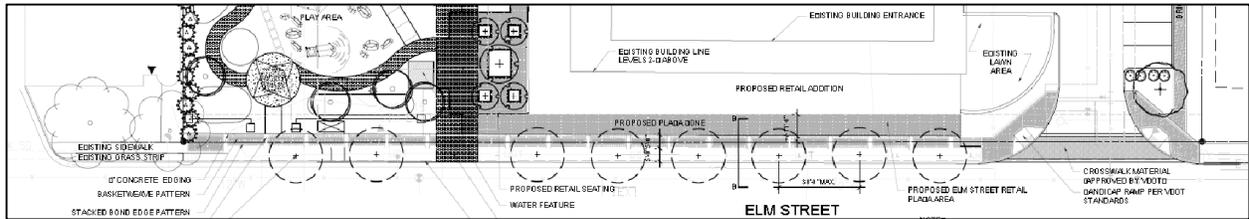


Figure 8: The Elm Street streetscape (Source: Bowman Consulting, June 1, 2014)

Fleetwood Road Frontage (Figure 9): The Fleetwood Road streetscape would consist of a 6-foot wide sidewalk constructed in the same pattern as that along Elm Street. The applicant would provide tree canopy coverage between the sidewalk and the proposed residential building.

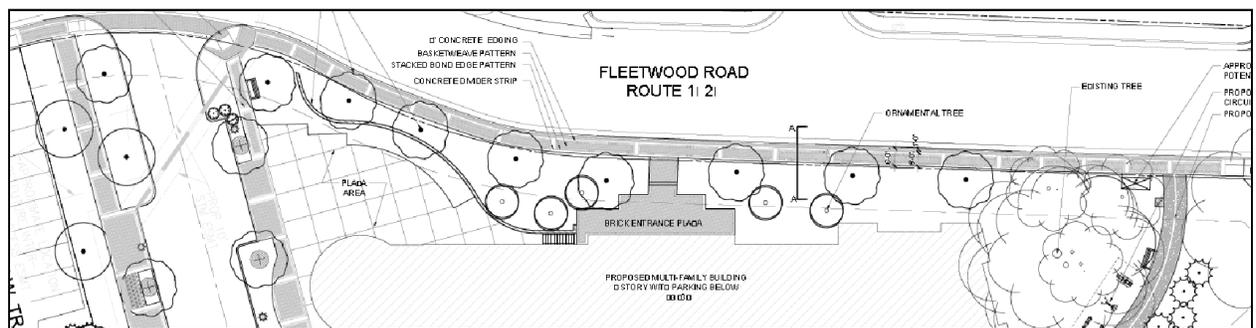


Figure 9: The Fleetwood Road streetscape (Source: Bowman Consulting, June 1, 2014)

Elm Street/Beverly Road Intersection (Figure 10): The applicant would use striping to modify the lane configuration for Elm Street at its intersection with Beverly Road. For eastbound motorists approaching the intersection, the applicant would create a left-turn lane with approximately 60 feet of stacking storage for vehicles turning north on to Beverly Road. Westbound motorists would use the same through/right lane that exists today, but the lane would be realigned to line up with the changes made to the eastbound approach.

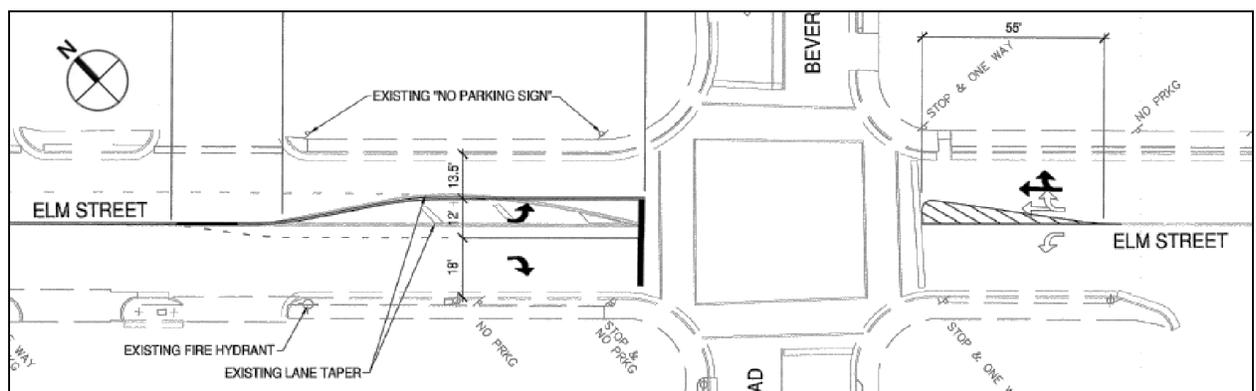


Figure 10: The Beverly Road / Elm Street restriping (Source: Bowman Consulting, June 1, 2014)

Stormwater Management

Water Quality Measures: To meet the Public Facilities Manual's water quality standards, the applicant would rely on several bioretention³ measures distributed throughout the site. The primary open space along Elm Street would have a rain garden, and smaller tree pits (Figure 11) and tree box filters would collect additional stormwater from paved areas on site. Permeable pavers would be used in 23 of the site's 57 surface parking spaces, as well as in the plaza serving the retail space for the residential building. The applicant indicates that these measures would reduce the phosphorus load entering downstream water channels to a level 20% below the pre-development peak runoff rate.



Figure 11: A bioretention precedent image from the CDP/FDP (Source: Bowman Consulting and Niles Bolton Associates, June 1, 2014)

Water Quantity Measures: The applicant would install an underground detention system below the Elm Street open space, such as StormTech chambers or an equivalent system acceptable to DPWES. The stormwater narrative on Sheet 21 of the CDP/FDP notes that the underground detention system would release the stormwater into the storm sewer system at a lower rate than that required by the PFM. In addition, the post-development peak runoff rates for the average 2-year and 10-year storm would be reduced to below that of the pre-development peak runoff rates.

Open Space

The applicant indicates on Sheet 16 of the CDP/FDP that approximately 35% of the site would be set aside as open space. The open space would be predominantly located in four areas on site:

Elm Street: The applicant has set aside approximately 16,000 between the existing office building and the neighboring 6870 Elm Street property for the site's primary outdoor gathering area. Figure 12 shows how the open lawn would be supplemented with a loose parts⁴ play area, gardens, and additional landscaping on the perimeter.

-
- 3 Bioretention uses natural as opposed to man-made strategies to remove contaminants and sediments from stormwater runoff. These natural methods use plant materials that thrive in wetter soils and underlying sand and mulch layers to trap pollutants and prevent them from entering the connected stormwater piping and ultimately the downstream water channels. The sand/mulch layers can slow the water's velocity while allowing a percentage of the stormwater to naturally infiltrate into the water table, reducing the ultimate volume transferred to the water body.
 - 4 Loose parts play areas are alternatives to stationary amenities typically found in a tot lot or

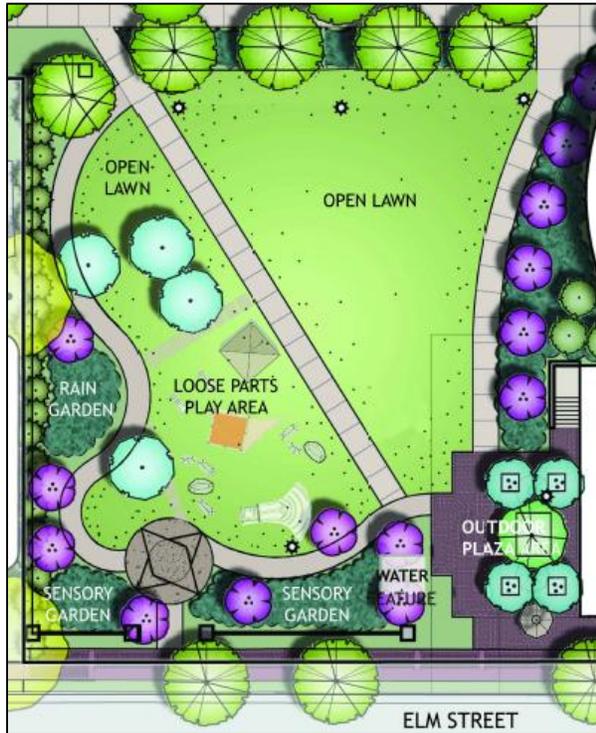


Figure 12: The applicant's design for the Elm Street open space (Source: Bowman Consulting and Niles Bolton Associates, June 1, 2014)

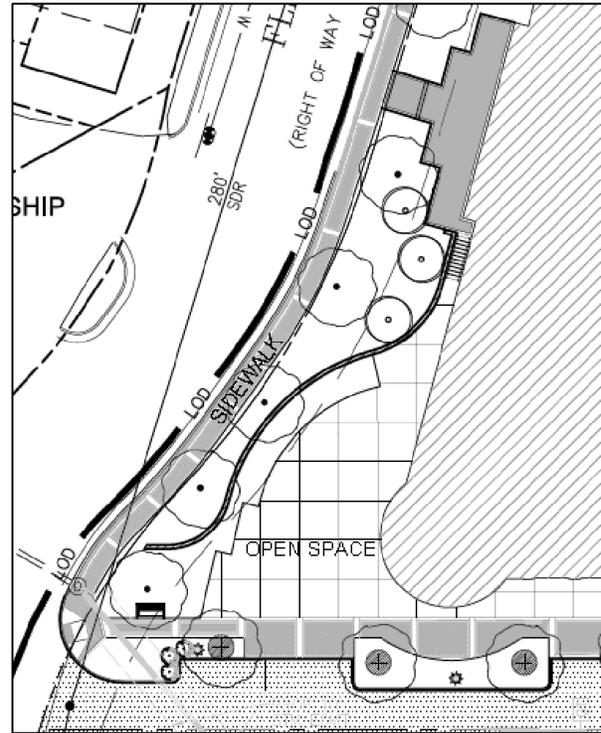


Figure 13: The applicant's design for the plaza serving the residential building's retail space (Source: Bowman Consulting, June 1, 2014)

The applicant would provide a water feature, such as a fountain or other similar feature, visible from Elm Street. An outdoor seating area would serve the retail space for the office building. The aforementioned bioretention garden and underground detention facility would both be located in this area.

Plaza: At the southwestern corner of the residential building, the applicant would provide approximately 1,250 square feet of open space to serve the retail space. While the applicant has not identified specific features for this space on the CDP/FDP, the applicant has indicated that this would likely function as a seating area (Figure 13).

Overlook Terrace: The applicant would construct an approximately 4,225 square foot park at the northeastern corner of the site. This overlook terrace would feature outdoor

playground that are affixed to the play surface. The "parts" can constitute a wide array of objects that allow children increased interaction and creativity with the play space. Objects for natural play areas could include logs, dirt, bark, feathers, rocks, or leaves. Playgrounds or indoor environments could incorporate balls, tires, sand, straw, digging tools, dramatic play props, pouring devices, and other sensory materials. For numerous examples of what would potentially constitute loose parts, visit <http://extension.psu.edu/youth/betterkidcare/early-care/our-resources/tip-pages/tips/loose-parts-what-does-this-mean>.

seating, dense landscaping, and pedestrian connections to the existing asphalt trail and Elm Street. Figure 14 depicts the overlook terrace in plan view and a cross section with the site's elevation for context.

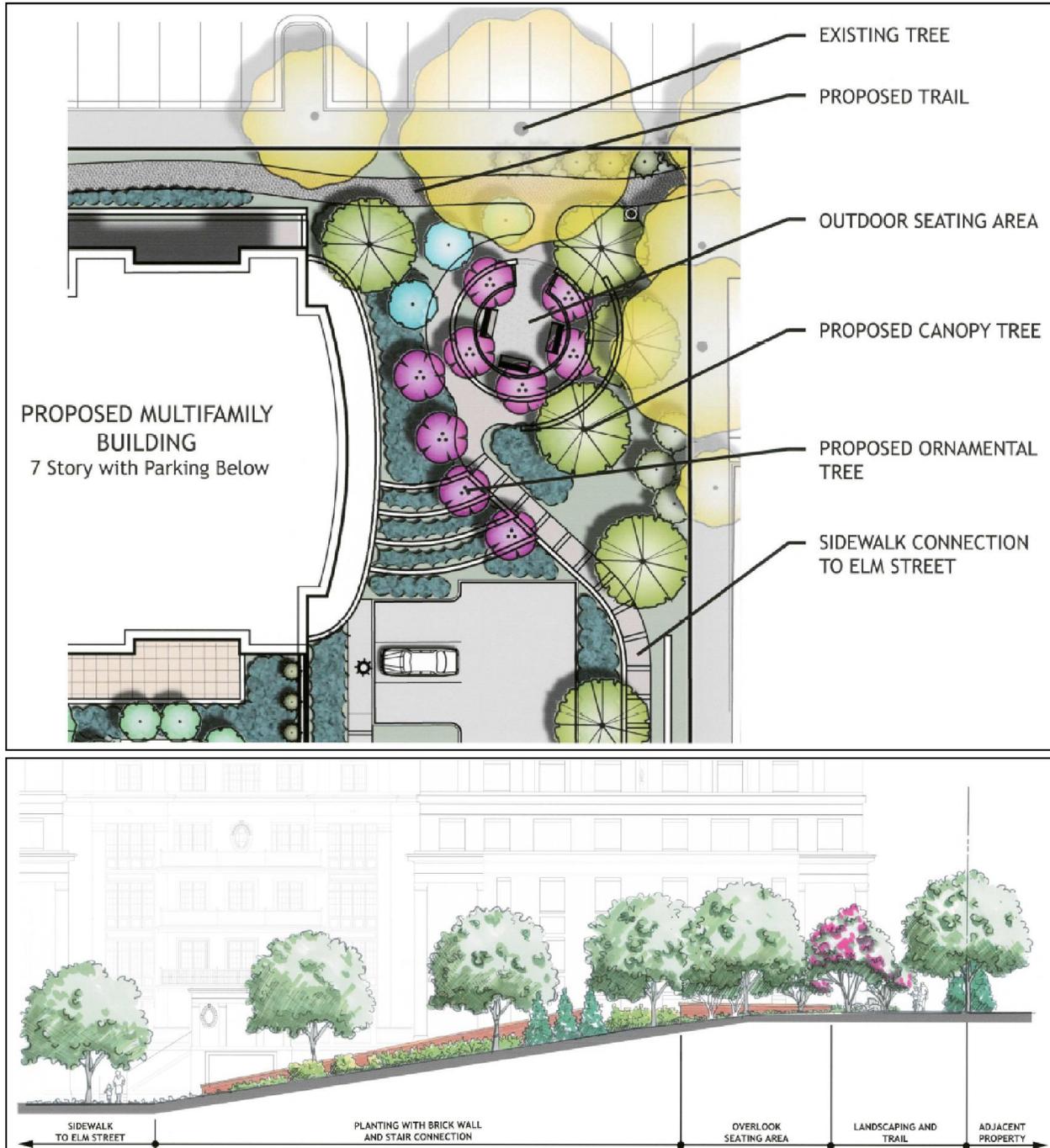


Figure 14: The applicant's design for the overlook terrace at the site's northwestern corner, with the corresponding cross section which demonstrates the grade changes from the southern end of the site on the left to the northern end on the right (Source: Bowman Consulting and Niles Bolton Associates, June 1, 2014)

Fleetwood Road: The applicant would provide approximately 10,000 square feet of open space at the western end of the site. This would be the location of a proposed bus shelter and would encompass the Fleetwood Road trailhead for the existing asphalt trail to Beverly Road. The trail would be realigned to allow for its resurfacing in such a way that it would not conflict with the critical root zone of the nearby trees to be preserved. The existing tree canopy would be supplemented with additional landscaping as shown in Figure 15. The applicant would incorporate outdoor fitness equipment next to the trail.

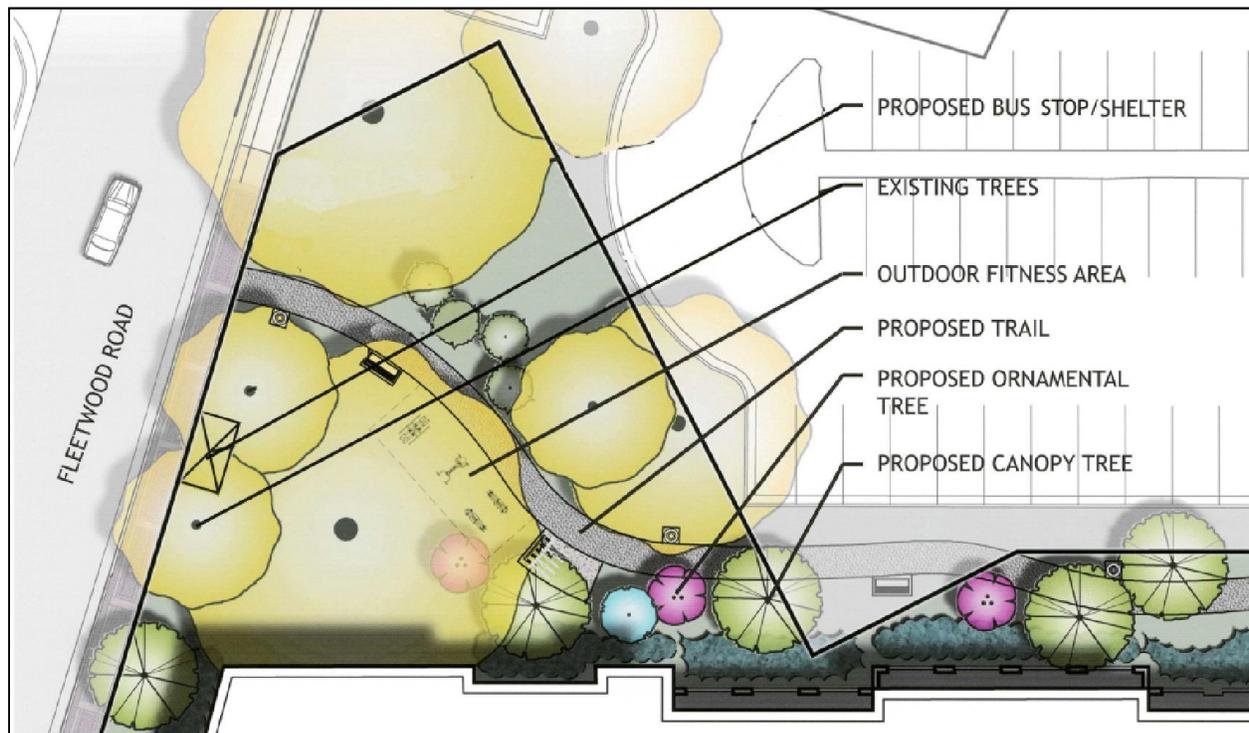


Figure 15: The site's open space fronting Fleetwood Road at the western trailhead for the resurfaced asphalt trail (Source: Bowman Consulting and Niles Bolton Associates, June 1, 2014)

Landscaping

Tree Preservation: The applicant proposes to preserve 7,035 square feet of tree canopy at the northern corner of the site. This preservation would include a 37-inch caliper Box Elder and a 40-inch caliper Tulip Poplar amongst other smaller trees. The applicant has included a number of off-site trees in Sheet 17's tree inventory, and would use tree protection fencing to avoid construction activity within the critical root zones of 12 off-site trees.

New Landscaping: The applicant's landscape plan on Sheet 12 displays canopy trees, ornamental trees, evergreen trees, and shrubs throughout the site. New landscaping would be concentrated along the site's internal walkways and open space gathering

areas previously discussed. Based on the applicant's tree cover calculations shown on Sheet 19, the proposed development would require 10% canopy coverage or 19,287 square feet. Of this total, 10,493 square feet would need to be achieved through new planting. Through a mixture of deciduous and evergreen trees, the applicant proposes 18,875 square feet of canopy coverage for a total of 28,905 square feet. This would result in 14.9% of the site receiving canopy coverage after 10 years of tree growth.

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 public facilities, respecting 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 the following criteria (Appendix 5) to be used in evaluating zoning requests for new residential development:

Site Design (Development Criterion #1)

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.

Consolidation: Staff from the Department of Planning and Zoning's Planning Division evaluated the applicant's consolidation efforts in context with the recently adopted Comprehensive Plan amendment (Appendix 6). The Plan text recommends consolidation of the subject property and the adjacent 6870 Elm Street property. Should consolidation not be achievable, the Plan recommends interparcel access between the two properties and a coordinated, continuous streetscape design.

Based on information shared by the applicant with staff, the applicant has been unsuccessful in achieving consolidation. The applicant has proffered to provide interparcel access to 6870 Elm Street "within ninety (90) days of a request by the owner of the Pournaras Property, provided the owner of the Pournaras Property closes the existing access to Elm Street to provide access via the internal private roadway on the Property."

The proposed streetscape design does not continue the streetscape improvements along 6870 Elm Street's property frontage. In staff's opinion, the applicant should reach out to the owners of 6870 Elm Street and obtain permission to provide a continued streetscape in the same pattern as that proposed on the subject property's Elm Street and Fleetwood Road frontages. Since VDOT will not maintain this alternative streetscape design, either the Pournaras property owners or the applicant would need

to maintain the brick pavers and other non-standard streetscape elements by agreement with VDOT. Should the applicant's coordination for the streetscape continuation be unsuccessful, the applicant has included a contribution in the proffer statement to the Dranesville District Pedestrian Improvement Fund for off-site sidewalk and/or streetscape improvements on either Elm Street, Fleetwood Road, Beverly Road, and/or other streets in the nearby vicinity that would resolve this matter.

Layout: The layout provides a logical and functional site design. The proposed residential building would eliminate the existing surface parking lot and would front on the central driveway serving the office building, pedestrians, motorists accessing the parking garage, and short-term visitors using the surface parking spaces. Open space is distributed throughout the site in four potential gathering places. The applicant would eliminate conflicts between open space and stormwater management facilities by using an underground detention facility and by incorporating the site's landscaping into a broader bioretention strategy.

The applicant has oriented the residential building so that the footprint is generally square with the property boundaries. This would create an appropriate relationship for the new building to the adjacent streets and buildings. The open space as well as the streetscape design would enable the site's landscaping to thrive. Landscaping will be discussed further under Development Criterion #4.

Open Space: The four open space areas shown on the CDP/FDP, combined with the proposed pedestrian features, are usable, accessible, and well-integrated into the site design. Residents, office workers, retail customers, or members of the public would have access to both active and passive recreation opportunities with the proposed open spaces.

Staff from the Office of Community Revitalization (OCR) recommended eliminating some of the superfluous impervious surface in the Elm Street open space (Appendix 7). Specifically, the northern walkway is redundant as it is parallel to the pedestrian zone for the site's proposed central driveway. The applicant has since revised the CDP/FDP to eliminate the superfluous sidewalk.

The Zoning Ordinance requires a minimum of 20% of the site to be set aside as open space. The applicant has identified the open space areas on Sheet 16, calculating that 35% of the site would be open space. This 35% includes the upper terrace of the residential building, which is intended for use by the residents, and would include a pool and seating areas according to the applicant.

The Fairfax County Fire and Rescue Department has reviewed the CDP/FDP, and expressed concerns with the retail plaza adjacent to the proposed retail addition to the office building. Specifically, the Fire Marshal noted that the retail plaza's seating could conflict with the necessary space for ladder truck access to the office building's upper floors. The applicant responded to this comment with a proffer commitment to obtain

Fire Marshal approval by adjusting the seating's location prior to site plan approval for any elements of the open space design. Should the Fire Marshal be unable to approve the plaza's seating at the time of site plan approval, the applicant would relocate, remove, or modify the conflicting elements in consultation with the Department of Planning and Zoning and DPWES's Urban Forest Management Division (UFMD). The CDP/FDP has also been modified for greater clarity to show that the proposed seating would not conflict with the office building fire access.

Landscaping: Sheet 11 of the CDP/FDP shows the applicant's landscape plan, which would add new landscaping near the surface parking spaces to break up the impervious area. Each open space area is either integrated with landscaping or has landscaping on its periphery. Each of the site's two street frontages would have new landscaping to accompany the proposed brick sidewalks. This even distribution of landscaping throughout the site is appropriate.

Amenities: The previously mentioned exercise equipment, play area, seating, and open spaces would satisfy the Comprehensive Plan's recommendations for on-site amenities with new residential development.

In staff's opinion, the applicant's site design would fully meet Criterion #1's recommendations with the commitment to the streetscape extension along the Pournaras property frontage.

Neighborhood Context (Development Criterion #2)

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: The elevations depicted on Sheets 6 and 7 display articulated facades for the Fleetwood Road and Elm Street views of the proposed residential building. Sheet 8 gives the view from the McLean Office Square office condominiums. The largely commercial and multifamily uses surrounding the subject property create a compatible setting for a mixed use project as proposed.

Bulk/mass of the proposed dwelling units: Although almost twice the height of the existing McLean Crest townhouses, the residential building would be, at its closest, approximately 87 feet from the townhouses. The 87 feet includes the approximately 70 feet of sidewalk and pavement for Fleetwood Road. This distance would make the proposed residential structure compatible with the adjacent townhouses.

The proposed residential building would be approximately 83 feet from the closest office townhouse in the McLean Office Square condominiums to the east. The residential building would be significantly taller than the 2-story condominiums; however, in

examining the various building types within Subarea 29 and the adjacent subareas, the majority of the building stock is multistory office and residential buildings. The proposed building's bulk and mass has been considered within the context of this surrounding development pattern and not isolated to the relationship with the office townhouses.

Setbacks (front, side and rear): The proposed front, side and rear setbacks for the residential building would provide an appropriate distance from the existing office building while creating a defined streetwall along Fleetwood Road. The building's proximity to the Fleetwood Road sidewalk would enhance the pedestrian experience. The retail addition to the existing office building would have a similar effect to the pedestrian zone along Elm Street.

Architectural elevations and materials: Many of the surrounding buildings were constructed in the late 1970s and early 1980s as individual projects without an established architectural pattern to draw on for context. The applicant's building design departs from this array of design and attempts to set a precedent for future development with architectural details and character that are interesting and articulate. The brick materials and design elements are similar to that seen on the nearby McLean Crest townhouses.

Pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses: The proposed site design would create several connections to the property's surroundings. Pedestrian facilities include the proposed streetscapes along Fleetwood Road and Elm Street, the reconstruction of the existing asphalt trail, and internal pedestrian connections linking the site's buildings with these bordering features. In their analysis of the site's pedestrian amenities, OCR recommends that the applicant use brick pavers for the sidewalk along the property's eastern boundary with McLean Office Square to provide visual continuity with the proposed streetscape. Since the publication of the OCR analysis, the applicant has revised the CDP/FDP to show brick sidewalk in the recommended location.

The applicant would provide vehicular connectivity to the adjacent parcels in the form of interparcel access easements to 6870 Elm Street, the McLean Office Square condominiums, and the Ashby residential building that would trigger with new or infill redevelopment on each site. Staff identified these connections in their assessment of the site's conformity to the recently amended Comprehensive Plan text in Appendix 6.

Existing topography and vegetative cover and proposed changes to them as a result of clearing and grading: Through a combination of tree protection fencing and proffered commitments to tree preservation, the applicant would implement measures with UFMD oversight. These measures would extend to and protect the off-site trees on the Ashby and McLean Office Square properties.

With the enhanced brick used in the on-site sidewalk as recommended by OCR, the applicant's site design would meet Criterion #2.

Environment (Development Criterion #3)

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.

Preservation: There are no natural environmental resources located on the subject properties that warrant preservation other than existing trees. As previously discussed, the applicant has taken effective measures to ensure that UFMD staff would be coordinated with in the protection of on-site and off-site trees.

Slopes and Soils: The property slopes upward from Elm Street toward the Ashby. The overall elevation rises 20 feet from south to north at a 4-percent slope. To construct the below-ground parking garage and to create a level surface for the residential building, the applicant would excavate and grade the area with the existing surface parking lot. The original slopes would be retained along Fleetwood Road's streetscape and along the sidewalk parallel to the McLean Office Square property.

The CDP/FDP indicates that the Fairfax County soil survey maps identify the subject property's soils as 95 – Urban Land, which are generally categorized as either Class I or Class II soils⁵ that were originally natural soils that have since been disturbed. Applicants are required to conduct limited geotechnical investigations and submit them with the initial site plan submission when these soils are present.

The applicant has taken the existing slopes and soils information into account with this site design.

Water Quality: The applicant's water quality measures align with the site specific text associated with stormwater management in the recently adopted Comprehensive Plan text. The text recommends that the total phosphorus load for the subject property be no greater than for new development as specified by the recently adopted Stormwater Management Ordinance. Planning Division staff highlighted this text in their environmental analysis of the rezoning, enclosed in Appendix 8. Proffer 18A commits the applicant to meeting this recommendation, while reducing the post-development total phosphorus load by at least 20% below the pre-development load levels. DPWES staff confirmed in Appendix 9 that these measures would likely meet the new stormwater management ordinance approved earlier this year by the Board of Supervisors upon more detailed review during the site plan process.

5 Class I soils are undisturbed natural soils that typically have few characteristics that would adversely affect building foundations or surrounding land. Class II soils are undisturbed natural soils that typically have shallow water tables or restrictive soil layers. For more information on soil types in Fairfax County, examine the [Description & Interpretive Guide to Soils in Fairfax County](#), prepared by DPWES and the Northern Virginia Soil and Water Conservation District

Drainage: Similarly, the Comprehensive Plan text recommends that the site's stormwater management system be designed to control the total volume of runoff and peak hour volume of runoff during the 2-year, 24-hour storm event. The applicant has committed to this level of detention in Proffer 18A. The applicant has indicated through a preliminary analysis that the project should meet the PFM's requirements for adequate outfall. DPWES would require compliance with the PFM's adequate outfall provisions prior to final site plan approval.

Noise: No potential noise impacts were identified in Appendix 8 as part of the Planning Division's environmental analysis.

Lighting: Any lighting proposed by the applicant must meet the performance standards specified in Article 14 of the Zoning Ordinance, which reduce the impacts of glare and overlighting.

Energy: Proffer 36 lists the applicant's green building commitment for the residential units. The applicant would elect to meet either the National Green Building Standard, Leadership in Energy and Environmental Design (LEED) for New Construction, LEED for Multi-Family Mid-Rise, or Earthcraft. Planning Division staff indicated a number of recommended edits for clarity purposes in Appendix 8. The applicant has revised the proffer statement since the environmental analysis was completed to make the recommended edits. These certification options would meet the green building recommendations in the Comprehensive Plan.

Based on the features discussed above, Criterion #3 has been met.

Tree Preservation and Tree Cover Requirements (Development Criterion #4)

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 lines, should be located to avoid conflicts with tree preservation and planting areas. Air quality-sensitive tree preservation and planting efforts are also encouraged.

As previously discussed, the applicant would meet the required tree preservation target by preserving 10,030 square feet of the site's existing 22,765 square feet of canopy coverage. The applicant has supplemented this preservation with several proffers related to tree preservation, construction monitoring, root pruning, and tree protection that are typically recommended by UFMD. UFMD's analysis of the CDP/FDP is enclosed as Appendix 10.

While the applicant has met the tree preservation target, the CDP/FDP leaves some ambiguity as to the applicant's commitment to preserving the selected trees. Sheet 17 contains a note stating "Preservation of existing trees indicated is subject to final engineering and site plan approval." The note leaves the impression that the applicant's preservation commitment could be circumnavigated during the site plan process, resulting in a lower percentage of preserved tree canopy. UFMD recommends that the applicant remove this note from the CDP/FDP. Staff has included a FDP development condition that addresses this matter.

The land use analysis in Appendix 6 examines the site specific text in the Comprehensive Plan that calls for non-invasive plantings and landscaping materials to be used so that the spread of invasive species can be reduced. The applicant had discussed native plant species in Proffer 15A, committing to use "principally native species" and, with UFMD's approval, to modify the exact species used during site plan review based on plant availability and UFMD's specific recommendations. The Planning Division noted the conflict between the proffer language and the CDP/FDP's landscape plan, which states that native species will be used but does not specify if non-native species will also be included. The applicant has since revised the Proffer 15A to specify that "principally native, non-invasive species" would be used for plantings and landscape materials and resolved this matter.

With the changes to the proffers and CDP/FDP as recommended above, the applicant's site design would meet Criterion #3.

Transportation (Development Criterion #5)

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.

Transportation Improvements: As previously discussed, the applicant has proposed number of transportation improvements in both the proffer statement and the CDP/FDP, such as:

- Restriping the Elm Street/Beverly Road intersection for added lane capacity;
- Improving the existing asphalt trail that connects Fleetwood Road with Beverly Road; and,

- Monetary contributions to off-site streetscape improvements and an off-site bus shelter.

The applicant would also construct and install new sidewalks along the street frontage for the McLean House condominium community just north of the Ashby property at 6800 Fleetwood Road. The sidewalks, per Proffer 26, would conform to the McLean CBC Open Space Design Standards depicted in the Comprehensive Plan. The proffer provides the applicant with the flexibility to make a \$315,000 donation to the Dranesville District Pedestrian Improvement Fund prior to the issue of the residential building's first Residential Use Permit (RUP) in the event that the Fairfax County or VDOT do not issue the required approvals for the off-site sidewalk. This funding would also be triggered if the McLean House owners association does not approve of or grant the necessary off-site easements for sidewalk construction as well as if McLean House chooses to not take on the maintenance obligations for the sidewalk, which would not be maintained by VDOT due to the nonstandard materials used in its construction to conform to the Open Space Design Standards.

Transit/Transportation Management: With bus shelters on both Elm Street and Fleetwood Road, the proposed development would have convenient access to transit facilities. Between these shelters and the aforementioned streetscape improvements, the applicant has encouraged the reduction of vehicular trips through proposed features shown on the CDP/FDP.

The applicant has supplemented this commitment with a Transportation Demand Management (TDM) program outlined in Proffer 28. This proffer describes the applicant's strategy for setting up a framework to develop and implement a TDM Work Plan. The TDM Work Plan would be reviewed and approved by the Fairfax County Department of Transportation with the goal of reducing peak hour vehicular trips by a minimum of 20% for the proposed residential building. The applicant would use a TDM Program Manager to administer resident surveys and collect trip data to determine whether the goal was being achieved. The proffer also includes an incentive fund to create a multimodal incentive program for new residents to use transit or other non-vehicular means for everyday activities.

While the existing office building and proposed retail have not been included in the trip reduction goal, the applicant would provide the office tenants with a similar incentive fund and include the office building in the overall trip reduction programming.

Interconnection of Street Network: The applicant's proposal provides a future opportunity for a vehicular link between the subject property and the Ashby property to the north. As previously discussed, the applicant would provide interparcel access to 6870 Elm Street and the McLean Office Square condominiums upon the approval of a rezoning, site plan, or other land development application requiring similar interparcel access recordation to the subject property's benefit.

The subject property's location at the intersection of two streets within the center of the McLean CBC allows the proposed increase in density to integrate with the existing street network. No additional streets or street connections are proposed or recommended by the Comprehensive Plan for this portion of McLean.

Streets: The applicant's site design would use two of the existing public street access points and close two others under the proposed development scenario. FCDOT staff expressed concerns with the applicant's inclusion of a drop-off bay on Fleetwood Drive and the installation of the concrete-bulbouts (Appendix 11). These features could create a scenario entrapping motorists in the lay-by with a double-parked car preventing its exit from the parking space. Staff encouraged the applicant throughout the rezoning review to create a consistent, uninterrupted streetscape to bring continuity to the Fleetwood Road pedestrian zone. The applicant has since revised the CDP/FDP to remove the lay-by modification. Should the applicant wish to provide a pickup/dropoff location near the residential building's main entrance, staff encourages the applicant to identify a short-term parking area during site plan review along Fleetwood that would facilitate deliveries, quick arrivals and departures, and other short-term parking needs for the building. This parking area could be demarcated with signs along Fleetwood in coordination with FCDOT.

Non-motorized Facilities: The applicant has proposed an adequate sidewalk network both on-site and connecting to off-site features. In addition, Proffer 13 enumerates the applicant's bicycle parking for short-term and long-term parking. Using the applicant's formulas from the proffer, the applicant would provide a total of 108 bicycle parking spaces. The majority of these spaces would be for the residents of the proposed building and would be internal to the building and secured.

Alternative Street Designs: The McLean CBC Open Space Design Standards, an appendix to the McLean Planning District section of the Comprehensive Plan, provides detailed recommendations for several streetscape typologies to be used throughout the CBC. For Fleetwood Road, the Plan recommends using the Minor Public Walkway (Standard G) or Commercial Office Walkway (Standard H) when redevelopment occurs adjacent to a nonconforming street section. For Elm Street, the Plan recommends using Standard G, Standard H, or the Major Public Walkway (Standard E). Staff has enclosed selected pages from the Open Space Design Standards as reference in Appendix 12.

In their review of the CDP/FDP, the Planning Division examined the applicant's streetscape proposals using the guidance from the Open Space Design Standards. While the applicant was aware of the aforementioned Standards, staff worked with the applicant to develop a compromise streetscape proposal that adhered to the purpose and intent of the Comprehensive Plan, but reflected the constraints of development found in the field. Specifically, the applicant identified utility conflicts within the Elm Street right-of-way that prevented the full implementation of the recommended

landscaped buffer. The need for fire truck access required flexibility in the location and type of trees used for the Elm and Fleetwood streetscapes, so that conflicts between fire apparatus and street trees could be prevented. Given these constraints, Planning Division staff determined that the applicant's proposal was a satisfactory compromise in attempting to best conform with the Open Space Design Standards.

Based on the features discussed above, Criterion #5 has been met.

Public Facilities (Development Criterion #6)

All rezoning applications for residential development are expected to offset their public facility impact and to 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 improvements projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.

Fairfax County Park Authority (FCPA): To mitigate the adverse impacts on off-site recreational facilities, FCPA has calculated a recommended contribution of \$375,060 for development of park facilities in the area (Appendix 13). The applicant has proffered to contribute \$1,562.75 per unit to address this recommendation. This would result in a total contribution of \$375,060, which meets the FCPA recommendation.

The applicant would also expend a minimum of \$1,700 per unit for on-site recreation facilities in accordance with Par. 2 of Sect. 16-409 of the Zoning Ordinance. The applicant's acknowledgement of this requirement is outlined in Proffer 28.

Fairfax County Public Schools (FCPS): The Fairfax County Public Schools' Office of Facilities Planning Services anticipates that the 240 dwelling units proposed by the applicants would generate 27 new students attending County schools (Appendix 14). In order to address the need for capital improvements associated with the new students, a proffer contribution of \$283,176, or \$10,448 per student generated, has been calculated to offset this impact. The applicants have included a commitment to contribute this amount for capital improvements as part of Proffer 32.

Sanitary Sewer Analysis: DPWES has indicated in Appendix 15 that ample sanitary sewer capacity is available in the immediate sewer network. The proposed rezoning would not adversely impact nearby sanitary sewer capacity.

Based on the features discussed above, Criterion #6 has been met.

Affordable Housing (Development Criterion #7)

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.

The Zoning Ordinance specifies that rezoning applicants should provide ADUs for development plans proposing 50 or more dwelling units. Part 8 of Sect. 2-800 contains several exemptions which would relieve an applicant from strictly complying with this provision. The applicant has proffered to provide ADUs per the Zoning Ordinance requirement unless exempt.

In instances where the Zoning Ordinance would not apply, the Board of Supervisors' Workforce Dwelling Unit policy, approved October 15, 2007, would recommend that the applicant set aside 12% of the dwelling units to be entered into the Workforce Dwelling Unit (WDU) program. The applicant has included Proffers 32 and 33 to reflect a commitment to either the ADU or WDU program which would be determined at the time of site plan review and commit the applicant to providing a mix of 12% affordable units.

Based on the commitments discussed above, Criterion #7 has been met.

Heritage Resources (Development Criterion #8)

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.

No heritage resources have been identified by staff for documentation or preservation in association with the rezoning request. Criterion #8 is not applicable.

ZONING ORDINANCE PROVISIONS

Article 6, Sect. 401 outlines the purpose and intent of PRM Districts. Such districts are "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." The Zoning Ordinance further specifies that PRM Districts are to be located where high density residential or residential mixed-use development is in accordance with the Comprehensive Plan. The district's regulations are designed to promote high standards in design and layout and to encourage compatibility among

uses within the development and integration with adjacent developments.

The recently adopted amendment to the Comprehensive Plan, which designated this portion of Subarea 29 in the McLean CBC as a Redevelopment Area, created the conditions appropriate for the use of PRM in this location.

General Standards for Planned Developments (Sect. 16-101)

All development proposed for rezoning to a PRM District must satisfy 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.

Based on the analysis discussed with the Residential Development Criteria, the applicants' proposal substantially conforms to the Comprehensive Plan with respect to type, character, intensity of use, and public facilities. While the proposed density of 1.95 FAR exceeds the Plan's recommended density of 1.94, this recommendation includes both the subject property and 6870 Elm Street. The recommended density for the two properties recently replanned would not be exceeded with this application.

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

The applicants' site design includes ample and efficient use of open space and a layout that would make effective use of the flexibility afforded development under a PRM District. The proposed residential building and retrofit of the office building would be compatible uses with the surrounding commercial and residential uses in downtown McLean. The architectural design features shown in the CDP/FDP, and the linkages made to the adjacent properties, meet the purpose and intent of PRM 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.

No scenic assets and natural features were identified for preservation during the review of the applicants' proposal.

4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede

development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

The proposed site design would provide interparcel connections and pedestrian amenities for the surrounding properties. Based on staff's review of the CDP/FDP, the applicant is meeting the necessary tree canopy, parking, stormwater management, fire access, and open space provisions necessary for compliance with the Zoning Ordinance and PFM. Moreover, the applicant has provided a site design and proffered commitments that generally conform to the site specific text for this area in the 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.

In the staff analysis of Residential Development Criterion #6, the sanitary sewer, parks and recreation, and public schools monetary contributions were deemed adequate to either absorb or offset the impacts to the identified public facilities.

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

As previously discussed, the site design would provide appropriately scaled connections to the external facilities via coordinated linkages for pedestrians and vehicles.

Design Standards for Planned Developments (Sect. 16-102)

All development proposed for rezoning to a PRM District must satisfy the following design standards:

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.

The Design Standards for Planned Developments require bulk regulations for PRM districts that generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. The comparison between the R-30 District standards and the proposed residential building are summarized in Table 1.

Table 1 – Bulk Standards Comparison with R-30 Zoning District		
Standard	Required: R-30	Provided: CDP/FDP
Building Height	150 feet maximum	73 feet maximum
Front Yard (Fleetwood Road)	Controlled by a 25° angle of bulk plane, but not less than 20 feet	17 feet
Rear Yard (Ashby)	Controlled by a 25° angle of bulk plane, but not less than 25 feet	21 feet minimum
Side Yard (McLean Office Square)	Controlled by a 25° angle of bulk plane, but not less than 10 feet	70 feet minimum
Open Space	Minimum of 40% of the gross area	≈35%

The subject property is bordered by PDH-40 zoning to the northeast, which is the Ashby community, and PDH-20 zoning to the northwest, which is McLean Crest. The other property boundaries are adjacent to low-intensity office zoning.

Although two of the setbacks would not conform to the R-30 District standards, the applicant's architectural treatment and landscaping along these property boundaries mitigate any adverse impacts created by the closer proximity of the buildings and are in conformance with the Comprehensive Plan's guidance. This proximity would be appropriate in a CBC, which encourages the clustering of mixed uses at centrally located nodes in Fairfax County.

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.

The applicants' proposal would comply with the applicable provisions of the Zoning Ordinance outlined above.

To respond to community feedback concerning the potential for overflow parking, the applicant has included an off-site parking management commitment in Proffer 38. This management strategy would incorporate measures to reduce the likelihood of cars associated with the subject property parking on the McLean House or McLean Office Square properties. The strategy would constitute an initial escrow of \$100,000 to be used by McLean House and/or McLean Office Square should overflow parking be identified on either property. McLean House would be the potential beneficiary of \$90,000, and McLean Office Square would potentially benefit from the remaining \$10,000. These funds would be drawn upon after a series of monitoring phases

involving the applicant canvassing the two nearby properties and identifying vehicles associated with the subject property that are congesting these off-site parking lots. The applicant has coordinated this commitment with the property owners of McLean House and McLean Office Square, respectively.

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 the same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

The applicants have provided streets and sidewalks that connect the site to the surrounding vehicular and pedestrian transportation network. Through Proffers 22 and 23, which provide funding commitments for bus stops/shelters on both Elm Street and Fleetwood Road, the applicant has addressed the increased impact that the proposed development would have on nearby mass transportation facilities.

Based on the analysis above, in staff's opinion, the applicant has satisfied the General and Design Standards for Planned Developments.

MODIFICATIONS AND WAIVERS

The applicant listed several waiver requests on Sheet 2 of the CDP/FDP that were not examined during the rezoning's review. The majority of these requests are site plan related and would come under the review authority granted to the Director of DPWES by the Zoning Ordinance and PFM. Staff has focused the following analysis on the waivers and modifications that require review during the analysis of a rezoning application.

The Comprehensive Plan update for this portion of McLean that was approved by the Board of Supervisors earlier this year eliminated the transportation recommendation for widening Elm Street. While waivers of right-of-way dedication would normally be reviewed as part of a rezoning, the applicant's request for a waiver of the dedication requirements outlined in Sect. 17-201 of the Zoning Ordinance are now not necessary.

Modification of minimum parking requirement for non-residential uses in a CRD

Paragraph 3A of Sect. A7-309 of the Zoning Ordinance gives the Board of Supervisors the authority, in conjunction with a rezoning request, to reduce the minimum off-street parking requirements for any non-residential uses by 20% when the applicant can demonstrate that such a reduction would further the goals of the McLean Commercial Revitalization District as set forth in the adopted Comprehensive Plan.

The parking reduction can be justified when complemented with the aggressive bicycle

parking commitment, TDM program, and emphasis on transit facilities. For these reasons, staff recommends that the Board grant the applicant's request for a 20% parking reduction for the office and retail uses on site.

Modification of minimum required loading spaces

Article 11 of the Zoning Ordinance would require six loading spaces for the existing office building, four spaces for the proposed residential building, and two spaces for each of the two retail spaces. This would total 12 loading spaces. Notwithstanding the minimum loading space requirements in Article 11, Paragraph 15 of Sect. 11-202 limits the maximum number of loading spaces needed for a given building to no more than five. In lieu of providing the required five spaces per structure, the applicant would retain the existing four loading spaces currently serving the office building and provide one loading space internal to the residential building.

Paragraph 3 of Sect. 11-202 allows reductions in the number of required loading spaces when other space, conforming to the loading space size provisions of the Zoning Ordinance, can be provided for the use that is involved. The proposed residential building is served by 14 parking spaces within close proximity to the loading entrance. Through on-site parking management, the applicant has the ability to set aside these spaces for loading during off-peak hours such as weekday evenings and weekends. The applicant's property management staff could also coordinate the use of the loading space for residents moving in and out of the building to eliminate any loading conflicts.

The applicant should acknowledge the potential for the use of surface parking lot spaces as supplementary loading spaces for either the office or residential buildings. Staff has proposed a FDP condition to address this matter. With this condition, staff recommends the approval of the requested reduction in the loading space minimum.

Waiver of PFM Section 6-0303.8: Underground stormwater detention

The Board of Supervisors may grant a waiver after considering the possible impacts on public safety, impacts on the environment, and the burden placed on the prospective property owners for maintenance. The PFM requires underground facilities to be privately maintained, disclosed as part of the chain of title to all future owners responsible for their maintenance, be located outside of a Fairfax County storm drainage easement, and be subject to a private maintenance agreement between the property owners and the County.

The applicant's request was reviewed by DPWES (#3728-WPFM-001-2), and the staff analysis is attached as Appendix 16. DPWES staff recommends support of the waiver, but also recommends a number of conditions to address the impacts and burden to future owners. For increased safety, the property owners would be required to carry liability insurance and have locking manholes and doors on the vault's access points. To alleviate the financial burden, the applicants would be required to establish a

financial plan for the operation, inspection and maintenance of the facility. This would be supplemented with a fund for the first 20 years of maintenance, and a reserve fund for the eventual replacement of the facility in anticipation of 50 years of use. The full list of the proposed staff conditions is included in Appendix 16.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The proposed rezoning would implement a development plan that proposes a greater land use efficiency than currently experienced by the subject property. The applicant's proposal would reduce the amount of impervious surface and introduce well-designed open space in a portion of McLean with a deficit of such space. The extensive proffered commitments, high quality architecture, and mixture of uses would conform to the vision articulated in the Comprehensive Plan for the McLean Community Business Center.

Staff considers the proposal to be in conformance with the Comprehensive Plan and all applicable provisions of the Zoning Ordinance.

Recommendations

Staff recommends approval of RZ 2012-DR-019 and the associated Conceptual Development Plan, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2012-DR-019, subject to the development conditions contained in Appendix 2 and the Board of Supervisors' approval of RZ-2012-DR-019 and the associated Conceptual Development Plan.

Staff recommends approval of the following waivers and modifications:

- Modification of the minimum required parking for nonresidential uses to reduce the number of parking spaces by 20%;
- Modification of the minimum loading space requirement to allow for 5 loading spaces instead of 9; and,
- Waiver of Section 6-303.8 of the Public Facilities Manual to allow an on-site, underground stormwater detention facility in a residential development, subject to the conditions contained in Appendix 16 dated May 19, 2014.

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

The approval of this 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

APPENDICES

1. Draft Proffers
2. FDP Conditions
3. Affidavit
4. Applicant's Statement of Justification
5. Residential Development Criteria
6. Land Use Analysis
7. Community Revitalization Analysis
8. Environmental Analysis
9. Stormwater Management Analysis
10. Urban Forestry Analysis
11. Transportation Analysis
12. McLean Open Space Design Standards – Selected Pages
13. Park Authority Analysis
14. Schools Analysis
15. Sanitary Sewer Analysis
16. DPWES Analysis of PFM Waiver Request
17. Glossary of Terms

**JBG/ELM STREET OFFICE, LLC
ELM STREET RESIDENTIAL, LLC
PROFFER STATEMENT
RZ/FDP 2012-DR-019**

**December 9, 2013
Revised June 2, 2014**

Pursuant to Section 15.2-2303 (A) of the Code of Virginia (1950, as amended) and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended) (the “Zoning Ordinance”), the property owner and applicant, for themselves and their successors and assigns (collectively referred to as the “Applicant”), in this rezoning application proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Map as 30-2 ((1)) 61 (the “Property”) shall be in accordance with the following conditions (“Proffers”) if, and only if, RZ/FDP 2012-DR-019 (the “Application”) is granted. In the event that this Application is denied, these Proffers shall be immediately null and void and of no further force or effect and the proffers approved with RZ 78-C-108 shall remain in full force and effect.

GENERAL

1. Conceptual Development Plan/Final Development Plan. The Property shall be developed in substantial conformance with the Conceptual Development Plan/Final Development Plan (“CDP/FDP”) dated October 24, 2012, and revised through June 1, 2014, prepared by Bowman Consulting Group, Ltd., and consisting of 31 sheets, as further described below.
2. CDP Elements. Notwithstanding that the Conceptual Development Plan and the Final Development Plan are presented on the same sheets and defined as the CDP/FDP in Proffer 1, it shall be understood that the CDP consists of (i) the maximum square footage of permitted development on the Property, including the proposed mix and locations of uses as set forth on the CDP/FDP and as qualified under Proffer 5; (ii) the minimum proposed open space, which may be reduced as necessary to implement the inter-parcel access connections under Proffer 20 as shown on Sheet 5 of the CDP/FDP and the Ashby Vehicular Connection (as defined in Proffer 21) as shown on Sheets 15 and 16 of the CDP/FDP; (iii) the general location and arrangement, minimum setbacks, and maximum building heights of the buildings on the Property as shown on the CDP/FDP; and (iv) the points of access to the Property and accompanying pedestrian and vehicular circulation routes through the Property, as may be modified to implement the inter-parcel access connections under Proffer 20 as shown on Sheet 5 of the CDP/FDP and the Ashby Vehicular Connection as shown on Sheets 15 and 16 of the CDP/FDP (collectively, the “CDP Elements”). The Applicant reserves the right to request approval from the Planning Commission of a Final Development Plan Amendment (“FDPA”) pursuant to Section 16-402 of the Zoning Ordinance for elements other than the CDP Elements for all or a portion of the Property and the CDP/FDP, provided such FDPA is in substantial conformance with these Proffers.
3. Minor Modifications. Minor modifications to the CDP/FDP may be permitted pursuant to Section 16-403(4) of the Zoning Ordinance when necessitated by sound engineering or when necessary as part of final site engineering. Such modifications may be permitted, provided: (a) the maximum building heights for each building are not increased beyond the heights identified

on Sheet 5 of the CDP/FDP and Proffer 8; (b) the minimum setbacks for each building are not decreased beyond the setbacks identified in Sheet 5 of the CDP/FDP; (c) the amount of open space identified on Sheet 16 of the CDP/FDP is not reduced, except as necessary to implement the Ashby Vehicular Connection as shown on Sheets 15 and 16 of the CDP/FDP; and (d) the development otherwise is in substantial conformance with these Proffers and the CDP/FDP.

4. Future Applications. Any portion of the Property may be the subject of a Conceptual Development Plan Amendment (“CDPA”), FDPA, Proffered Condition Amendment (“PCA”), Rezoning, Special Exception (“SE”), Comprehensive Sign Plan, Special Permit (“SP”), Variance or other zoning action without the joinder and/or consent of the owner(s) of the other land area(s), provided that such application complies with Par. 6 of Sect. 18-204 of the Zoning Ordinance and Section 15.2-2302 of the Code of Virginia, as applicable. Previously approved proffered conditions or development conditions applicable to a particular portion of the Property that are not the subject of such an application shall remain in full force and effect.

PROPOSED DEVELOPMENT

5. Proposed Development. The development proposed with this Application shall include: (a) a multi-family residential building containing up to 240 multi-family dwelling units (the “Residential Units”) and up to 5,033 square feet of non-office secondary uses (“Residential Building Secondary Uses”) as permitted under Section 6-403 of the Zoning Ordinance (collectively, the “Residential Building Uses”) in accordance with the tabulations set forth on Sheet 2 of the CDP/FDP, provided that the Residential Building Uses shall not exceed a total of 263,806 square feet of gross floor area; and (b) the existing office building on the Property containing up to 109,600 square feet of office uses (“Office Uses”) and up to 7,010 square feet of non-office secondary uses (“Office Building Secondary Uses”) as permitted under Section 6-403 of the Zoning Ordinance (collectively, the “Office Building Uses”) in accordance with the tabulations set forth on Sheet 2 of the CDP/FDP, provided that the Office Building Uses shall not exceed a total of 112,358 square feet of gross floor area. Collectively, the Residential Building Uses and the Office Building Uses shall constitute the “Proposed Development.”

6. Office Building Secondary Uses. The Office Building Secondary Uses may include the following secondary uses as permitted under Section 6-403 of the Zoning Ordinance: (a) retail sales establishments, (b) business service and supply service establishments, (c) personal service establishments, (d) financial institutions, (e) automated teller machines, (f) eating establishments, (g) fast food restaurants, (h) quick service food stores, (i) health clubs, and (j) accessory uses as permitted by Article 10 of the Zoning Ordinance. Any secondary uses in the preceding sentence identified as a Group or Category use under Section 6-403 of the Zoning Ordinance shall be permitted without the need for a separate SP, SE, CDPA, FDPA, or PCA. All other secondary uses identified as a Group or Category use under Section 6-403 of the Zoning Ordinance may be permitted through a separate SP or SE without the need for a CDPA, FDPA, or PCA, provided the use is in general conformance with the approved CDP/FDP.

7. Residential Building Secondary Uses. The Residential Building Secondary Uses shall include one or more eating establishments(s) and/or retail sales establishment(s), and shall be located on the ground floor of the residential building in the area designated as “Retail” on Parking Level 1 shown on Sheet 10 of the CDP/FDP.

8. Building Height. The building heights for the Proposed Development shall not exceed the maximum building heights shown on Sheet 5 of the CDP/FDP. Building height shall be measured in accordance with the provisions of the Zoning Ordinance and shall be exclusive of those structures that are excluded from the maximum building height regulations as set forth in Section 2-506 of the Zoning Ordinance. Notwithstanding the foregoing, however, nothing shall preclude the Applicant from constructing the Proposed Development to a lesser building height than that which is represented on the CDP/FDP, provided the configuration of the building footprints remain in substantial conformance with that shown on the CDP/FDP.

9. Declarations and Owners' Associations.

- A. Umbrella Owners' Association. At any time, the Applicant may record a declaration and/or establish an Umbrella Owners' Association (the "UOA") for the Property to address the general maintenance and other obligations (including stormwater management and transportation demand management) of the owner(s) (and their successors and assigns), including the fulfillment of these Proffers. If recorded or established, the declaration and/or UOA documents shall separately identify those maintenance or proffer obligations that will or are expected to fall principally on owners or residents of the residential building and such obligations shall be disclosed to the owners/residents in accordance with the terms of this proffer.
- B. Homeowner and Condominium Owners' Association. In the event any of the Residential Units are held for sale, the Applicant shall cause either a homeowners association and/or a condominium owners association ("HOA/COA") to be formed for the Residential Building Uses. If a declaration is recorded and/or a UOA is established for the Property, the HOA/COA shall be a member of the declaration and/or UOA.
- C. Commercial Association(s). The Applicant may cause a Commercial Association ("CA") to be formed for the Office Building Uses. In the event the Residential Units are leased as a rental residential building without units held for sale, the Applicant may cause a CA to be formed for the Residential Building Uses. If a declaration is recorded and/or a UOA is established for the Property, each CA shall be a member of the declaration and/or UOA.
- D. Disclosures. The declaration establishing any HOA/COA/CA on the Property (including budgets provided in any offering or sale materials) shall specify the proffer and maintenance conditions and obligations set forth in these Proffers. Purchasers shall be advised in writing of these proffer conditions and obligations prior to entering into a contract of sale.
- E. UOA Transportation Demand Management ("TDM") Obligations. All residents, tenants, owners, employers and employees living, working, operating a business or owning property within the Property shall be advised of the TDM obligations described in Proffer 28. All HOA/COA/CA members shall be informed of any

funding obligations for the TDM program prior to entering into a contract of sale, and all such obligations shall be included in the HOA/COA/CA documents.

LIGHTING

10. Lighting. All on-site outdoor and parking garage lighting provided with the Proposed Development shall comply with the Outdoor Lighting Standards of Section 14-900 of the Zoning Ordinance. All proposed parking garage and building mounted security lighting on the Property shall utilize full cut-off fixtures.

PARKING

11. Zoning Ordinance Parking Requirements. Parking shall be provided in accordance with the parking requirements of Article 11 of the Zoning Ordinance, as determined by the Department of Public Works & Environmental Services (“DPWES”), for the uses within the Proposed Development, which requirements shall include a parking reduction for non-residential uses within the McLean Commercial Revitalization District in accordance with Appendix A7-309 of the Zoning Ordinance and as shown on Sheet 2 of the CDP/FDP. The Applicant reserves the right to provide parking spaces in addition to the total number of parking spaces shown on Sheet 2 of the CDP/FDP: (a) if such additional spaces result from the final design of the parking structure to avoid partial garage floors, (b) if such additional spaces are designed to serve uses on the parcel identified on the Fairfax County Tax Map as 30-2 ((10))(6) 1 (the “Pournaras Property”) under a future agreement between the Applicant and the owner of the Pournaras Property, or (c) to the extent necessary to accommodate uses established on the Property that result in a higher parking requirement than is shown on the CDP/FDP (e.g., eating establishments), provided that (i) the building heights as set forth on Sheets 2 and 5 of the CDP/FDP and in Proffer 8 are not exceeded and (ii) the building footprints for each building as shown on the CDP/FDP do not increase.

12. Future Parking Reductions. The Applicant may pursue a parking reduction for the Proposed Development, as may be permitted by Article 11 of the Zoning Ordinance and approved by the Board of Supervisors.

13. Bicycle Parking. As part of the first site plan approval for the Proposed Development, the Applicant shall designate on the site plan and install secure bicycle storage in locations convenient to the office, multi-family residential, and retail uses using the standards outlined below. For purposes of this proffer, short-term bicycle parking shall be located at a convenient location for visitors. Long-term bicycle parking shall be in a secure location such as a bicycle room, cage, locker, or other secure parking option approved by the Fairfax County Department of Transportation (“FCDOT”). Inverted U-shape bicycle racks shall count as two (2) bicycle parking spaces. The Applicant also shall provide signage within the Property to guide bicyclists to the secure bicycle storage facilities.

A. Office Bicycle Parking. The Applicant shall provide one (1) long-term bicycle parking space for every 7,500 square feet, or portion thereof, of gross floor area of Office Uses and one (1) additional short-term bicycle parking space for each

additional 20,000 square feet, or portion thereof, of gross floor area of Office Uses.

- B. Residential Bicycle Parking. The Applicant shall provide one (1) long-term bicycle parking space for every three (3) multi-family Residential Units, or portion thereof, and one (1) short-term bicycle parking space for every 50 multi-family Residential Units, or portion thereof.
- C. Retail Bicycle Parking. The Applicant shall provide two (2) short-term bicycle parking spaces for every 10,000 square feet, or portion thereof, of gross floor area of Secondary Uses and one (1) long-term bicycle parking space for every 25,000 square feet of gross floor area of Secondary Uses, or portion thereof.
- D. Consultation with FCDOT. The Applicant shall determine the final locations of the secure bicycle storage, the type of bicycle racks, and bicycle signage in consultation with FCDOT prior to site plan approval for the Proposed Development. The bicycle storage facilities designated on the site plan and the bicycle signage shall be installed prior to the issuance of the first RUP for the Residential Units.

SIGNAGE

14. Signage. Signage for the Proposed Development shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance or pursuant to a Comprehensive Sign Plan approved by the Planning Commission in accordance with Section 12-210 of the Zoning Ordinance.

LANDSCAPING

15. Landscape Plan. The Applicant shall implement the landscape design for the Proposed Development shown on Sheet 11 of the CDP/FDP (the “Conceptual Landscape Plan”), which illustrates the plantings and other features to be provided with the Proposed Development, including streetscapes, plazas and parks. The Conceptual Landscape Plan is conceptual in nature and the tree species and planting locations may be modified by the Applicant as part of final engineering and building design, provided such modifications: (a) provide a similar quality and quantity of landscaping as that shown on the Conceptual Landscape Plan, and (b) otherwise are in substantial conformance with the CDP/FDP.

- A. Native, Non-Invasive Species. The Applicant shall use principally native, non-invasive species for plantings and landscaping materials throughout the Proposed Development, provided that the Applicant reserves the right, in consultation with and approval by the Urban Forest Management Division of DPWES (“UFMD”), to modify as part of site plan approval the exact species to be used, such as where some plant materials are not available or have been deemed by UFMD to no longer be appropriate.

- B. Site Plan(s). As part of the initial site plan submission for each building within the Proposed Development, the Applicant shall submit to UFMD for review and approval a detailed landscape and tree cover plan (the “Landscape Plan”) for such building(s), which shall include, among other things:
- i. Irrigation information;
 - ii. Design details for tree wells or grates and other similar planting areas above structures and along streets;
 - iii. Composition of the planting materials and/or structural soils used for street trees or where plantings are to be located within or on top of structures and other methods to be used to ensure the viability of the proposed plantings; and
 - iv. Information demonstrating that the Landscape Plans are consistent with and are part of implementation of the SWM Plan defined in Proffer 18.
- C. Planting Quality. Each Landscape Plan shall be consistent with the quality and quantity of plantings and materials shown on the Conceptual Landscape Plan, as may be modified by the Applicant as described above, and may include the use of additional shade trees and other plant materials as determined by the Applicant. The Applicant may adjust the type and location of vegetation and the design of the public spaces, courtyard areas and streetscape improvements and plantings as approved by the Zoning Evaluation Division (“ZED”) of the Department of Planning & Zoning (“DPZ”) and UFMD, provided such adjustments otherwise are in substantial conformance with the CDP/FDP.
- D. Planting Strips. The Applicant shall install street trees consistent with the Conceptual Landscape Plan and the streetscape plans included on Sheets 11, 12, and 13 of the CDP/FDP, subject to approval by FCDOT and the Virginia Department of Transportation (“VDOT”). Street trees planted within VDOT right-of-way along the Elm Street frontage of the Property shall not be included in tree canopy coverage calculations as noted on Sheet 11 of the CDP/FDP. For trees not planted within an 8-foot wide minimum planting area, or that do not meet the minimum planting area required by the Fairfax County Public Facilities Manual (“PFM”), the Applicant shall provide details for alternative designs showing how the proposed planting spaces will provide for normal tree growth and performance by installing structural cells or an equivalent solution acceptable to UFMD to meet the following specifications:
- i. A minimum of five (5) feet open surface width and 60 square feet open surface area for Category III and Category IV trees (as defined in Table 12.17 of the PFM), with the tree located in the center of such open area.
 - ii. A minimum rooting area of eight (8) feet in width, which may be achieved with techniques such as, but not limited to, structural cell technology, to

provide non-compacted soil below pavement/walkways, with no barrier to root growth within four (4) feet of the base of the tree.

- iii. Soil volume for Category III or IV trees (as indicated in Table 12.17 of the PFM) shall be a minimum of 700 cubic feet per tree for single trees. For two (2) trees planted in a contiguous planting area, a total soil volume of at least 1,200 cubic feet shall be provided. For three (3) or more trees planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree. A contiguous area shall be any area that provides root access and soil conditions favorable for root growth throughout the entire area.
- iv. Soil in planting sites shall be as specified in planting notes to be included in all site plans reviewed and approved by UFMD.
- v. Planting widths of less than five (5) feet will be considered for Category II trees (as defined in Table 12.17 of the PFM).
- vi. The soil volumes noted above shall be provided regardless of the type of pedestrian zone in which the trees are proposed to be planted.

The Applicant shall provide notice to UFMD not less than 72 hours prior to the Applicant's implementation of the tree planting spaces, including the installation of any structural soils or structural cells, to permit UFMD to verify the proper installation and planting of trees in conformance with the approved site plan. If UFMD is not in attendance during the installation, the Applicant also shall provide UFMD written documentation demonstrating the materials and methods used to satisfy the requirements of the plan and verifying that the contractors performing the work are licensed as may be required by the manufacturer. Following installation and no later than final bond release for the site plan for which this proffer is applicable, the Applicant shall provide written confirmation from a Certified Arborist or Registered Consulting Arborist verifying the installation of trees by a licensed contractor consistent with the requirements of this proffer.

- E. Open Space Designs. As part of final engineering and site design, and subject to review and approval by ZED, the Applicant may elect to modify the designs of the various open space areas from the designs shown on Sheets 11, 12, 12A, 12B, 13, 13A, 13B, 13C, 13D, and 16 of the CDP/FDP, provided that such modifications offer a similar quality of design and quantity of plantings and materials as those shown on the CDP/FDP and are in accordance with Section 16-403(4) of the Zoning Ordinance.
- F. Fire Marshal Review. The Applicant has coordinated with the Fire Marshal regarding the site design and layout of the Proposed Development and the Fire Access Exhibit shown on Sheet S-1 of the CDP/FDP. Notwithstanding such coordination, however, if it is determined during site plan review that elements of the streetscape improvements, plantings, and tree preservation areas, as well as

any elements of the open space designs, conflict with subsequent comments from the Fire Marshal, the Applicant shall first make efforts to obtain the Fire Marshal's approval by making minor adjustments to such elements. If the Fire Marshal does not approve such adjustments, the Applicant shall be permitted to relocate, remove, or modify the conflicting elements of the streetscape improvements, plantings, tree preservation areas, and/or the open space designs, in consultation with, and subject to approval by, UFMD and DPZ, in accordance with Proffer 3, without the need for a PCA, CDPA, or FDPA.

16. Streetscaping. The Applicant shall provide streetscape improvements and plantings ("Streetscape") as indicated on the Conceptual Landscape Plan shown on Sheet 11 of the CDP/FDP, the Elm Street Streetscape/Open Space Plan shown on Sheets 12, 12A, and 12B of the CDP/FDP, and the Fleetwood Road Streetscape/Open Space Plan shown on Sheets 13, 13A, and 13B of the CDP/FDP, subject to approval by FCDOT and VDOT. If requested by FCDOT and/or VDOT as part of any such approval, the Applicant shall enter into a maintenance agreement with FCDOT and/or VDOT, as applicable, for the maintenance, by the Applicant, of any Streetscape elements required under this Proffer 16 that are located within VDOT right-of-way. In the event any such Streetscape elements are not approved by FCDOT and/or VDOT, as applicable, as part of the first site plan for the Proposed Development, the Applicant shall contribute \$130,000 to the Dranesville District Pedestrian Improvement Fund prior to site plan approval for the Proposed Development. Notwithstanding the foregoing the Applicant may make minor modifications to the Streetscape, including adjusting the tree species and shifting the locations of street trees, to accommodate final architectural designs, sight distance concerns and utilities, as well as to facilitate outdoor elements in the Proposed Development, provided that such changes otherwise are in substantial conformance with these Proffers and the CDP/FDP and are approved by UFMD.

17. Tree Preservation. As part of site plan approval for the Proposed Development, the Applicant shall demonstrate that the Proposed Development will meet applicable Fairfax County requirements for tree preservation and the requirements of this Proffer 17.

A. Tree Preservation. The Applicant shall submit a tree preservation plan ("Tree Preservation Plan") as part of the first and all subsequent site plan submissions for the Proposed Development. The Tree Preservation Plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a Certified Arborist or Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division ("UFMD"), DPWES.

The Tree Preservation Plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees twelve (12) inches in diameter and greater within 25 feet in the undisturbed area and ten (10) feet of the limits of clearing and grading in the disturbed area shown on the CDP/FDP for the entire Property. The Tree Preservation Plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the CPD/FDP, and those additional areas in which trees can be preserved as a result of final engineering. The

condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

- B. Tree Preservation Walk-Through. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with a representative of UFMD to determine where adjustments to the clearing limits can be made, if any, to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustments shall be memorialized in writing and implemented by the Applicant. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

- C. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these Proffers 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 UFMD. The Applicant shall develop and implement a replanting plan, subject to approval by UFMD, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities. Alteration of the limits of clearing and grading due to the circumstances described above shall not require the approval of a CDPA, FDPA, or PCA.

- D. Tree Preservation Fencing. All trees shown to be preserved on the Tree Preservation Plan shall be protected by tree protection fencing. 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 Phase I & II erosion and

sediment control sheets, as may be modified by in accordance with Proffer 17.E below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities. 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 and grading activities, but subsequent to the installation of the tree protection devices, the Applicant shall provide UFMD notice and the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the tree preservation fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD.

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

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading.
- Root pruning shall be conducted under the supervision of a Certified Arborist.
- A UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.

F. Site Monitoring. During any clearing or tree/vegetation removal on the Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted in accordance with these Proffers and as approved by UFMD. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor construction work as it relates to tree preservation efforts in order to ensure conformance with all tree preservation proffers and UFMD approvals. The monitoring schedule shall be described and detailed in the Tree Preservation Plan, and reviewed and approved by UFMD.

STORMWATER MANAGEMENT

18. Stormwater Management. As part of site plan approval for the Proposed Development, the Applicant shall demonstrate that the Proposed Development will meet applicable PFM requirements for stormwater quantity and stormwater quality in effect at the time of site plan approval. The site plan shall include strategies for addressing both water quantity and water

quality management issues, including detailed mitigation measures to be implemented as part of construction. Stormwater detention and Best Management Practices (“BMPs”) facilities shall be provided in an appropriate system per the PFM and may include, but are not limited to, an underground detention vault or similar facility, Low Impact Development (“LID”) facilities, and infiltration trenches, all as generally set forth on the CDP/FDP. Underground stormwater detention shall be provided in conformance with the conditions of DPWES Waiver #3728-WPFM-001-1. The Applicant also may include LID techniques such as tree box filters, bio-retention areas, pervious hardscapes/streetscapes, and stormwater reuse for landscape irrigation and air conditioning unit makeup water. The specific SWM facilities shall be identified at the time of site plan approval and approved by DPWES. The Applicant shall construct stormwater quantity and quality measures in accordance with the site plan (and each subsequent revision thereto) such that the stormwater management goals outlined below shall be achieved.

- A. Stormwater Management Goals. Using a series of infiltration facilities and/or structural and non-structural stormwater management and/or Best Management Practices (“BMP”) facilities, the Applicant shall demonstrate the Proposed Development’s conformance with applicable PFM requirements for stormwater quantity and stormwater quality in effect at the time of site plan approval for the Proposed Development. In addition, the Applicant shall design the stormwater management and BMP facilities to control the total volume of runoff and peak hour volume of runoff during the two (2) year, 24 hour storm and to control stormwater runoff such that the total phosphorous load for the Property within the Proposed Development is no greater than for development of prior developed land, whereby the total phosphorus load shall be reduced at least twenty percent (20%) below the predevelopment total phosphorus load, as specified under the Fairfax County Stormwater Management Ordinance.
- B. Maintenance Responsibility. Prior to site plan approval for the Proposed Development, the Applicant shall execute an agreement with the County in a form satisfactory to the County Attorney (the “SWM Agreement”) providing for the perpetual maintenance of all stormwater management facilities that are part of the Proposed Development (“SWM Facilities”). The SWM Agreement shall require the Applicant (or its successors) to perform regular routine maintenance of the SWM Facilities in accordance with the maintenance specifications provided on the approved site plan, and to provide a maintenance report annually to the Fairfax County Maintenance and Stormwater Management Division of DPWES, provided DPWES requests such a maintenance report. The SWM Agreement also shall address easements for County inspection and emergency maintenance of the SWM Facilities to ensure that the facilities are maintained by the Applicant in good working order.
- C. Future Regulations. In the event the U.S. Environmental Protection Agency, the Commonwealth of Virginia, Fairfax County, or their designee, issue new or additional stormwater management regulations affecting the Proposed Development, the Applicant shall have the right to accommodate necessary changes to its stormwater management designs without the need for a CDPA, FDPA, or PCA, provided such stormwater management changes do not materially

affect the limits of clearing and grading, building locations, or road layouts and otherwise are in general conformance with the CDP/FDP.

TRANSPORTATION IMPROVEMENTS

19. Beverly Road/Elm Street Intersection Improvements. Subject to VDOT approval, the Applicant shall implement the lane striping and appropriate signage necessary to create a right turn lane and a left turn lane on eastbound Elm Street at the approach to Beverly Road as shown on Sheet S-2 of the CDP/FDP. The Applicant shall implement such lane striping and signage improvements prior to the issuance of the first RUP for the Proposed Development.

20. Future Interparcel Access Easements. The Applicant shall grant future interparcel access easements for adjacent properties as follows:

A. Pournaras Property. The Applicant, or its successor, shall grant an interparcel access easement to the owner of the Pournaras Property in the general location identified as “Approximate Location of Future Inter-Parcel Access Esmt” as shown on Sheet 5 of the CDP/FDP within ninety (90) days of a request by the owner of the Pournaras Property, provided the owner of the Pournaras Property closes the existing access to Elm Street to provide access via the internal private roadway on the Property. Notwithstanding the general location of the interparcel access easement identified on Sheet 5 of the CDP/FDP, the final location of such easement may be adjusted as mutually agreed upon by the Applicant, FCDOT, and the owner of the Pournaras Property.

B. McLean Office Square Condominium. The Applicant, or its successor, shall grant an interparcel access easement to the parcel identified on the Fairfax County Tax Map as 30-2 ((35)) 1 – 23 (the “McLean Office Square Property”) in the general location identified as “Approximate Location of Future Inter-Parcel Access Esmt” as shown on Sheet 5 of the CDP/FDP within ninety (90) days of a request by the ownership of the McLean Office Square Property, provided the ownership of the McLean Office Square Property creates an interparcel access connection between the Property and the McLean Office Square Property and grants an interparcel access easement to the Property for the use of such interparcel access connection. Notwithstanding the general location of the interparcel access easement identified on Sheet 5 of the CDP/FDP, the final location of such easement may be adjusted as mutually agreed upon by the Applicant, FCDOT, and the ownership of the McLean Office Square Property.

21. Future Pedestrian and Vehicular Connection to the Ashby Property. The Applicant, or its successor, shall implement the alternative pedestrian and vehicular connection between the Property and the parcel identified on the Fairfax County Tax Map as 30-2 ((1)) 30B (the “Ashby Property”) shown as the “Potential Road Extension Exhibit” on Sheet 15 of the CDP/FDP (the “Ashby Vehicular Connection”), provided the County approves a rezoning application requiring the owner of the Ashby Property to: (a) accommodate such a pedestrian and vehicular connection extending from the Property to the Ashby Property, (b) provide a pedestrian and vehicular

connection on the Ashby Property between Fleetwood Road and Beverly Road that also connects to the Applicant's pedestrian and vehicular connection at the boundary of the Ashby Property, and (c) grant any easement necessary for the owner, tenants, employees, residents, guests, visitors, and patrons on the Property to use such pedestrian and vehicular connection on the Ashby Property. The Applicant shall determine the final location, design, and materials for such connection in consultation with DPWES, DPZ, and FCDOT. The Applicant, or its successor, shall implement the Ashby Vehicular Connection, or enter into an agreement with the owner of the Ashby Property or a third party to implement such connection, within one (1) year of the County's approval of a rezoning application requiring the owner of the Ashby Property to accommodate such a connection as described in this Proffer 21. In the event the County approves such a rezoning application after the first site plan approval for the Proposed Development, the Applicant's obligation to implement the Ashby Vehicular Connection, or enter into an agreement with the owner of the Ashby Property or a third party to implement such connection, shall be subject to the provision of funding for such connection by others.

22. Elm Street Bus Stop/Shelter. Subject to approval by FCDOT of a Fairfax County bus route that serves the Property, the Applicant shall accommodate one (1) bus stop along the Elm Street frontage of the Property that includes a bus shelter to be provided by the Applicant in the general location shown as "Approximate Location of Potential Elm Street Bus Stop/Shelter" on Sheet 15 of the CDP/FDP. FCDOT shall determine the final location of the bus stop/shelter based on the optimum location for such facility and in consultation with the Applicant prior to the first site plan approval for the Proposed Development. Any adjustments to the location of the bus stop/shelter made by the Applicant in consultation with FCDOT shall not require approval of a PCA, CDPA, or FDPA. The Applicant shall construct the bus shelter with a roof, three sides, and benches, and in accordance with the McLean Central Business Center Open Space Design Standards adopted by the Fairfax County Board of Supervisors on May 5, 2008 (the "CBC Design Standards"), prior to the issuance of the first RUP for the Proposed Development. The bus shelter shall not contain any commercial advertising, provided that such prohibition shall not apply to the posting of transportation-related information by FCDOT.

23. Fleetwood Road Bus Stop/Shelter. Subject to approval by FCDOT of a Fairfax County bus route that serves the Property, the Applicant, in consultation with and as requested by FCDOT, shall either: (a) contribute \$10,500 to the County, prior to the issuance of the first RUP for the Proposed Development, for an off-site bus shelter to be provided by others along Fleetwood Road in the vicinity of the Property, or (b) accommodate one (1) bus stop along the Fleetwood Road frontage of the Property that includes a bus shelter to be provided by the Applicant in the general location shown as "Approximate Location of Potential Fleetwood Road Bus Stop/Shelter" on Sheet 15 of the CDP/FDP. In the event FCDOT requests that the Applicant accommodate the bus stop/shelter on the Property rather than making a contribution for an off-site bus stop/shelter, FCDOT shall determine the final location of the on-site bus stop/shelter based on the optimum location for such facility and in consultation with the Applicant prior to the first site plan approval for the Proposed Development. Any adjustments to the location of the on-site bus stop/shelter made by the Applicant in consultation with FCDOT shall not require approval of a PCA, CDPA, or FDPA. The Applicant shall construct such on-site bus shelter with a roof, three sides, and benches, and in accordance with the CBC Design Standards, prior to the issuance of the first RUP for the Proposed Development. The on-site bus shelter shall not

contain any commercial advertising, provided that such prohibition shall not apply to the posting of transportation-related information by FCDOT.

24. JBG/Ashby Trail Segment. Subject to any applicable approval(s) by Fairfax County and the approval of, and the granting of any necessary off-site easements by, the owner of the Ashby Property, the Applicant shall install an asphalt, multi-use trail with a minimum width of eight (8) feet, and lighting along the trail in accordance with the McLean CBC Design Standards, across the Property and a portion of the Ashby Property as shown on Sheets 5 and 11 of the CDP/FDP prior to the issuance of the first RUP for the Proposed Development. In the event Fairfax County does not grant any required approval(s) for, or owner of the Ashby Property does not approve of, or grant the necessary off-site easements for, such trail prior to the first site plan approval for the Proposed Development, the Applicant shall contribute \$17,000 to the Dranesville District Pedestrian Improvement Fund prior to the issuance of the first RUP for the Proposed Development in lieu of such trail installation.

25. McLean Office Square Trail Segment. Subject to any applicable approval(s) by Fairfax County and the approval of, and the granting of any necessary off-site easements by, the ownership of the McLean Office Square Property, the Applicant shall install an asphalt, multi-use trail with a minimum width of eight (8) feet, which may be reduced to a minimum width of six (6) feet if a width of eight (8) feet is not feasible, and lighting along the trail in accordance with the McLean CBC Design Standards, across the McLean Office Square Property as shown on Sheet S-3 of the CDP/FDP prior to the issuance of the first RUP for the Proposed Development. In the event Fairfax County does not grant any required approval(s) for, or the ownership of the McLean Office Square Property does not approve of, or grant the necessary off-site easements for, such trail prior to the first site plan approval for the Proposed Development, the Applicant shall contribute \$115,000 to the Dranesville District Pedestrian Improvement Fund prior to the issuance of the first RUP for the Proposed Development in lieu of such trail installation.

26. Road Runner Trail Segment. Subject to any applicable approval(s) by Fairfax County, and the approval of, and the granting of any necessary off-site easements by, the owner of the property identified as Fairfax County Tax Map 30-2 ((1)) 27A (the “Road Runner Property”), the Applicant shall install an asphalt, multi-use trail with a minimum width of eight (8) feet, which may be reduced to a minimum width of six (6) feet if a width of eight (8) feet is not feasible, and lighting along the trail in accordance with the McLean CBC Design Standards, across the Road Runner Property as shown on Sheet S-3 of the CDP/FDP prior to the issuance of the first RUP for the Proposed Development. In the event Fairfax County does not grant any required approval(s) for, or the owner of the Road Runner Property does not approve of, or grant the necessary off-site easements for, such trail prior to the first site plan approval for the Proposed Development, the Applicant shall contribute \$140,000 to the Dranesville District Pedestrian Improvement Fund prior to the issuance of the first RUP for the Proposed Development in lieu of such trail installation.

27. McLean House Sidewalk/Streetscape Improvements. Subject to any applicable approval(s) by Fairfax County and VDOT, and also subject to: (a) the approval of, (b) the granting of any necessary off-site easements by, and (3) the entering into of any necessary

maintenance agreement with FCDOT and/or VDOT, as applicable, by the ownership of the property identified on the Fairfax County Tax Map as 30-2 ((26)) 100 – 1223 (the “McLean House Property”), the Applicant shall construct and install sidewalk/streetscape improvements in accordance with the McLean CBC Design Standards across the McLean House Property and/or in VDOT right-of-way as shown on Sheet S-3 of the CDP/FDP prior to the issuance of the 100th RUP for the Proposed Development. In the event Fairfax County or VDOT does not grant any required approval(s) for, or the ownership of the McLean House Property does not approve of, grant the necessary off-site easements for, or enter into any necessary maintenance agreement with FCDOT and/or VDOT, as applicable, for, such sidewalk/streetscape improvements prior to the first site plan approval for the Proposed Development, the Applicant shall contribute \$315,000 to the Dranesville District Pedestrian Improvement Fund prior to the issuance of the 100th RUP for the Proposed Development in lieu of such sidewalk/streetscape construction and installation.

TRANSPORTATION DEMAND MANAGEMENT

28. Transportation Demand Management. This Proffer sets forth the programmatic elements of a transportation demand management program that shall be implemented by the Applicant, and subsequently, as appropriate, the property owner, Property Owners Association (“POA”) or Condominium Owners Association (“COA”), to encourage the use of transit (Metrorail and bus), other high-occupant vehicle commuting modes, walking, biking and teleworking, all in order to reduce automobile trips generated by the residential and office uses constructed on the Property.

- A. Definitions. For purposes of this Proffer, “Stabilization” shall be deemed to occur one (1) year following issuance of the last initial RUP for the final new residential building to be constructed on the Property. “Pre-stabilization” shall be deemed to occur any time prior to Stabilization.
- B. Transportation Demand Management Plan. The proffered elements of the TDM Program as set forth below will be more fully described in a Transportation Demand Management Work Plan, (the “TDM Work Plan”) to be filed at the time a building permit (excluding just a core/shell permit only) is issued. It is the intent of this Proffer 28 that the TDM Work Plan will adapt over time to respond to the changing transportation related circumstances of the Property, the surrounding community and the region, as well as to technological and/or other improvements, all with the objective of meeting the trip reduction goals for the Residential Units as set forth in these Proffers. Accordingly, modifications, revisions, and supplements to the TDM Work Plan as coordinated with FCDOT can be made without the need for a PCA provided that the TDM Work Plan continues to reflect the proffered elements of the TDM Program as set forth below.
- C. Trip Reduction Goals. The objective of the TDM Work Plan shall be to reduce the number of weekday peak hour vehicle trips generated by the Residential Units located within the Property through the use of mass transit, ridesharing and other strategies including but not limited to those outlined in the TDM Strategic Plan. In addition, the implementation of enhanced pedestrian and bicycle

connections/facilities will provide safe and convenient access to nearby Metrorail and bus facilities, thereby encouraging commuting options other than the automobile to residents, employees, and visitors to the Property.

- (i) Baseline. The baseline number of weekday peak hour residential vehicle trips for the Residential Units within the Property against which the TDM Goals (as defined in subparagraph C.ii) will be measured shall be derived upon the number of Residential Units site plan approved, constructed and occupied on the Property as part of the Proposed Development at the time traffic counts are conducted in accordance with subparagraph H.1. or as qualified below and using the trip generation rates/equations applicable to such Residential Units as set forth in the Institute of Transportation Engineers, Trip Generation, 9th Edition for Land Use Code = 220. If at the completion of development of the Property under this Application (“Build Out”), the Applicant has constructed fewer than 240 Residential Units as part of the Proposed Development, then the Baseline Trip generation numbers applicable upon Build Out shall be calculated as if 240 Residential Units had actually been constructed as reflected in the Traffic Impact Study for the Elm Street Residential, LLC prepared by Wells+Associates, INC dated March 26, 2013.
- (ii) TDM Goal. The TDM strategies shall be utilized to reduce the peak hour vehicular trips by a minimum of twenty percent (20%) for the Residential Units as measured for the PM peak hour.

D. Process of Implementation. The TDM Program shall be implemented as follows, provided that modifications, revisions, and supplements to the implementation process as set forth herein as coordinated with FCDOT can be made without requiring a PCA.

- (i) TDM Program Manager. The applicant shall appoint and continuously employ, or cause to be employed, a TDM Program Manager (“TPM”) for Property/POA/COA. If not previously appointed, the TPM shall be appointed by no later than sixty (60) days after the issuance of the first building permit for the residential building to be constructed on the Property. The TPM duties may be part of other duties associated with the appointee. The TPM shall notify FCDOT in writing within 10 days of the appointment of the TPM. Thereafter the Property/POA/COA shall do the same within ten (10) days of any change in such appointment.
- (ii) Annual Report and Budget. Every calendar year, no later than February 1, the TPM shall submit an Annual Report, based on a report template provided by FCDOT, which may revise the Annual Budget in order to incorporate any new construction on the Property. Any changes to the TDM Work Plan shall be highlighted in this report.

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

- (iii) TDM Account. The TPM shall establish a separate interest bearing account with a bank or other financial institution qualified to do business in Virginia (the "TDM Account") within 30 days after approval of the TDM Work Plan and TDM Budget. All interest earned on the principal shall remain in the TDM Account and shall be used by the TPM for TDM purposes.
- (iv) TDM Incentive Fund. The "TDM Incentive Fund" is an account into which the residential building owner, through the TPM, shall deposit contributions to fund a multimodal incentive program for initial purchasers/lessees of the Residential Units within the Property. Such contribution shall be made one time for the residential building at the rate of \$0.01 per gross square foot of new residential uses to be constructed on the Property and provided prior to the issuance of the first RUP. In addition to providing transit incentives, such contributions may also be used for enhancing/providing multimodal facilities within and proximate to the Property.
- (v) Monitoring. The TPM shall verify that the proffered trip reduction goal for the Residential Units is being met through the completion of surveys of the residents of the Residential Units ("Person Surveys"), vehicular traffic counts of the Residential Units ("Vehicular Traffic Counts"), and/or other such methods as may be reviewed and approved by FCDOT. The results of such Person Surveys and Vehicular Traffic Counts shall be provided to FCDOT as part of the Annual Reporting process. Person Surveys and Vehicular Traffic Counts shall be conducted for the Property beginning one year following issuance of the final initial RUP for the new residential building to be constructed on the Property. Person Surveys shall be conducted every three (3) years and Vehicular Traffic Counts shall be collected biennially until the results of three consecutive annual traffic counts conducted upon Build Out show that the applicable trip reduction goals for the Property have been met. Any time during which Person Survey response rates do not reach 20%, FCDOT may request additional surveys be conducted the following year. At such time and notwithstanding Paragraph E below, Person Surveys and Vehicular Traffic Counts shall thereafter be provided every five (5) years. Notwithstanding

the aforementioned, at any time prior to or after Stabilization, FCDOT may suspend such Vehicle Traffic Counts if conditions warrant such.

- E. Additional Trip Counts. If an Annual Report indicates that a change has occurred that is significant enough to reasonably call into question whether the applicable vehicle trip reduction goals are continuing to be met, then FCDOT may require the TPM to conduct additional Vehicular Traffic Counts (pursuant to the methodology set forth in the TDM Work Plan) within 90 days to determine whether in fact such objectives are being met. If any such Vehicular Traffic Counts demonstrate that the applicable vehicle trip reduction goals are not being met, then the TPM shall meet with FCDOT to review the TDM strategies in place and to develop modifications to the TDM Work Plan to address the surplus of trips.
- F. Continuing Implementation. The TPM shall bear sole responsibility for continuing implementation of the TDM Program and compliance with this Proffer. The TPM shall continue to administer the TDM Program in the ordinary course in accordance with this Proffer including submission of Annual Reports.
- G. Notice to Owners. All owners of the Property shall be advised of the TDM Program set forth in this Proffer. The then current owner shall advise all successor owners and/or developers of their funding obligations pursuant to the requirements of this Proffer prior to purchase and the requirements of the TDM Program, including the annual contribution to the TDM Program (as provided herein), shall be included in all initial and subsequent purchase documents.
- H. Existing Office Uses. The provisions of Proffer 28 do not include a vehicle trip reduction goal for the Office Uses, however, certain components of the TDM Work Plan are applicable to and would benefit the existing Office Uses on the Property. Therefore, the TDM Work Plan shall include programmatic elements to be applied with the objective of reducing the peak hour vehicular trips for the Office Uses, provided that the Office Uses are not subject to vehicle trip monitoring and that FCDOT shall not subject the Office Uses to any remedies or assess any penalties. In addition, the TDM Program shall include the following, provided that modifications, revisions, and supplements to the implementation process as set forth herein as coordinated with FCDOT can be made without requiring a PCA.
 - (i) Office TDM Account. The TPM shall establish a separate interest bearing account with a bank or other financial institution qualified to do business in Virginia (the “Office TDM Account”) within 30 days after approval of the TDM Work Plan and TDM Budget. All interest earned on the principal shall remain in the Office TDM Account and shall be used by the TPM for TDM purposes.
 - (ii) Office TDM Incentive Fund. The “Office TDM Incentive Fund” is an account into which the office building owner, through the TPM, shall

deposit contributions to fund a multimodal incentive program for the tenants and employees within the office building on the Property. The Applicant shall make a one time contribution of \$1,096 prior to the issuance of the first RUP for the Residential Units. In addition to providing transit incentives, such contribution may also be used for enhancing/providing multimodal facilities within and proximate to the Property.

- I. Supplement to the Annual Report. The TPM shall submit, with its Annual Report, as described in Proffer 28(D)(ii) above, a parking summary that includes parking counts and/or observations that monitor whether the tenants, employees, residents, guests, visitors, and patrons on the Property are using off-site parking as described in Proffer 38 below. This parking summary may include parking counts of the off-site area adjacent to the Property and observations of walking destinations for those persons parking in such spaces.

RECREATIONAL FACILITIES

29. Amenities and Facilities for Residents. The Applicant shall provide as part of the Proposed Development facilities designed to meet the on-site recreational needs of the future residents of such units. Pursuant to Paragraph 2 of Section 16-409 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall expend a minimum of \$1,700.00 per non-Affordable Dwelling Unit on such recreational facilities. Prior to final bond release for any site plan for the Proposed Development, the balance of any funds not expended on-site shall be contributed to the Fairfax County Park Authority for the provision of recreational facilities located in proximity to the Property.

30. Parks Contribution. Prior to the issuance of the first RUP for the Proposed Development, the Applicant shall contribute \$1,562.75 per Residential Unit to the Fairfax County Park Authority for public parks in the vicinity of the Property.

31. Additional Recreational Facilities. Prior to the issuance of the first RUP for the Proposed Development, the Applicant shall provide local-serving recreational facilities within the open space area in the northwest corner of the Property identified on Sheet 13 and 13A of the CDP/FDP to provide recreational opportunities for residents, workers, and visitors of the Property. Such facilities may include, but shall not be limited to, active and passive recreation amenities for children and adults such as picnic tables and benches, playground equipment, outdoor yoga equipment, workout stations, and/or weight training equipment. The Applicant shall locate the recreational facilities to avoid adverse impacts to the critical root zones of any trees scheduled for preservation, and shall submit such locations to UFMD for review and approval prior to any land disturbing activity associated with the installation of such recreational facilities. The Applicant may adjust the specific type and location of the recreational facilities, provided the recreational facilities are consistent with the general quality and character of the recreational facilities shown on Sheet 13A of the CDP/FDP.

PUBLIC SCHOOLS CONTRIBUTION

32. Public Schools Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on January 7, 2003, prior to site plan approval for the residential building, the Applicant shall contribute \$1,179.90 per Residential Unit (based on an assumed rate of 0.11 students per unit multiplied by \$10,488 per student generated) constructed on the Property to the Board of Supervisors for transfer to the Fairfax County School Board to be utilized for capital improvements and capacity enhancements to schools in the McLean area that serve the Property. Following approval of this Application and prior to the Applicant's payment of such contribution as set forth in this proffer, if Fairfax County should increase the ratio of students per unit or the amount of the contribution per student, the Applicant shall increase the amount of the contribution to reflect the then-current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two contribution amounts.

AFFORDABLE HOUSING

33. Affordable Dwelling Units. Unless otherwise exempt pursuant to Section 803 of Part 8 of Article 2 of the Zoning Ordinance in effect as of the approval date of this Application (the "ADU Ordinance"), the Applicant shall provide Affordable Dwelling Units ("ADUs") pursuant to the ADU Ordinance.

34. Workforce Dwelling Units. In addition to the number of ADUs required pursuant to Proffer 33, the Applicant also shall provide for-sale and/or rental housing units with the Proposed Development to be sold/rented as Workforce Dwelling Units ("WDUs") administered as set forth in the "Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines" adopted October 15, 2007, so that a total of twelve percent (12%) of the total Residential Units constructed as part of the Proposed Development are sold/rented as either ADUs or WDUs. Such WDUs shall be in addition to any requirement to provide ADUs in accordance with the ADU Ordinance in effect as of the approval date of this Application, provided the total number of ADUs and WDUs does not exceed twelve percent (12%) of the total number of Residential Units constructed as part of the Proposed Development. When the required number of WDUs results in a fractional unit less than 0.5, the number shall be rounded down to the next whole number. When the required number of WDUs results in a fractional unit greater than or equal to 0.5, the number shall be rounded up to the next whole number. Notwithstanding the foregoing, the Applicant reserves the right to enter into a separate binding written agreement with the appropriate Fairfax County agency as to the terms and conditions of the administration of the WDUs following approval of this Application. Such an agreement shall be on terms mutually acceptable to both the Applicant and Fairfax County and may occur after the approval of this Application. Neither the Board of Supervisors nor Fairfax County shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the WDUs shall be administered solely in accordance with such agreement and the provisions of this proffer shall become null and void. Such an agreement and any modifications thereto shall be recorded in the land records of Fairfax County.

ARCHITECTURE

35. Architectural Design and Building Materials. The character of the architectural design and building materials for the residential building shall be in general conformance with the elevations shown on Sheets 6, 7, and 8 of the CDP/FDP. The Applicant reserves the right to adjust the average grade elevation and the architectural design details of the residential building, including, but not limited to, the building materials, articulation, and fenestration, as part of final architectural design and engineering without requiring approval of a PCA, CDPA, or FDPA, provided (a) the maximum building height is not increased, (b) the minimum open space is not decreased, and (c) the quality of the architectural design, the quality of the building materials, and the overall massing of the residential building remain in general conformance with that shown on the CDP/FDP, as determined by the Zoning Administrator.

GREEN BUILDING

36. Green Building for the Residential Units. The Applicant shall select one of the following programs to be implemented and will inform the Environment and Development Review Branch (“EDRB”) of DPZ which program the Applicant has chosen as part of the first site plan submission for the Proposed Development.

- A. National Green Building Standard (“NGBS”). If the Applicant selects the NGBS, then the Applicant shall seek certification of each unit in the residential building in accordance with the 2012 NGBS rating system using the Energy Star Qualified Homes path for energy performance, as demonstrated through documentation submitted to DPWES and DPZ from a home energy rater certified through the Home Innovation Research Labs Center that demonstrates each unit in the residential building has attained certification prior to the issuance of the RUP for each such unit.

- B. LEED New Construction or LEED for Homes Multi-Family Mid-Rise. If the Applicant selects the Leadership in Energy and Environmental Design – New Construction (“LEED-NC”) rating system, then the Applicant shall pursue certification for the residential building under the 2009 version of the LEED –NC rating system. In the event the U.S. Green Building Council (“USGBC”) establishes a newer version of the LEED-NC rating system, the Applicant shall have the option to: 1) proceed under the 2009 version of the LEED-NC rating system, so long as the USGBC continues to administer such system, or 2) proceed under the newer version of the LEED-NC rating system. If the Applicant selects the Leadership in Energy and Environmental Design for Homes Multi-Family Mid-Rise (“LEED for Homes”) rating system, then the Applicant shall pursue certification for the residential building under the 2009 version of the LEED for Homes rating system. In the event the USGBC establishes a newer version of the LEED for Homes rating system, the Applicant shall have the option to: 1) proceed under the 2009 version of the LEED for Homes rating system, so long as the USGBC continues to administer such system, or 2) proceed under the newer version of the LEED for Homes rating system.

- i. Project Checklist. The Applicant will include, as part of the site plan submission and building plan submission for the residential building, a list of specific credits within the applicable LEED-NC or LEED for Homes rating system that the Applicant anticipates attaining for the residential building. A LEED-accredited professional (“LEED-AP”) who is also a professional engineer or licensed architect will provide certification statements at both the time of site plan review and the time of building plan review for the residential building confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification for the residential building.
- ii. County Team Member. In addition, the Applicant will designate the Chief of EDRB as a team member in the USGBC’s LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.
- iii. Design-Related Credit Review. Prior to building plan approval for the residential building, the Applicant will submit documentation to the EDRB regarding the USGBC’s preliminary review of design-oriented credits in the LEED program if available depending upon the rating system selected. This documentation will demonstrate that the residential building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED Silver certification. Prior to release of the bond for the residential building, the Applicant shall provide documentation to the EDRB demonstrating the status of attainment of LEED certification from the USGBC for the residential building.
- iv. Green Building Escrow. If the Applicant is unable, prior to building plan approval, to provide documentation of the USGBC’s preliminary review of the design-oriented credits demonstrating that the residential building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to support the attainment of LEED Silver certification, or if the rating system does not offer this option, the Applicant shall, prior to building plan approval, post a “Green Building Escrow” in the form of cash or a letter of credit from a financial institution authorized to do business in the Commonwealth of Virginia in the amount of \$2 per gross square foot of the residential building. The Green Building Escrow will be in addition to, and separate from, other bond requirements and will be released upon demonstration of attainment of LEED certification by the USGBC, under the applicable version of the LEED-NC or LEED for Homes rating system. The provision to the EDRB of documentation from the USGBC

that the residential building has attained LEED certification will be sufficient to satisfy this commitment.

- v. Release of Green Building Escrow. The Green Building Escrow shall be released in accordance with the following:
- a. If the Applicant is able, subsequent to building plan approval, to provide documentation of the USGBC's preliminary review of the design-oriented credits demonstrating that the residential building is anticipated to attain a sufficient number of design-oriented credits that, along with the anticipated construction-related credits, will be sufficient to support the attainment of LEED Silver certification, the County shall release the entirety of the Green Building Escrow to the Applicant. Prior to release of the bond for the residential building, the Applicant shall provide documentation to the EDRB demonstrating the status of attainment of LEED certification from the USGBC for the residential building.
 - b. If the Applicant provides to the EDRB, within three years after issuance of the final RUP for the residential building, documentation demonstrating that LEED certification for the residential building has been attained, the entirety of the Green Building Escrow shall be released to the Applicant.
 - c. If the Applicant provides to the EDRB, within three years after issuance of the final RUP for the residential building, documentation demonstrating that LEED certification for the residential building has not been attained but that the building has been determined by the USGBC to fall within three points of the attainment of LEED certification, fifty percent (50%) of the Green Building Escrow will be released to the Applicant; the other fifty percent (50%) will be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives.
 - d. If the Applicant fails to provide to the EDRB, within three years after issuance of the final RUP for the residential building, documentation demonstrating the attainment of LEED certification or demonstrating that the residential building has fallen short of LEED certification by three points or less, the entirety of the Green Building Escrow will be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives.

- vi. Extension of Time. If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the EDRB, that USGBC's completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

- C. EarthCraft. If the Applicant selects EarthCraft, then the Applicant shall provide documentation to DPWES and DPZ that the residential building has been awarded certification in accordance with the EarthCraft House Program prior to the issuance of the first RUP for the residential building.

UNIVERSAL DESIGN

37. Universal Design Features. The Applicant shall provide a minimum of two percent (2%) of the total number of Residential Units constructed on the Property with universal design features that shall include, but not be limited to, the following:

- Front entrance doors that are a minimum of thirty-six (36) inches wide;
- Lever door handles instead of knobs;
- Light switches that are forty-four (44) to forty-eight (48) inches high;
- Thermostats a maximum of forty-eight (48) inches high;
- Electrical outlets a minimum of eighteen (18) inches high;
- A curb-less shower, or a shower with a curb of less than four and one-half (4.5) inches high; and/or,
- Grab bars in the bathrooms that are ADA compliant.

PARKING MANAGEMENT

38. Parking Management. The Applicant shall develop and implement a parking management plan ("Parking Plan") which shall include measures to reduce the likelihood of tenants, employees, residents, guests, visitors, contractors, vendors, suppliers, owners, and patrons of the Property unlawfully using off-site parking (other than publicly available on-street parking) in and around surrounding properties at no cost to the owners of such properties. More specifically, the Parking Plan shall evaluate the potential for off-site parking on the McLean House Property and the McLean Office Square Property. To that end, the Applicant (or its designee) shall conduct parking counts and/or observations for the Proposed Development, the McLean House Property, and the McLean Office Square Property, subject to the Applicant receiving any necessary permission from the Council of Co-Owners, McLean House, North, Phase I Condominium ("McLean House Condominium Owners Council") and the McLean Office Square Condominium Association ("MOSCA"), as applicable, to conduct such parking counts and/or observations on the McLean House Property and the McLean Office Square Property, and the Applicant shall consult with the McLean House Condominium Owners Council, MOSCA, FCDOT, and the Dranesville District Supervisor to review the parking counts

and/or observations and to identify and implement potential parking mitigation measures as may be necessary for the McLean House Property and the McLean Office Square Property as follows:

- A. Parking Escrow. Prior to the issuance of the first RUP for the Residential Units constructed on the Property, the Applicant shall post an escrow in the amount of \$100,000 in the form of cash or a letter of credit with a financial institution authorized to do business in the Commonwealth of Virginia to be drawn upon and/or released in accordance with the provisions of this Proffer 38.

- B. Initial Parking Counts. Within one (1) year of the issuance of the final initial RUP for the Residential Units constructed on the Property, the Applicant shall conduct a one-day parking count and/or observation (each a “Parking Count”) of the McLean House Property and the McLean Office Square Property, in accordance with a methodology approved by FCDOT, to determine the number of empty surface parking spaces on the McLean House Property, the number of empty surface parking spaces on the McLean Office Square Property, and the number of vehicles of tenants, employees, residents, guests, visitors, contractors, vendors, suppliers, owners, and/or patrons of the Property (“Property Vehicles”) parked unlawfully on the McLean House Property and/or the McLean Office Square Property between the hours of 10:00 AM and 8:00 PM on a non-holiday weekday while Fairfax County public schools are in session (the “Monitored Hours”). The purpose of these initial Parking Counts shall be to establish a baseline of information for the Applicant, the McLean House Condominium Owners Council, MOSCA, and FCDOT regarding the parking characteristics of the McLean House Property and the McLean Office Square Property to assist in the development of potential parking mitigation measures.

- C. Notice of Parking Enforcement. Within one (1) year of the issuance of the final initial RUP for the Residential Units constructed on the Property, the Applicant shall notify the residents of the Residential Units, the tenants of the Residential Building Secondary Uses, the tenants of the Office Uses, and the tenants of the Office Building Secondary Uses that it is unlawful for any tenants, employees, residents, guests, visitors, contractors, vendors, suppliers, owners, and/or patrons of the Property to park on the McLean House Property and the McLean Office Square Property without permission, and that any vehicles unlawfully parked on the McLean House Property or the McLean Office Square Property shall be subject to towing at the vehicle owner’s expense. Further, if representatives of the McLean House Condominium Owners Council and/or MOSCA inform the Applicant that any specific instances of such unlawful parking is occurring, the Applicant shall endeavor to inform individual violators to attempt to dissuade them from engaging in such unlawful parking.

- D. Assistance with Parking Enforcement. Within one (1) year of the issuance of the final initial RUP for the Residential Units constructed on the Property, the Applicant shall commence assisting the McLean House Condominium Owners Council and MOSCA in coordinating parking enforcement efforts with the Fairfax County Police Department and the towing of Property Vehicles

unlawfully parked on the McLean House Property or the McLean Office Square Property with a properly licensed and insured commercial towing service.

- E. Additional Parking Counts and Consultation. Between seventeen (17) and eighteen (18) months after the issuance of the final initial RUP for the Residential Units constructed on the Property, the Applicant shall conduct a Parking Count of the McLean House Property and the McLean Office Square Property, in accordance with a methodology approved by FCDOT, to determine the number of empty surface parking spaces on the McLean House Property, the number of empty surface parking spaces on the McLean Office Square Property, and the number of Property Vehicles parked unlawfully on the McLean House Property and/or the McLean Office Square Property during the Monitored Hours. In the event such Parking Count determines that twenty-five (25) or more Property Vehicles are parked unlawfully on the McLean House Property or the McLean Office Square Property during the Monitored Hours, the Applicant shall consult with the McLean House Condominium Owners Council and/or MOSCA, as applicable, FCDOT, and the Dranesville District Supervisor to review the parking mitigation measures currently in place and develop additional or alternative parking mitigation measures to reduce the likelihood of Property Vehicles parking unlawfully on the McLean House Property and/or the McLean Office Square Property, as applicable. In the event such Parking Counts determine that fewer than twenty-five (25) Property Vehicles are parked unlawfully on the McLean House Property or the McLean Office Square Property, the Applicant shall continue the implementation of the parking mitigation measures in place for the Property.
- F. Additional Parking Counts and Mitigation Measures. Between twenty-nine (29) and thirty (30) months after the issuance of the final initial RUP for the Residential Units constructed on the Property, the Applicant shall conduct a Parking Count of the McLean House Property and the McLean Office Square Property, in accordance with a methodology approved by FCDOT, to determine the number of empty surface parking spaces on the McLean House Property, the number of empty surface parking spaces on the McLean Office Square Property, and the number of Property Vehicles parked unlawfully on the McLean House Property and/or the McLean Office Square Property during the Monitored Hours.
- i. In the event such Parking Count determines that twenty-five (25) or more Property Vehicles are parked unlawfully on the McLean House Property during the Monitored Hours, the Applicant shall draw down on the escrow and contribute \$90,000 to the McLean House Condominium Owners Council to be used for any of the following parking mitigation measures: (a) improvements to the permit parking program for residents and visitors of the McLean House Property, (b) traffic control or traffic calming measures such as speed bumps, speed humps, and/or any modifications to the design of the parking areas on the McLean House Property, (c) the installation of controlled access security gates, security cameras, or other security equipment/technology, or (d) any alternative parking mitigation

measure agreed upon by the parties. Upon the contribution of \$90,000 to the McLean House Condominium Owners Council, the Applicant shall be relieved of all obligations of this Proffer 28 with respect to the McLean House Property. In the event such Parking Count determines that fewer than twenty-five (25) Property Vehicles are parked unlawfully on the McLean House Property, the Applicant shall continue the implementation of the parking mitigation measures in place for the Property with respect to the McLean House Property.

- ii. In the event such Parking Count determines that twenty-five (25) or more Property Vehicles are parked unlawfully on the McLean Office Square Property during the Monitored Hours, the Applicant shall draw down on the escrow and contribute \$10,000 to MOSCA to be used for any of the following parking mitigation measures: (a) improvements to the permit parking program for owners, tenants, and employees of the McLean Office Square Property, (b) traffic control or traffic calming measures such as speed bumps, speed humps, and/or any modifications to the design of the parking areas on the McLean Office Square Property, or (c) any alternative parking mitigation measure agreed upon by the parties. Upon the contribution of \$10,000 to MOSCA, the Applicant shall be relieved of all obligations of this Proffer 38 with respect to the McLean Office Square Property. In the event such Parking Count determines that fewer than twenty-five (25) Property Vehicles are parked unlawfully on the McLean Office Square Property, the Applicant shall continue the implementation of the parking mitigation measures in place for the Property with respect to the McLean Office Square Property.

- G. Additional Parking Counts and Release of Obligations. Between forty-one (41) and forty-two (42) months after the issuance of the final initial RUP for the Residential Units constructed on the Property, the Applicant shall conduct a Parking Count of the McLean House Property and the McLean Office Square Property, in accordance with a methodology approved by FCDOT, to determine the number of empty surface parking spaces on the McLean House Property, the number of empty surface parking spaces on the McLean Office Square Property, and the number of Property Vehicles parked unlawfully on the McLean House Property and/or the McLean Office Square Property during the Monitored Hours, provided, however, that the Applicant shall not be required to conduct a Parking Count for the McLean House Property if the Applicant has already contributed \$90,000 from the escrow account to the McLean House Condominium Owners Council in accordance with Proffer 38(F)(i) above and the Applicant shall not be required to conduct a Parking Count for the McLean Office Square Property if the Applicant has already contributed \$10,000 from the escrow account to MOSCA in accordance with Proffer 38(F)(ii) above.

- i. In the event such Parking Count determines that twenty-five (25) or more Property Vehicles are parked unlawfully on the McLean House Property during the Monitored Hours, the Applicant, if it has not already done so

under Proffer 38(F)(i) above, shall draw down on the escrow and contribute \$90,000 to the McLean House Condominium Owners Council to be used for any of the following parking mitigation measures: (a) improvements to the permit parking program for residents and visitors of the McLean House Property, (b) traffic control or traffic calming measures such as speed bumps, speed humps, and/or any modifications to the design of the parking areas on the McLean House Property, (c) the installation of controlled access security gates or other security equipment and technology, or (d) any alternative parking mitigation measure agreed upon by the parties. Upon the contribution of \$90,000 to the McLean House Condominium Owners Council, the Applicant shall be relieved of all obligations of this Proffer 38 with respect to the McLean House Property. In the event such Parking Count determines that fewer than twenty-five (25) Property Vehicles are parked unlawfully on the McLean House Property, \$90,000 of the escrow shall be released to the Applicant and the Applicant shall be relieved of all obligations under this Proffer 38 with respect to the McLean House Property, except that the Applicant shall have the ongoing obligation to assist the McLean House Condominium Owners Council in coordinating parking enforcement efforts with the Fairfax County Police Department and the towing of Property Vehicles unlawfully parked on the McLean House Property with a properly licensed and insured commercial towing service.

- ii. In the event such Parking Count determines that twenty-five (25) or more Property Vehicles are parked unlawfully on the McLean Office Square Property during the Monitored Hours, the Applicant, if it has not already done so under Proffer 38(F)(ii) above, shall draw down on the escrow and contribute \$10,000 to MOSCA to be used for any of the following parking mitigation measures: (a) improvements to the permit parking program for owners, tenants, and employees of the McLean Office Square Property, (b) traffic control or traffic calming measures such as speed bumps, speed humps, and/or any modifications to the design of the parking areas on the McLean Office Square Property, or (c) any alternative parking mitigation measure agreed upon by the parties. Upon the contribution of \$10,000 to MOSCA, the Applicant shall be relieved of all obligations of this Proffer 38 with respect to the McLean Office Square Property. In the event such Parking Count determines that fewer than twenty-five (25) Property Vehicles are parked unlawfully on the McLean Office Square Property, \$10,000 of the escrow shall be released to the Applicant and the Applicant shall be relieved of all obligations under this Proffer 38 with respect to the McLean Office Square Property, except that the Applicant shall have the ongoing obligation to assist MOSCA in coordinating parking enforcement efforts with the Fairfax County Police Department and the towing of Property Vehicles unlawfully parked on the McLean Office Square Property with a properly licensed and insured commercial towing service.

H. Additional Parking Counts. After eighteen (18) months from issuance of the final

initial RUP for the Residential Units constructed on the Property, the Fairfax County Zoning Administrator, in consultation with FCDOT, may require the Applicant to conduct additional Parking Counts at any time, provided the Applicant shall not be required to conduct more than two (2) Parking Counts within any twelve (12) month period.

- I. Maximum Contribution. Notwithstanding any of the above provisions, the Applicant's maximum cumulative contribution to the McLean House Condominium Owners Council under this Proffer 38 shall not exceed \$90,000 and the Applicant's maximum cumulative contribution to MOSCA under this Proffer 38 shall not exceed \$10,000.
- J. Requirement for Permit Parking Program. The Applicant's obligations under this Proffer 38 with respect to the McLean House Property are subject to the McLean House Condominium Owners Council establishing and/or maintaining a parking permit program for the McLean House Property that includes hang tags/stickers and towing enforcement. The Applicant's obligations under this Proffer 38 with respect to the McLean Office Square Property are subject to MOSCA establishing and/or maintaining a parking permit program for the McLean Office Square Property that includes hang tags/stickers and towing enforcement.

MISCELLANEOUS PROFFERS

39. Construction Management. The Applicant shall coordinate with the property owners and/or property owners associations in the immediate vicinity of the Property to minimize the potential impact to adjacent uses of the construction activities necessary for the Proposed Development as follows:

- A. Pre-Construction Meeting. Prior to the commencement of construction, the Applicant shall hold a meeting with the property owners and/or property owners associations in the immediate vicinity of the Property to provide information regarding planned construction activities for the Proposed Development. The information shall include: (a) the anticipated phasing of construction, (b) a preliminary schedule for each phase of construction, (c) a preliminary plan for the routing of construction trucks, and (d) planned measures to minimize off-site dirt and debris in accordance with applicable law. In addition, the Applicant shall provide the name, email address, and telephone number of a contact person responsible for managing construction activities on the Property to the Dranesville District Supervisor prior to the commencement of construction.
- B. Construction Hours. Outdoor construction activities, including deliveries, on the Property shall occur only between the hours of 7:00 am to 9:00 pm Monday through Saturday and 9:00 am to 7:00 pm on Sundays. The Applicant shall inform all contractors and subcontractors of the permitted hours of construction and signs identifying such construction hours shall be posted at all construction entrances on the Property.

- C. Construction Trucks. The Applicant shall prepare a plan for the routing of construction trucks, in accordance with applicable law, and shall provide such plan to the property owners and/or property owners associations in the immediate vicinity of the Property prior to the commencement of construction. The Applicant shall inform all contractors and subcontractors of the plan for the routing of construction trucks and signs identifying such construction truck routes shall be posted at all construction entrances on the Property.

40. Screening of Rooftop Mechanical Equipment. The Applicant shall screen and/or set back sufficiently from the perimeter of the roof any rooftop mechanical/HVAC equipment on the residential building so that such equipment generally is not visible from the surrounding streets at street level when viewed at a reasonable distance from the property line of the Property and also generally is not visible from the residential units within the McLean House Property when viewed at approximately the same elevation as the roof of the residential building. Screening measures may include, but shall not be limited to: (i) screening with architectural features and/or landscaping compatible with the residential building architecture, (ii) screening with Residential Units within the residential building, (iii) utilizing compatible colors and materials for the mechanical/HVAC equipment, (iii) integrating the rooftop mechanical/HVAC equipment as part of the architecture of the residential building, and/or (iv) screening with rooftop amenity spaces/terraces. The Applicant shall have no obligation to screen mechanical/HVAC equipment from the view of residential units within the McLean House Property located at a higher elevation than the rooftop of the residential building on the Property.

41. Public Art. The Applicant shall contribute to public art in the McLean community as part of the Proposed Development by providing public art within the Property in consultation with the McLean Project for the Arts (“MPA”). The Applicant shall consult with the MPA to obtain its recommendations regarding the type of public art to be provided and the location of the public art within the Property. Such consultation may involve the MPA conducting a process for community review and input of the potential public art for the Property. Following such consultation, the Applicant shall make the final determination regarding any public art to be provided within the Property. The Applicant shall provide the public art prior to the issuance of the final initial RUP for the Residential Units constructed on the Property.

42. Water Feature. The Applicant shall provide a water feature within the open space area along the Elm Street frontage of the Property in the general location identified on Sheets 11, 12, and 12A of the CDP/FDP to provide a passive recreation amenity for the open space area. The Applicant shall consult with the MPA to obtain its recommendations regarding the type of water feature to be provided and the location of the water feature within the Property. Such consultation may involve the MPA conducting a process for community review and input of the potential water feature designs for the Property. Following such consultation, the Applicant shall make the final determination regarding the water feature to be provided within the Property. The Applicant may adjust the specific type and location of the water feature, provided the water feature is consistent with the general quality and character of the representative water feature examples shown on Sheet 12A of the CDP/FDP. The Applicant shall provide the water feature prior to the issuance of the final initial RUP for the Residential Units constructed on the Property.

43. Contribution for Off-Site Sidewalk/Streetscape Improvements. Prior to the issuance of the first RUP for the Proposed Development, the Applicant shall contribute \$_____ to the Dranesville District Pedestrian Improvement Fund to be utilized for off-site sidewalk and streetscape improvements on Elm Street, Fleetwood Road, Beverly Road, and/or other streets in the vicinity of the Property.

44. Contribution for Underground Utilities. Prior to the issuance of the 100th RUP for the Proposed Development, the Applicant shall contribute \$_____ to the McLean Revitalization Corporation to be utilized for the undergrounding of utility lines in the vicinity of the Property.

45. Contribution for Franklin Sherman Elementary School Recreational Facilities. Prior to the issuance of the 100th RUP for the Proposed Development, the Applicant shall contribute \$100,000 to the Fairfax County Board of Supervisors for transfer to the Fairfax County School Board to be utilized for improvements to the athletic fields and basketball court on the Franklin Sherman Elementary School property.

46. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and its 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.

47. 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.

48. Annual Escalation Clause. For all proffers in this document specifying monetary contributions, the contribution and/or budget amount shall escalate or de-escalate, as applicable, on a yearly basis from the base year of 2014 and change effective each January 1 thereafter, as permitted by Section 15.2-2303.3 of the Code of Virginia, as amended.

49. Advanced Density Credit. The Applicant reserves density credit as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.

[Signature pages follow]

JBG/ELM STREET OFFICE, LLC,
a Virginia limited liability company

By: _____

Name: _____

Title: _____

ELM STREET RESIDENTIAL, LLC,
a Virginia limited liability company

By: _____

Name: _____

Title: _____

FINAL DEVELOPMENT PLAN CONDITIONS**FDP 2012-DR-019****June 5, 2014**

If it is the intent of the Planning Commission to approve FDP 2012-DR-019, located at 6862 Elm Street, Tax Map 30-2 ((1)) 61, for mixed use development pursuant to Sect. 6-402 and 6-403 of the Fairfax County Zoning Ordinance, staff recommends that the Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the property shall be in substantial conformance with the FDP entitled "6862 Elm Street | Conceptual/Final Development Plan", prepared by Bowman Consulting Group, Ltd. consisting of 31 sheets dated October 24, 2012 as revised through May 2, 2014.
2. Notwithstanding the notes on the FDP, the applicant shall meet the required tree preservation target as determined by the Public Facilities Manual and Chapter 120 of the Fairfax County Code, and subject to the review and approval of the Department of Public Works and Environmental Services' Urban Forest Management Division (UFMD) prior to final site plan approval.
3. The applicant shall coordinate resident moving days to reduce the potential for conflicts with the provided loading space. In addition, the applicant shall designate surface parking spaces prior to final site plan approval that could be used for temporary loading with prior approval from the applicant's property management staff.

REZONING AFFIDAVIT

DATE: May 14, 2014
(enter date affidavit is notarized)

I, Brian J. Winterhalter, do hereby state that I am an
(enter name of applicant or authorized agent)

118539c

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

in Application No.(s): RZ/FDP 2012-DR-019
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Includes details for Elm Street Residential, L.L.C. and its agents.

(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 14, 2014
 (enter date affidavit is notarized)

118539C

for Application No. (s): RZ/FDP 2012-DR-019
 (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)
JBG/Elm Street Office, L.L.C. Agents: Gregory W. Trimmer Bailey B. Hopple Michael J. Glosserman Brian P. Coulter Robert A. Stewart James L. Iker W. Matt Kelly	4445 Willard Avenue, Suite 400 Chevy Chase, Maryland 20815	Owner
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci Kevin R. Fellin	1420 Spring Hill Road, Suite 610 Tysons, Virginia 22102	Agent/Traffic Engineer/Consultant
Niles Bolton Associates, Inc. Agents: Matthew D. Lee Stephen W. Gresham	300 N Lee Street, Suite 502 Alexandria, VA 22314	Agent/Architect
Bowman Consulting Group, Ltd. Agents: Mathew J. Tauscher Anthony R. Verdi, Jr.	14020 Thunderbolt Place, Suite 300 Chantilly, Virginia 20151	Agent/Engineer
Franck & Lohsen Architects, Inc. Agents: Michael M. Franck Arthur C. Lohsen Marlan (nmi) Ky James W. Martin Susan E. Watkins Erich J. Stanley	2233 Wisconsin Avenue NW, Suite 212 Washington, DC 20007	Agent/Architect

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

Rezoning Attachment to Par. 1(a)

DATE: May 14, 2014
(enter date affidavit is notarized)

118539e

for Application No. (s): RZ/FDP 2012-DR-019
(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)
Cooley LLP Agents: Antonio J. Calabrese Mark C. Looney Colleen P. Gillis Snow Jill S. Parks Shane M. Murphy Brian J. Winterhalter Jeffrey A. Nein Ben I. Wales Molly M. Novotny Katherine P. Humphrey	Reston Town Center, One Freedom Square 11951 Freedom Drive, Suite 1500 Reston, VA 20190	Agent/Attorney

(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 14, 2014
(enter date affidavit is notarized)

118539c

for Application No. (s): RZ/FDP 2012-DR-019
(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)

· Elm Street Residential, L.L.C.
4445 Willard Street, Suite 400
Chevy Chase, Maryland 20815

DESCRIPTION OF CORPORATION: (check one statement)

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

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

· JBG/Company Manager III, LLC
· JBG Investment Fund VI, L.L.C.
· JBG Investment Fund VII, L.L.C.

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

· JBG/Company Manager III, L.L.C. - Managing Member

(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 14, 2014
(enter date affidavit is notarized)

118539c

for Application No. (s): RZ/FDP 2012-DR-019
(enter County-assigned application number (s))

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

JBG/Company Manager III, LLC
4445 Willard Avenue, Suite 400
Chevy Chase, Maryland 20815

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Benjamin R. Jacobs	Porter G. Dawson	W. Matt Kelly
Michael J. Glosserman	Brian P. Coulter	James L. Iker
Robert A. Stewart,	Dean M. Cinkala	Kenneth F. Finkelstein

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

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

Benjamin R. Jacobs	Porter G. Dawson	W. Matt Kelly	(Each a Managing Member)
Michael J. Glosserman	Brian P. Coulter, Treasurer	James L. Iker	
Robert A. Stewart, Secretary			

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

JBG/Elm Street Office, L.L.C.
4445 Willard Avenue, Suite 400
Chevy Chase, MD 20815

DESCRIPTION OF CORPORATION: (check one statement)

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

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

JBG/Company Manager III, L.L.C.
JBG Investment Fund VI, L.L.C.
JBG/Fund VII Trust

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

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

JBG/Company Manager III, L.L.C. - Managing Member

(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 14, 2014
(enter date affidavit is notarized)

118539c

for Application No. (s): RZ/FDP 2012-DR-019
(enter County-assigned application number (s))

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

JBG Investment Fund VI, L.L.C.
4445 Willard Avenue, Suite 400
Chevy Chase, Maryland 20815

DESCRIPTION OF CORPORATION: (check one statement)

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

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

JIF VI Holdings, LLC

=====

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

JBG/Fund VI Manager, L.L.C. - Managing Member - owns less than 10% of JBG Investment Fund VI, L.L.C.

=====

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

=====

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

JBG/Fund VII Manager, L.L.C. - Managing Member owns less than 10% of JBG Investment Fund VII, L.L.C.

(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)

118539c

DATE: May 14, 2014
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2012-DR-019
(enter County-assigned application number (s))

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

JIF VI Holdings, LLC
c/o Corporation Trust Company
1209 Orange Street
Wilmington, DE 19801

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)

Fourth Century, LLC

=====

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

David F. Swensen, President	Alexander C. Banker, Treasurer
Robert J. Herr, Vice President	Kenneth R. Miller, Secretary

=====

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

Fourth Century, LLC
c/o Corporation Trust Company
1209 Orange Street, Wilmington, DE 19801

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)

Yale University
3C Corporation - owns less than 10% of Elm Street Residential, L.L.C. and JBG/Elm Street Office, L.L.C.

=====

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

David F. Swensen, President	Dean J. Takahashi, VP
Robert J. Herr, Secretary & Treasurer	Kenneth R. Miller, Assistant Secretary

(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 14, 2014
(enter date affidavit is notarized)

118539c

for Application No. (s): RZ/FDP 2012-DR-019
(enter County-assigned application number (s))

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

Yale University
c/o Yale Investments Office
55 Whitney Avenue, 5th Floor
New Haven, CT 06510

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)

Yale University has no owners; it is a non-stock corporation.

=====

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

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

Peter (nmi) Salovey, President Benjamin (nmi) Polak, Provost Joan E. O'Neill, Vice President for Development
Bruce D. Alexander, Vice President for New Haven and State Affairs and Campus Development
Kimberly M. Goff-Crews, Secretary and Vice President for Student Life

=====

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

Yale University (continued)
c/o Yale Investments Office, 55 Whitney Avenue, 5th Floor
New Haven, CT 06510

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)

Yale University has no owners; it is a non-stock corporation.

=====

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

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

Shauna Ryan King, Vice President for Finance and Business Operations
Linda K. Lorimer, Vice President for Global and Strategic Initiatives
Michael A. Peel, Vice President for Human Resources and Administration
Doroty K. Robinson, Vice President and General Counsel

(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 14, 2014
(enter date affidavit is notarized)

118539c

for Application No. (s): RZ/FDP 2012-DR-019
(enter County-assigned application number (s))

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

Yale University (continued)
c/o Yale Investments Office
55 Whitney Avenue, 5th Floor
New Haven, CT 06510

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)

Yale University has no owners; it is a non-stock corporation.

=====

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

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

Directors: Joshua (nmi) Bekenstein	Jaffrey L. Bewkes	Maureen C. Chiquet	Francisco G. Cigarroa	Peter B. Dervan
Donna L. Dubinsky	Charles W. Goodyear	Catharine B. Hill	Paul L. Joskow	Neal L. Keny-Guyer
Margaret H. Marshall	Indra (nmi) Nooyi	Emmett J. Rice, Jr.		

=====

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

Yale University (continued)
c/o Yale Investments Office, 55 Whitney Avenue, 5th Floor
New Haven, CT 06510

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)

Yale University has no owners; it is a non-stock corporation.

=====

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

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

Directors (continued): Kevin P. Ryan Peter (nmi) Salovey Douglas A. Warner
 The Honorable Dannel Patrick Malloy, Governor of Connecticut, ex officio
 The Honorable Nancy (nmi) Wyman, Lt. Governor of Connecticut, ex officio

(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 14, 2014
(enter date affidavit is notarized)

118539c

for Application No. (s): RZ/FDP 2012-DR-019
(enter County-assigned application number (s))

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

=====

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

JBG/Company Manager III, L.L.C. - Managing Member

=====

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

Franck & Lohsen Architects, Inc.
2233 Wisconsin Avenue NW, Suite 212
Washington, DC 20007

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Michael M. Franck
Arthur C. Lohsen

=====

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 14, 2014
(enter date affidavit is notarized)

118539c

for Application No. (s): RZ/FDP 2012-DR-019
(enter County-assigned application number (s))

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

JBG/Fund VII Trust
4445 Willard Avenue, Suite 400
Chevy Chase, Maryland 20815

DESCRIPTION OF CORPORATION: (check one statement)

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

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

JBG Investment Fund VII, L.L.C.

=====

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

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

Michael J. Glosserman, President/Trustee	James L. Iker, EVP/Assistant Secretary/Trustee
Robert A. Stewart, EVP/Assistant Secretary/Trustee	W. Matt Kelly, EVP/Assistant Secretary/Trustee
Brian P. Coulter, EVP/Secretary/Treasurer/Trustee	

=====

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

G. Niles Bolton
Edwin R. Kimsey
Stephen W. Gresham (former)

=====

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)

118539c

DATE: May 14, 2014
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2012-DR-019
(enter County-assigned application number (s))

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

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
Tysons, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

=====

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

=====

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

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place, Suite 300
Chantilly, Virginia 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Gary P. Bowman

=====

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

(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 14, 2014
(enter date affidavit is notarized)

118539c

for Application No. (s): RZ/FDP 2012-DR-019
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

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

(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 14, 2014
(enter date affidavit is notarized)

118539c

for Application No. (s): RZ/FDP 2012-DR-019
(enter County-assigned application number (s))

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

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

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

-William T. Christiansen, II
Sean M. Clayton
Samuel S. Coates
Jeffrey L. Cohen
Thomas A. Coll
Joseph W. Conroy
Carolyn L. Craig
John W. Crittenden
Janet L. Cullum
Nathan K. Cummings
John A. Dado
Benjamin G. Damstedt
Craig E. Dauchy
Renee R. Deming
Darren K. DeStefano
Jennifer Fonner DiNucci
Michelle C. Doolin
Joseph M. Drayton
Christopher (nmi) Durbin
John C. Dwyer
Shannon (nmi) Eagan
Gordon H. Empey
Sonya F. Erickson
Lester J. Fagen
Brent D. Fassett
M. Wainwright Fishburn, Jr.
Thomas J. Friel, Jr.
Francis (nmi) Fryscak
Koji F. Fukumura
James F. Fulton, Jr.
William S. Galliani
W. Andrew H. Gantt III
Stephen D. Gardner

- Jon E. Gavenman
Kathleen A. Goodhart
Lawrence C. Gottlieb
Shane L. Goudey
Jonathan G. Graves
Jacqueline I. Grise
Kenneth L. Guernsey
Patrick P. Gunn
Jeffrey M. Gutkin
John B. Hale
Danish (nmi) Hamid
Bernard L. Hatcher
Matthew B. Hemington
David M. Hernand
Cathy Rae Hershcopf
Gordon (nmi) Ho
Lila W. Hope
Mark M. Hrenya
Christopher R. Hutter
Jay R. Indyke
Craig D. Jacoby
Eric C. Jensen
Robert L. Jones
Barclay J. Kamb
Richard S. Kanowitz
Kimberly J. Kaplan-Gross
Jeffrey S. Karr
Sally A. Kay
Heidi M. Keefe
Jason L. Kent
Charles S. Kim
Kevin M. King

- Barbara A. Kosacz
Kenneth J. Krisko
Carol Denise Laherty
Mark F. Lambert
Matthew E. Langer
Samantha M. LaPine
John G. Lavoie
Robin J. Lee
Ronald S. Lemieux (former)
Natasha (nmi) Leskovsek
Shira Nadich Levin
Alan (nmi) Levine
Michael S. Levinson
Stephanie (nmi) Levy
Elizabeth L. Lewis
Michael R. Lincoln
James C. T. Linfield
Samuel M. Livermore
Douglas P. Lobel
J. Patrick Loofbourrow
Mark C. Looney
Robert B. Lovett
Andrew P. Lustig
Thomas O. Mason
Keith A. McDaniels
Michael J. McGrail
John T. McKenna
Bonnie Weiss McLeod
Mark A. Medearis
Laura M. Medina
Beatriz (nmi) Mejia
Craig A. Menden
Erik B. Milch

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

Rezoning Attachment to Par. 1(c)

DATE: May 14, 2014

(enter date affidavit is notarized)

118539c

for Application No. (s): RZ/FDP 2012-DR-019

(enter County-assigned application number (s))

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

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

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

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

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

(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 14, 2014

118539c

(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2012-DR-019

(enter County-assigned application number (s))

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

~ Cooley LLP (continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190

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

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

Additions:

~ Michael D. Basile	M. Anne Swanson
Blain B. Butner	Jay (nmi) Vaughan
John T. Byrnes	Emily Woodson Wagner (former)
Reuben H. Chen	David J. Wittenstein
Scott D. Dailard	J. Peyton Worley
Eric W. Doherty	
William P. Donovan, Jr.	~ Additions (3/21/14):
Michael R. Faber	Divakar (nmi) Gupta
Jesse D. Farmer	Michael J. Klisch
John R. Feore, Jr.	Jason M. Koral
Jonathon C. Glass	James (nmi) Strawbridge
Michael B. Goldstein	
Wendy C. Goldstein	Additions:
Sarah J. Guske	~ Ivor R. Elrifi
Walter G. Hanchuk (former)	~ Heidi A. Erlacher
Jonathan D. Hart	
Ray (nmi) Hartman	
C. Thomas Hopkins	
Brendan J. Hughes	
Matthew A. Karlyn	
John (nmi) Kheit (former)	
Mehdi (nmi) Khodadad	
Louis (nmi) Lehot	
Jamie K. Leigh	
Jennifer (nmi) Massey	
Joshua O. Mates	
David E. Mills	
J. Kevin Mills	
Edward J. O'Connell	
Aaron M. Pomeroy	

(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

118539c

DATE: May 14, 2014
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2012-DR-019
(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 14, 2014
(enter date affidavit is notarized)

118539c

for Application No. (s): RZ/FDP 2012-DR-019
(enter County-assigned application number(s))

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

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

None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

Brian J. Winterhalter

[] Applicant

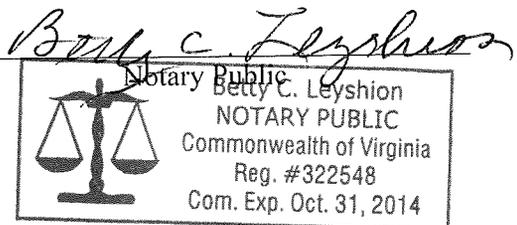
[x] Applicant's Authorized Agent

Brian J. Winterhalter

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 14th day of May 2014, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 10/31/2014



**6862 ELM STREET
STATEMENT OF JUSTIFICATION
RZ/CDP/FDP 2012-DR-019**

August 19, 2013

I. INTRODUCTION

Elm Street Residential, LLC (the "Applicant") seeks to rezone a parcel of land located at 6862 Elm Street in McLean, and identified on the Fairfax County Tax Map as 30-2 ((1)) Parcel 61 (the "Property"), to the Planned Residential Mixed-Use ("PRM") District to permit a well-integrated, mixed-use development within the McLean Community Business Center ("CBC"). Specifically, the Applicant proposes to develop the existing surface parking lot on the Property with a mid-rise residential building with a maximum of 240 dwelling units and ground floor retail/amenity space. The Applicant proposes to maintain the existing office building on the Property, while converting a portion of this building to retail uses and adding new retail space for a total of 105,348 square feet of office and up to 7,010 square feet of retail uses.

The Applicant's proposed development of the Property furthers the vision of the Fairfax County Comprehensive Plan to create a more pedestrian-friendly, mixed-use environment within the McLean CBC. The proposed rezoning application will allow the Applicant to transform the Property from a single-use, surface-parked office site to a vibrant, pedestrian-oriented, mixed-use development with a significant Class A residential component, complementary neighborhood-serving retail, and meaningful open space for gathering and passive recreation. The proposed development provides an important opportunity to enhance the pedestrian experience, activate Elm Street with a mix of uses, and to establish a classical, timeless architectural vision for downtown McLean.

II. LOCATION AND EXISTING CONDITIONS

The Property is located northeast of Elm Street, southwest of Fleetwood Road, and west of the McLean House condominium community. The McLean Square Office condominium lies to the southeast of the Property. An office site and the McLean Crest townhouse community are located to the northwest across Fleetwood Road. The Property is approximately 4.43 acres and lies within downtown McLean, which is more specifically identified in the Comprehensive Plan as the McLean CBC. The Property is zoned C-3 Office District and currently is developed with a nine-story office building of 109,600 square feet, which fronts onto Elm Street, and a surface parking lot to the rear to support the office building. The Property has four vehicular access points; two are on Elm Street and two are on Fleetwood Road. There is little landscaping and minimal open space.

III. PROPOSED MIXED-USE DEVELOPMENT

A. Overview of the Proposed Development

The Applicant proposes to rezone the Property to the PRM District to redevelop the existing surface parking lot with an integrated mix of Class A residential units and neighborhood-serving retail uses, while retaining the existing office building. The new

residential building, new retail space, and existing office space collectively represent a 1.76 FAR for the Property. The rezoning application includes a Conceptual Development Plan/Final Development Plan (“CDP/FDP”) depicting the layout of the residential and office/retail buildings. As shown on the CDP/FDP, the proposed uses will be knitted together by a comprehensive landscape and open space program that will include attractive and convenient amenities for residents and employees of the Property and the downtown McLean area. The Property is an important site within downtown McLean situated between the commercial core of the CBC and lower density residential areas. The proposed development will bring additional activity and vibrancy to downtown McLean with land uses, design features, and an intensity that create an appropriate and desirable transition between residential areas and the predominantly commercial center of the CBC.

B. Mid-Rise, Class A Residential Building

The Applicant proposes to develop a significant portion of the Property’s existing surface parking lot with a mid-rise, Class A residential building containing up to 240 dwelling units. The residential building will front onto Fleetwood Road and have its primary vehicular access via a new internal pedestrian and vehicular street extending from Fleetwood Road through the site. Pedestrian access to the building will be available from Elm Street as well as Fleetwood Road. The design of the proposed building includes two terraces, landscaping, seating areas, and a range of amenities. These design features provide substantially more landscaping and open space than currently exists at the Property. The Applicant has carefully designed the residential building to achieve several specific objectives, as described in more detail below.

1. Classical, Timeless Architecture

The proposed residential building will have a classical design language as depicted on the architectural elevations on Sheets 6 and 7 of the CDP/FDP. The residential building takes precedent from pre-war urban residential buildings whose timeless character and distinct features are appreciated not only by their residents, but by their communities as a whole. Inspired by Jeffersonian vernacular, the architecture is accented with traditional materials and massing. The corner rotunda anchors the two primary elevations and an internal courtyard provides abundant natural light to the site. A hierarchy of facades transcribes the relation of each part to the whole, from its classical entry at Fleetwood Road to the plinth of the garage entrance across from the proposed park; each component speaks to each other in classical expression, but stands independently through the enduring style and timeless design. There is a significant opportunity for this classical expression and enduring elegance to set an architectural vision for downtown McLean.

2. Appropriate Transition in Building Height

The proposed residential building’s height and massing are designed to create a transition between the commercial core of downtown McLean and the lower density residential communities to the west and north of the Property. The proposed building will have five stories of residential space, with structured parking below, at a maximum building height of 75 feet. This maximum building height is consistent with the Comprehensive Plan recommendation for building heights of up to 75 feet for the northern portion of the Property. It also continues the variation and range of building heights currently found on Elm Street and Fleetwood Road, and

ensures that the existing office building, at nine stories and approximately 90 feet in height, continues to be the tallest structure on the Property. Stepping the height of the residential building down from the existing office building reflects the office building's position on the Property's primary frontage along Elm Street and the commercial structures toward the core of the CBC. In addition, the residential building will have step backs along the eastern side of the building. Stepping back the top floor residential units reduces the height and impact of the building mass across from the McLean Square Office Condominium parcel. The height of the residential building also transitions well as a buffer for the adjacent McLean Crest townhouses across Fleetwood Road.

3. Attractive, Pedestrian-Friendly Streetscapes

The proposed development will include substantial streetscape improvements to ensure a pleasant pedestrian environment on the Property. As depicted on Sheets 9, 10, 11, and 12 of the CDP/FDP, the Property will have buildings extending to sidewalks and trails along Elm Street, Fleetwood Road, and the new internal street on the Property, and significant street trees along these pathways. The Applicant's intent is to create attractive and interesting streetscapes that encourage greater pedestrian activity within and throughout McLean's downtown. In addition, the Fleetwood Road frontage of the Property will include a drop-off area to serve visitors and guests of the residents. This area will allow vehicles to stop to unload and drop-off at a designated location rather than directly on Fleetwood Road or on the new internal street on the Property, which will help avoid pedestrian and vehicular conflicts and provide better pedestrian circulation among the uses on the Property.

4. Recreational Amenities and Facilities

Residents of the building will be served by a range of amenities, both internal to the buildings and across the Property. The ground floor of the structure will include amenities such as a central lobby with a staffed front desk, a fitness room, and meeting rooms. The building also will have two outdoor terraces, which will include a swimming pool, seating areas, and plantings. In addition, residents will have approximately one-half acre of open space for gathering and passive recreation, which will be directly across from the residential building and have seating areas with benches, paths, and landscaping. The proposed development plan also has additional open spaces for passive recreation on the Property.

C. Complementary, Pedestrian-Oriented Retail Space

The Applicant proposes to incorporate approximately 7,010 square feet of retail space in the existing office building on the Property, which will consist of 4,252 square feet of office space to be converted to retail use and an additional 2,758 square feet of new retail space. This retail will front onto Elm Street and the publicly accessible park/plaza area and will accommodate several neighborhood-serving retail uses providing shopping, dining, and social opportunities. Elm Street provides the Property's primary street frontage and connection to the core of downtown McLean, which is predominantly developed with medium-intensity office and low-rise commercial uses. The Applicant has also designed the residential building with options to provide additional retail space, if viable in this location, or additional amenity space for residents of the building. The Applicant understands the Comprehensive Plan's focus on the importance of enhancing the streetscape and providing neighborhood-serving retail uses that

will encourage pedestrian activity throughout the McLean CBC. The Applicant envisions neighborhood retailers such as a coffee shop, café/deli, a small market, and possibly a restaurant. These retail stores will provide an amenity for the residents, the employees working in the existing office building, and for downtown McLean as well.

The design of the retail space will be consistent with and complementary to the existing office building's architecture with a more contemporary architectural design than the proposed residential building. The design of the retail space will allow the retail shops to engage both Elm Street and the park/plaza area and create a storefront presence to further encourage pedestrian activity and create an inviting gathering area.

D. Existing Office Building

As part of the proposed development, the Applicant will maintain the existing office building on the Property. As noted above, the Applicant will convert 4,252 square feet of office space to retail uses and maintain 105,348 square feet of office uses. The office building serves as an important component of downtown McLean's office space and is almost fully occupied with tenants under existing, long-term leases. The Comprehensive Plan recommendations for the Property acknowledge the significant office space existing on the site and assume such office space will remain for the foreseeable future. The Applicant proposes to integrate the existing office building into the proposed project with the neighborhood-serving retail space described above and also site design improvements for the Property. Specifically, the Applicant proposes to upgrade the area around the office building by implementing the pedestrian-friendly streetscape along Elm Street, providing pedestrian connections to the proposed residential building, and landscaping enhancements consistent with the landscaping plan for the overall Property.

E. Parking for the Proposed Development

As discussed above, this application proposes the redevelopment of the Property's existing surface parking lot. The Applicant intends for the residential, retail and office uses on the Property to be served by below-grade structured parking. As depicted on Sheet 5 of the CDP/FDP, the parking garage will be accessed from the new internal street located between the residential building and the office and retail buildings. This entrance location will prevent the need for drivers to access the parking garage directly from Fleetwood Road or Elm Street, which reduces the likelihood of impeding the flow of traffic on these roads.

The majority of the parking for the Property will be located in the below-grade parking structure, however, the plan includes a modest number of surface parking spaces, including on-street parking, to conveniently serve retail patrons and visitors to the residential and office buildings, while the below grade parking spaces will be available for all uses. The surface parking spaces have been designed to be concentrated at the rear of the Property or along the central internal street to ensure attractive streetscapes along the Fleetwood Road and Elm Street boundaries of the Property.

F. Open Space and Gathering Areas

The creation of convenient and meaningful open space areas throughout the Property is an important component of the proposed development. Since the Property includes existing and proposed structures and uses, the creation of attractive and useable open spaces and gathering areas is essential to achieving a coordinated and well-integrated development. The Comprehensive Plan further emphasizes the strong desire for clearly identifiable and engaging spaces for community gathering within downtown McLean.

The proposed development will include a publicly accessible central open space of approximately one-half acre comprised of park and hardscape plaza areas framed by the residential, retail, and office uses. This park space will include substantial landscaping, walking paths, and seating areas, and will provide opportunities for community events, informal gatherings, and individual relaxation and enjoyment of a pleasant outdoor space. In addition, the proposed plan includes two smaller open space areas along Fleetwood Road for additional passive recreation on the Property. The proposed open spaces will be connected to the existing trail at the rear of the Property, which the Applicant will substantially improve as part of the project. Collectively, the proposed open space constitutes approximately 38% of the Property's land area, well in excess of the 20% open space requirement for the PRM district. Further, the recreational open space will be at least 13% of the Property. These open spaces will be designed in conformance with the McLean CBC Open Space Design Standards, and will be important resources for residents, employees, visitors and the surrounding McLean community.

G. Pedestrian Circulation Improvements

The Applicant has designed pedestrian connections throughout the Property and along its boundaries linking the proposed and existing uses both within the site and to downtown McLean. Sheet 12 of the CDP/FDP depicts several sidewalk connections among the residential, retail, and office uses along Fleetwood Road and Elm Street, and also an existing, underutilized trail that the Applicant will upgrade and connect to the existing off-site trail on the eastern edge of the Property. This trail connects Fleetwood Road with Beverley Road to the east and ultimately to the core of the CBC.

Consistent with the recommendations of the Comprehensive Plan, sidewalks will be at least five feet in width and the sidewalks will consist of a brick paving pattern with concrete accents in conformance with the recommendations of the McLean CBC Open Space Design Standards, which will create a unified and attractive streetscape on Elm Street and Fleetwood Road. The brick surfacing of the sidewalks will be extended to crosswalks within the Property to provide overall coordination and confirmation of the extent of the pedestrian realm.

IV. COMPREHENSIVE PLAN FOR THE McLEAN COMMUNITY BUSINESS CENTER

A. Current Comprehensive Plan Recommendations

The Comprehensive Plan provisions for the McLean CBC envision the area as a mixed-use center with medium-density residential, office, and community-serving retail uses. For the Property specifically, the Comprehensive Plan recommends office with ground-floor retail uses up to a 0.50 FAR and an option for mixed-use development up to a 1.0 FAR. Under the mixed-use development scenario the Plan recommends at least one-third residential uses, provided

the residential component is comprised exclusively of elderly housing units. Otherwise, the Plan limits a residential development proposal to a maximum of 50 dwelling units on the Property. In addition, the Plan includes conditions for such a residential project to be constructed up to a height of 75 feet, to provide on-site recreation facilities, and to provide for a transition of compatible uses to adjacent parcels.

Notwithstanding the mixed-use residential option, the current Comprehensive Plan assumes the existing office space on the Property will remain for the foreseeable future. In fact, the Comprehensive Plan identifies two portions of the McLean CBC as being the focus for development in the near term; the North Village and South Village areas. The Property lies immediately outside of the South Village in an area designated for minimal change due to the existing office building on the Property. As such, the Comprehensive Plan does not anticipate further development of the Property in the near term. There does not appear to be any specific rationale for these Plan limitations other than a desire for the North and South Villages to be the primary focus of development and an assumption that the owner of the Property will not seek further development within the time horizon of the current Comprehensive Plan provisions.

The Comprehensive Plan recommendations for the McLean CBC clearly envision additional medium-density residential and community-serving retail uses to generate pedestrian activity, provide a community focal point, and enliven downtown McLean. The specific Plan recommendations for the Property, however, hinder all of these important planning objectives. Plan recommendations that permit the existing office building to be complemented only by elderly housing or 50 townhouses essentially ensure that the Property will not be an active, pedestrian-oriented place, but instead an inwardly focused site that makes little meaningful contribution to downtown McLean. The ability to develop additional residential density is critical to achieving the vision of a more lively, pedestrian-oriented environment with a sense of place for the Property and downtown McLean.

B. Proposed Comprehensive Plan Amendment

To enable the redevelopment of the Property as proposed by this rezoning application, the Applicant has requested, and the Board of Supervisors has initiated, a Comprehensive Plan amendment for the Property. The Plan amendment reflects the opportunity to remove the existing surface parking lot from the Property and develop it with medium-density residential and neighborhood-serving retail uses, which together with the existing office building, will form an attractive and well-integrated mixed-use development. The density and use limitations under the current Comprehensive Plan do not reflect the potential for the Property to accommodate an appropriate mix of integrated uses with an intensity and building heights that provide a desirable transition from the more commercial core of the McLean CBC to lower density residential areas across Fleetwood Road from the Property.

As described above, the proposal includes a mid-rise, Class A residential building, complementary neighborhood-serving retail uses, and significant office space, all with a site design that replaces a large area of surface parking, provides substantially more open space than required under the Zoning Ordinance, incorporates attractive streetscapes to encourage pedestrian activity, and is consistent with the McLean CBC Open Space Design Standards. The Applicant believes the proposed development at a 1.76 FAR is appropriate for the Property given the elements of the project that further important planning objectives for the McLean

community. The Applicant looks forward to discussing the proposal for a Comprehensive Plan amendment with the County.

V. RESIDENTIAL DEVELOPMENT CRITERIA

A. Site Design

The Applicant proposes to develop the Property with an integrated mix of Class A residential units, neighborhood-serving retail, and office uses with a high-quality site design. As shown on the CDP/FDP, the proposed development will include extensive landscaping and open space, substantial streetscape improvements to create a pleasant pedestrian experience, and a range of amenities.

1. Consolidation

The Applicant proposes to redevelop the existing surface parking lot with a mid-rise residential building and a retail building while maintaining the existing nine-story office building. The Comprehensive Plan does not contain site-specific recommendations for consolidation of the Property. Given the size of the Property and the underutilized parking lot, it is not necessary to consolidate other parcels to create a high-quality site design with an integrated and cohesive mix of uses. The Applicant's proposed development will not preclude the corner parcel at Elm Street and Fleetwood from developing in accordance with the Comprehensive Plan. Further, the Applicant's CDP/FDP shows a potential access easement location for this parcel should it be redeveloped in the future.

2. Layout

The layout for the proposed development provides logical and functional connections and relationships among the residential, office, and retail uses. The site design provides attractive and convenient pedestrian connections that minimize pedestrian and vehicular conflicts and improve the relationship of the Property to downtown McLean. The Applicant will make substantial improvements to the trail along the rear of the Property to further enhance the pedestrian connectivity of the Property. The residential building will be oriented toward Fleetwood Road with an appropriate transition in building height to adjacent residential uses. The retail uses will help to create an activated street presence on Elm Street. The proposed development includes substantial usable open space in the form of outdoor terraces with landscape plantings, seating and gathering areas, a swimming pool, two pocket parks, and a substantial park/plaza area for gathering and passive recreation. The Applicant also is interested in the potential to locate a transit stop at the Property.

3. Open Space

The proposed site design includes approximately 38% open space, which is well in excess of the 20% open space requirement of the PRM zoning district. In addition, the recreational open space will be 13% of the Property. The proposed open spaces include the outdoor terraces, two pocket parks, the trail along the rear of the Property, and the substantial park/plaza area. These spaces will be well-integrated into the development to maximize their functionality and enjoyment by residents, office employees, retail patrons, and the community.

4. Landscaping

As shown on the CDP/FDP, the development includes extensive landscaping throughout the Property. In addition, the Applicant will make substantial improvements to the trail and landscaping along the rear of the Property.

5. Amenities

The proposed development will have amenities for the residential building that include a fitness room, meeting rooms, and outdoor terraces with a swimming pool and seating areas. The Property also will have two pocket parks, with the potential for a tot lot, and the park/plaza area with street furniture, paths, and landscaping.

B. Neighborhood Context

The Applicant has designed the proposed residential building and retail addition to the office building to be integrated into the fabric of the adjacent uses and to complement and enhance the development in the McLean Community Business Center. The most significant enhancement is the replacement of a large surface parking lot with an attractive, classical residential building and the addition of retail uses. As described above, the proposed buildings will have high-quality architecture in the Jeffersonian vernacular with an enduring style and timeless design. The massing of the five-story residential building serves as a transition from the nine-story office building and the more commercial core of downtown McLean to the lower-density residential areas across Fleetwood Road. The proposed development also will be integrated into the pedestrian, bicycle, and vehicular network in the vicinity of the Property.

C. Environment

The rezoning application provides an opportunity to achieve important environmental benefits by replacing the existing, underutilized surface parking lot and upgrading the Property to meet current Fairfax County environmental standards. The Property does not have any environmentally sensitive areas and has virtually no environmental benefits. The topography of the Property allows the Applicant to develop the proposed mid-rise residential building, retail building, and significant open space while locating the majority of the parking below grade. In addition, the Applicant will be providing substantial upgrades to the existing stormwater management facilities through the use of updated technologies and the introduction of best management practices ("BMP") to make meaningful improvements in water quantity and water quality control.

D. Tree Preservation and Tree Cover Requirements

The Applicant will implement tree preservation measures in accordance with Fairfax County requirements. There is relatively little existing tree cover on the Property due to the expansive surface parking lot the Applicant proposes to replace. As shown on the CDP/FDP, the Applicant will preserve approximately 8,794 square feet of existing tree cover and provide approximately 10,493 square feet of additional tree planting on the Property. Overall, the Applicant proposes approximately 13 percent tree cover for the Property.

E. Transportation

The Applicant's proposed development program will generate vehicle trips on the road network comparable to the development permitted under the current Comprehensive Plan recommendations. Based on the Institute for Transportation Engineers ("ITE"), 9th Edition, Trip Generation rates/equations, the current Comprehensive Plan option for a 1.0 FAR with 50 dwelling units and 142,971 square feet of non-residential uses would generate 308 AM peak hour trips, 424 PM peak hour trips, and 3,844 average daily trips. The Applicant's proposal (for 240 residential units and 7,010 square feet of retail in conjunction with the existing 105,348 square foot office building) would generate 363 AM peak hour trips, 456 PM peak hour trips, and 4,151 average daily trips. The proposed development falls below the threshold at which projects are considered a "significant impact" by the Virginia Department of Transportation ("VDOT") and, therefore, a VDOT mandated traffic impact study is not required.

Although VDOT review of a traffic study is not required, the Applicant has conducted a traffic analysis for the project in consultation with the Fairfax County Department of Transportation. Based on this analysis, the Applicant will identify any potential transportation improvements and transportation demand management measures to mitigate the impact of the proposed development. The development will include additional pedestrian and bicycle connections, and the Applicant also is interested in locating a future transit stop at the Property. The Applicant will provide more detailed traffic information and mitigation measures during the review process if requested.

F. Public Facilities

The Applicant will provide a set of proffers to offset the impact of the proposed development on Fairfax County public facilities, such as public schools, parks, libraries, and police/fire services. The Applicant will address such impacts and associated proffers as they are identified and evaluated by Fairfax County during the development review process.

G. Affordable Housing

The Applicant will provide Affordable Dwelling Units in accordance with the Fairfax County Zoning Ordinance and Workforce Dwelling Units in accordance with Comprehensive Plan policy.

H. Heritage Resources

The Applicant proposes the redevelopment of a surface parking lot on the Property. To the best of the Applicant's knowledge, there are no heritage resources of significant cultural, architectural, economic, social, political, or historical heritage existing on the Property and no areas of the Property containing scenic assets or natural features deserving of preservation.

VI. SUMMARY

The Applicant seeks to rezone the Property to the PRM zoning district to permit its transformation from a single-use, surface parked office site into a vibrant, pedestrian-oriented mixed-use development with a mid-rise, Class A residential building and complementary neighborhood-serving retail uses for the residents, employees, and visitors on the Property and

for the McLean community. The proposed development will include a mix of uses to enliven downtown McLean, substantial streetscape enhancements to encourage pedestrian activity, meaningful open spaces for community gathering and passive recreation, and a classical architectural design reflecting a timeless elegance that provides an opportunity to establish a signature architectural vision for downtown McLean.

The Applicant respectfully requests favorable consideration of this rezoning application by the County Staff, the Planning Commission, and the Board of Supervisors.

A handwritten signature in black ink, appearing to read "Brian J. Winterhalter", is written over a horizontal line.

Brian J. Winterhalter, Esq.
Cooley LLP

APPENDIX 9

Appendix 5

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: March 31, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Land Use Analysis:**
RZ/FDP 2012-DR-019, Elm Street Residential, LLC.

This memorandum, prepared by Aaron Klibaner, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plans dated October 24, 2012 and revised through March 10, 2014 with draft proffers dated December 9, 2013 and revised through February 21, 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. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant, Elm Street Residential, LLC, (JBG) is requesting a rezoning of 4.43 acres consisting of one parcel currently zoned C-3, (with Community Revitalization District, Highway Corridor and Sign Control overlays), to the Planned Residential Mixed Use (PRM) zoning district, in order to develop a mixed-use community with office, multifamily residential, and first floor retail uses. A total development gross floor area of 376,164 square feet is proposed. This includes an existing 109,600 square foot office building to which 2,758 square feet of additional first floor retail use is proposed and a new 263,806 square foot multifamily residential building with 23,381 square feet of retail/amenity space at an intensity of 1.95 FAR (floor-area ratio).

The applicant would provide approximately 35% of the total site area as open space. If a vehicular connection is provided to the abutting property to the north, the open space would be reduced to 30%. The proposed development will provide a total of 384 residential parking spaces and 283 retail/commercial parking spaces through a combination of underground parking and surface parking. The proposed building height is a maximum of 78 feet at the rear of the

Department of Planning and Zoning
Planning Division
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development, with a transition to a maximum 73-foot height towards the front of the property, from the average grade of the site.

LOCATION AND CHARACTER OF THE AREA

The subject property consists of a single parcel with a total land area of 192,971 square feet, or 4.43 acres. The property is located in the Dranesville District, situated northeast of Elm Street and south of Fleetwood Road.

There is an existing 109,600 square foot (8-story) office building on the subject property surrounded by a large surface parking lot, zoned C-3, CRD, HC and SC. Surrounding properties include residential and commercial uses. A 9,400 square foot (3-story) office building, located on Tax Map Parcel 30-2((10))(6)1 at the corner of Elm Street and Fleetwood Road is included in the option for a recently approved Plan amendment that included the subject property (Plan Amendment S13-II-M1).

Northwest of the subject area across Fleetwood Road are two-story and three-story office buildings and the McLean Crest townhomes zoned C-2, Planned District Housing (PDH)-20, CRD, SC, and HC. The Ashby Apartments abut the subject property to the northeast and contains a 12-story multifamily residential building and surface parking and zoned PDH-40, CRD, SC and HC. The two-story, townhouse-style McLean Office Square is located southeast of the subject area and zoned C-2, CRD, SC and HC. Office uses with ground-floor retail uses are located southwest of the subject area and zoned C-2, C-3, CRD, SC and HC.

COMPREHENSIVE PLAN CITATIONS:

Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, McLean Community Business Center, Concept for Future Development: Vision for McLean CBCas amended by Comprehensive Plan Amendment 2013-07 adopted on March 25, 2014.

...

“The **Redevelopment Areas** are those which are most likely to change and for the most part are concentrated around two major cores of the CBC. Community serving retail such as a grocery store within the large shopping center sites is an essential component of new developments and may include additional recreation, entertainment and supporting office uses. Particular emphasis should be given to redevelopment in the “North and South Villages.”

Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, Amended through 11-19-2013, McLean Community Business Center, page 26:

...

“A. Redevelopment Areas

To maintain the current scale of the McLean CBC and to preserve and encourage future development of primarily neighborhood-serving retail, with supplemental office uses, a baseline intensity of .35 FAR is recommended. A general maximum of .70 FAR for the core areas with options for higher intensity in some subareas (i.e., 11, 20a, 20c, 22a and Tax Map Parcels 30-2((1))61 and 30-2((10))(6)1 of Subarea 29) is also recommended. The higher intensity level can be considered only if several criteria are fulfilled: 1) predominantly three story structures are provided which define the public space of the street, except in specific redevelopment areas (i.e., subareas 11, 19a, 20a, 20c, 22a and 29 (pt.)), where higher buildings are appropriate to encourage the establishment of focal points; 2) mixed land uses are provided; 3) there is a reduction in the amount of surface parking; 4) substantial pedestrian improvements are provided; 5) substantial landscape and streetscape amenities, including the placement of utilities underground or a contribution in lieu are provided; and 6) a major effort toward achieving the revitalization objectives of this Plan is demonstrated.”

Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, McLean Community Business Center, Recommendations, as amended by Comprehensive Plan Amendment 2013-07 on March 25, 2014:

...

- “6. The northwestern portion of Subarea 29 is planned for mixed-use redevelopment to include multifamily residential, office, and ground-floor retail uses. The redevelopment should support the existing and planned commercial uses in the core of the CBC, improve internal and external pedestrian and bicycle connections, and create a more active streetscape along Elm Street and Fleetwood Road. Publicly accessible open space areas should distinguish the redevelopment. The open space areas should provide passive and active recreation facilities, as well as pedestrian walkways consistent with the Urban Park Framework.”

Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, McLean Community Business Center, as amended by Comprehensive Plan Amendment 2013-07 on March 25, 2014:

...

“D. Areas of Minimum Change

Areas of Minimum Change comprise the existing built up sectors of the CBC. Primarily recent construction, these areas are centered along the office corridor of upper Old Dominion Drive, Elm Street, and Beverly Road, and the large residential concentrations at the southeast and southwest CBC boundaries. These areas (i.e., Subareas 1, 2, 10, 15, 16, 20, 22, 25, 26, and 29 (part)) represent the concentration of new development which has occurred within McLean and which can be anticipated to remain for the foreseeable future. Although some new infill development may occur within these

areas, essentially no change is expected. Any future development is to follow the McLean CBC Design Standards.”

Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, McLean Community Business Center, Urban Design, as amended by Comprehensive Plan Amendment 2013-07 on March 25, 2014:

...

“1. Establishing magnets for community gathering such as the “North and South Villages” as described in the Concept for Future Development and Land Use Recommendations 1-6 under the Redevelopment Areas subheading;”

Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, as amended by Comprehensive Plan Amendment 2013-07 on March 25, 2014:

“McLean CBC SUBAREA GUIDELINES

...

Subarea #29: Elm Street, Beverly Road, and Fleetwood Road.

Guidelines

Planning Objective Establish as the core area of CBC office and residential development.

Land Use Objective Office and ground-floor retail uses with a maximum intensity of .50 FAR. Eastern portion of subunit planned for housing development. As an option, on Tax Map Parcels 30-2((1))61 and 30-2((10))(6)1, mixed-use development to include office, retail and multifamily residential uses up to 400,000 square feet of development at an overall intensity up to 1.94 FAR may be appropriate, subject to the following conditions:

- Consolidation of Tax Map Parcels 30-2((1))61 and 30-2((10))(6)1. If consolidation is not achievable, inter-parcel access should be established and a coordinated and continuous streetscape design created;
- Ground-floor retail uses and/or community amenity spaces are provided;
- Building façades are articulated with the upper floors stepped back to promote compatibility with adjacent nearby buildings and the surrounding area, where appropriate;
- A maximum building height of 75 feet is not exceeded;
- Surface parking is minimized, and above ground parking structures are discouraged in favor of underground parking. Underground parking is preferred in order to minimize visible impacts and create a pedestrian-oriented environment. Creative approaches, such as shared parking should be considered;
- Urban design elements that incorporate the recommendations of the McLean Open Space Design Standards and features such as urban parks and plazas, landscaped open space, active recreational amenities and public art are provided;
- A thorough traffic impact analysis of the proposed development is conducted with appropriate mitigation measures identified;
- A coordinated pedestrian and bicycle circulation system is provided that improves internal circulation and connects to neighboring properties and the existing and planned pedestrian and bicycle routes;
- Accommodate public transit facilities through such features as bus shelters at transit stops;
- The stormwater management system is designed to control total volume of runoff and peak hour volume of runoff during the 2-year 24-hour storm and stormwater runoff is controlled such that the total phosphorus load for the subject property is no greater than for new development as specified by the county's Stormwater Management Ordinance. As an alternative, the stormwater management system can be designed to attain the Rainwater Management credits of the most current version of LEED for New Construction or LEED for Core and Shell. As an additional

-
- alternative, the stormwater management system can be designed to optimize site-specific and/or downstream improvements that are consistent with adopted watershed management plans.
 - Non-invasive plantings and landscaping materials are used to reduce the spread of invasive species.
-

Implementation Strategy Existing zoning, except for the residential option on parcels 30-2((1))61 and 30-2((10))(6)1 which may be implemented through a rezoning application.

Parking Requirement As required by zoning ordinance.

Design Objective

Public Space Guidelines North (Fleetwood Road): Public Walkway type G or Commercial Office Walkway type H
 East and South (Beverly Road): Public Walkway type E or G, or Commercial Office Walkway type H
 West (Elm Street): Public Walkway type E or G, or Commercial Office Walkway type H

Building Envelope Guidelines Freestanding Retail type I or Mixed-Use Shopping Center type J.

Building Relationships Building mass should frame space of all surrounding streets. Parking is set behind building at center of block or underground.

Special Considerations Provide extensive landscaping along Elm Street, with street tree plantings to provide continuity to the public space. On-street bikeway along Fleetwood Road. Through-block landscaped pedestrian facility connecting Post Office with existing pedestrian walkway along McLean House area. Provide public amenities and tree planting.

COMPREHENSIVE PLAN MAP: Mixed Use

LAND USE ANALYSIS

Planned Use and Intensity

The Plan guidance in Subarea 29 of the McLean Community Business Center (CBC) provides a development option for the subject property for mixed-use development to include office, retail, and multifamily residential uses with up to 400,000 square feet of development and an

intensity up to a 1.94 FAR on Tax Map Parcels 30-2((1))61 and 30-2((10))(6)1 and provides that several additional conditions should also be met in order to be considered for this option.

The rezoning application proposes 376,164 square feet of development, which generates approximately a 1.95 FAR. The intensity slightly exceeds the recommended maximum of 1.94 FAR; however, the maximum is recommended overall across two properties. The total gross floor area, includes an existing 109,600 square foot office building, a proposed 263,806 square foot multifamily residential building that includes 23,381 square feet of retail and amenity space (reflected in total) on the ground floor and 2,758 square feet of proposed retail space added to some existing retail space on the first floor of the existing office building.

The proposed proffers state that up to 240 residential dwelling units will be provided in the development. The Plan does not recommend a maximum number of proposed dwelling units. The general land use mix and development intensity proposed by the applicant is in conformance with the Comprehensive Plan development option.

Development Option Conditions

Consolidation

The Plan recommends consolidation of Tax Map Parcels 30-2((1))61 (Parcel 61) and 30-2((10))(6)1 (Parcel 1) but states that if consolidation is not achievable, then inter-parcel access should be granted from Parcel 61 to Parcel 1, and a coordinated and continuous streetscape design created. Item 20A of the draft Proffer statement dated December 9, 2013 and revised as of February 21, 2014 includes a proffer that states that an interparcel access easement shall be granted "to the owner of the Pournaras Property"...and there is a note on sheet 5 of the CDP/FDP that shows this inter-parcel access.

Ground Floor Uses

The Plan states that ground floor retail and/or community amenity spaces should be provided. The CDP/FDP plans show an additional 2,758 square feet of retail use proposed on the ground floor of the existing 8-story office building and 5,033 square feet of retail use and 18,348 square feet of community amenity space on the first floor of the proposed multifamily building.

Building Design

The Plan recommends articulated building facades with the upper floors of buildings stepped back to promote compatibility with adjacent nearby buildings and the surrounding area where appropriate. The CDP/FDP plans show architectural elevations for the east, south and west sides of the proposed multifamily building. The elevations clearly show articulated facades including features such as arcades, alternating patterns where the façade is recessed, fenestration, and the top three floors stepped-back.

Height

The Plan recommends a maximum building height of 75 feet. The CDP/FDP plans show a maximum building height of 75, based on the average grade of the site. The grade of the site is higher at the rear and lower at the front of the proposed multifamily building. Accounting for the change in grade, the actual height will be approximately 78 feet at the rear of the building and approximately 73 feet at the front of the building.

Parking

The Plan recommends that surface parking is minimized and above ground parking structures is discouraged in favor of underground parking and that shared parking should be considered. The CDP/FDP plans show 56 surface parking spaces and 611 parking spaces in an underground garage. The draft Proffer statement dated December 9, 2013 and revised as of February 21, 2014 includes a statement in item 11b, that states that the applicant reserves the right to provide parking spaces in addition to the total number of parking spaces shown on sheet 2 of the CDP/FDP if spaces are needed to serve uses on Tax Map 30-2((10))(6)1 under a future agreement between the applicant and the owner of said property. The applicant has received approval for a parking reduction for the non-residential portion of the proposed development and item 12 of the proffer statement also refers to the possibility of pursuing a future parking reduction for the residential portion which would need approval from the Board of Supervisors. These reductions are premised on the mixed-use, pedestrian friendly design of the proposed development, the use of a Transportation Demand Management (TDM) program and access to a future transit route being planned to serve the site.

McLean CBC Open Space Design Standards

The McLean CBC Open Space Design Standards contain urban design and streetscape recommendations for the McLean CBC. The Plan guidance for Subarea 29 calls for new development to incorporate these standards. The CDP/FDP plans state that Open Space Design Standard "Option B", which is entitled "Civic Place" will be the basis for streetscaping design on both Elm Street and Fleetwood Road. The description for a Civic Place does not contain any specific cross section guidance, but refers the reader to Appendix 9 – Subarea Map and Location Index. The Index contains a table with the numbered subareas of the CBC and a specific streetscaping type or types applied to the public streets within each Subarea.

The types identified for Fleetwood Road include "G – Minor Public Walkway", and "H – Commercial Office Walkways". The types identified for Elm Street include "E – Major Public Walkway" and G and H as well. Type E is described as appropriate for use when the parking lot of a retail use fronts on a public street. Type E would not apply to the Elm Street development because there are no parking lots proposed to front on public streets. Type G is described as appropriate for use on a non-shopping street such as an office building with no first floor retail that fronts on a public street. Type G does not apply to the proposed development because first floor retail and/or amenity spaces are included on the first floor of both the existing office building and the proposed multifamily building. The description for Type H mentions a "planting and access area" located next to a building and that is appropriate for outdoor seating and amenities and appears to be the streetscape type that most accurately applies to the proposed development. Type H includes a 15-20 foot wide access/amenity space

next to the building, a minimum 5 foot wide sidewalk, and a minimum 5 foot wide planting strip next to a public street that should contain shade trees spaced approximately 30 feet apart.

During the review process for the Plan amendment issues were identified that will make strict conformance with the streetscaping recommendations of the McLean CBC Open Space Design Standards difficult. The first issue concerns the location of underground utilities that will affect the location of planting strips and where trees can be planted, and the second issue concerns emergency access to the proposed multifamily building by fire trucks along Fleetwood Road. The applicant therefore has attempted to conform with the recommendations of the Open Space Design Standards to the extent possible. Along Elm Street, an 11 foot wide access/amenity space will be provided, as well as a 5 foot wide sidewalk and 5 foot wide planting strip. Shade trees will be planted approximately 30 feet apart. Along Fleetwood Road, the planting strip with shade trees is located next to the proposed multifamily building within the building setback, and a 6 foot wide sidewalk is located next to the roadway. Staff is satisfied that the applicant is attempting to conform with Open Space Design Standards, given the previously stated constraints.

Parks, Open Space, Recreational Amenities & Public Art

The Plan includes recommendations for design features such as urban parks and plazas, landscaped open space, active recreational amenities and public art. The CDP/FDP plans show a publicly accessible urban plaza located along Elm Street between the existing 8-story office building and the 3-story building located at the corner of Fleetwood Road and Elm Street. During the review of the Plan amendment a number of options for the programming of the plaza, i.e.- "climbable art", outdoor performance space etc. were discussed, but none of these options are shown on the plans or mentioned in the draft proffers. The plans also show an area of passive open space located at the northeast corner of the site and a plaza area at the southeast corner of the site that overlooks a wooded area bordering the property to the northeast. There is also a pool located on an outdoor terrace level that will be for use by residents of the proposed multifamily building.

Transportation Impacts

The Plan recommends a thorough traffic impact analysis of the proposed development with appropriate mitigation measures identified. A detailed traffic impact study is required as part of the rezoning application and is being reviewed by the County's Department of Transportation. The CDP/FDP plans include a sheet that shows a commitment for funding improvements to the intersection of Elm Street and Beverly Road including restriping to create turn lanes to improve traffic flow. In addition, the draft proffer statement states that a future interparcel access easement to the McLean Square Office condominiums that border the site to the southeast shall be granted, and that an interparcel access easement shall be granted to establish a pedestrian and vehicular connection to the neighboring Ashby Apartments property that borders the site on the northeast. The draft proffer statement also outlines the details of the TDM program mentioned previously.

Pedestrian & Bicycle Circulation

The CDP/FDP plans show a coordinated internal pedestrian circulation systems that connects to external sidewalks. There is an existing trail along the northeast border of the site that the applicant has proposed to enhance/improve pending the granting of an access easement from the neighboring Ashby Apartments property. The draft proffer statement includes a commitment for both short-term and long-term bicycle parking, for patrons of the retail uses, employees of the office building and residents of the multifamily residential building. Long-term bicycle parking spaces would be provided within the underground parking structure.

Public Transit Facilities

The Plan recommends accommodation of public transit facilities through such features as bus shelters at transit stops. The CDP/FDP shows a proposed location for a future bus stop and shelter at the northeast corner of the site along Fleetwood Road.

Stormwater Management

The Plan recommends a stormwater management system designed to control total volume and peak hour volume of runoff during the 2-year 24-hour storm and that the total phosphorus load for the subject property is no greater for new development than for the existing condition, per the county's Stormwater Management Ordinance. There are several alternative methods of meeting these requirements including meeting LEED Rainwater certification, and/or optimizing site-specific and/or downstream improvements per adopted Watershed Management Plans. The CDP/FDP shows a combination of proposed stormwater management measures including a new underground detention facility, bio-retention facilities, best management practices and the use of permeable pavement. The CDP/FDP states that final, engineered stormwater management measures will be determined at the Site Plan review stage. Adequacy of stormwater management measures will be subject to review and approval by the Department of Public Works and Environmental Services staff.

Non-Invasive Plantings

The Plan recommends that non-invasive plantings and landscaping materials should be used to reduce the spread of invasive species. The CDP/FDP landscaping plan sheet states that native species will be used, but does not explicitly state that only native species will be included in the landscaping for the site. Additional comments on the landscaping plan may be provided by the Urban Forestry Division staff.

CONCLUSION

Rezoning application RZ 2012-DR-019, as currently proposed, is in general conformance with the land use recommendation of the Comprehensive Plan.

PGN/AK



County of Fairfax, Virginia

MEMORANDUM

DATE: May 12, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Land Use Analysis Addendum:**
RZ/FDP 2012-DR-019, Elm Street Residential, LLC.

This addendum, prepared by Aaron Klibaner, includes minor updates to the Land Use Analysis previously provided on March 31, 2014. The updates reflect changes between the development plans dated March 10, 2014 and the development plans dated May 2, 2014.

LAND USE ANALYSIS

Development Option Conditions

Parking

The Plan recommends that surface parking is minimized and above ground parking structures is discouraged in favor of underground parking and that shared parking should be considered. The CDP/FDP plans show 57 (56 previously) surface parking spaces and 610 (611 previously) parking spaces in an underground garage. The draft Proffer statement dated December 9, 2013 and revised as of May 2, 2014 includes a statement in item 11b, that states that the applicant reserves the right to provide parking spaces in addition to the total number of parking spaces shown on sheet 2 of the CDP/FDP if spaces are needed to serve uses on Tax Map 30-2((10))(6)1 under a future agreement between the applicant and the owner of said property. The applicant has received approval for a parking reduction for the non-residential portion of the proposed development and item 12 of the proffer statement also refers to the possibility of pursuing a future parking reduction for the residential portion which would need approval from the Board of Supervisors. These reductions are premised on the mixed-use, pedestrian friendly design of the proposed development, the use of a Transportation Demand Management (TDM) program and access to a future transit route being planned to serve the site.

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/



Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

Parks, Open Space, Recreational Amenities & Public Art

The Plan includes recommendations for design features such as urban parks and plazas, landscaped open space, active recreational amenities and public art. The CDP/FDP plans show a publicly accessible urban plaza located along Elm Street between the existing 8-story office building and the 3-story building located at the corner of Fleetwood Road and Elm Street. During the review of the Plan amendment a number of options for the programming of the plaza, i.e.- “climbable art”, outdoor performance space etc. were discussed. Sheets 12A, 13A and 13C show the details of the design features for the Elm Street open space plaza, the open space area located at the northwest corner of the site along Fleetwood Road and the overlook plaza located at the northeast corner of the site. There is also a pool located on an outdoor terrace level that will be for use by residents of the proposed multifamily building.

Non-Invasive Plantings

The Plan recommends that non-invasive plantings and landscaping materials should be used to reduce the spread of invasive species. Item 15 A. of the proffer statement dated May 2, 2014 states that the applicant shall use principally native species throughout the proposed development per consultation with the Urban Forest Management Division. The CDP/FDP landscaping plan sheet states that native species will be used, but does not explicitly state that only native species will be included in the landscaping for the site. Additional comments on the landscaping plan may be provided by the Urban Forestry Division staff.

CONCLUSION

Rezoning application RZ 2012-DR-019, as currently proposed, is in general conformance with the land use recommendation of the Comprehensive Plan.

PGN/AK



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

DATE: May 19, 2014

TO: Barbara Berlin, Director,
Zoning Evaluation Division
Department of Planning and Zoning (DPZ)

FROM: *Barbara Byron*
Barbara Byron, Director
Office of Community Revitalization (OCR)

SUBJECT: OCR Staffing Comments
Elm Street Residential, LLC
RZ/CDP 2012-DR-019/FDP 2012-DR-019
6862 Elm Street, McLean, Virginia
Tax Map # 030-2((1)) 61

The Office of Community Revitalization (OCR) has reviewed the above referenced Rezoning/Final Development Plan (FDP), date stamped as "Received by the Department of Planning and Zoning on May 2, 2014". The JBG/Elm Street Office, LLC/ Elm Street Residential, LLC Proffer Statement, RZ/FDP 2012-DR-019 dated May 9, 2014, was also reviewed.

Located northeast of Elm Street and southwest of Fleetwood Road, the subject property is located within the McLean Commercial Revitalization District (CRD) and the boundaries of Plan Amendment S13-II-M1 which redesignated properties located northwest of Elm Street and southwest of Fleetwood Road from an "Area of Minimum" change to a "Redevelopment Area". Adopted on March 25, 2014, the Plan recommends mixed use development of up to 400,000 square feet (SF) to include multifamily residential, office and retail uses with conditions regarding consolidation, building and site design, circulation, parking and stormwater management.

The applicant seeks a rezoning from the PDH-40 District to the PRM District to construct a 263,935 SF multi-family residential building containing up to 240 units and up to 11,760 SF of ground floor non-office secondary uses, to convert 4,252 SF of first floor space in an existing 109,600 SF office building and to build a 2,758 SF retail addition. The applicant is requesting a 20% parking reduction that would result in 610 garage and 57 surface parking spaces, for a total of 667 parking spaces.

From OCR's perspective, the Elm Street Residential, LLC proposal is consistent with the goals of the county to revitalize older commercial areas as it will result in a significant number of new residences, as well as retail and open space that will increase the vibrancy of the area and promote future redevelopment within the McLean CRD.

Office of Community Revitalization
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22035
703-324-9300, TTY 711
www.fcrcv.org



The OCR recommends that the following be addressed:

1. Open Space.

- a. (Sheet 12A) The applicant should provide details of the ‘Water Feature’.
- b. (Sheet 12) What do the rectangular squares that run north and east along the Play Area depict?

2. Streetscape.

- a. To provide continuity, the applicant should replace the existing concrete sidewalk that extends along the southeastern property line (Sheet 11) to the plaza overlook with brick pavers as depicted on Sheet 13C (Sidewalk Connection to Elm Street).
- b. (Sheet 15) The number of pedestrian routes traversing the Elm Street Open Space is excessive. The northwestern sidewalk and related entranceway that is parallel to the private street should be eliminated, and the asphalt trail and north-south sidewalk should be consolidated into one. This north-south connection and the sidewalk that extends along the existing office building should be constructed of brick pavers to provide visual continuity.

3. Mechanical Equipment and Dumpsters. All mechanical/HVAC equipment should be screened from street view and from the McLean House.

4. Proffers.

- a. Signage. (Proffer No. 14) The applicant should pursue a Comprehensive Sign Plan (CSP) to identify the location, type, size, scale, materials and color scheme of the project entry signage and signage for the residential building, retail establishments and bike storage. Signage for all uses on the site should be coordinated.
- b. The streetscape improvements for Elm Street should be completed to the intersection with Fleetwood Road. The applicant should also explore options to extend the streetscape improvements along the Pournaras building’s Fleetwood Road frontage.
- c. Retail/Office Building. The storefront retail addition and the retail plaza space should be constructed concurrently with the residential development.

cc: Nicolas Rogers, Staff Coordinator, DPZ
OCR File



County of Fairfax, Virginia

MEMORANDUM

DATE: April 6, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: **RZ/CDP/FDP 2012-DR-019**
6862 Elm Street **PCA -C-696-09**

This memorandum, prepared by Mary Ann Welton, includes citations from Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning application (RZ), Proffered Condition Amendment (PCA), Conceptual Development Plan (CDP) and Final Development Plan (FDP) revised through March 10, 2014 and proffers, revised through February 21, 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. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony 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:

The Fairfax County Comprehensive Plan, 2013 Edition AREA II McLean Planning District, in the McLean Community Business Center as amended through November 19, 2013, under Land Use Recommendations, page 26 states:

“Land use recommendations are organized according to the four planning categories, or policy areas, as described in the McLean CBC Concept for Future Development. Within these four areas, specific recommendations for each of the subareas are given. Site development within all subareas will need to address a wide variety of planning issues including, but not limited to, transportation improvements, urban design amenities, and storm water management.”

The Fairfax County Comprehensive Plan, 2013 Edition AREA II McLean Planning District, in the McLean Community Business Center as amended through March 25, 2014 subject to Plan Amendment 2013-07, under Land Use Recommendations, Redevelopment Areas, page 26 states:

“To maintain the current scale of the McLean CBC and to preserve and encourage future development of primarily neighborhood-serving retail, with supplemental office uses, a baseline intensity of .35 FAR is recommended. A general maximum of .70 FAR for the core areas with options for higher intensity in some subareas (i.e., 11, 20a, 20c, and 22a and Tax Map Parcels 30-2((1)) 61 and 30-2((10)) (6)1 of Subarea 29) is also recommended. The higher intensity level can be considered only if several criteria are fulfilled: 1) predominantly three story structures are provided which define the public space of the street, except in specific redevelopment areas (i.e., subareas 11, 19a, 20a, 20c, and 22a and 29 (pt.)), where higher buildings are appropriate to encourage the establishment of focal points; 2) mixed land uses are provided; 3) there is a reduction in the amount of surface parking; 4) substantial pedestrian improvements are provided; 5) substantial landscape and streetscape amenities, including the placement of utilities underground or a contribution in lieu are provided; and 6) a major effort toward achieving the revitalization objectives of this Plan is demonstrated.”

The Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, McLean Community Business Center, Recommendations, as amended by Comprehensive Plan Amendment 2013-07 on March 25, 2014:

“6. The northwestern portion of Subarea 29 is planned for mixed-use redevelopment to include multifamily residential, office, and ground-floor retail uses. The redevelopment should support the existing and planned commercial uses in the core of the CBC, improve internal and external pedestrian and bicycle connections, and create a more active streetscape along Elm Street and Fleetwood Road. Publicly accessible open space areas should distinguish the redevelopment. The open space areas should provide passive and active recreation facilities, as well as pedestrian walkways consistent with the Urban Park Framework.”

The Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, McLean Community Business Center, as amended by Comprehensive Plan Amendment 2013-07 on March 25, 2014:

“D. Areas of Minimum Change

Areas of Minimum Change comprise the existing built up sectors of the CBC. Primarily recent construction, these areas are centered along the office corridor of upper Old Dominion Drive, Elm Street, and Beverly Road, and the large residential concentrations at the southeast and southwest CBC boundaries. These areas (i.e., Subareas 1, 2, 10, 15, 16, 20, 22, 25, 26, and 29 (part)) represent the concentration of new development which has occurred within McLean and which can be anticipated to remain for the foreseeable future. Although some new infill development may occur within these areas, essentially no change is expected. Any future development is to follow the McLean CBC Design Standards.”

The Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, as

amended by Comprehensive Plan Amendment 2013-07 on March 25, 2014:

“McLean CBC SUBAREA GUIDELINES

...

Subarea #29: Elm Street, Beverly Road, and Fleetwood Road.

Guidelines

Planning Objective

Establish as the core area of CBC office and residential development.

Land Use Objective

Office and ground-floor retail uses with a maximum intensity of .50 FAR. Eastern portion of subunit planned for housing development. As an option, on Tax Map Parcels 30-2((1))61 and 30-2((10))(6)1, mixed-use development to include office, retail and multifamily residential uses up to 400,000 square feet of development at an overall intensity up to 1.94 FAR may be appropriate, subject to the following conditions:

- Consolidation of Tax Map Parcels 30-2((1))61 and 30-2((10))(6)1. If consolidation is not achievable, inter-parcel access should be established and a coordinated and continuous streetscape design created;
- Ground-floor retail uses and/or community amenity spaces are provided;
- Building façades are articulated with the upper floors stepped back to promote compatibility with adjacent nearby buildings and the surrounding area, where appropriate;
- A maximum building height of 75 feet is not exceeded;
- Surface parking is minimized, and above ground parking structures are discouraged in favor of underground parking. Underground parking is preferred in order to minimize visible impacts and create a pedestrian-oriented environment. Creative approaches, such as shared parking should be considered;
- Urban design elements that incorporate the recommendations of the McLean Open Space Design Standards and features such as urban parks and plazas, landscaped open space, active recreational amenities and public art are provided;
- A thorough traffic impact analysis of the proposed development is conducted with appropriate mitigation measures identified;
- A coordinated pedestrian and bicycle circulation system is provided that improves internal circulation and connects to neighboring properties and the existing and planned pedestrian and bicycle routes;
- Accommodate public transit facilities through such features as bus shelters at transit stops;
- The stormwater management system is designed to control total volume of runoff and peak hour volume of runoff during the 2-year 24-hour storm and stormwater runoff is controlled such that the total phosphorus load for the subject property is no greater than for new development as specified by the county's Stormwater Management Ordinance. As an alternative, the stormwater management system can be designed to attain the Rainwater Management credits of the most current version of LEED for New Construction or LEED for Core and Shell. As an additional alternative, the stormwater management system can be designed to optimize site-specific and/or downstream improvements that are

	<p>consistent with adopted watershed management plans.</p> <ul style="list-style-type: none"> • Non-invasive plantings and landscaping materials are used to reduce the spread of invasive species.
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Implementation Strategy	Existing zoning, except for the residential option on parcels 30-2((1))61 and 30-2((10))(6)1 which may be implemented through a rezoning application.
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Parking Requirement	As required by zoning ordinance.
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Design Objective	
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Public Space Guidelines	<p>North (Fleetwood Road): Public Walkway type G or Commercial Office Walkway type H East and South (Beverly Road): Public Walkway type E or G, or Commercial Office Walkway type H West (Elm Street): Public Walkway type E or G, or Commercial Office Walkway type H</p>
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Building Envelope Guidelines	Freestanding Retail type I or Mixed-Use Shopping Center type J.
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Building Relationships	Building mass should frame space of all surrounding streets. Parking is set behind building at center of block or underground.
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Special Considerations	Provide extensive landscaping along Elm Street, with street tree plantings to provide continuity to the public space. On-street bikeway along Fleetwood Road. Through-block landscaped pedestrian facility connecting Post Office with existing pedestrian walkway along McLean House area. Provide public amenities and tree planting.
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The Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through February 12, 2013, page 7-9 states:

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

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .

- Policy j. Regulate land use activities to protect surface and groundwater resources. . . .
- Policy k. For new development and redevelopment, apply better site design and low impact design (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:
- Minimize the amount of impervious surface created.
 - Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
 - Where feasible, convey drainage from impervious areas into pervious areas. . . .
 - Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements. . . .
 - Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
 - Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements.
 - Encourage shared parking between adjacent land uses where permitted.
 - Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas.
 - Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements.”

The Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through February 12, 2013, page 10 states:

“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance....”

The Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through February 12, 2013, page 18 states:

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

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way....”

The Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through February 12, 2013, page 19 states:

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

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

- Environmentally-sensitive siting and construction of development.
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.

- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.
- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.

Policy b.

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

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

and the maximum Plan intensity to constitute the high end of the range....”

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. Particular emphasis is given to opportunities provided by this application to conserve the County’s remaining natural amenities. Analysis for this application addresses the overall conceptual development plan and proffered commitments for the subject property.

Water Quality Protection and Stormwater Management Best Management Practices

The 4.43 acre subject property is located on the northeast side of Elm Street within the McLean Community Business Center. The site is currently developed with an eight story office building surrounded on three sides by surface parking. This application requests approval to redevelop the site with a new 5 story multifamily residential building with a parking garage below to be situated northeast of the existing office building; reconfigure the existing office building to add a retail component on the façade adjacent to Elm Street; and to add an open space amenity located northwest of the existing office building.

The stormwater management plan for the subject property depicted on Sheet 20 of the development plan demonstrates the applicant’s intention to retain as much of the first inch of rainfall onsite through the use of the following low impact development measures:

- An underground stormwater detention facility located under the proposed open space amenity area;
- Several areas of permeable pavement;
- Urban bioretention areas.

The stormwater proffer commits to several additional measures not shown on the development plan and those measures include tree box filters and stormwater re-use for landscape irrigation, and air conditioning unit makeup water.

The applicant’s commitment to retain, reduce and reuse stormwater onsite will ultimately achieve the positive outcome of reducing downstream erosion. However, no language has been incorporated into the proffer which demonstrates support of the site specific Comprehensive Plan text related to stormwater management. The applicant is encouraged to provide a more detailed proffer commitment which incorporates the Comprehensive Plan goal, as stated below. The specific Plan language includes two alternative means to achieve the goal:

“The stormwater management system is designed to control total volume of runoff and peak hour volume of runoff during the 2-year 24-hour storm and stormwater runoff is controlled such that the total phosphorus load for the subject property is no greater than for new development as specified by the county’s Stormwater Management Ordinance.

As an alternative, the stormwater management system can be designed to attain the Rainwater Management credits of the most current version of LEED for New Construction or LEED for Core and Shell. As an additional alternative, the stormwater management system can be designed to optimize site-specific and/or downstream improvements that are consistent with adopted watershed management plans.”

Staff recommends that the proffer be expanded to incorporate the Plan language more closely in order to reinforce and clarify the applicant’s stormwater commitment both on the development plan and the proffer.

To enhance onsite treatment of stormwater runoff, the applicant is encouraged to look for additional opportunities to utilize and install low impact development (LID) measures dispersed throughout the site as part of the total stormwater management plan.

Adequate Outfall Neither the Proffers dated February 21, 2014 nor the March 10, 2014 development plan include specific detail which address outfall adequacy. The adequacy of stormwater management/best management practice (SWM/BMP) facilities and outfall will be subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

On May 24, 2011, the Virginia Soil and Water Conservation Board adopted Final Stormwater Regulations, which became effective September 13, 2011. The regulations require all local governments in Virginia to adopt and enforce new stormwater management requirements; these new requirements must be effective on July 1, 2014. In support of this legislation, the Fairfax County Board of Supervisors adopted the Stormwater Management Ordinance as an amendment to the Code of Fairfax County on January 28, 2014. Staff from the DPWES will administer the stormwater management ordinance, effective July 1, 2014. The applicant will be required to comply with the new requirements for this development if the applicant has not, prior to July 1, 2014, obtained VSMP permit coverage under the Virginia Stormwater Management Program General Permit for Discharges of Stormwater from Construction Activities. This proposed development may not be grandfathered from the new ordinance as a result of approval of this zoning application. The applicant should, therefore, design the proposed stormwater management system consistent with new stormwater management requirements. A link to the recently adopted ordinance is below.

http://www.fairfaxcounty.gov/dpwes/stormwaterordinance/chapter_124.pdf

Tree Preservation/Restoration: The subject property is entirely covered with impervious surface. Regarding landscaping, the site specific plan text states:

“Non-invasive plantings and landscaping materials are used to reduce the spread of invasive species.”

In support of this Plan goal proffer #15A commits to the use of native plant species in consultation with the Urban Forestry Management Division (UFMD) of DPWES. The applicant

is also encouraged to look for opportunities augment landscaping wherever possible throughout the site.

Green Buildings The Policy Plan includes guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects.

The applicant is seeking to develop mixed use under the Comprehensive Plan's optional use in the McLean CBC. The Policy Plan recommends that such developments which are pursuing development under a Plan's optional use located in specially designated areas such as the McLean CBC attain basic Leadership in Energy and Environmental Design (LEED) certification through the U.S. Green Building Council or other comparable program with third party certification.

In support of the Comprehensive Plan Green Building Policy the applicant has provided proffer #30 which offers three possible options for the proposed 5 story residential building with 5,033 square feet of retail use and 18,348 square feet of community amenity space located on the first floor. The proffer options include the following elements:

- The proffer appropriately includes the 2012 National Green Building Standard as an alternative without an escrow, but the proffer should be revised to correct that the home energy rater providing documentation to the County is certified through the Home Innovation Research Labs, as opposed to the incorrectly stated National Association of Home Builders Research Center. NGBS Certification will be demonstrated prior to the issuance of the Residential Use Permit (RUP) for each unit;
- The proffer also includes the option of possibly seeking the EarthCraft House Program certification with demonstration of the certification provided prior to the issuance of the first RUP for the residential building; and
- The third option cited in the proffer is possible certification through LEED for New Construction or LEED for Homes Multi-Family Mid-Rise. Staff has a number of important corrections and modifications which should be made to ensure that this aspect of the applicant's green building proffer is clear and enforceable, in the event that the applicant chooses LEED. Specifically, the proffer cites LEED 2008, instead of the correct version, 2009; regarding Design-Related review staff recommends that the element be expanded to include "if available depending on the rating system selected" and if the applicant chooses to seek LEED certification without an escrow, then staff advises that the proffer state the next higher level certification without an escrow which would be LEED Silver certification.

If the applicant revises the Green Building proffer to accommodate staff's recommended proffer changes, then the green building commitment for this application will generally conform to the Comprehensive Plan guidance.

PGN: MAW



County of Fairfax, Virginia

MEMORANDUM

DATE: June 2, 2014

TO: Nicholas Rogers, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Mohan Bastakoti, P.E., Senior Engineer III 
South Branch
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Rezoning Application # RZ/FDP 2012-DR-019, #6862 Elm Street Residential, LLC, dated May 2, 2014, LDS Project #3728-ZONA-002-1, Tax Map #30-2-01-0061, Dranesville District

We have reviewed the subject application and offer the following stormwater management comments:

Chesapeake Bay Preservation Ordinance (CBPO)

There are no Resource Protection Areas on the site.

Floodplain

There are no regulated floodplains on the site.

Downstream Drainage Complaints

There is a downstream drainage complaint on file (flooding) at 6900 Elm Street dated April 2009. More information on existing drainage complaints may be available from the Maintenance & Stormwater Management Division (703-877-2800).

Water Quality Control

Water quality controls (BMP) are required for the proposed re-development (PFM 6-0401.2, CBPO 118-3-2(f) (2)). A bioretention facility, an urban bioretention facility and pervious pavement are depicted on the plat.



Nicholas Rogers, Staff Coordinator

Rezoning Application # RZ/FDP 2012-DR-019, May 2, 2014

Page 2 of 3

Applicant appears to meet the applicable water quality criteria under Article 4 of the Fairfax County of the New Stormwater Management Ordinance as approved by the Board of Supervisors on January 28, 2014, effective on July 1, 2014, by proposing to remove 20% of the phosphorus load below the predevelopment total load.

Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). An underground storage (detention) facility is located on the plat. A private maintenance agreement for the underground detention facility will be required prior to final approval of the construction plans.

Site Outfall

An outfall narrative has been provided and the applicant has identified Dead Run as the point where the total drainage area is 100 times the area of the site.

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new stormwater ordinance and updates to the PFM's stormwater requirements are being developed as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance. Please contact Mohan Bastakoti at 703-324-1739 if you require additional information.

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Shahab Baig, Chief, North Branch, SDID, DPWES
Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

DATE: May 12, 2014

TO: Nicholas Rogers, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Craig Herwig, Urban Forester III *CH*
Forest Conservation Branch, DPWES

SUBJECT: 6862 Elm Street; RZ/FDP 2012-DR-019

This review is based on the revised CDP/FDP stamped, "Received, Department of Planning and Zoning, May 2, 2014."

General Comment: Comments and recommendations on the previously submitted CDP/FDP have been provided to DPZ in my memos dated January 18, 2013, September 5, 2013, November 18, 2013 and March 31, 2014. The following comments and recommendations result from additional information provided and comments and recommendations not adequately addressed in the previously submitted memos.

- 1. Comment:** There are several Category IV trees proposed to be planting in areas within 4-feet of restrictive barriers adjacent to the retaining wall at the northwest portion of the property, along Fleetwood Road, between the proposed sidewalk and retaining, adjacent to the proposed trail on the north side of the property and adjacent to the proposed stormwater intake on the east side of the property.

Recommendation: The Applicant should adjust the location of trees in the areas identified above to provide at least 4-feet of distance from restrictive barriers such as retaining walls, sidewalks and stormwater structures.

- 2. Comment:** It is unclear if the 8 category IV trees proposed to be planted for streetscape requirements along Elm Street have the required soil volume as described in the proposed Alternative Planting Width Details.

Recommendation: The Applicant should provide details demonstrating how the soil volume will be achieved as per the Alternative Planting Width Details for the proposed 8, category IV trees used to meet the streetscape requirement on Elm Street.

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: 711, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



3. **Comment:** It is unclear how the street trees identified as located in the VDOT right of way will be maintained. An e-mail from VDOT dated May 6, 2014 indicates that if trees are located within the right of way, VDOT will not provide maintenance.

Recommendation: The Applicant should commit to a perpetual maintenance agreement for trees planted to meet the streetscape requirements. The maintenance agreement should provide details for plant maintenance including; watering, mulching, pruning, fertilization, insect and disease management and replacement if necessary.

4. **Comment:** It is unclear if the required tree preservation target will be met for this site. A note on the Conceptual Tree Conservation Plan states, "Preservation of existing trees indicated is subject to final engineering and site plan approval."

Recommendation: The Applicant should commit to meeting the tree preservation target requirement on the CDP/FDP. All notes indicating tree preservation is subject to final engineering and site plan approval should be removed from the CDP/FDP.

Please feel free to contact me at 703-324-1770 if you have any questions or concerns

CSH/

UFMDID #: 177220

cc: DPZ File



County of Fairfax, Virginia

Appendix 11

MEMORANDUM

DATE: May 12, 2014

TO: Barbara Berlin, Chief
Zoning Evaluation Division, DPZ

FROM: Michael A. Davis, Chief 
Site Analysis Section, DOT

SUBJECT: DOT Staff Report for RZ/FDP 2012-DR-019 JBG Elm Street Office, LLC, Elm Street Residential, LLC
Tax Map # 30-2((01))-61

The following memorandum is FCDOT staff's response to the rezoning application, accepted on November 2, 2012. The applicant seeks to rezone the parcel from C-3 to PRM with a plan to permit the construction of a mixed use development at the subject property.

The traffic impact associated with these facilities can largely be accommodated within the existing infrastructure on Elm Street, Beverly Road and Fleetwood Road with only minor modifications at one intersection. The traffic analysis performed by the applicant shows that this development will in fact has less of an impact on the surrounding traffic than what would have been allowed by-right, prior to the comprehensive plan amendment that has run concurrently with this rezoning application.

It should also be noted that this applicant has provided not only a TDM program for the new residential building, but the existing office building will also have a TDM program funded, and in place to benefit those employees and further reduce trips to the site.

With that being said, there are a few minor outstanding issues to be resolved:

- On Plan Sheet 5, the Lay-by proposed would create a situation that places drop-off vehicles behind the parallel parking lane, potentially creating a double parking scenario. Please remove the Lay-by curb modification and simply have the parallel parking prohibited (by signage) in that same location.
- Proffer 20A – Please change the property reference info from the name of the property owner to a Tax Map ID number, or add the Tax Map ID number to the proffer. In the event the property is sold, we need a specific reference to determine which property is being referenced.

MAD/JCH

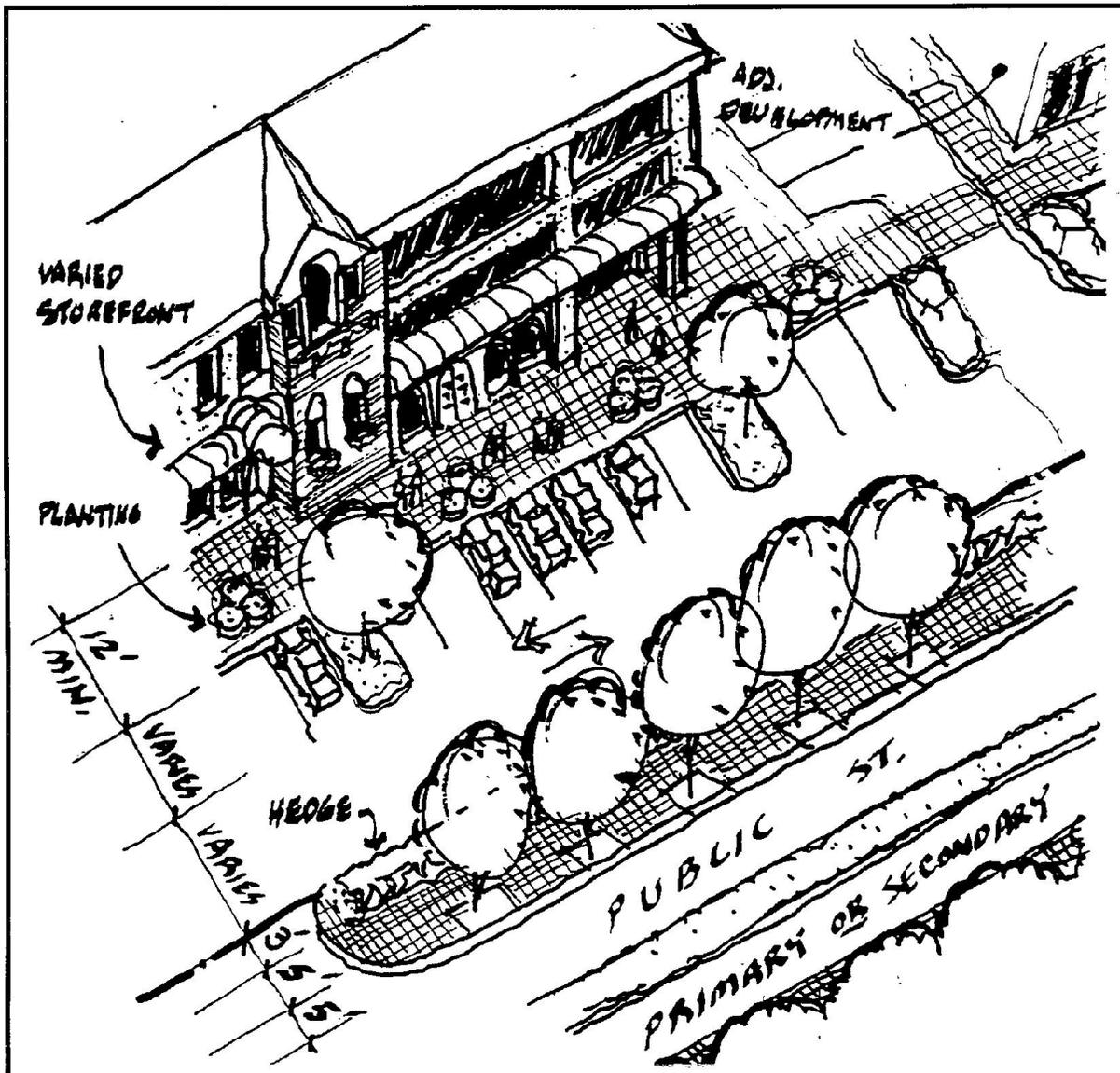
E. MAJOR PUBLIC WALKWAY - ADJACENT TO PARKING

<p>Planning and Design Objectives</p>	<p>Develop and maintain a strong visual edge along primary and secondary streets. Visually separate convenience retail parking from the arterial street.</p>
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<p>Public Space Design Standards</p>	<ul style="list-style-type: none"> • Provide streetscape as per Appendix #3. • Provide sidewalk as shown in Appendix #2. • Provide expanded brick band in the utility strip right-of-way paralleling the curb. • Provide unified street furniture, consisting of standard lights and trash containers. (At building entrances, provide benches, planter pots, and other furniture using the same visual characteristics as required elsewhere in the CBC, and illustrated in Appendix #6) • Provide public sidewalk adjacent to retail storefronts, continuing walkway to end with no step-off, to the adjacent development’s pedestrian area. • Provide one row of parking at storefront. (Parking can be either perpendicular or diagonal as shown). • Provide low wall, hedge, or berm located on island between parking lot and street to provide separation between street and parking. • Provide flowering bulbs, and perennial flowers at entrances to parking lot and along sidewalk area. • Provide flowering trees planted within parking lot in spaces in designated planter islands. Low vegetation should be planted in islands. • Provide pedestrian connections to adjacent developments which encourage safe and continuous pedestrian circulation. • Provide light fixtures as specified in Appendix #7.
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<p>Recommended Tree Types</p>	<p>See Appendix #4</p>
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E. MAJOR PUBLIC WALKWAY - ADJACENT TO PARKING



Where convenience retail parking is appropriate, the distance from the building facade to the inside curb line of the parking area should be 12 to 15 feet. The pedestrian concourse between the primary road and the parking lot should have shade trees planted in a 5-foot planting strip or alternately 5-foot by 5-foot insets, a minimum 5-foot sidewalk and 3-foot hedge width located between the sidewalk and the parking lot. Shade trees along the primary streets should be spaced approximately 30 feet apart and coordinated with lighting fixtures. This guidance applies to the Subareas as described in the McLean Subarea Guidelines. A map and location index is provided in Appendix #9.

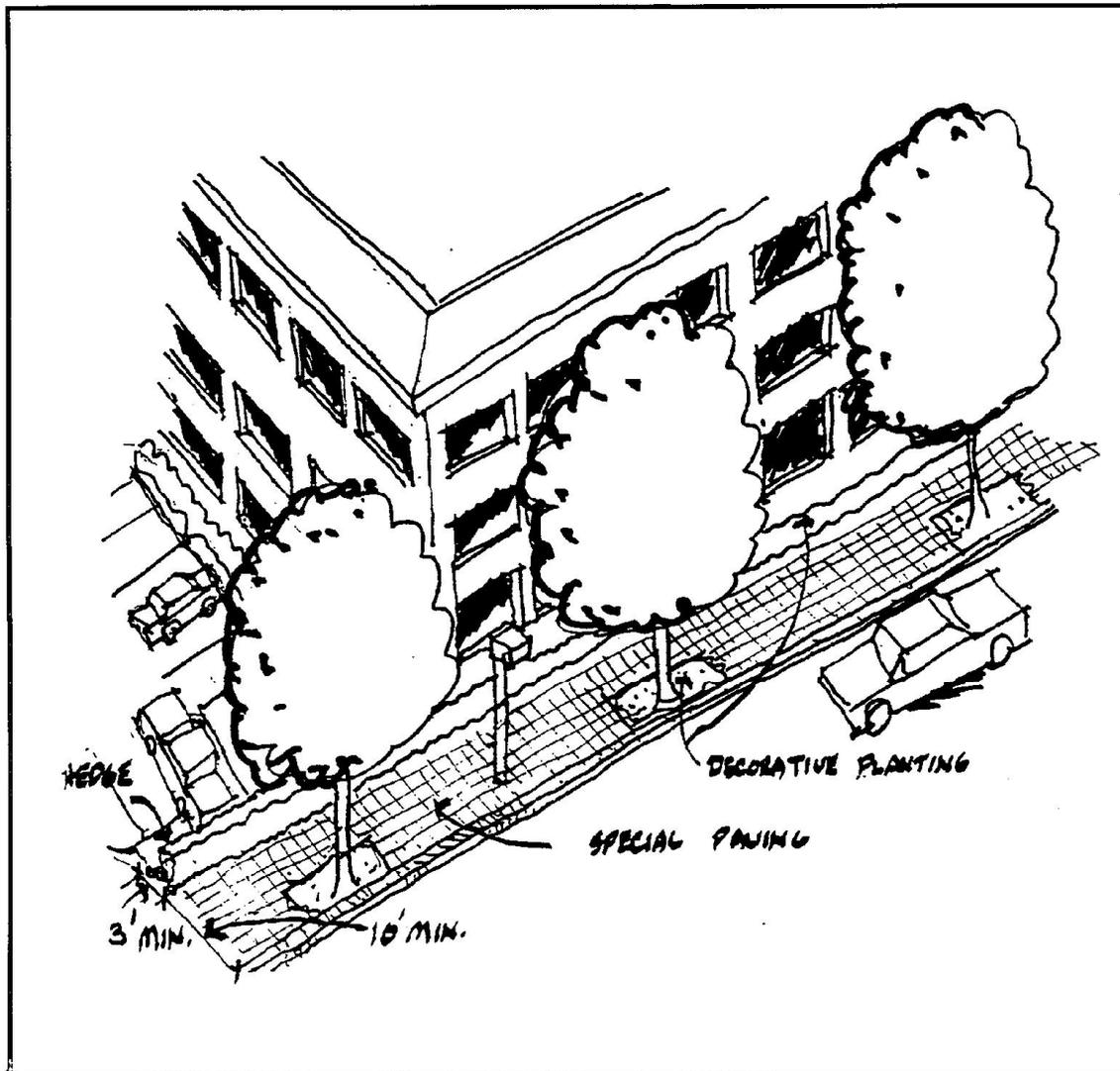
G. MINOR PUBLIC WALKWAY - ADJACENT TO NON-SHOPPING STREET

Planning and Design Objectives	Enhance the visual and pedestrian characteristics of the commercial street while establishing a “sense of place” for the McLean CBC.
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Public Space Design Standards	<ul style="list-style-type: none"> • Limit automobile access except where access is essential. • Provide sidewalk as per Appendix #2. • Provide an expanded brick band placed within the utility strip right-of-way parallel to the curb. • Provide streetscape as shown in Appendix #3. • Provide unified street furniture, consisting of standard lights, trash containers, benches, flower pots, bollards, and other elements to create an attractive pedestrian environment. (See Appendix #6 for specification) • Entryways to office buildings should be demarcated by special paving materials, and clearly visible street numbers. • Provide landscaping as appropriate to provide screening of the parking areas and enhance the building edges and entryways. • Provide light fixtures as illustrated in Appendix #7.
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Recommended Tree Types	See Appendix #4
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G. MINOR PUBLIC WALKWAY - ADJACENT TO NON-SHOPPING STREET



The building facades, when adjacent to a minor public walkway on non-shopping streets, should be set back 13 to 20 feet from the curb depending on the condition and configuration of adjacent properties. To create a safe and attractive pedestrian walkway separate from vehicular traffic, shade trees should be provided about 30 feet apart in insets with minimum dimensions of 5 feet by 5 feet, or in a minimum 5-foot planting strip. Adjacent to buildings, planting strips should be provided, ranging from a 3-foot minimum width to a maximum 10-foot landscaped area which includes a hedge and decorative plantings. A minimum 5-foot sidewalk should be provided. This guidance applies to the Subareas as described in the McLean Subarea Guidelines. A map and location index is provided in Appendix #9.

H. COMMERCIAL OFFICE WALKWAYS - ADJACENT TO PUBLIC STREET

<p>Planning and Design Objectives</p>	<p>Provide opportunities that will encourage and support pedestrian activities in the CBC. In selected locations, expand sidewalks to create pedestrian oriented spaces and corridors, with seating and gathering areas, park-like plantings, and enhanced street furnishings and features.</p>
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<p>Public Space Design Guidelines</p>	<ul style="list-style-type: none"> • Provide streetscape and landscaping as per Appendix #3. • Provide sidewalk as per Appendix #2. • Entryways to office buildings should be demarcated by special paving materials, clearly visible street numbers and special landscaping. • Restaurants with outdoor seating are encouraged to enliven the public way. Specialty retail that is destination-oriented is also encouraged in lieu of blank, unanimated office windows at street level. • Provide unified street furniture, consistent with standards in Appendix #6. • Provide light fixtures as illustrated in Appendix #7.
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<p>Recommended Tree Types</p>	<p>See Appendix #4</p>
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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: May 16, 2014

SUBJECT: RZ-FDP 2012-DR-019, 6862 Elm Street, Revised
Tax Map Number: 30-2 ((1)) 61

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated May 10, 2014, for the above referenced application. This memorandum replaces Park Authority comments submitted previously (memo dated 9/4/13, addendum dated 11/20/13, memo dated 3/10/14).

The Development Plan shows a new residential building to contain 240 new multi-family dwelling units and 5,033 sf retail space, an existing office building (109,600 sf), and a retail addition (2,758 sf) to that office building on a 4.4 acre parcel to be rezoned from C-3, HC, CRD, SC to PRM with proffers. Based on an average multi-family household size in urban and CBC areas of 1.75, the development could add 420 new residents to the Dranesville Supervisory District.

This site is also the subject of a Plan Amendment (S13-II-M1) recently adopted by the Board of Supervisors (3/25/14).

COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). The Parks and Recreation element of the Policy Plan includes an Urban Parks Framework that provides an urban parkland standard and detailed guidance on urban park development.

The McLean CBC Subarea Guidelines for this site (Subarea #29) state that future housing development should provide onsite recreational facilities. Specifically, guidance within the Land Use Objective states, "Future housing development should ... provide onsite recreational

facilities...” (p.75). Other special considerations listed for this site include providing an on-street bikeway along Fleetwood Road, a through block landscaped pedestrian facility to the McLean House area, and public amenities. (Area II, McLean Planning District, McLean CBC Subarea Guidelines, p.75)

ANALYSIS AND RECOMMENDATIONS

Park Needs:

Using adopted service level standards, staff has identified a need for various types of parkland and recreational facilities in this area. There are no parks in the McLean CBC, but there are several parks located nearby. Existing nearby parks (McLean Central, Bryn Mawr, Lewinsville, Dead Run Stream Valley, Salona) meet only a portion of the demand for parkland generated by residential development in the McLean CBC. In addition to parkland, the recreational facilities in greatest need in this area include trails, basketball courts, rectangle fields, softball fields, and playgrounds.

Recreational Impact of Residential Development:

The Fairfax County Zoning Ordinance requires provision of open space and recreational features within Planned Development Districts (see Zoning Ordinance Sections 6-110 and 16-404). The minimum expenditure for park and recreational facilities within these districts is set at \$1,700 per non-ADU residential unit for outdoor recreational facilities to serve the development population. Whenever possible, the facilities should be located within the residential development site. With 240 non-ADUs proposed, the Ordinance-required amount to be spent onsite is \$408,000. Any portion of this amount not spent onsite should be conveyed to the Park Authority for recreational facility construction at one or more park sites in the service area of the development.

The \$1,700 per unit funds required by Ordinance offset only a portion of the impact to provide recreational facilities for the new residents generated by this development. Typically, a large portion if not all of the Ordinance-required funds are used for recreational amenities onsite. As a result, the Park Authority is not compensated for the increased demands caused by residential development for other recreational facilities that the Park Authority must provide.

With the Countywide Comprehensive Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section), the Park Authority requests a fair share contribution of \$893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This allows the Park Authority to build additional facilities needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute \$375,060 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

Onsite Facilities:

As previously noted, site-specific Comprehensive Plan guidance recommends providing “onsite recreation facilities” in this location (McLean CBC Subarea Guidelines, Subarea #29). Provision of onsite facilities in redeveloping or revitalizing areas, such as the McLean CBC, also serves the critical purpose of creating a sense of place, a social environment with an identity and character.

The current plan set (sheet 5) shows small open space areas at the east and west corners of the proposed residential building along Fleetwood Road and a larger open space along Elm Street, adjacent to the existing office building. A trail along the northeastern boundary of the site and an overlook plaza in the corner of the site are also shown.

Several plan sheets added and revised since the prior version of this application provide additional, specific information regarding the open space areas, their contents and design. Details presented relay what types of uses will be accommodated – active, passive, and/or community gathering uses – and the individual open space elements that when combined support the proposed uses. The additions and revisions are more consistent with a level of detail appropriate to an FDP and allow staff to better evaluate this application.

The combination of photographic examples with the open space plan on Sheet 13A clearly illustrates both the proposed uses and contributing elements of the Fleetwood Road open space. Staff recommends that photographic examples be added to Sheet 12A to provide a similar, complete level of information for the Elm Street open space.

Staff understands that specific elements and locations of items depicted may change in final engineering and site design (as cited in the notes on both Sheet 12A and 13A). To allow for potential change while still ensuring the space will meet its proposed function, staff recommends inclusion of a statement on both sheets that while elements and locations may change with final engineering/design, provided amenities will be similar in quality and character.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section. Following is a table summarizing recreation contribution amounts consistent with the Zoning Ordinance and Comprehensive Plan guidance:

Proposed Uses	P-District Onsite Expenditure	Requested Park Proffer Amount	Total
Multifamily units	\$408,000	\$375,060	\$783,060
Total	\$408,000	\$375,060	\$783,060

In addition, the Park Authority recommends the following:

- Include photographic examples on Sheet 12A
- Include a note on Sheets 12A and 13A that while elements and locations may change with final engineering/design, provided amenities will be similar in quality and character

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

FCPA Reviewer: Anna Bentley
DPZ Coordinator: Nick Rogers

Copy: Cindy Walsh, Director, Resource Management Division
Nick Rogers, DPZ Coordinator
Andrea L. Dorlester, Planner IV, Park Planning Branch
Chron File
File Copy



FAIRFAX COUNTY
PUBLIC SCHOOLS

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

January 23, 2013

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

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

SUBJECT: RZ-FDP 2012-DR-019, Elm Street Residential

ACREAGE: 4.43 acres

TAX MAP: 30-2 ((1)) 61

PROPOSAL:

The applicant proposes to rezone the property from C-3 District to PRM District. The rezoning would permit the redevelopment of the existing parking with two new buildings; a two-story retail building and a mid-rise Class A residential building with 240 dwelling units.

ANALYSIS:

School Capacities

The schools serving this area are Franklin Sherman Elementary, Longfellow Middle and McLean High schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity 2012 / 2017	Enrollment (9/30/12)	2013-14 Projected Enrollment	Capacity Balance 2013-14	2017-18 Projected Enrollment	Capacity Balance 2017-18
Franklin Sherman ES	428 / 428	423	367	61	326	102
Longfellow MS	1347 / 1347	1277	1346	1	1473	-126
McLean HS	1986 / 1986	2087	2043	-57	2217	-231

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2017-18 and are updated annually. At this time, if development occurs within the next six years, Longfellow and McLean are projected to have capacity deficits. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects

The draft 2014-18 Capital Improvement Program (CIP) does not recommend any projects at the impacted schools at this time. Renovations were recently completed at Longfellow Middle School for the 2011-12 school year.

Development Impact

Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

School level	Mid/High-rise Multi-family ratio	Proposed # of units	Student yield	Mid/High-rise Multi-family ratio	Current # of units permitted by-right	Student yield
Elementary	.059	240	14	.059	0	0
Middle	.019	240	5	.019	0	0
High	.032	240	8	.032	0	0

27 total

0 total

RECOMMENDATIONS:Proffer Contribution

A total of 27 new students are anticipated (14 Elementary, 5 Middle and 8 High School). Based on the approved Residential Development Criteria, a proffer contribution of \$283,176 (27 x \$10,488) is recommended to offset the impact that new student growth will have on surrounding schools. It is recommended that all proffer contributions be directed to the McLean HS pyramid and/or to Cluster I schools that encompass this area at the time of site plan approval or building permit approval.

In addition, an "escalation" proffer is recommended. The suggested per student proffer contribution is updated on an annual basis to reflect current market conditions. The amount has decreased over the last several years because of the down turn in the economy and lower construction costs for FCPS. As a result, an escalation proffer would allow for payment of the school proffer based on either the current suggested per student proffer contribution at the time of zoning approval or the per student proffer contribution in effect at the time of development, whichever is greater. This would better offset the impact that new student yields will have on surrounding schools at the time of development. For your reference, below is an example of an escalation proffer that was included as part of an approved proffer contribution to FCPS.

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

Proffer Notification

It is also recommended that the developer proffer that notification to FCPS will be provided when development is likely to occur or when a site plan has been filed with the County. This will allow the school system adequate time to plan for anticipated student growth to ensure classroom availability.

ADDITIONAL INFORMATION:

In addition, Longfellow and McLean also are receiving schools for several other significant developments that are approved or pending approval in the Tysons Corner area. Student yields from these developments are likely to impact receiving schools. These developments include:

- MR Commons (RZ 2011-PR-017; 2,504 multi-family units)
- Georgelas (RZ 2010-PR-014A; 478 multi-family units)
- Georgelas (RZ 2010-PR-014B; 1,912 multi-family units)
- Georgelas (RZ 2010-PR-014C; 305 to 1,254 multi-family units) Indefinitely Deferred
- Georgelas (RZ 2010-PR-014D; 671 to 1,810 multi-family units)
- Georgelas (RZ 2010-PR-014E; 143 to 222 multi-family units and 10-12 townhouses)

DMJ/gjb

Attachment: Locator Map

cc: Jane Strauss, School Board Member, Dranesville
Pat Hynes, Vice-Chairman, Hunter Mill District
Patty Reed, School Board Member, Providence District
Hryong 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
Marty K. Smith, Cluster I, Assistant Superintendent
Ellen Reilly, Principal, McLean High School
Carole Kihm, Principal, Longfellow Middle School
Kathleen Quigley, Principal, Franklin Sherman Elementary School



County of Fairfax, Virginia

MEMORANDUM

DATE: January 8, 2013

TO: Nick Rogers
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Gilbert Osei-Kwadwo, P.E.
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. RZ/FDP -2012-DR-019**
Tax Map No. 030-2-((01))-0061

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

- The application property is located in the Dead Run (F) watershed. It would be sewered into the Blue Plains Treatment Plant.
- Based upon current and committed flow, there is excess capacity in the **Blue Plains** Treatment. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 8" inch line located in the street is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

- Other pertinent comments:**





County of Fairfax, Virginia

MEMORANDUM

DATE: May 19, 2014

TO: Nicholas Rogers; 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-DR-019; 6862 Elm Street; Tax Map #0302 01 0061;
Dranesville District

REFERENCE: Waiver #3728-WPFM-001-2 for the Location of Underground Facilities in a Residential Area

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

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

Bowman consulting 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.



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 –Underground pipe storage system is located below the proposed sidewalks. 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 – Staff does not believe that there will be any adverse impact on the environment from the construction and maintenance of the underground facility.

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 facility is located under the open space. The proposed volume of the facility is about 20,000cf for 10-yr detention storage.

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 6862 ELM Street. If it is the intent of the Board to approve the waiver, DPWES recommends the approval be subject to Waiver #3728-WPFM-001-2 Conditions, 6862 Elm Street, dated: May 15, 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 #3728-WPFM-001-2 Conditions; 6862 Elm Street dated: May 15, 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
Shahab Baig, Chief, North Branch
Waiver File

Waiver #3728-WPFM-001-2 Conditions
CDPA/FDP 2012-DR-019
6862 Elm Street

Dated: May 15, 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.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		