APPLICATION ACCEPTED: January 31, 2014
PLANNING COMMISSION: October 30, 2014 @ 8:15pm
BOARD OF SUPERVISORS: November 18, 2014 @ 3:00pm

County of Fairfax, Virginia

October 15, 2014

STAFF REPORT

APPLICATION RZ/FDP 2014-MA-003
WAIVER #4606-WPFM-002-1

CRD

MASON DISTRICT

APPLICANT:	Markham Place, LLC
PRESENT ZONING:	PDC: Planned Development Commercial 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:	71-1 ((20)) 0002
LOCATION:	4245 Markham Street, Annandale, VA
SITE AREA:	3.44 acres
PROPOSED FLOOR AREA RATIO:	2.42
COMPREHENSIVE PLAN MAP:	Alternative Uses
PROPOSAL:	Rezone from PDC to PRM to construct a 12-story multi-family residential building with a maximum of 310 dwelling units; parking structure; and a minimum of 6,000 square feet of ground-floor retail space.

Michael H. Lynskey, ASLA

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

STAFF RECOMMENDATIONS

Staff recommends approval of RZ 2014-MA-003, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2014-MA-003, subject to the development conditions contained in Appendix 2.

Staff recommends approval of the following waivers and modifications:

- Modification of Sect. 2-506, Par. 2, to allow an architectural projection to exceed maximum height limits, as depicted on the CDP/FDP.
- Modification of the minimum loading space requirements to allow two indoor loading docks in place of the five spaces required.
- Modification of Sect. 17-201, Par. 4, to accept the proposed roadway dedications and improvements, as shown on the CDP/FDP, as satisfying all immediate roadway dedication and construction requirements at site plan stage.
- Waiver of Sect. 17-201, Par. 3a service drive requirement along Little River Turnpike.
- Modification of Sect. 17-201, Par. 7, to not require installation of “no parking” signs in the area designated as interim street parking on the CDP/FDP.
- Waiver #4606-WPFM-002-1 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 April 8, 2014.
- Modify Sect. 11-102, Par. 12 and direct the Director of DPWES to modify PFM Sect. 7-0802, Par. 2, to allow for the projection, of no more than four percent of the stall area, of structural columns into parking stalls in the parking structure, and to allow those parking spaces to count towards the number of parking spaces required.

(continued on next page)

Direct the Director of DPWES to:

- Modify PFM Sect. 7-0405, Par. 6, to allow a minimum distance of less than 25 feet between entrances, as indicated on the CDP/FDP.

- Modify Tree Preservation Target, per PFM Sect. 12-0508, Par. 3a(3), in lieu of proposed vegetation shown on the CDP/FDP.

- Modify PFM Sect. 12-0601.1B to permit the reduction of the minimum planter opening area for trees used to satisfy the tree cover requirement, in favor of that shown on the CDP/FDP and/or as proffered.

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.

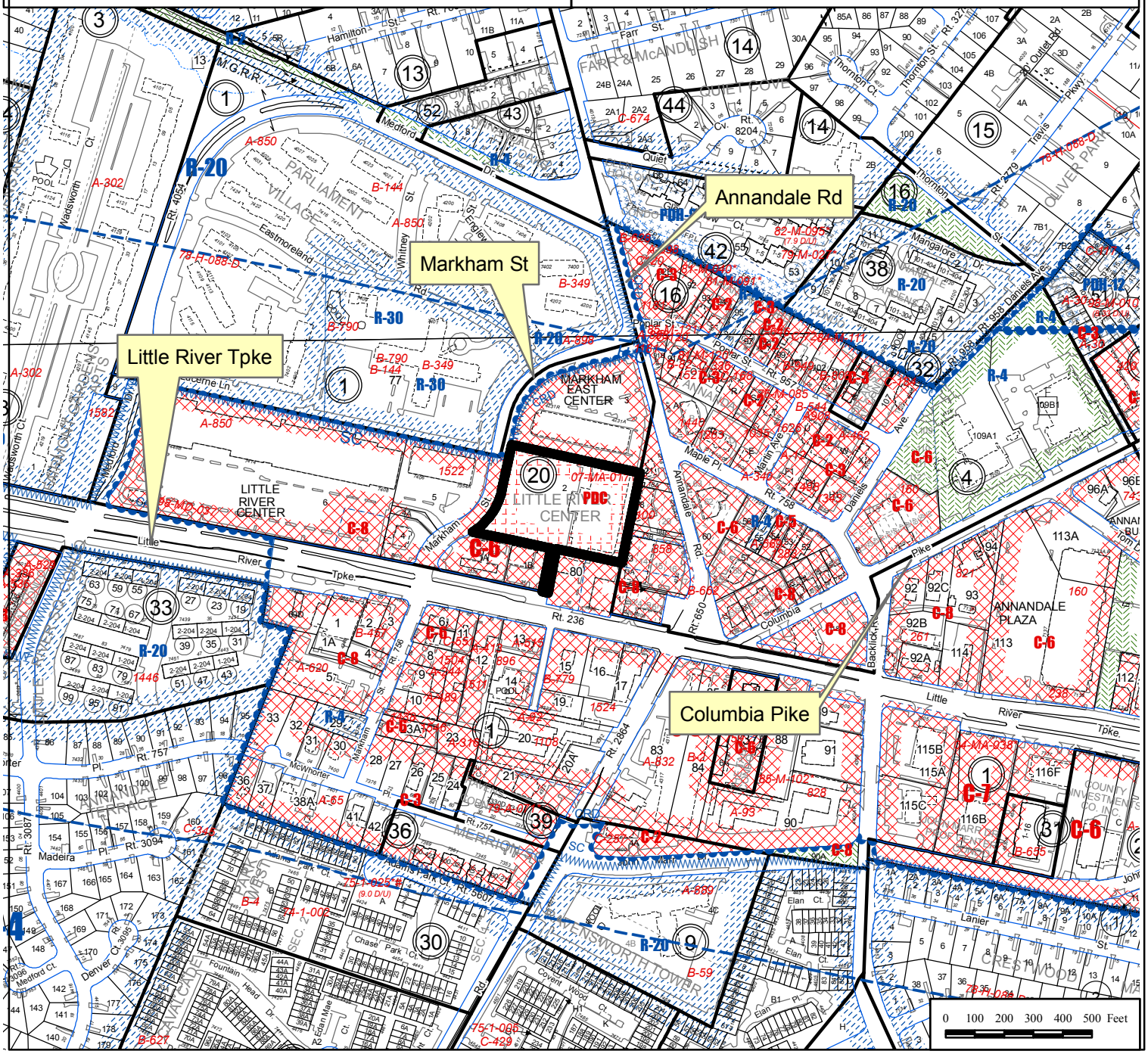
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Final Development Plan
FDP 2014-MA-003

Applicant:	MARKHAM PLACE LLC
Accepted:	01/31/2014
Proposed:	MIXED USE
Area:	3.44 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect:	
Located:	EAST SIDE OF MARKHAM STREET APPROXIMATELY 263 FEET NORTH OF ITS INTERSECTION WITH LITTLE RIVER TURNPIKE
Zoning:	PDC
Overlay Dist:	CRD SC HC
Map Ref Num:	071-1- /20/ /0002

Rezoning Application
RZ 2014-MA-003

Applicant:	MARKHAM PLACE LLC
Accepted:	01/31/2014
Proposed:	MIXED USE
Area:	3.44 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect:	
Located:	EAST SIDE OF MARKHAM STREET APPROXIMATELY 263 FEET NORTH OF ITS INTERSECTION WITH LITTLE RIVER TURNPIKE
Zoning:	FROM PDC TO PRM
Overlay Dist:	CRD SC HC
Map Ref Num:	071-1- /20/ /0002



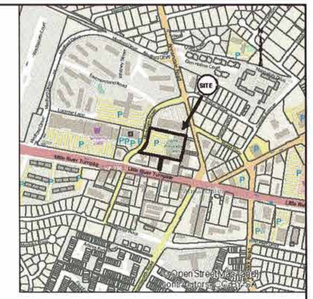
MARKHAM PLACE

CONCEPTUAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN

RZ 2014-MA-003
FDP 2014-MA-003

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DECEMBER 12, 2013
REV. JANUARY 27, 2014
REV. APRIL 28, 2014
REV. JULY 18, 2014
REV. AUGUST 05, 2014
REV. AUGUST 25, 2014
REV. OCTOBER 10, 2014



VICINITY MAP 1"=1000'

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TAX MAP NO.
071-1 ((20)) PARCEL 2

COMMONWEALTH OF VIRGINIA
10/10/14
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

APPLICANT

MARKHAM PLACE LLC
c/o SOUTHERN MANAGEMENT CORPORATION
1950 OLD GALLOWS ROAD
SUITE 600
VIENNA, VIRGINIA 22182
ATTN: RICHARD HILLMAN
(703) 902-2000

ATTORNEY

REED SMITH, LLP
3110 FAIRVIEW PARK DRIVE, SUITE 1400
FALLS CHURCH, VA 22042
ATTN: DAVID HOUSTON
(703) 641-4224

ARCHITECT

ARCHITECTS COLLABORATIVE, INC.
9400 OLD GEORGETOWN ROAD
BETHESDA, MD 20814
ATTN: FAIK TUGBERK, AIA
(301) 897-9000

ENGINEER

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS CORNER, VIRGINIA 22102
ATTN: ROBERT COCHRAN, LS
(703) 442-7800

LANDSCAPE ARCHITECT

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS CORNER, VIRGINIA 22102
ATTN: DOUGLAS KOESER, RLA, ASLA
(703) 442-7800

TRANSPORTATION

WELLS & ASSOCIATES, INC.
1420 SPRING HILL ROAD, SUITE 610
McLEAN, VIRGINIA 22102
ATTN: ROBIN ANTONUCCI
(703) 917-6620

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NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CDP/FDP CONSISTS OF THE PARCEL IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 071-1 ((20)) PARCEL 2. THE PROPERTY IS CURRENTLY ZONED PDC, SC, CRD AND HC. THE PURPOSE OF THIS APPLICATION IS TO DEVELOP PARCEL 2 WITH A RESIDENTIAL BUILDING AND TO BE REZONED TO PRM, SC, CRD, AND HC.

2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH VS83.

3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VIKA VIRGINIA, LLC. AND THE CONTOUR INTERVAL IS ONE (1) FOOT (SEE NOTE #5 ON SHEET C-4 FOR SOURCE OF TOPOGRAPHIC INFORMATION).

4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA VIRGINIA, LLC.

5. THE PROPERTY IS LOCATED IN THE ANNANDALE PLANNING DISTRICT, ANNANDALE COMMUNITY BUSINESS CENTER LAND UNIT A, SUB-UNIT A-2 OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE SITE IS LOCATED WITHIN THE ANNANDALE COMMERCIAL REVITALIZATION DISTRICT.

6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.

7. IF REQUIRED BY DPWES, STORM WATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE. THE USE OF AN UNDERGROUND FACILITIES AND/OR OTHER FACILITIES SHALL BE IN ACCORDANCE WITH THIS SUBJECT CDP/FDP AND AS REQUIRED BY DPWES DURING SITE PLAN APPROVAL. AN ADEQUATE STORM DRAINAGE SYSTEM WILL BE PROVIDED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY. A WAIVER OF UNDERGROUND DETENTION IN A RESIDENTIAL AREA WAS SUBMITTED UNDER SEPARATE COVER PROPOSED CONCURRENTLY WITH THIS APPLICATION. SEE SHEET C-8 FOR A COPY.

8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.

9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.

10. THE EXISTING STRUCTURE ON THE SUBJECT PROPERTY WILL BE REMOVED. DATE OF CONSTRUCTION WAS 1960.

11. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN A RMA ZONE. NO FLOODPLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXISTS ON THE PROPERTY.

12. LIMITS OF CLEARING AND GRADING SHOWN ON THE CDP/FDP ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING, PARTICULARLY IN THE AREA OF PUBLIC RIGHTS OF WAY AND EASEMENTS. THE DEVELOPMENT OF THE SITE WILL BE IN GENERAL CONFORMANCE WITH THESE LIMITS. FINAL LIMITS OF CLEARING AND GRADING WILL TAKE IN TO CONSIDERATION FINAL SITE ENGINEERING AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY URBAN FORESTER AT THE TIME OF SITE PLAN.

13. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS, SUBJECT TO MARKET CONDITIONS.

14. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET.

15. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON ARE CONCEPTUAL AND MAY BE MODIFIED AT THE TIME OF SITE PLAN IN ACCORDANCE WITH SEC. 16-403 THE ZONING ORDINANCE.

16. THE BUILDING FOOTPRINTS, GARAGES, PLAZAS, PARKS AND ROADS REPRESENTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION WITH THE FINAL SITE PLAN. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AT A MAXIMUM OF 2% SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION, AND THE AMOUNT OF LANDSCAPING AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.

17. ADDITIONAL SITE FEATURES AND ACCESSORY USES SUCH AS PLAZAS, GAZEBOS, FENCING CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.

18. PROPOSED DEDICATION AND IMPROVEMENTS ARE ANTICIPATED ALONG MARKHAM STREET. SEE CDP/FDP.

19. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.

20. THE PROJECT WILL MEET THE MINIMUM PARKING REQUIREMENTS AS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE IN A COMBINATION OF ABOVE AND BELOW GRADE PARKING STRUCTURES AND SURFACE SPACES ON THE SUBJECT PARCEL. SEE PARKING TABULATION. THE ACTUAL NUMBER OF PARKING SPACES PROVIDED MAY BE ADJUSTED AT SITE PLAN BASED UPON THE ACTUAL NUMBER OF RESIDENTIAL UNITS AND THE ACTUAL SQUARE FOOTAGE OF NON-RESIDENTIAL USES (IF ANY).

21. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE SECTION 12 OR REQUIRE A COMPREHENSIVE SIGN PLAN.

22. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.

23. TRANSITIONAL SCREENING AGAINST ADJACENT PROPERTIES IS NOT REQUIRED AS SET FORTH IN Z.0. SEC. 13-300 AND THE SUPPLEMENTAL SCREENING AND BARRIER MATRIX.

24. PARKING LOT LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH Z.0. ARTICLE 13 UNLESS WAIVED BY THE DIRECTOR OF DPW & ES.

25.. THERE ARE NO EXISTING MAJOR UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE. THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.

26. APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL NUMBER OF DWELLING UNITS, THE AMOUNT OF CELLAR SQUARE FOOTAGE AND THE FINAL GFA OF THE BUILDING WITH THE SITE PLAN. THE APPLICANT RESERVES THE RIGHT TO LOCATE SECONDARY AND ACCESSORY USES IN THE BUILDING.

27. MODIFICATIONS MAY BE MADE WITH THE SITE PLANS FOR THE SUBJECT PROPERTY PER SECTION 16-403 OF THE ZONING ORDINANCE.

28. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW E&S WITHOUT REQUIRING MODIFICATION OF THE CDP/FDP.

29. ACCESSORY AND SECONDARY USES AS IDENTIFIED UNDER ARTICLES 2, 6 AND 10 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING MODIFICATION OF THE CDP/FDP. THESE USES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

    1. ACCESSORY STRUCTURES
    2. FLAG POLES
    3. FENCES
    4. CORNICES, CANOPIES, AWNINGS, EAVES AND OTHER SIMILAR FEATURES
    5. OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND STOOPS
    6. AIR CONDITIONERS, HEAT PUMPS, EMERGENCY GENERATORS AND OTHER SIMILAR EQUIPMENT
    7. BAY WINDOWS, ORIELS AND CHIMNEYS
    8. ACCESSIBILITY IMPROVEMENTS AND LAY-BY PARKING SPACE IN FRONT OF THE PROPOSED BUILDINGS
    9. OUTDOOR PATIOS NOT OVER FOUR (4) FEET IN HEIGHT ABOVE THE FINISHED GRADE
    10. DECORATIVE WALLS FOR LANDSCAPING NOT OVER THREE (3) FEET IN HEIGHT ABOVE THE FINISHED GRADE
    11. OUTDOOR CAFE SEATING AREAS

30. MARKED CROSSWALK LOCATIONS INDICATED ON THE CDP/FDP ARE CONCEPTUAL. FINAL LOCATIONS SHALL BE DETERMINED AT SITE PLAN AND UPON VDOT APPROVAL AND MAY BE MODIFIED WITHOUT THE NEED FOR A CDP/FDP.

31. THE FINAL LOCATION AND TYPE OF ACCESSIBLE RAMPS AND STREET ACCESSIBLE PARKING SPACE LOCATIONS SHALL BE DETERMINED AT SITE PLAN.

32. ALL ENTRANCES ON PUBLIC STREETS SHALL TYPICALLY BE CONSTRUCTED AS VDOT STANDARD ENTRANCE UNLESS INDICATED OTHERWISE AND AS DETERMINED BY VDOT.

33. ALL IMPROVEMENTS IN THE PUBLIC SPACE INCLUDING LANDSCAPING, LANE USE AND BIKE DESIGNATIONS (EX., INTERIM, OR PLANNED) ARE SUBJECT TO REVIEW AND APPROVAL BY VDOT AT THE TIME OF FINAL SITE PLAN AND MAY BE MODIFIED WITHOUT THE NEED FOR CDP AND/OR FDP AMENDMENT.

DEVELOPMENT TABULATIONS OVERALL

SITE AND BUILDING TABULATIONS

SITE AREA 150,000 SF OR 3.44353 AC

SITE AREA FOR DENSITY PURPOSE 146,984 SF OR 3.37429 AC *

*NOTE: THE 20 FOOT STRIP OF PROPERTY, WHICH EXTENDS FROM THE MAIN SITE TO LITTLE RIVER TURNPIKE (ROUTE 236) IS NOT INCLUDED FOR DENSITY PURPOSES IN THE FAR CALCULATION. THE 20' STRIP AREA TOTALS 3,016 SF.

PROPOSED ZONING PRM, CRD, HC AND SC

GROSS FLOOR AREA

RESIDENTIAL	349,330+/- SF
NON-RESIDENTIAL	6,000+/- SF
TOTAL	355,330+/- SF

FLOOR AREA RATIO *
2.42

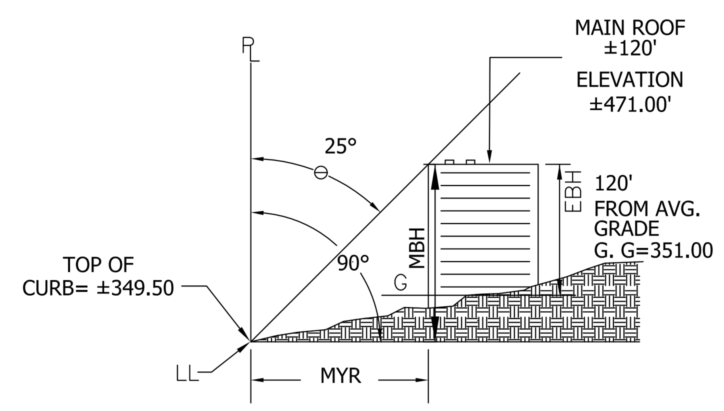
NUMBER OF DWELLING UNITS
MULTI-FAMILY UP TO 310

AFFORDABLE DWELLING UNITS (ADUs) AND WORKFORCE DWELLING UNITS (WDUs)
THIS BUILDING IS EXEMPT FROM THE AFFORDABLE DWELLING UNIT (ADU) PROGRAM AND ORDINANCE PURSUANT TO SECTION 2-803(1) OF THE ZONING ORDINANCE. THE APPLICANT WILL ADDRESS THE WORKFORCE DWELLING POLICY AND RECOMMENDATION IN THE ANNANDALE COMMUNITY BUSINESS CENTER. WORKFORCE UNITS WILL BE IN THE AMOUNT STATED IN THE PROFFERS.

MAXIMUM BUILDING HEIGHT
MAIN STRUCTURE 120 FT AVG. GRADE = 351.00+/-

OPEN SPACE
REQUIRED 20% 21,060 SF (105,300 *.20) SEE SHEET L-2 FOR PARK AREAS IN SQUARE FEET
PROVIDED 25% 37,500 SF*
*DEVELOPED RECREATIONAL OPEN SPACE = +/-6,000 SF (INCLUDES AREA TO BE DEDICATED)

BULK PLANE ILLUSTRATION FOR 12 STORY BLDG.



⊖ : ANGLE OF BULK PLANE FOR THE R-30 DISTRICT = 25° (FRONT YARD) (MIN YARD 20')
LL : LOT LINE (ELEV = 349.50±)
MYR : MINIMUM YARD REQUIREMENT (57.60' FOR COMPARISON)
EBH : EFFECTIVE BUILDING HEIGHT (123.50')
MBH : MAXIMUM ALLOWABLE BUILDING HEIGHT IN THE R-30 DISTRICT (150'); MAY BE INCREASED BY BOARD OF SUPERVISORS
G : GRADE FOR HEIGHT CALCULATIONS= 351.00 AVERAGE GRADE AT BUILDING

$$MYR = EBH \tan \theta$$

$$EBH = \frac{MYR}{\tan \theta}$$

R-30 BULK PLANE ILLUSTRATION

THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE PRM DISTRICT. THIS GRAPHIC DEPICTION OF THE R-30 DISTRICT REQUIREMENT IS FOR REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE. ACTUAL YARDS AND BUILDING HEIGHTS ARE SHOWN ON THE CDP/FDP.

PARKING AND LOADING TABULATIONS

PRODUCT TYPE	UNITS/GSF	CODE REQ. PARKING RATE	REQ. PARKING	PROVIDED PARKING	
Residential	310 units	1.6 per unit	496	496	
Non-Residential	6,000 GSF	5.8 / 1000 GSF	35	70	40 - RETAIL / 30 PUBLIC
			531	566	

RETAIL SALES ESTABLISHMENT REQUIREMENT: ONE (1) SPACE PER 200 SF OF NET FLOOR AREA FOR THE FIRST 1000 SF, PLUS SIX (6) SPACES PER EACH ADDITIONAL 1000 SF

MINIMUM OFF-STREET LOADING SPACES REQUIRED = 4
MINIMUM OFF-STREET LOADING SPACES PROVIDED = 2 (WAIVER OF SECTION 11-203 OF THE ZONING ORDINANCE REQUESTED)

LOADING DOCK PROVIDED (AS SHOWN ON SHEET C-6 OF CDP/FDP) CAN ACCOMMODATE MULTIPLE VEHICLES. (UP TO 2)

Building Unit Count					
	S	1B	1BD	2B	Total Unit Count
12th Floor	4	24	1	5	34
11th Floor	4	24	1	5	34
10th Floor	4	24	1	5	34
9th Floor	4	24	1	5	34
8th Floor	4	24	1	5	34
7th Floor	4	24	1	5	34
6th Floor	4	24	1	5	34
5th Floor	4	19	-	5	28
4th Floor	2	17	-	5	24
3rd Floor / Garage Lvl1*	2	13	2	3	20
2nd Floor / Garage Lvl2	-	-	-	-	0
1st Floor / Lobby/Garage Lvl3	-	-	-	-	0
Garage Lvl4	-	-	-	-	0
Garage Lvl5-Ramp	-	-	-	-	0
Unit Type Total	36	217	9	48	310
Unit Type %	11.6%	70.0%	2.9%	15.5%	

*Ramp GFA is calculated @ the lower levels and deducted from

Parking Spaces		Bike Storage
Surface Parking	6	-
Garage Level One	82	40
Garage Level Two	150	-
Garage Level Three	130	-
Garage Level Four	159	68
Garage Level Five	39	-
Total Spaces Provided	566	108
Residential**	496	101
Commercial (Restaurant)	40	-
General Commercial	30	-

**1.6 parking spots per unit

WAIVERS AND MODIFICATIONS

ZONING ORDINANCE MODIFICATIONS REQUESTED

1. WAIVER AND/OR MODIFICATION OF ZONING ORDINANCE SECTION 2-506-2 PAR. 2 TO ALLOW AN ARCHITECTURAL PROJECTION TO EXCEED MAXIMUM HEIGHT LIMITS, AS DEPICTED ON THE CDP/FDP.

2. WAIVER AND/OR MODIFICATION OF ZONING ORDINANCE SECTION 11-201 & 11- 203 OF THE MINIMUM LOADING SPACE REQUIREMENTS TO ALLOW TWO INDOOR LOADING DOCKS IN PLACE OF THE FIVE SPACES REQUIRED.

3. WAIVER AND/OR MODIFICATION OF ZONING ORDINANCE SECTION 11-202-4 REQUIRING LOADING SPACES BE LOCATED NO MORE THAN 40' FROM A TRAVELWAY.

4. WAIVER AND/OR MODIFICATION OF ZONING ORDINANCE SECTION 17-201, PAR. 3A SERVICE DRIVE REQUIREMENT ALONG LITTLE RIVER TURNPIKE.

5. MODIFICATION OF SECTION 17-201 TO ACCEPT THE PROPOSED IMPROVEMENTS, AS SHOWN ON THE CDP/FDP, AS SATISFYING ALL ROADWAY DEDICATION AND CONSTRUCTION REQUIREMENTS AT SITE PLAN STAGE.

6. WAIVER AND/OR MODIFICATION OF ZONING ORDINANCE SECTION 17-201 PAR. 7 TO NOT REQUIRE INSTALLATION OF "NO PARKING" SIGNS IN THE AREA DESIGNATED AS INTERIM STREET PARKING ON THE CDP/FDP.

PFM WAIVERS REQUESTED

PFM - SECTION 6

1. WAIVER #4606-WPFM-002-1 OF SECTION 6-303.8 OF THE PUBLIC FACILITY MANUAL TO ALLOW AN ON-SITE, UNDERGROUND STORM WATER DETENTION FACILITY IN A RESIDENTIAL DEVELOPMENT.

PFM - SECTION 7

2. A MODIFICATION OF SECTION 7-0802 PAR. 2 OF THE PFM AND SECTION 11.102 PAR.12 OF THE ZONING ORDINANCE TO ALLOW FOR THE PROJECTION, OF NO MORE THAN FOUR PERCENT (4%) OF THE STALL AREA OF STRUCTURAL COLUMNS INTO PARKING STALLS IN THE PARKING STRUCTURE AND TO ALLOW THOSE PARKING SPACES TO COUNT TOWARDS THE NUMBER OF PARKING SPACES REQUIRED.

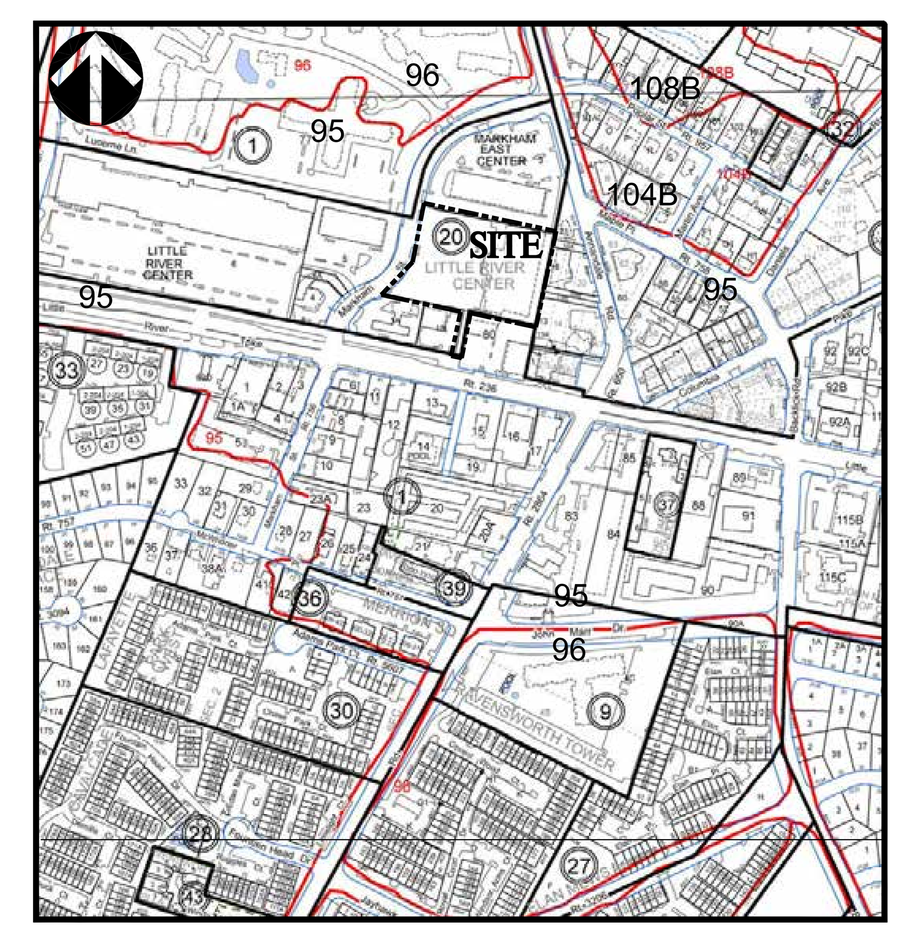
3. A MODIFICATION OF SECTION 7-0405 PAR.6 TO ALLOW A MINIMUM DISTANCE OF LESS THAN 25 FEET BETWEEN ENTRANCES, AS INDICATED ON THE CDP/FDP.

PFM - SECTION 12

4. MODIFICATION FROM THE TREE PRESERVATION TARGET. A MODIFICATION OF 12-0508 PAR. 3A(3), IN LIEU OF PROPOSED VEGETATION SHOWN ON THE CDP/FDP.

5. MODIFICATION OF SECTION 12-0601.1B TO PERMIT THE REDUCTION OF THE MINIMUM PLANTER OPENING AREA FOR TREES USED TO SATISFY THE TREE COVER REQUIREMENT, IN FAVOR FOR OF THAT SHOWN ON THE CDP/FDP AND AS PROFFERED.

SOILS MAP 1"=500'



SOIL TYPE CLASSIFICATION:

95 - URBAN LAND

TAX MAP # 071-1((20)) PARCEL 2

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

MARKHAM PLACE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATIONS

VIKA REVISIONS	
REV. 10/10/2014	
REV. 8/25/2014	
REV. 8/05/2014	
REV. 7/18/2014	
REV. 4/28/2014	
REV. 1/27/2014	
DATE: DEC. 12, 2013	
DES. DLK	DWN. DLK
SCALE: AS SHOWN	
PROJECT/FILE NO. VV7553A	
SHEET NO. C-2	

NORTH

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

VIKA

ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 TYSONS, VIRGINIA 22102
(703) 442-7800 FAX (703) 761-2797
WWW.VIKA.COM

MARKHAM PLACE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONTEXT PLAN

VIKA REVISIONS

REV. 10/10/2014
REV. 8/25/2014
REV. 8/05/2014
REV. 7/18/2014
REV. 4/28/2014
REV. 1/27/2014
DATE: DEC. 12, 2013

DES.	DWN.
DLK	DLK

SCALE: 1"=100

PROJECT/FILE NO. VV7553A

SHEET NO. C-3

FILE: P:\projects\7553\7553A\CADD\PLANNING\DRAWINGS\7553A.DD - Context.dwg USER: forcier DATE: August 24, 2014 TIME: 7:03:47 PM

NOTES:

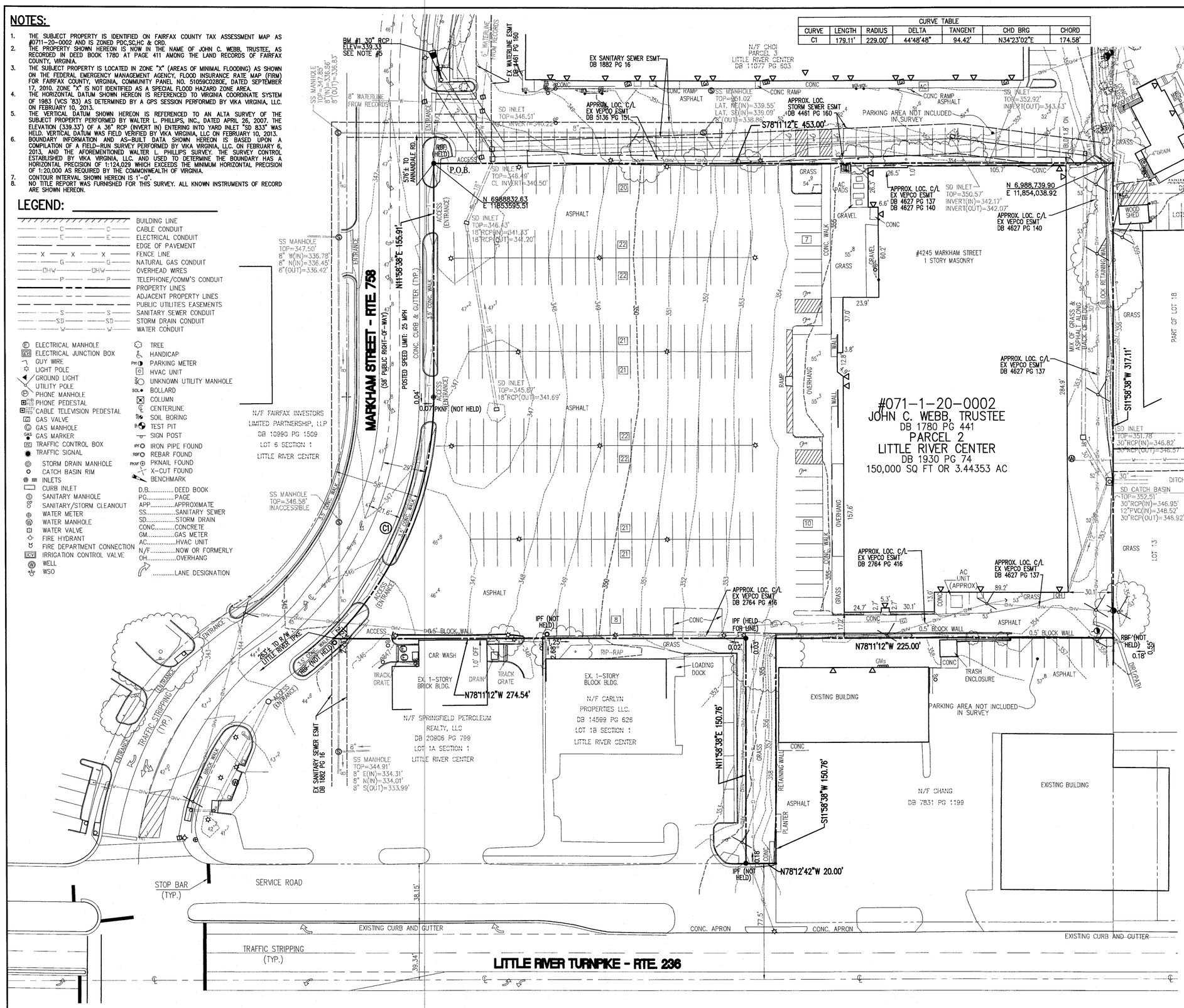
1. THE SUBJECT PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP AS #0711-20-0002 AND IS ZONED PDC,SC,HC & CRD.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF JOHN C. WEBB, TRUSTEE, AS RECORDED IN DEED BOOK 1780 AT PAGE 411 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) FOR FAIRFAX COUNTY, VIRGINIA, COMMUNITY PANEL NO. 51059C0280E, DATED SEPTEMBER 17, 2010. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
4. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS '83) AS DETERMINED BY A GPS SESSION PERFORMED BY VIKA VIRGINIA, LLC. ON FEBRUARY 10, 2013.
5. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO AN ALTA SURVEY OF THE SUBJECT PROPERTY PERFORMED BY WALTER L. PHILLIPS, INC., DATED APRIL 26, 2007. THE ELEVATION (339.33') OF A 36" RCP (INVERT IN) ENTERING INTO YARD INLET "SD 833" WAS HELD. VERTICAL DATUM WAS FIELD VERIFIED BY VIKA VIRGINIA, LLC ON FEBRUARY 10, 2013.
6. BOUNDARY INFORMATION AND AS-BUILT DATA SHOWN HEREON IS BASED UPON A COMPILATION OF A FIELD-RUN SURVEY PERFORMED BY VIKA VIRGINIA, LLC. ON FEBRUARY 6, 2013, AND THE AFOREMENTIONED WALTER L. PHILLIPS SURVEY. THE SURVEY CONTROL ESTABLISHED BY VIKA VIRGINIA, LLC. AND USED TO DETERMINE THE BOUNDARY HAS A HORIZONTAL PRECISION OF 1:124,029 WHICH EXCEEDS THE MINIMUM HORIZONTAL PRECISION OF 1:20,000 AS REQUIRED BY THE COMMONWEALTH OF VIRGINIA.
7. CONTOUR INTERVAL SHOWN HEREON IS 1'-0".
8. NO TITLE REPORT WAS FURNISHED FOR THIS SURVEY. ALL KNOWN INSTRUMENTS OF RECORD ARE SHOWN HEREON.

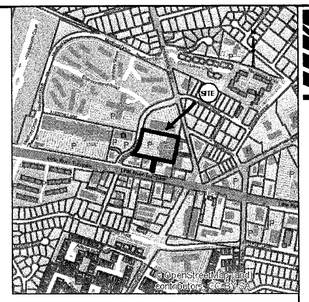
LEGEND:

- BUILDING LINE
- CABLE CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMM'S CONDUIT
- PROPERTY LINES
- ADJACENT PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- ELECTRICAL MANHOLE
- ELECTRICAL JUNCTION BOX
- GUY WIRE
- LIGHT POLE
- GROUND LIGHT
- UTILITY POLE
- PHONE MANHOLE
- PHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- GAS VALVE
- GAS MANHOLE
- GAS MARKER
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL
- STORM DRAIN MANHOLE
- CATCH BASIN RIM
- INLETS
- CURB INLET
- SANITARY MANHOLE
- SANITARY/STORM CLEANOUT
- WATER METER
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- IRRIGATION CONTROL VALVE
- WELL
- WSO
- TREE
- HANDICAP
- PARKING METER
- HVAC UNIT
- UNKNOWN UTILITY MANHOLE
- BOLLARD
- COLUMN
- CENTERLINE
- SOIL BORING
- TEST PIT
- SIGN POST
- IRON PIPE FOUND
- REBAR FOUND
- PKNAIL FOUND
- X-CUT FOUND
- BENCHMARK

D.B.....DEED BOOK
PG.....PAGE
APP.....APPROXIMATE
SS.....SANITARY SEWER
SD.....STORM DRAIN
CONC.....CONCRETE
GM.....GAS METER
AC.....HVAC UNIT
N/F.....NOW OR FORMERLY
OH.....OVERHANG
.....LANE DESIGNATION

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHORD
C1	179.11'	229.00'	44°48'48"	94.42'	N34°23'02"E	174.58'





VICINITY MAP 1"=1000'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PARKING TABULATION:

STANDARD STRIPED PARKING SPACES.....217
HANDICAP STRIPED PARKING SPACES.....4

TOTAL STRIPED PARKING SPACES ON SITE.....221

* PARKING SPACES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND VISUAL INSPECTION. VIKA VA DOES NOT CERTIFY THAT SPACES ARE STRIPED IN ACCORDANCE WITH REQUIRED JURISDICTIONAL STANDARDS.

AREA TABULATION:

SUBJECT PROPERTY – 150,000 SQ FT OR 3.44353 ACRES

UTILITY NOTE:

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION, AERIAL SURVEY LOCATIONS, AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING.
THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS, LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY		PLAN # / SHEET #
TELEPHONE.....	MCI COMMUNICATIONS	NO FACILITIES (RESP. REC'D 2-21-13)
	VERIZON COMMUNICATIONS	NO FACILITIES (RESP. REC'D 2-21-13)
	LEVEL 3 COMMUNICATIONS	NO RESPONSE AT THIS TIME
	AT&T	NO FACILITIES (RESP. REC'D 2-06-13)
GAS.....	WASHINGTON GAS	ADDED TO BASE (RESP. REC'D 2-01-13)
	COLUMBIA GAS	NO FACILITIES (RESP. REC'D 1-29-13)
ELECTRIC.....	DOMINION VIRGINIA POWER	NO RESPONSE AT THIS TIME
	NOVEC	NO RESPONSE AT THIS TIME
CABLE TV.....	COMCAST	NO RESPONSE AT THIS TIME
	COX COMMUNICATIONS	NO RESPONSE AT THIS TIME
WATER AND SEWER...	FAIRFAX COUNTY	NO RESPONSE AT THIS TIME
	CITY OF FALLS CHURCH	NO RESPONSE AT THIS TIME
MISS UTILITY		TICKET #

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

COMMONWEALTH OF VIRGINIA
6/6/2014
FRANKLIN E. JENKINS
LIC. NO. 2429
LAND SURVEYOR

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

MARKHAM PLACE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS PLAN

VIKA REVISIONS
REV. 1/27/2014
REV. 4/28/2014
REV.7/18/2014
REV.8/5/2014
REV.8/25/2014
REV.10/10/2014

DATE: 12 DEC 2013
DES. FEJ | DWN. CSP
SCALE: 1"=30'
PROJECT/FILE NO. VV7553
SHEET NO. C-4

RP/SP:

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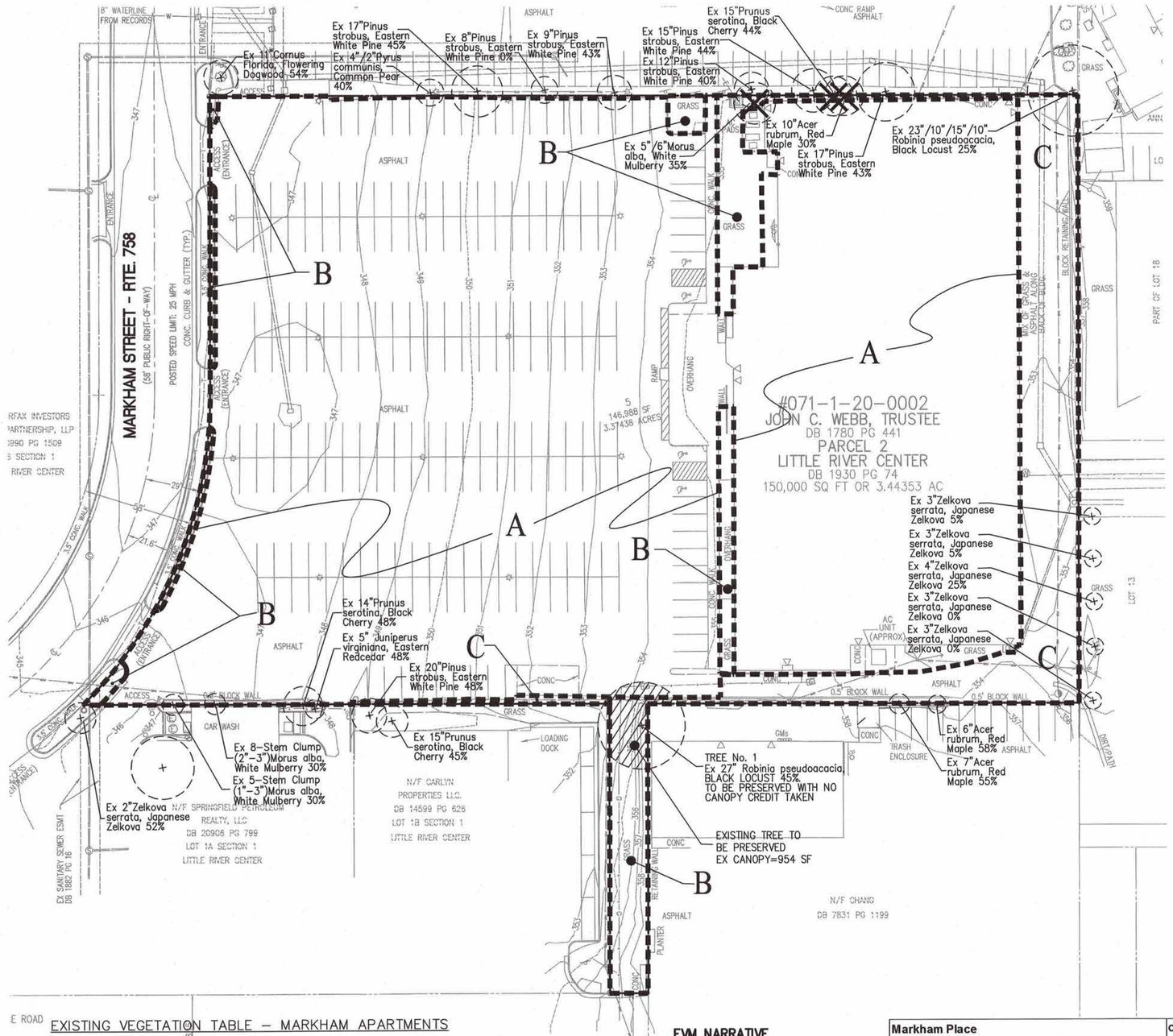

EXISTING VEGETATION TABLE – MARKHAM APARTMENTS

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED/ MAINTAINED	N/A	129,090 SF (2.963 AC)	N/A	N/A	DEVELOPED BOWLING FACILITY WITH SURFACE PARKING.
"B"	DEVELOPED & UNMAINTAINED LANDSCAPING	N/A	7,840 SF (0.180 AC)	POOR/FAIR	SEE COVER TYPE TABLE	VARIOUS TREE SPECIES WITH LAWN / TURF AREA SPACES.
"C"	DEVELOPED/ UNMAINTAINED SEMI-PERVIOUS AREA	N/A	13,070 SF (0.300 AC)	GOOD	SEE COVER TYPE TABLE	SEMI-PERVIOUS LANDSCAPE / TURF AREA. A LARGE PORTION OF THIS AREA IS COMPACTED GRAVEL WITH AREAS OF GRASS.
TOTAL AREA	–	–	150,000 SF (3.443 AC)	–	–	–

EXISTING VEGETATION COVER TYPES

AREA B & C TREE SPECIES

Acer rubrum – Red Maple
Morus alba – White Mulberry
Prunus serotina – Black Cherry
Robinia pseudoacacia – Black Locust

EVM NARRATIVE

100% OF THE SUBJECT SITE HAD BEEN DEVELOPED AS A BOWLING RECREATION FACILITY WITH ASSOCIATED PARKING AND PERIPHERAL LANDSCAPING. 86% OF THIS SITE IS BUILDING AND ASPHALT PARKING. 5% OF THE SITE TURF/ TREE GREEN SPACE. MOST OF THE LANDSCAPE AREAS ARE UNMAINTAINED. THE MAJORITY OF THE TREES INVENTORIED APPEAR TO BE VOLUNTEER PLANT MATERIAL THAT HAD GONE TO SEED BY NATURAL CAUSES. THESE TREES INVENTORIED WOULD BE CONSIDERED OF LOW VALUE AND SHOULD NOT BE CONSIDERED TO BE PRESERVED. THE REMAINING 9% OF THE SITE AREA IS A PERVIOUS AREA PERIPHERAL TO THE BUILDING AND A MIX OF GRAVEL AND GRASS TURF.
THIS CDP/FDP CALLS FOR FULL REDEVELOPMENT OF THIS SITE WHERE THE EXISTING STRUCTURES, SURFACE PARKING AREA AND ASSOCIATED LANDSCAPING WILL BE REMOVED. IT IS THE INTENT TO INSTALL NEW LANDSCAPING WITH THIS REDEVELOPMENT.
THE PRIMARY ON-SITE SPECIES IDENTIFIED ARE OUTLINED ABOVE. THE OVERALL GENERAL HEALTH AND CONDITION OF THE EXISTING PLANT MATERIAL IS CONSIDERED FAIR TO POOR.

* NOTE
SEE PFM WAIVERS REQUESTED, NOTE NUMBER 5 ON SHEET C-2. SEE TREE PRESERVATION TARGET DEVIATION REQUEST ON THIS SHEET.

Markham Place			October 9, 2014
Table 12.3 Tree Preservation Target Calculations and Statement			
A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	1,567	see § 12-0508.2
B	Percentage of gross site area covered by existing tree canopy =	1.04%	
C	Percentage of 10-year tree canopy required for site =	10%	see Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	1.04%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0.0%	
F	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
G	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the T	C-5	Provide sheet number, see § 12-0508.3
H	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4	YES	see § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	YES	
P:\projects\7553\7553A\DATA\Landscape\[Fix Co 10-yr Reqmt1.xls]Sheet1 (2)			

LEGEND

EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE PRESERVED WITH NO CANOPY CREDIT TAKEN

ENGINEERS ◇ PLANNERS ◇ LANDSCAPE ARCHITECTS ◇ SURVEYORS ◇ SUSTAINABLE DESIGN

October 09, 2014

Mr. Keith Cline, Director UFMD
Forest Conservation Branch, DPWES
Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503

RE: Markham Place
Tree Preservation Target Deviation Request
Conceptual Development Plan / Final Development Plan
RZ 2014-MA-003 and FDP 2014-MA-003
VIKA No: VV7553A

Dear Mr. Cline:

This letter is to request a deviation to the Tree Preservation Target (TPT) requirements for the above referenced site. The subject site is located in the Annandale Community Business Center (CBC) within the Annandale Planning District per the 2011 edition Fairfax County Comprehensive Plan. The above referenced site, Markham Place, is associated with the rezoning Conceptual Development Plan / Final Development Plan (CDP/FDP) number RZ 2014-MA-003 and FDP 2014-MA-003. This deviation is requested in whole and is based under the following two allowable deviation conditions as outlined in the Fairfax County Public Facilities Manuel (PFM). They are as follow:

> 12-0508.3A(2) - where meeting the Tree Preservation Target would require preservation of trees that do not meet the standards for health and structural condition and other vegetation and risk management requirements of § 12-0400 *et seq.*
>
> 12-508.3A(3) – where construction activities could be reasonably expected to impact existing trees or forested areas used to meet the Tree Preservation Target to the extent these would not likely survive in a healthy and structurally sound manner of a minimum of 10-years in accordance with the post-development standards for trees and forested areas provided in PFM §§ 12-0403 and 12-0404.

The total existing on-site canopy is 1,567 SF. Portions of the existing vegetation appears to have been planted with the development of the subject site. There is a portion of the existing vegetation that would be reported as volunteer trees which had gone to seed by natural causes. Additionally, an on-site vegetation condition inspection reveals that the subject vegetation has largely not been maintained and in-fact shows many cases where the vegetation is in significant decline, with poor structure, burdened by invasive plant material and in circumstances necrotic. Overall, the existing vegetation provides little contiguous tree canopy and does not provide high value vegetation. Along the south boundary an existing Black Locust, noted as tree number one (1), is specified to be preserved. This subject tree has 954 SF of existing canopy. However, tree-1 existing canopy area has not factored into the landscape computations (Table 12.10 sheet L-2).
A significant portion of the site will be razed of existing features (existing building and parking compound). The re-development will include major redesign of the utility infrastructure,

VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 ◇ McLean, Virginia 22102 ◇ 703.442.7800 Fax 703.761.2787
McLean, VA ◇ Germantown, MD ◇ Washington, DC
www.vika.com

building type and uses. Various landscape elements will also be a component of the redevelopment improvements.

The basis for this deviation is warranted as a result of the site engineering necessary within this portion of the Annandale CBC redesign and the observed and recorded low value of the existing vegetation. The proposed zoning for this site is PRM which has a 10% canopy requirement. With the redevelopment of this site the TPT vegetation requirements cannot be fulfilled.
It is hereby requested here that UFMD approve a deviation requirements in whole in favor of the provided landscape design which will hereby provide and satisfied the 10-year tree canopy requirements. Please refer to the concept landscape planting plans for the landscape design, tabulations and computations proposed with this submittal.

Thank you for your time and attention and should you have any questions or need additional information, please do not hesitate to contact our office.

Sincerely,
VIKA, Inc.

Nelson P. Kirchner, RLA,
Landscape Architect/ISA Certified Arborist
Associate

NPK/npk

X:\DATA\7000-9000\7553\VV7553A\Letter\Cline (Markham CDP-FDP Tree Preserve Deviant) (2014.10.09).doc

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
ISA CERTIFIED ARBORIST No. MA-4720AM

SIGNATURE _____ DATE 10/09/2014

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

VIKA
ENGINEERS ★ PLANNERS ★ LANDSCAPE ARCHITECTS ★ SURVEYORS ★ SUSTAINABLE DESIGN
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MARKHAM PLACE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

VIKA REVISIONS

REV. 10/10/2014
REV. 8/25/2014
REV. 8/05/2014
REV. 7/18/2014
REV. 4/28/2014
REV. 1/27/2014
DATE: DEC. 12, 2013

DES. NPK | DWN. NPK
SCALE: 1"=20'
PROJECT/FILE NO. VV7553A
SHEET NO. C-5

FILE: P:\projects\7553\7553A\CADD\PLANNING\PLANNING DRAWINGS\7553A104 - EVM.dwg USER: kirchner DATE: October 9, 2014 TIME: 3:29:29 PM

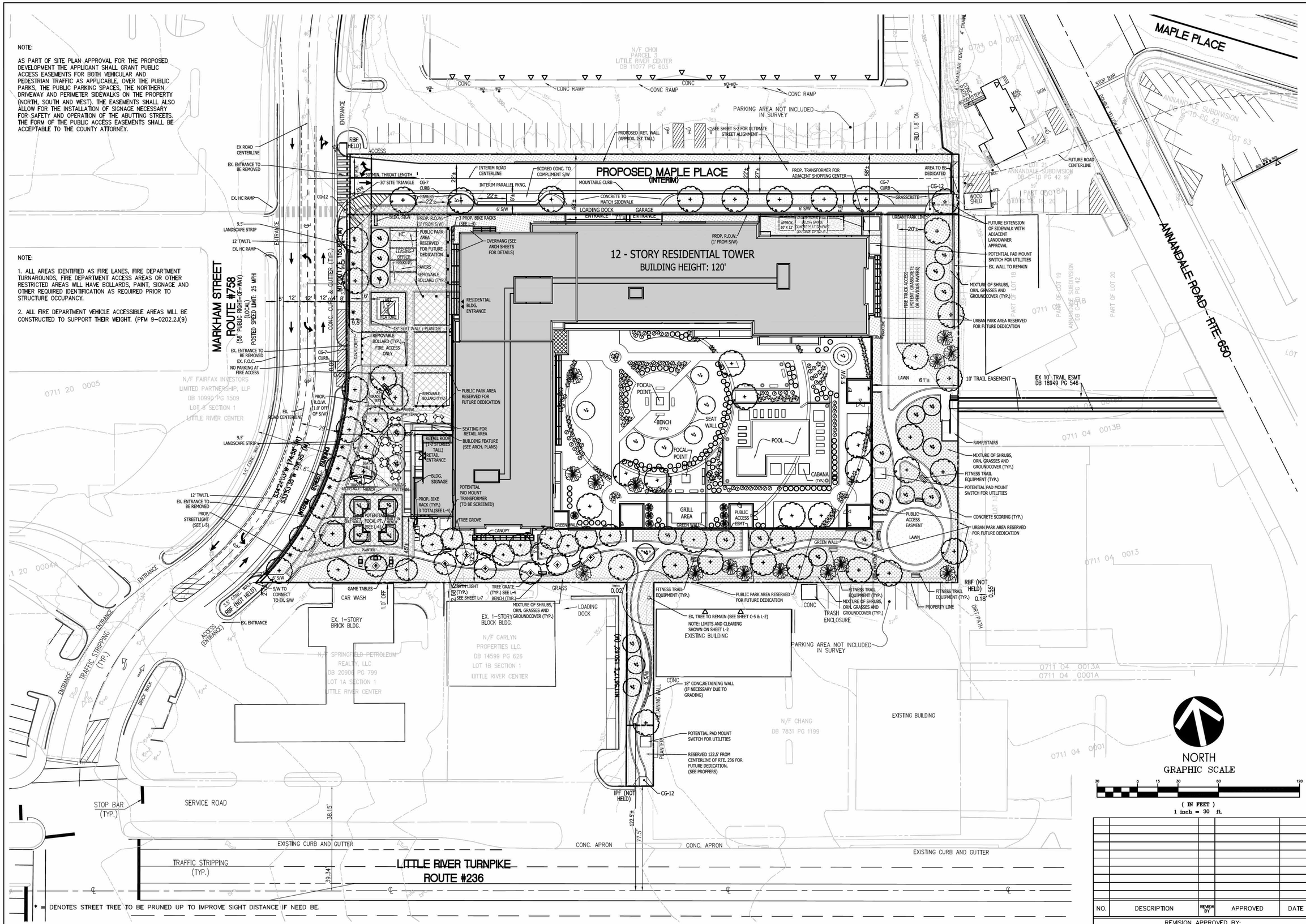
NOTE:

AS PART OF SITE PLAN APPROVAL FOR THE PROPOSED DEVELOPMENT THE APPLICANT SHALL GRANT PUBLIC ACCESS EASEMENTS FOR BOTH VEHICULAR AND PEDESTRIAN TRAFFIC AS APPLICABLE, OVER THE PUBLIC PARKS, THE PUBLIC PARKING SPACES, THE NORTHERN DRIVEWAY AND PERIMETER SIDEWALKS ON THE PROPERTY (NORTH, SOUTH AND WEST). THE EASEMENTS SHALL ALSO ALLOW FOR THE INSTALLATION OF SIGNAGE NECESSARY FOR SAFETY AND OPERATION OF THE ABUTTING STREETS. THE FORM OF THE PUBLIC ACCESS EASEMENTS SHALL BE ACCEPTABLE TO THE COUNTY ATTORNEY.

NOTE:

1. ALL AREAS IDENTIFIED AS FIRE LANES, FIRE DEPARTMENT TURNAROUNDS, FIRE DEPARTMENT ACCESS AREAS OR OTHER RESTRICTED AREAS WILL HAVE BOLLARDS, PAINT, SIGNAGE AND OTHER REQUIRED IDENTIFICATION AS REQUIRED PRIOR TO STRUCTURE OCCUPANCY.

2. ALL FIRE DEPARTMENT VEHICLE ACCESSIBLE AREAS WILL BE CONSTRUCTED TO SUPPORT THEIR WEIGHT. (PFM 9-0202.2J(9)



* = DENOTES STREET TREE TO BE PRUNED UP TO IMPROVE SIGHT DISTANCE IF NEED BE.

VIKA

ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 TYSONS, VIRGINIA 22102
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WWW.VIKA.COM

MARKHAM PLACE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDP/FDP

VIKA REVISIONS

REV. 10/10/2014
REV. 8/25/2014
REV. 8/05/2014
REV. 7/18/2014
REV. 4/28/2014
REV. 1/27/2014
DATE: DEC. 12, 2013

DES.	DWN.
DLK	DLK

SCALE: 1"=30

PROJECT/FILE NO. VV7553A

SHEET NO. C-6

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

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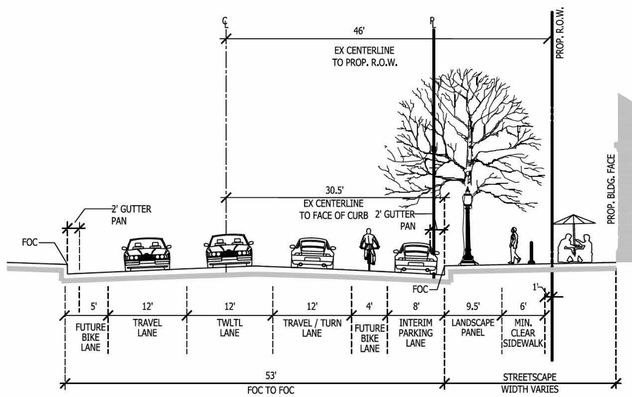
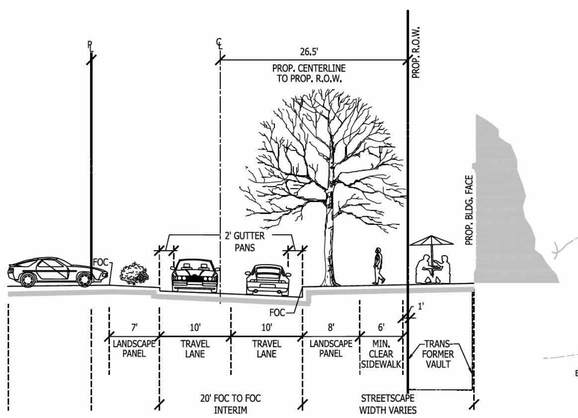


3-LANE LOCAL
MARKHAM STREET - SECTION A~A

SCALE: 1"=10'



2-LANE LOCAL
INTERIM MAPLE PLACE - SECTION B~B

SCALE: 1"=10'

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

VIKA

ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS SUSTAINABLE DESIGN

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W W W . V I K A . C O M

MARKHAM PLACE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

VEHICLE CIRCULATION & STRIPING PLAN

VIKA REVISIONS

REV. 10/10/2014
REV. 8/25/2014
REV. 8/05/2014
REV. 7/18/2014
REV. 4/28/2014
REV. 1/27/2014
DATE: DEC. 12, 2013

DES. DLK | DWN. DLK

SCALE: 1"=30

PROJECT/FILE NO. VV7553A

SHEET NO. C-7

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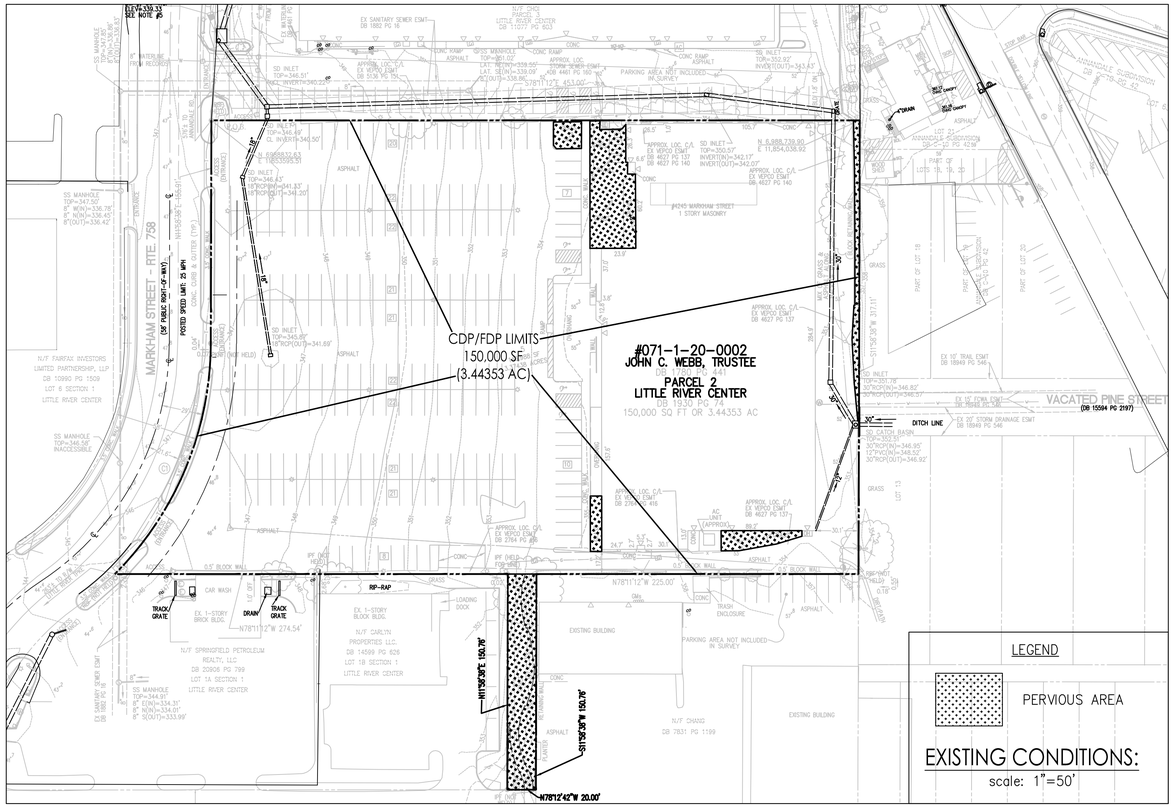

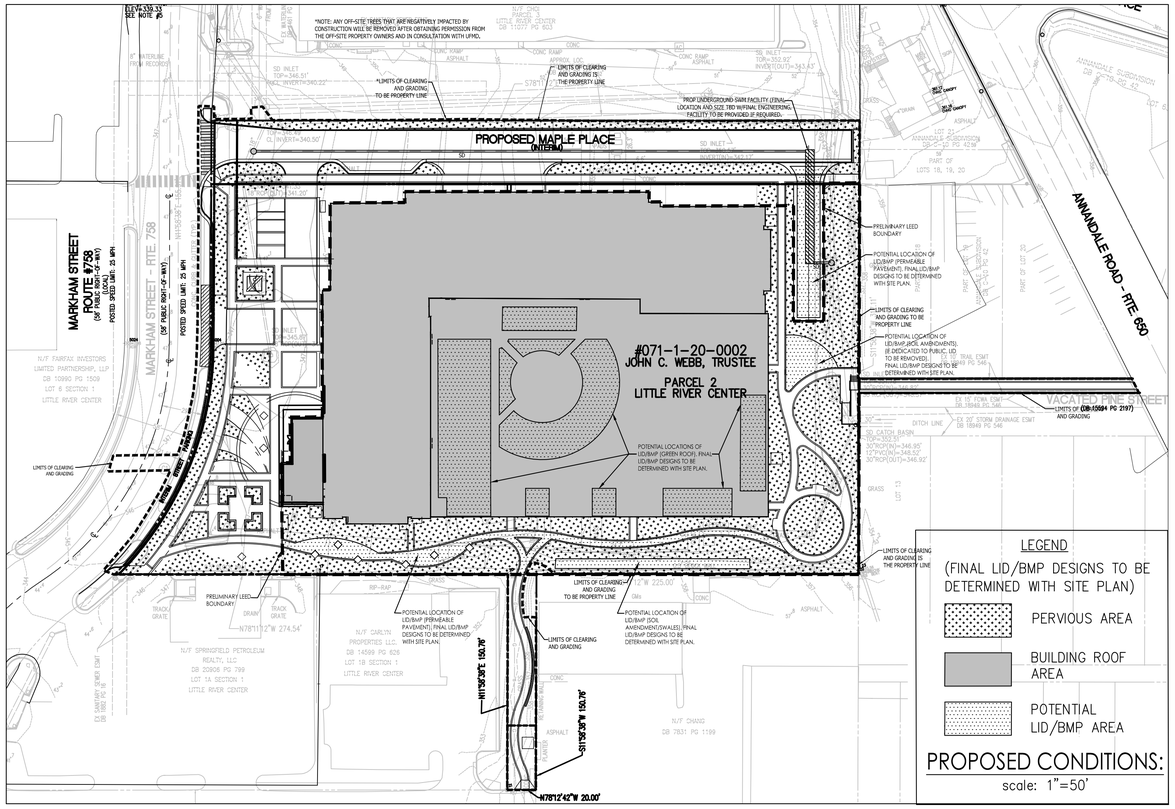

STORMWATER RUNOFF COMPUTATIONS (tc = 5 min)

PREDEVELOPMENT RUNOFF
A=3.44 AC
IMPERVIOUS=3.27 AC
PERVIOUS=0.17 AC
C=0.87
i2=5.45, i10=7.27

Q2= 16.31 CFS, Q10= 21.76 CFS

POST-DEVELOPMENT RUNOFFF
A=3.44 Ac
IMPERVIOUS=2.71 AC
PERVIOUS=0.73 AC
C=0.77
i2=5.45, i10=7.27
Q2= 14.44 CFS, Q10= 19.26 CFS

STORMWATER MANAGEMENT NARRATIVE–QUANTITY

ON THE EXISTING 3.44 ACRE SITE THERE EXISTS A COMMERCIAL OFFICE BUILDING AND SURFACE PARKING. THE EXISTING SITE IS APPROXIMATELY 95% IMPERVIOUS WITH NO EVIDENCE OF EXISTING STORMWATER MANAGEMENT FACILITIES ON SITE FROM RECORD OR VISUAL INSPECTION. THE PROPOSED SITE WILL BE APPROXIMATELY 79% IMPERVIOUS AND WILL PROVIDE STORMWATER MANAGEMENT IN ACCORDANCE WITH THE 2009 STATE VSMP REGULATIONS AND THUS THE ASSOCIATED PFM WATER QUALITY REQUIREMENT FOR REDEVELOPMENT AS DESCRIBED IN PFM SECTION 6–0401.2B. THE SITE WILL BE GRANDFATHERED THROUGH THE PROCESS OUTLINED IN FAIRFAX COUNTY TECHNICAL BULLETINS 14–04 AND 14–06.

IN THE EXISTING CONDITION, THE MAJORITY OF THE PROPERTY DRAINS TO THE NORTHWESTERN CORNER OF THE SITE AND OUTFALLS INTO TWO GRATE INLETS AND IS CONVEYED OFFSITE VIA AN EX 18" RCP STORM. THE 18" STORM THEN CONNECTS TO AN EX 30" RCP STORM DRAIN AND IS CONVEYED IN A NORTHERLY DIRECTION. THE POST DEVELOPED RUNOFF MUST BE LESS THAN OR EQUAL TO THE EXISTING (CURRENT) RUNOFF. THE REDEVELOPMENT PROPOSES A REDUCTION OF IMPERVIOUSNESS ON THE SITE AND A CORRESPONDING REDUCTION IN STORMWATER RUNOFF. NO ADDITIONAL STORM DETENTION FACILITIES ARE REQUIRED TO MEET PFM REQUIREMENTS, AS REFERENCED ABOVE. A WAIVER TO PERMIT UNDERGROUND DETENTION FACILITIES IS REQUESTED IF ADDITIONAL DETENTION IS REQUIRED TO MEET LEED REQUIREMENTS.

VA STATE
GRID NORTH
(VSC 83)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

STORMWATER MANAGEMENT NARRATIVE–BMP QUALITY

ON THE EXISTING 3.44 ACRE SITE THERE EXISTS A COMMERCIAL OFFICE BUILDING AND SURFACE PARKING. THE EXISTING SITE IS APPROXIMATELY 95% IMPERVIOUS (3.27 AC) WITH NO EVIDENCE OF EXISTING STORMWATER MANAGEMENT FACILITIES ON SITE FROM RECORD OR VISUAL INSPECTION. THE PROPOSED SITE WILL BE APPROXIMATELY 79% (2.71 AC) IMPERVIOUS AND WILL PROVIDE STORMWATER MANAGEMENT IN ACCORDANCE WITH THE 2009 STATE VSMP REGULATIONS AND THUS THE ASSOCIATED PFM WATER QUALITY REQUIREMENT FOR REDEVELOPMENT AS DESCRIBED IN PFM SECTION 6–0401.2B. THE SITE WILL BE GRANDFATHERED THROUGH THE PROCESS OUTLINED IN FAIRFAX COUNTY TECHNICAL BULLETINS 14–04 AND 14–06.

THE CALCULATION BELOW GIVES THE REQUIRED PHOSPHOROUS REMOVAL FOR THE SUBJECT SITE (PFM SECTION 6–0401.2B):

%P = [1– 0.9 (Ipre/Ipost)] X 100
%P = [(1 – 0.9 (0.95 / 0.79)) X 100]
%P = –8.22% REMOVAL REQUIRED

AS EVIDENCED BY THE CALCULATION ABOVE, THE SIGNIFICANT REDUCTION OF IMPERVIOUSNESS FOR THE SUBJECT REDEVELOPMENT RESULTS IN A NEGATIVE PHOSPHORUS REMOVAL REQUIREMENT. THEREFORE, THE PROPOSED REDEVELOPMENT AND ITS ASSOCIATED REDUCTION OF IMPERVIOUS AREA WILL RESULT IN IMPROVED WATER QUALITY AND MEETS THE BMP REDEVELOPMENT REQUIREMENTS AS SET FORTH IN THE PFM. FOR COMPARISON PURPOSES, IF THE SITE WERE REDEVELOPED WITH THE SAME INTENSITY AS THE EXISTING CONDITIONS, A 10% PHOSPHORUS REMOVAL WOULD BE REQUIRED. IN ADDITION TO A REDUCTION IN IMPERVIOUSNESS AND RUNOFF, THE PROPOSED REDEVELOPMENT WILL RESULT IN AN INCREASE IN LANDSCAPE OPEN SPACE. LID/BMP FACILITIES MAY ALSO BE INCORPORATED TO PROVIDE ADDITIONAL WATER QUALITY TO MEET LEED REQUIREMENTS.

BELOW IS A LIST OF LID/BMPS FOR POTENTIAL USE. SEE PROPOSED CONDITIONS MAP (THIS SHEET) FOR POTENTIAL LID AREAS. (FINAL LID DESIGNS TO BE DETERMINED WITH SITE PLAN):

1. GREEN ROOF
2. PERMEABLE PAVERS
3. SOIL AMENDMENTS (TREAT SIDEWALKS)
4. VEGETATED SWALE

LEED NARRATIVE:

IN ADDITION TO COMPLYING WITH THE PFM REQUIREMENTS, THE SUBJECT DEVELOPMENT SHALL IMPLEMENT STRATEGIES TO MEET THE REQUIREMENTS OF LEED SSc 6.1 AND SSc 6.2 TO THE EXTENT POSSIBLE. THE FINAL LEED BOUNDARY WILL NOT INCLUDE THE FUTURE PUBLIC ROAD AND MAY BE REVISED AT SITE PLAN. THE USE OF MANUFACTURED SYSTEMS (SUCH AS STORMFILTERS, JELLYFISH, ETC.) MAY BE USED TO AUGMENT THE PROPOSED LIDS/BMPS.

UNDERGROUND DETENTION WAIVER REQUEST

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • SUSTAINABLE DESIGN

March 18, 2014

Mr. Durga Kharel
Fairfax County
Chief Stormwater Engineer – Site Review Central
12055 Government Center Parkway
Fairfax, VA 22035

RE: Underground SWM/BMP Waiver Request (WPFM)
Markham Apartments
RZ/FDP 2014-MA-003
Fairfax County Tax Map # 71-1-((20))-2
VIKA #VV7553A

Mr. Kharel:

On behalf of our client, we are submitting this request to waive the requirement of section 6-0303 of the Fairfax County Public Facilities Manual (PFM) regarding the use of underground stormwater facilities in residential developments. The urban nature of the proposed development does not lend itself to conventional at grade Storm Water Management (SWM) facilities, necessitating the facilities be placed underground. It is anticipated that the significant reduction of imperviousness from the existing condition to the proposed development will allow the BMP requirements to be met under the redevelopment criteria per PFM section 6-0401.2B. The reduction in site imperviousness will also result in a reduction in stormwater runoff thereby addressing county SWM requirements. The proposed underground facility will be utilized if additional detention is required to address LEED criteria or to address potential adequacy of outfall issues. The proposed stormwater vault will be located at the north drive aisle to the site and will capture/control runoff from the drive aisle and the proposed building footprint. The final size, configuration and location may be adjusted during final engineering.

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

VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200 • Tysons Corner, Virginia 22102 • 703.442.7800 Fax 703.761.2787
Tysons Corner, VA • Germantown, MD • Washington, DC
www.vika.com

Mr. Durga Kharel
Fairfax County
RE: Underground SWM/BMP Waiver Request (WPFM)
Markham Apartments
Fairfax County Tax Map # 71-1-((20))-2
VIKA #VV7553A
March 13, 2014
Page 2 of 2

It should be noted that due to the high number of residential units proposed in the subject development, costs for maintaining and/or replacing these SWM facilities are not expected to place a significant burden on the HOA or any residents.

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

Sincerely,
VIKA Virginia, LLC

Edmund J. Ignacio, PE
Senior Project Manager/ Vice President

EJI/smr

Enclosure: (A) CDP/FDP Sheet for Vault location reference
(B) Preliminary Size/Cost Information and Sketch

X:\DATA\7000-9999\7553\VV7553A\Waivers\Mkd-01\Underground SWM Vault Waiver\VV7553A Underground SWM Waiver Request (2014-3-18).doc

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ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS SUSTAINABLE DESIGN
8180 GREENSBORO DRIVE, SUITE 200 TYSONS, VIRGINIA 22102
(703) 442-7800 FAX (703) 761-2787
WWW.VIKA.COM

MARKHAM PLACE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT PLAN AND COMPUTATIONS

VIKA REVISIONS

REV. 10/10/2014
REV. 8/25/2014
REV. 8/05/2014
REV. 7/18/2014
REV. 4/28/2014
REV. 1/27/2014

DATE: DEC. 12, 2013	
DES. EJI	DWN. DM
SCALE: 1"=50'	
PROJECT/FILE NO. VV7553A	
SHEET NO. C–8	

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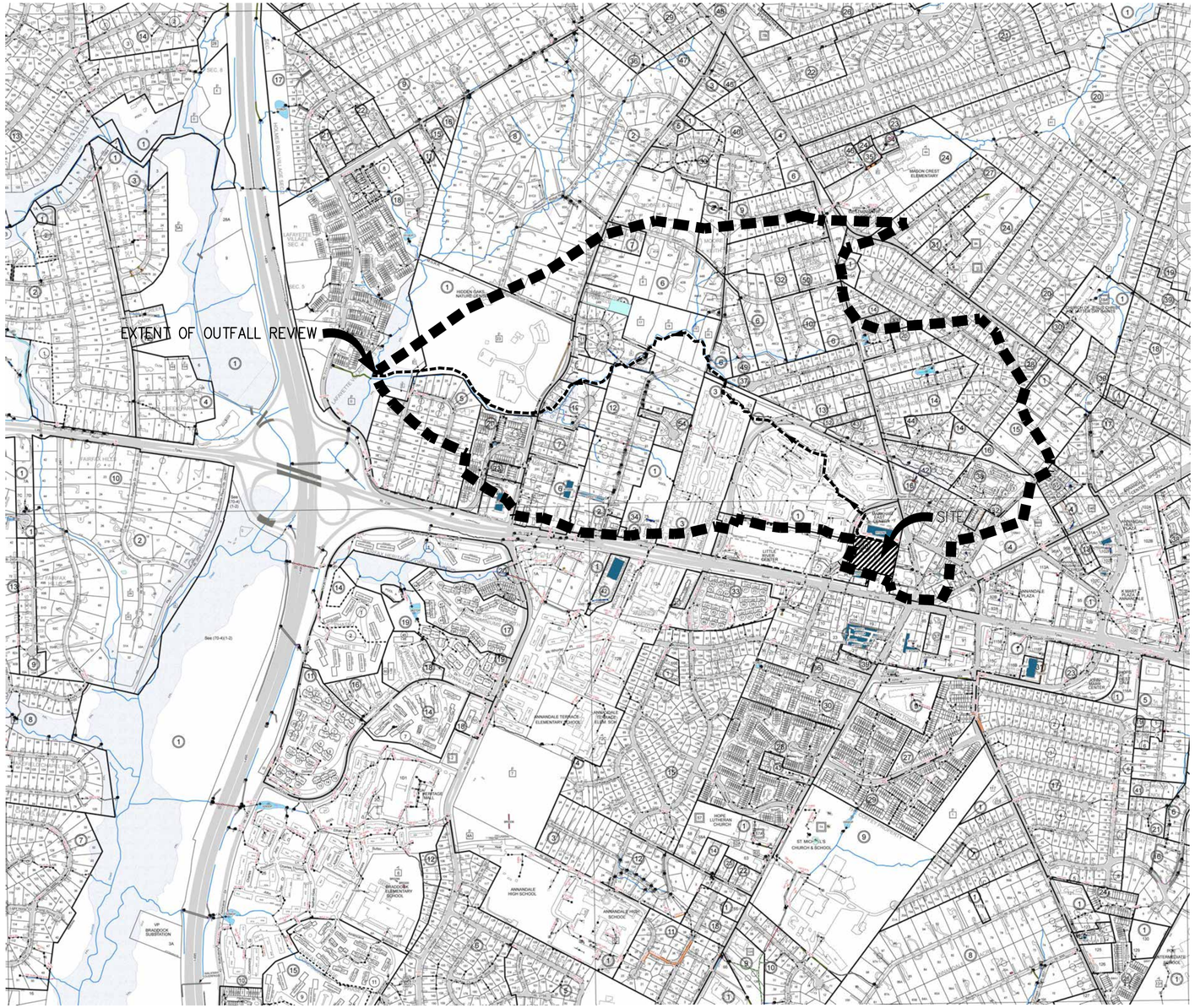

DRAINAGE AREA MAP

scale: 1"=400'

ADEQUATE OUTFALL NARRATIVE

THE SUBJECT PROPERTY IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 071-1 ((20)) 0002 AND IS LOCATED NORTH OF LITTLE RIVER TURNPIKE AND EAST OF MARKHAM STREET. THE SUBJECT PROPERTY IS CURRENTLY ZONED C-6 AND WILL BE REZONED PDC. IT IS BORDERED BY EXISTING RETAIL TO THE NORTH AND EAST, AND AN EXISTING GAS STATION TO THE SOUTH, AND MARKHAM STREET TO THE WEST.

THERE ARE TWO OUTFALLS ASSOCIATED WITH THE SITE LOCATED AT THE NORTHWESTERN CORNER AND EASTERN SIDE OF THE SITE. THE MAJORITY OF THE RUNOFF FROM THE SITE FLOWS INTO TWO EXISTING INLETS CONNECTED TO AN 18" RCP STORM THAT FLOWS OFFSITE IN A NORTHERLY DIRECTION AND CONNECTS TO AN EX 36" RCP STORM. THE SECOND OUTFALL CONSISTS OF A 30" RCP STORM THAT IS LOCATED ALONG THE EASTERN BOUNDARY OF THE SITE AND FLOWS OFFSITE IN A NORTHERLY DIRECTION, TURNS TO THE WEST AND CONNECTS TO THE 36" STORM THAT SERVES THE FIRST OUTFALL. FLOWS FROM THIS 36" STORM ARE CONVEYED IN A NORTHERLY AND THEN GENERALLY WESTERLY DIRECTION WITHIN A CLOSED CONDUIT SYSTEM AND ULTIMATELY INTO AN EXISTING NATURAL INCISED CHANNEL AND INTO THE COON BRANCH TRIBUTARY OF ACCOTINK CREEK. THE AREA OF THE SUBJECT SITE THAT OUTFALLS TO THIS LOCATION IS 3.44 ACRES. THE TOTAL AREA THAT DISCHARGES INTO COON BRANCH AT THIS POINT IS 359 ACRES, SATISFYING THE FAIRFAX COUNTY ZONING ORDINANCE REQUIREMENT OF THE OUTFALL HAVING A DRAINAGE AREA OF AT LEAST 100 TIMES THE SITE AREA (344 AC).

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

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

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (9-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 10I)

☑ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

☑ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet C-5, C-8

N/A ☒ 3. Provide

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond dam height (ft)
Totals						

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet C-5, C-8
Pond inlet and outlet pipe systems are shown on Sheet N/A

N/A ☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet ____
Type of maintenance access road surface noted on the plat is _____ (asphalt geoblock gravel etc.)

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

☑ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet C-8

☑ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet C-9

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

☑ 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 C-4

☑ 11. A submission waiver is requested for UNDERGROUND DETENTION (IF REQUIRED)

☑ 12. Stormwater management is not required because THE PROPOSED CONDITIONS REDUCE IMPERVIOUSNESS AND RUNOFF TO A LEVEL LESS THAN THE EXISTING CONDITIONS.

LEGEND:

DRAINAGE AREA

SITE AREA

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

VIKA
ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 TYSONS, VIRGINIA 22102
(703) 442-7800 FAX (703) 761-2787
WWW.VIKA.COM

MARKHAM PLACE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

ADEQUATE OUTFALL PLAN AND NARRATIVE

VIKA REVISIONS

REV. 10/10/2014
REV. 8/25/2014
REV. 8/05/2014
REV. 7/18/2014
REV. 4/28/2014
REV. 1/27/2014

DATE: DEC. 12, 2013
DES. EJI
DWN. KY
SCALE: AS SHOWN
PROJECT/FILE NO. VV7553A
SHEET NO. C-9

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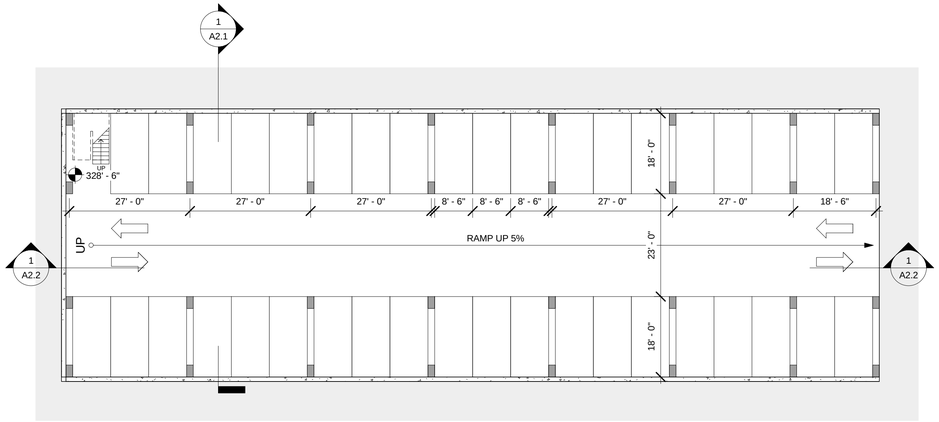
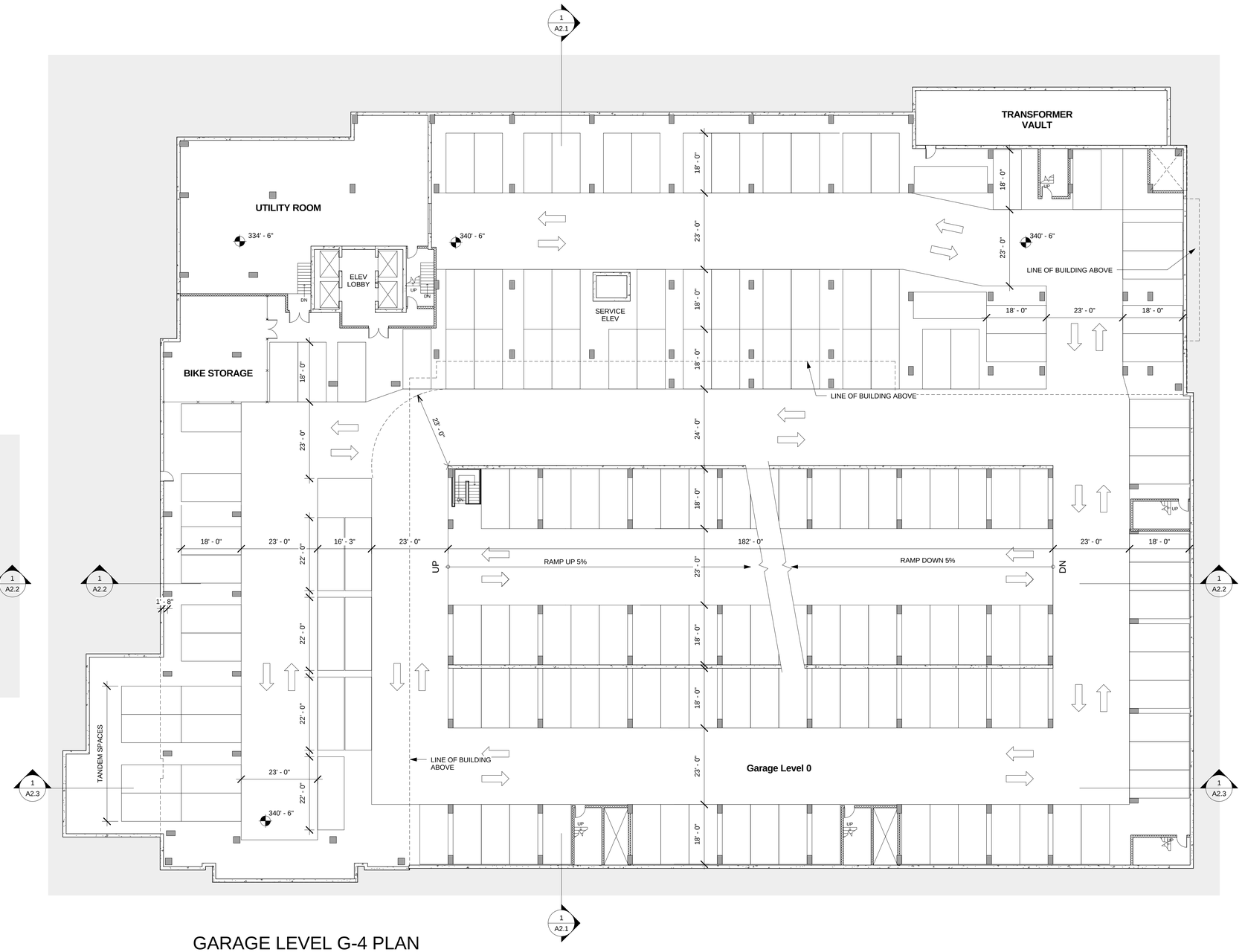


GARAGE LEVEL G-5 FLOOR PLAN



GARAGE LEVEL G-4 PLAN

MARKHAM PLACE

Southern Management Corportation

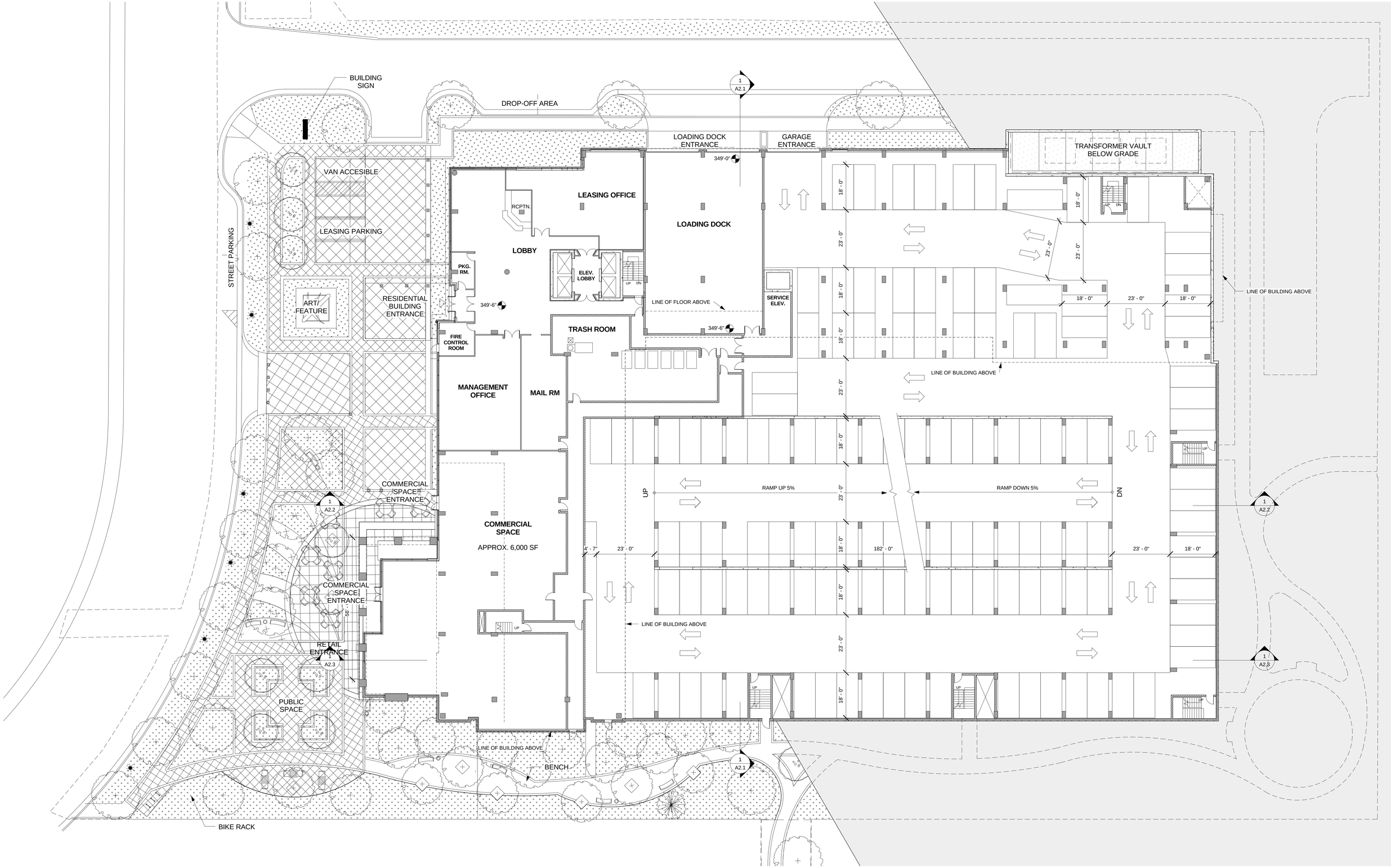
ARCHITECTS COLLABORATIVE, INC.

9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

Garage Level G-4 & G-5

1/16" = 1'-0" 08/04/14

A1.0



MARKHAM PLACE

First Floor Plan/ Garage Level 3

Southern Management Corportation

1/16" = 1'-0" 08/04/14

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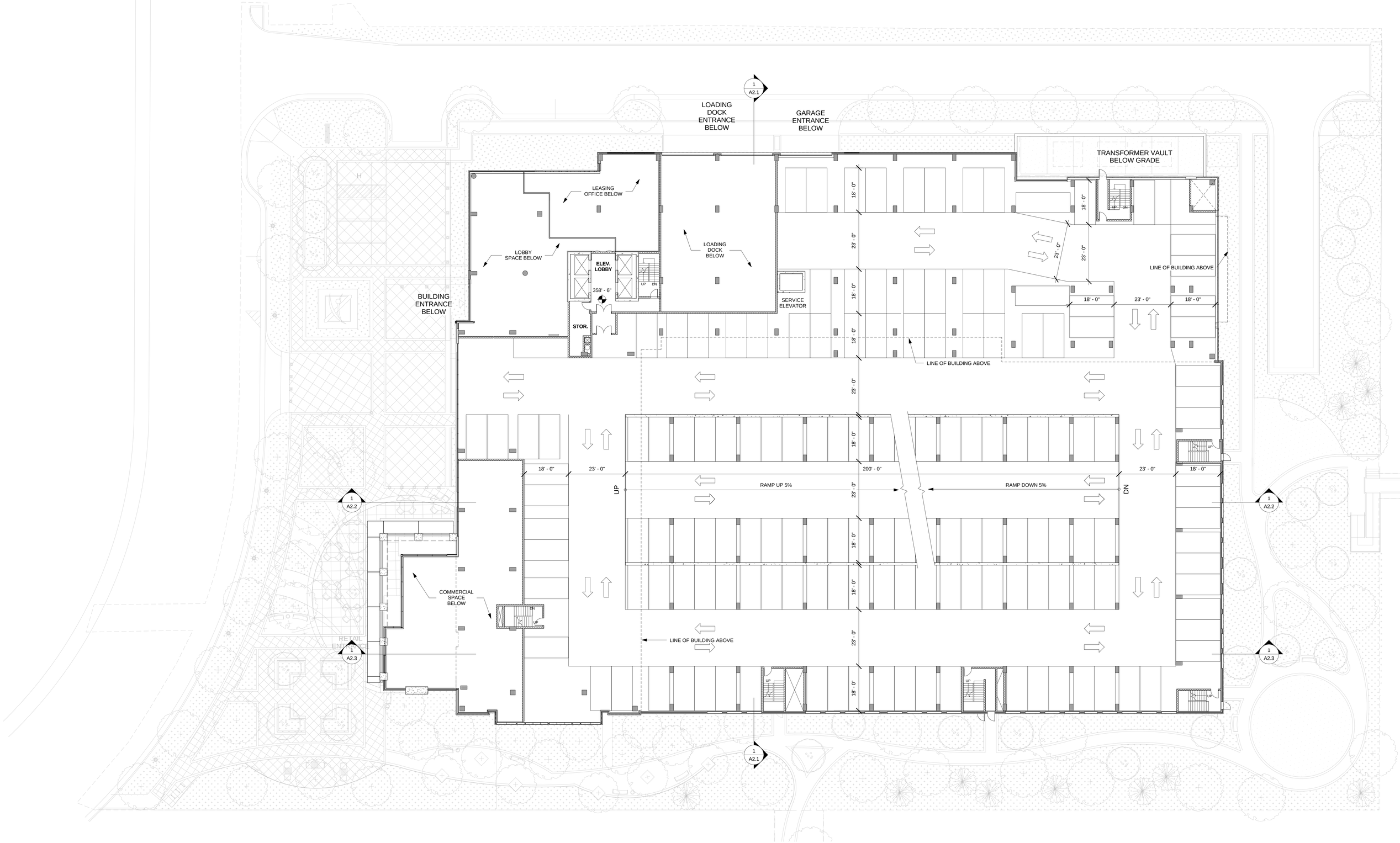
A1.1



MARKHAM PLACE

Second Floor Plan/ Garage Level 2

Southern Management Corporation

1/16" = 1'-0" 08/04/14

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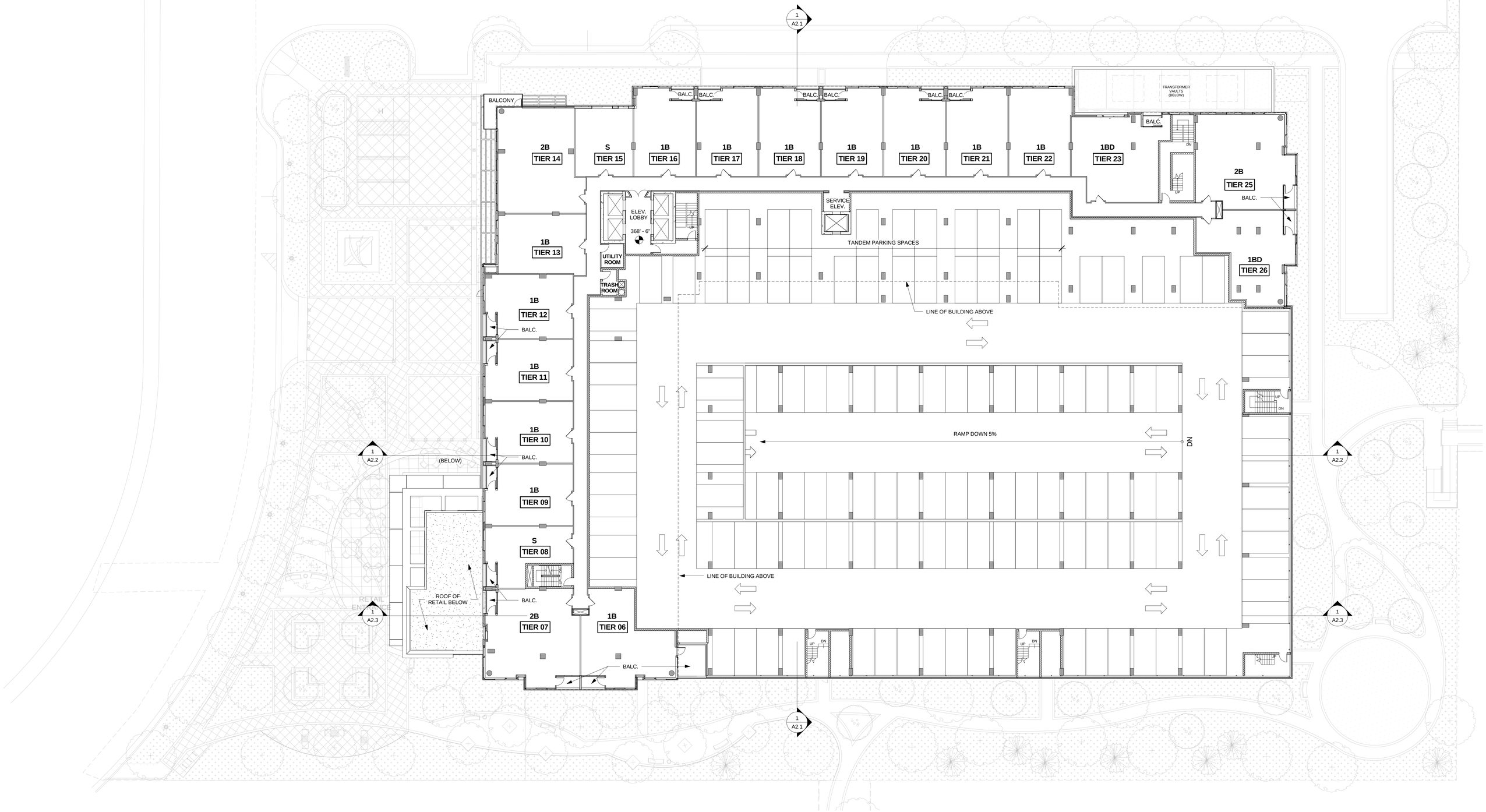
A1.2



MARKHAM PLACE

Southern Management Corportation

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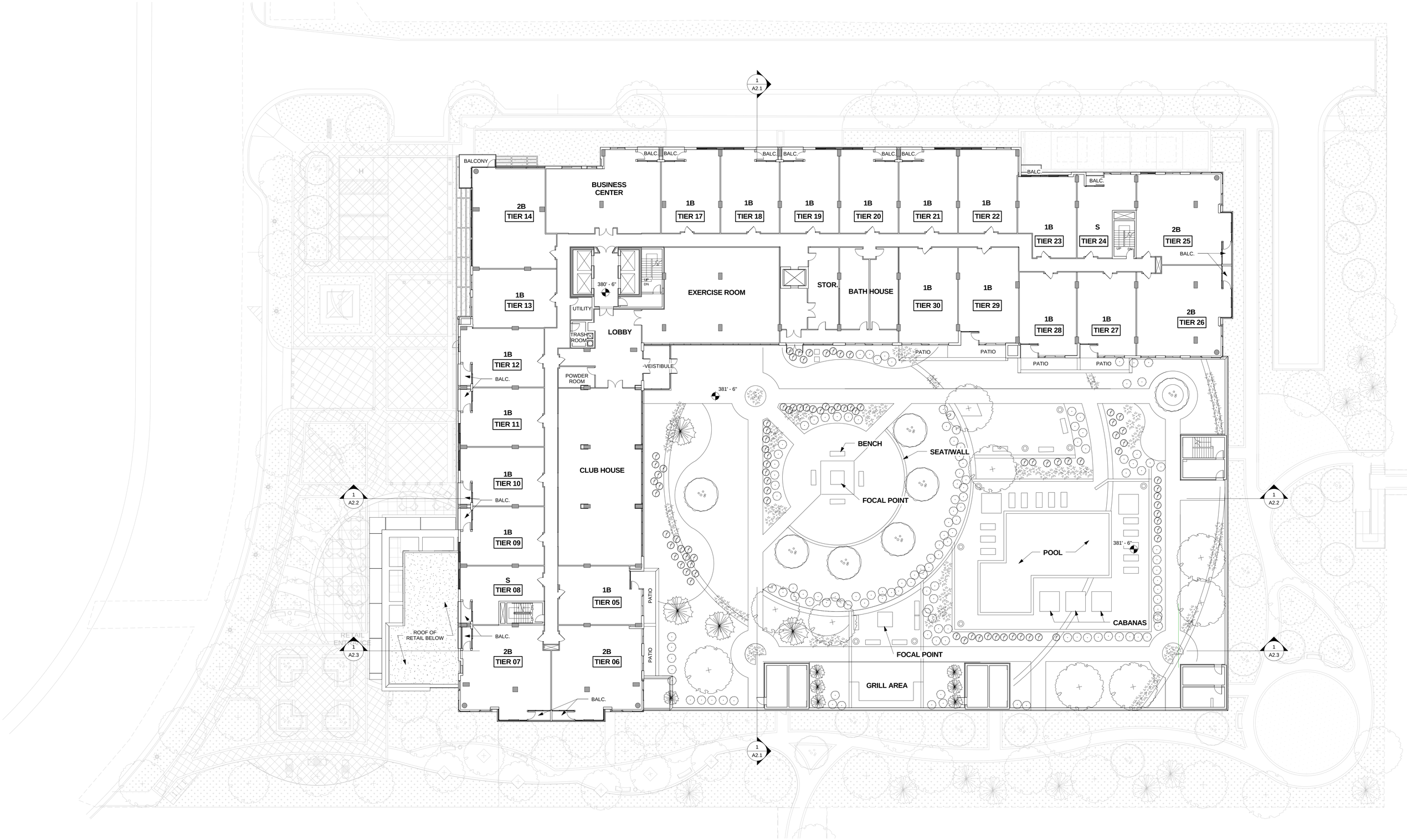
Third Floor Plan / Garage Level 1

1/16" = 1'-0" 08/04/14

A1.3



MARKHAM PLACE

Fourth Floor / Terrace Floorplan

Southern Management Corportation

1/16" = 1'-0" 08/04/14

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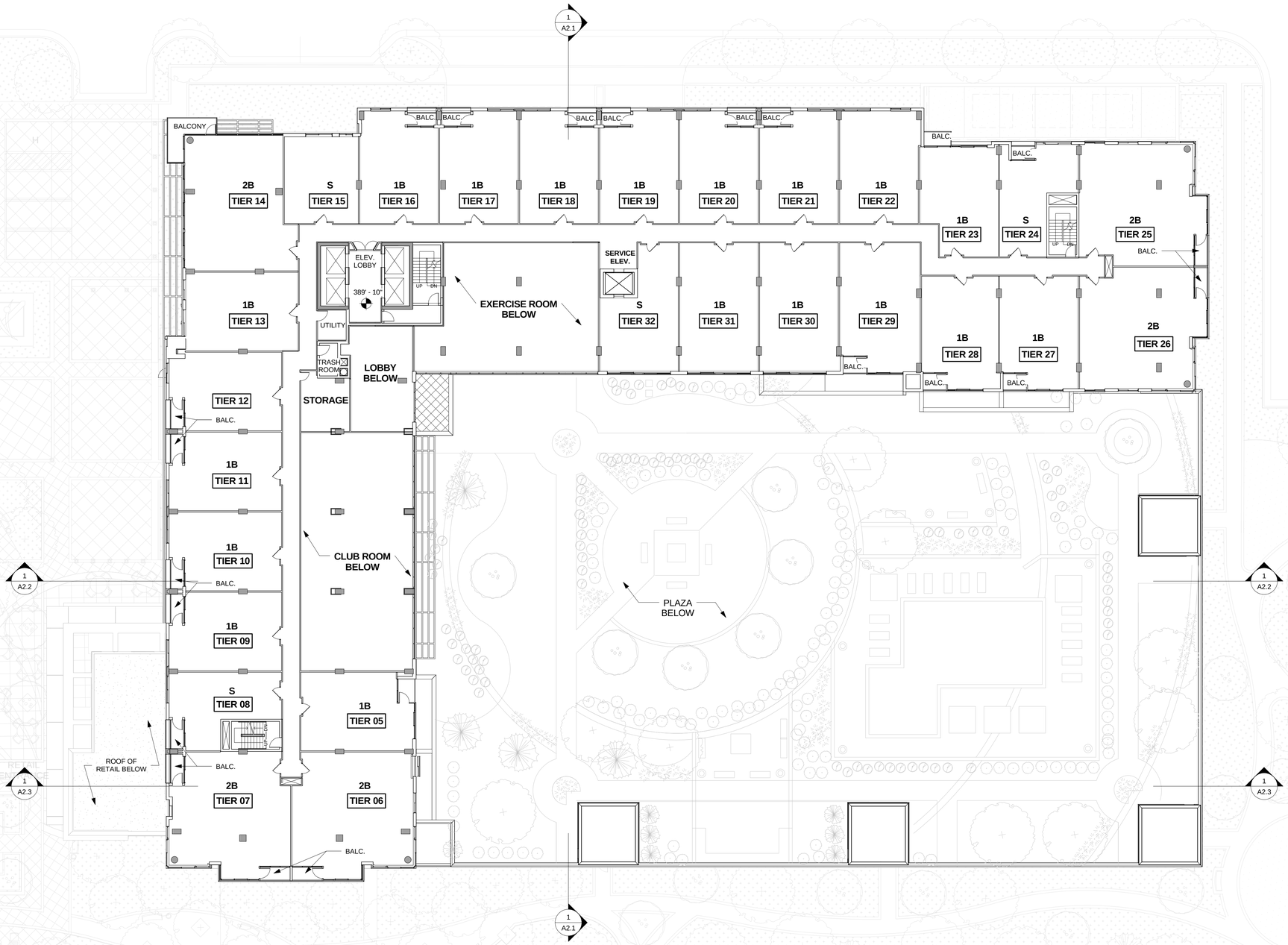
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

A1.4



MARKHAM PLACE

Fifth Floorplan

Southern Management Corportation

1/16" = 1'-0" 08/04/14

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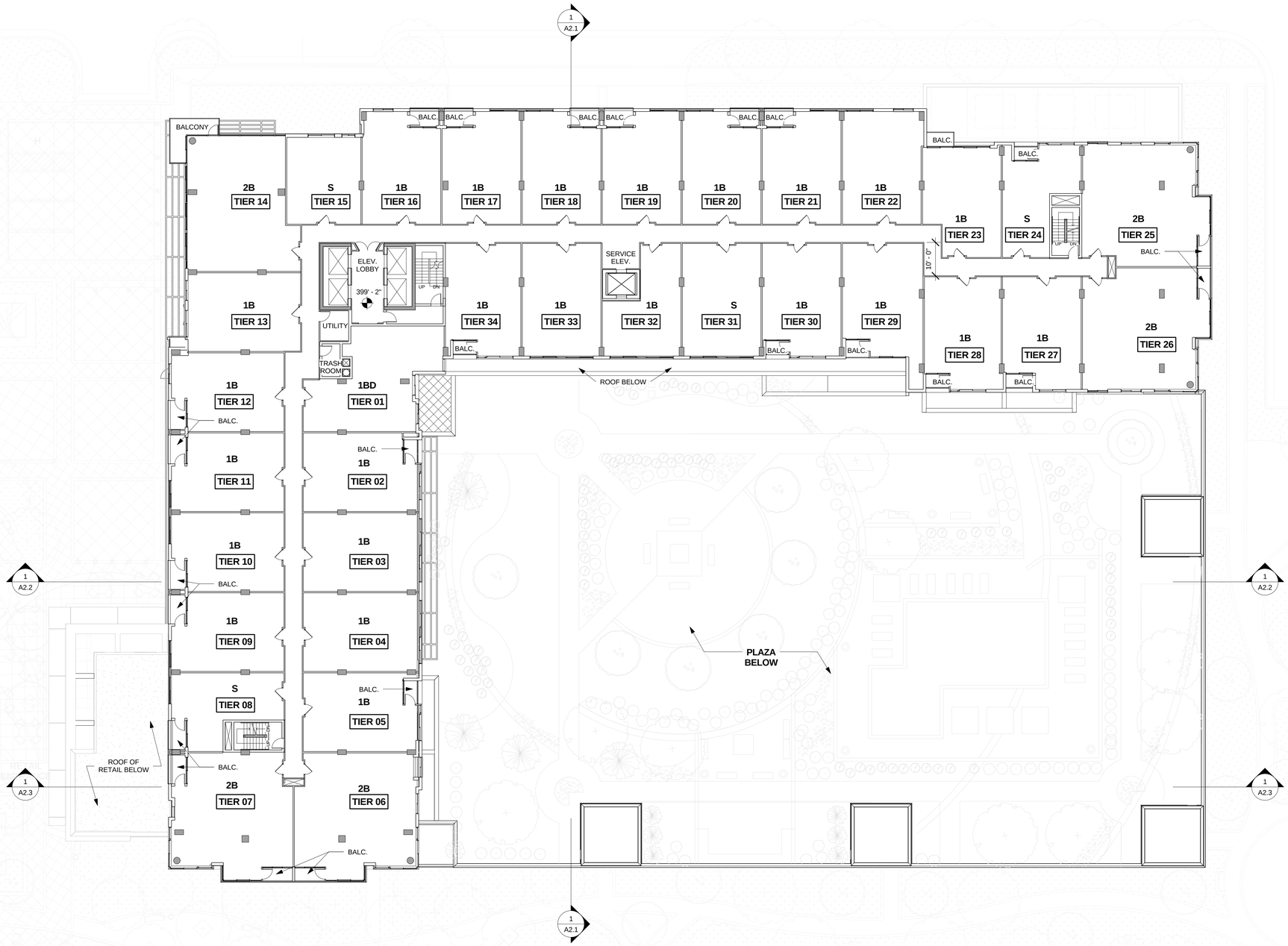
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

A1.5



MARKHAM PLACE

6th Thru 12th FloorPlan

Southern Management Corportation

1/16" = 1'-0" 08/04/14

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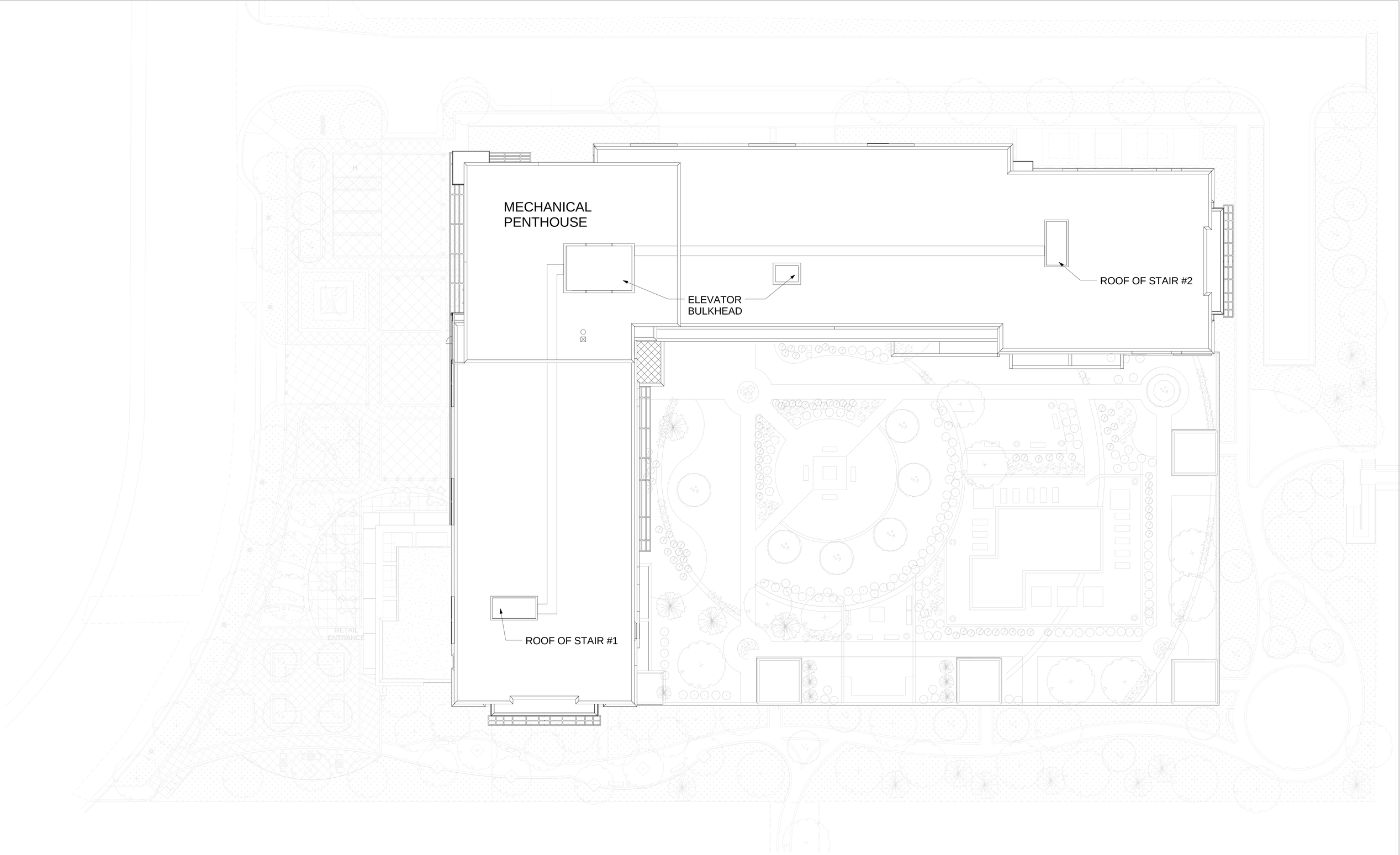
A1.6



MARKHAM PLACE

Roof Plan

Southern Management Corportation

1/16" = 1'-0" 08/04/14

ARCHITECTS COLLABORATIVE, INC.
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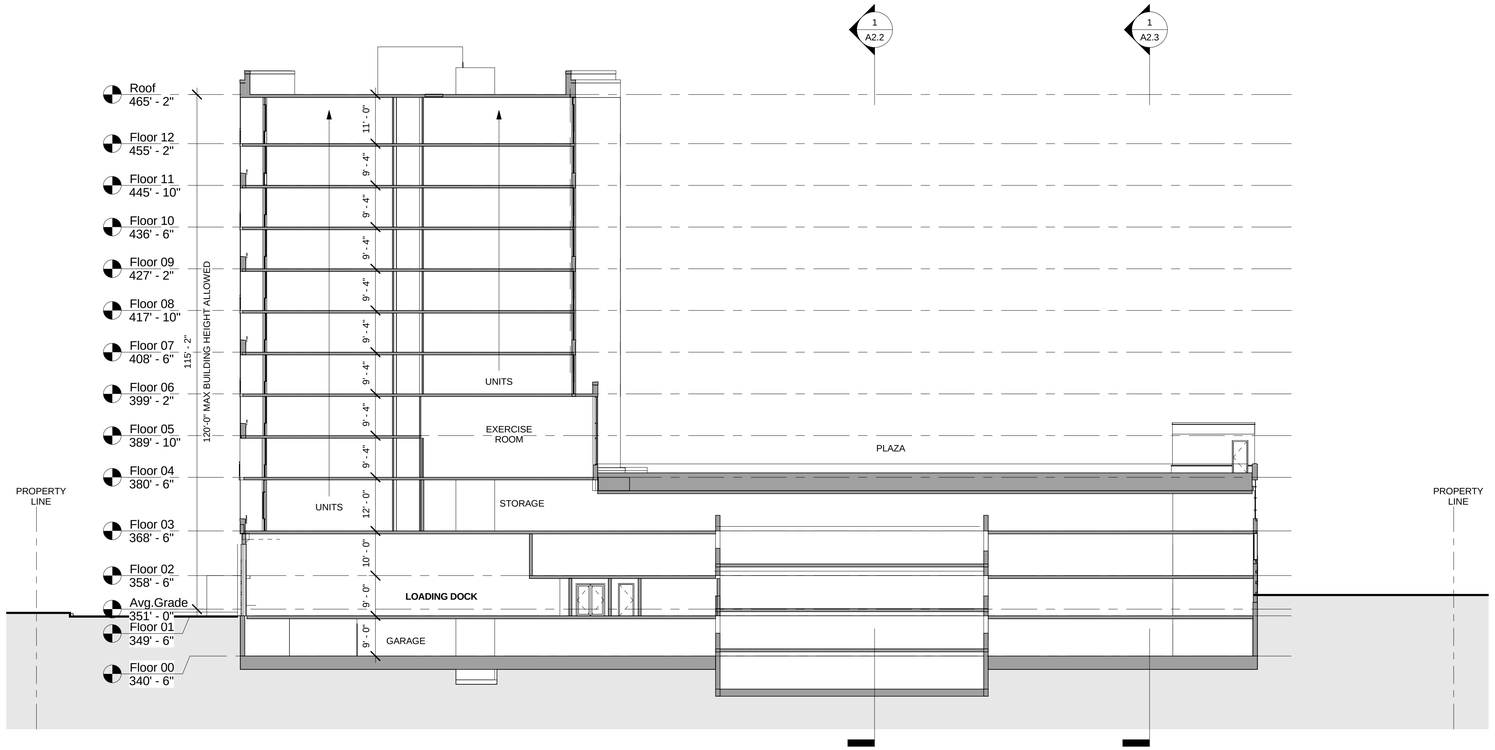
A1.7



MARKHAM PLACE

Loading Dock Building Section

Southern Management Corportation

1/16" = 1'-0" 08/04/14

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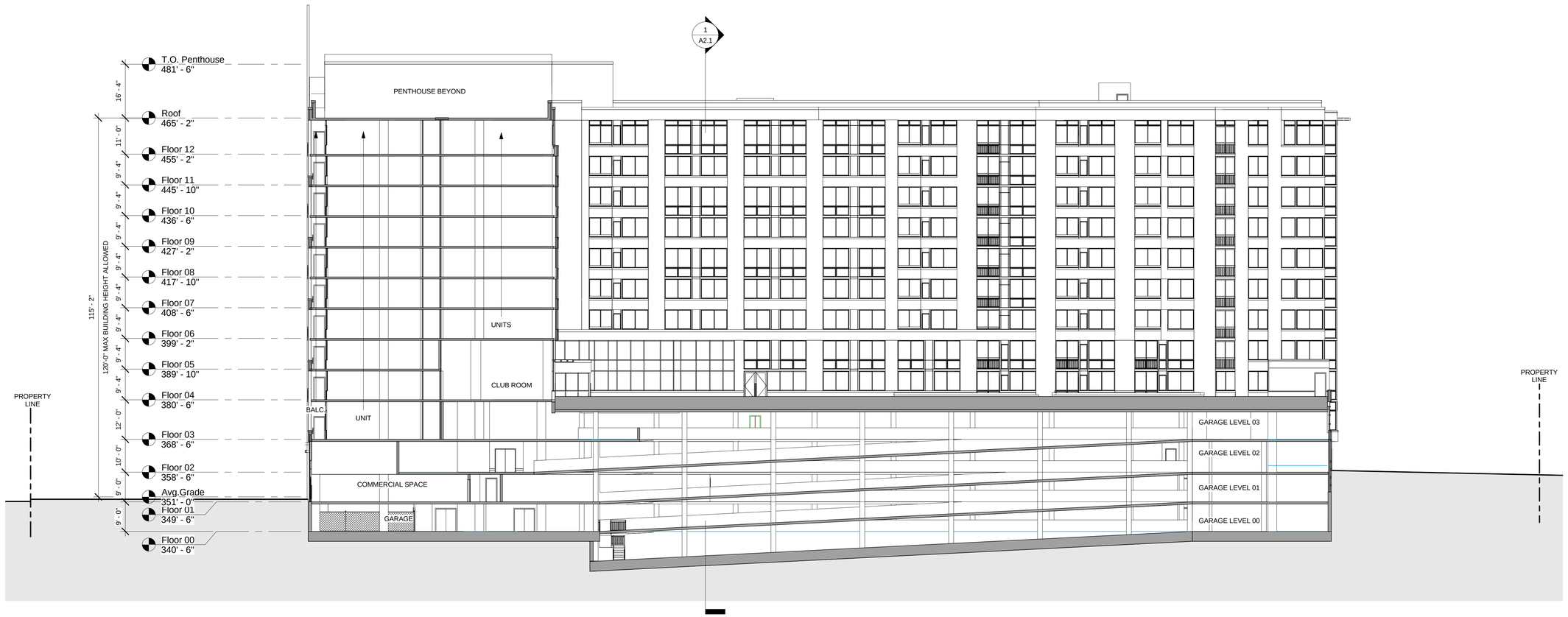
A2.1



MARKHAM PLACE

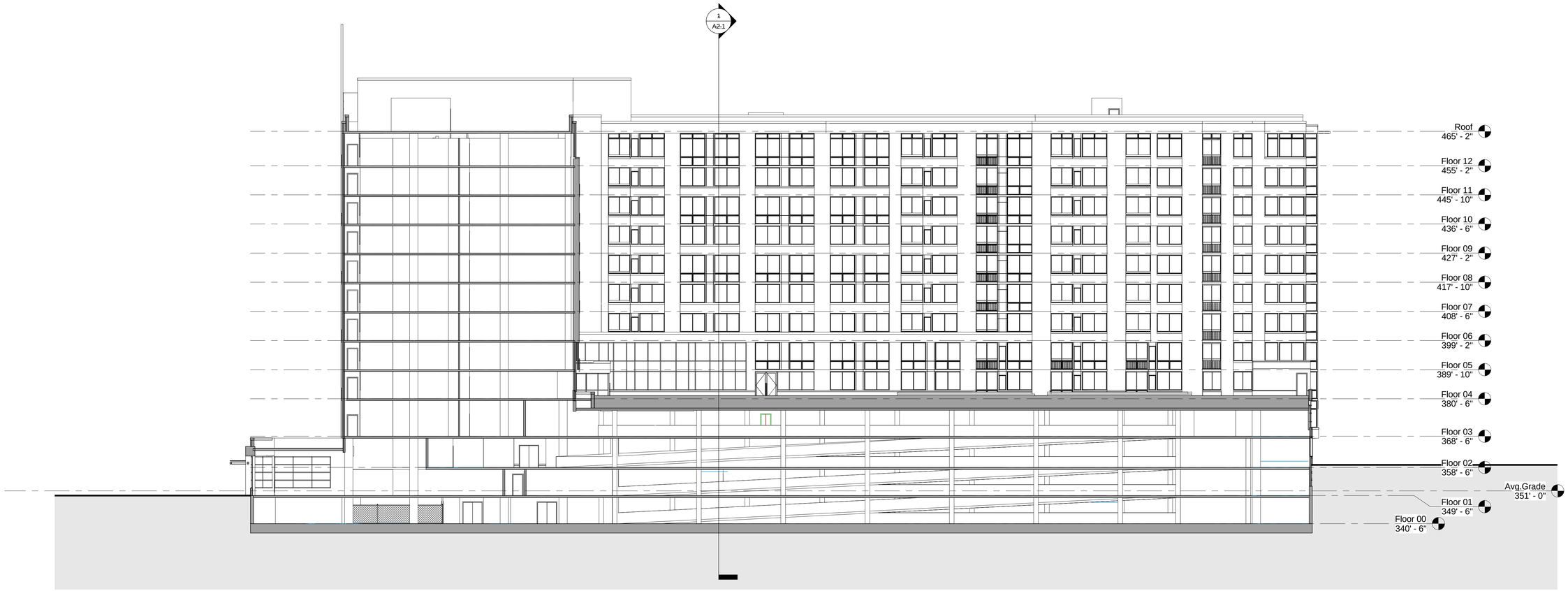
Garage Ramp Building Section

Southern Management Corportation

1/16" = 1'-0" 08/04/14

ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

A2.2



MARKHAM PLACE

Commercial Space Building Section

Southern Management Corportation

1/16" = 1'-0" 08/04/14

ARCHITECTS COLLABORATIVE, INC.
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A2.3

1 NORTH ELEVATION
1/16" = 1'-0"

2 WEST ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND:

1	BRICK - A	- TAN - BROWN
2	BRICK - B	- DARK - BROWN
3	GRANITE	- DARK
4	CAST STONE	- SAND, LIGHT GREY
5	METAL PANEL	
6	WINDOW FRAME	
7	METAL SLAB EDGE COVER	
8	RAILING & MISC. METAL	
9	CANOPIES	
10	FRAME ONLY (NO GLASS)	
11	METAL LOUVER	
12	PLANT SCREEN*	
13	PAINTED CONCRETE	
14	METAL GARAGE / LOADING DOCK DOORS	

* POTENTIAL PLANT SCREEN AREAS, FINAL LOCATIONS TO BE DETERMINED.

MARKHAM PLACE

North & West Rendered Elevations

Southern Management Corportation

As indicated 08/04/14

ARCHITECTS COLLABORATIVE, INC.
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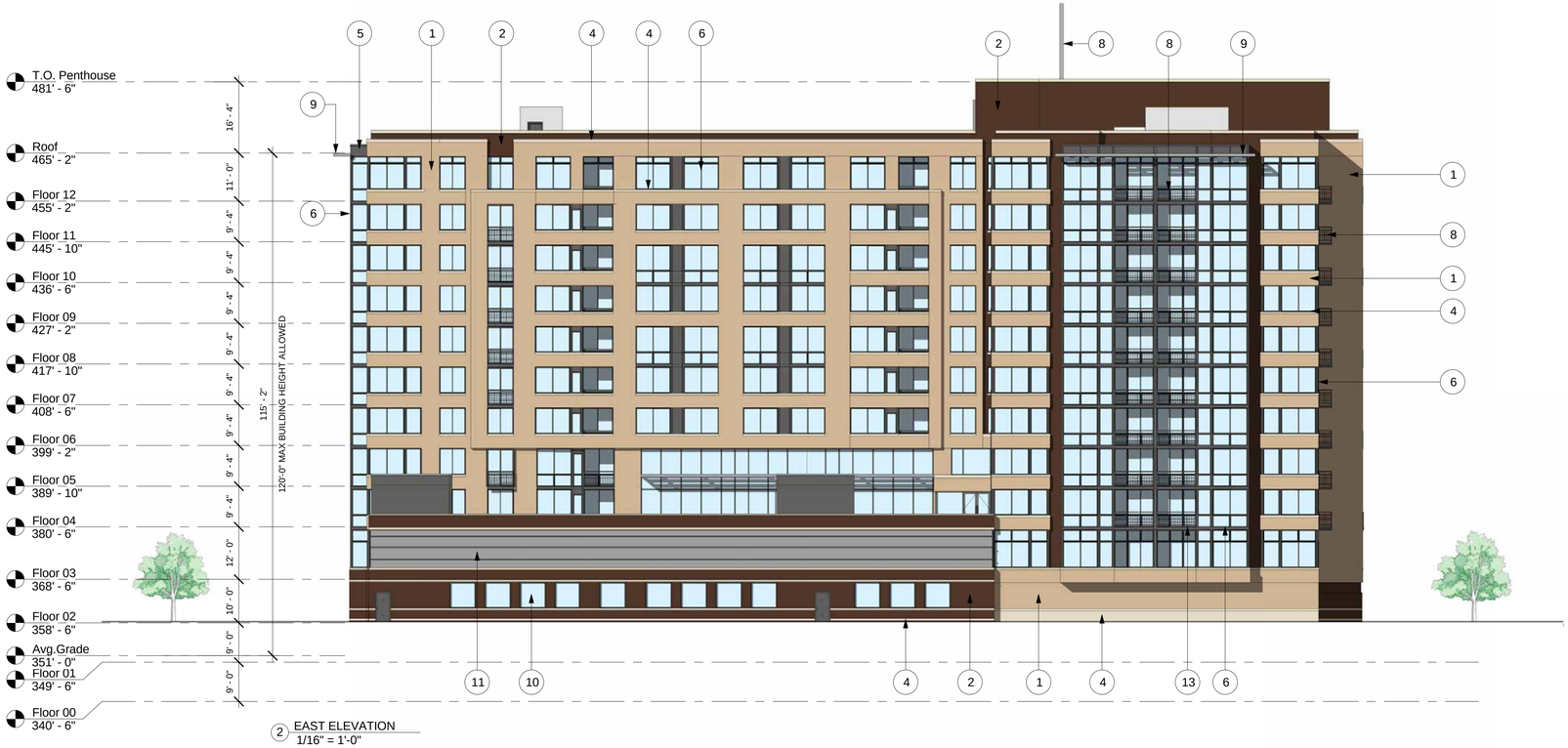
A3.1



2 EAST ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND:

1	BRICK - A	- TAN - BROWN
2	BRICK - B	- DARK - BROWN
3	GRANITE	- DARK
4	CAST STONE	- SAND, LIGHT GREY
5	METAL PANEL	
6	WINDOW FRAME	
7	METAL SLAB EDGE COVER	
8	RAILING & MISC. METAL	
9	CANOPIES	
10	FRAME ONLY (NO GLASS)	
11	METAL LOUVER	
12	PLANT SCREEN*	
13	PAINTED CONCRETE	
14	METAL GARAGE / LOADING DOCK DOORS	

* POTENTIAL PLANT SCREEN AREAS, FINAL LOCATIONS TO BE DETERMINED.

1 SOUTH ELEVATION
1/16" = 1'-0"

MARKHAM PLACE

South & East Rendered Elevations

Southern Management Corportation

As indicated 08/04/14

ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

A3.2

*NOTE: ANY OFF-SITE TREES THAT ARE NEGATIVELY IMPACTED BY CONSTRUCTION WILL BE REMOVED AFTER OBTAINING PERMISSION FROM THE OFF-SITE PROPERTY OWNERS AND IN CONSULTATION WITH UFMD.

12 - STORY RESIDENTIAL TOWER
BUILDING HEIGHT: 120'

LEGEND

- PROPOSED DECIDUOUS TREES
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS/ GRASSES/ GROUNDCOVER
- PROPOSED LAWN
- PROPOSED BENCH
- PROPOSED BIKE RACK
- PROPOSED STREETLIGHT
- LIMITS OF CLEARING AND GRADING

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

V 9.13

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

VIKA
ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 TYSONS, VIRGINIA 22102
(703) 442-7800 FAX (703) 761-2787
W W W . V I K A . C O M

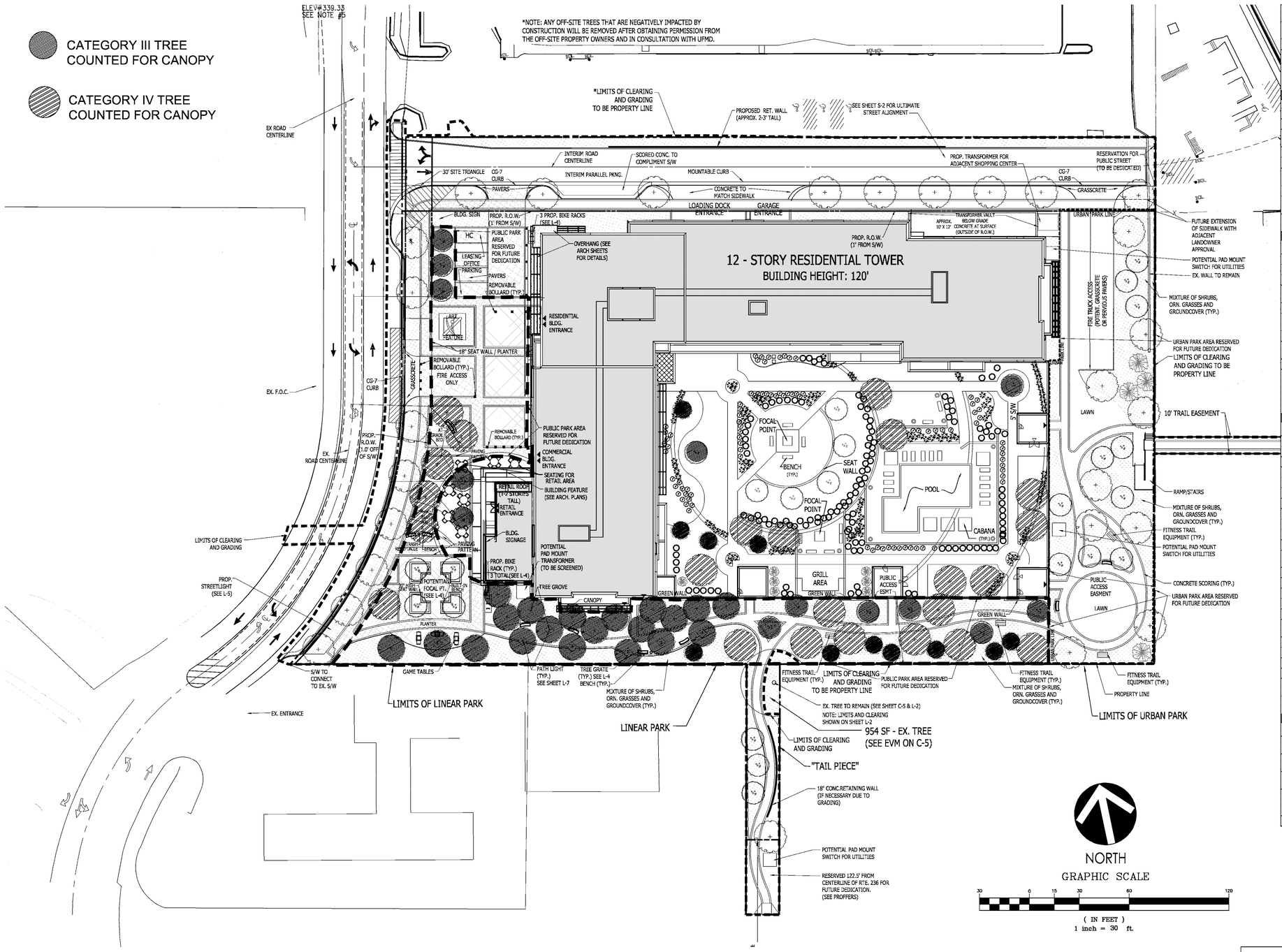
MARKHAM PLACE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL LANDSCAPE PLAN

VIKA REVISIONS

REV. 10/10/2014	
REV. 8/25/2014	
REV. 8/05/2014	
REV. 7/18/2014	
REV. 4/28/2014	
REV. 1/27/2014	
DATE: DEC. 12, 2013	
DES. DLK	DWN. DLK
SCALE: 1"=30'	
PROJECT/FILE NO. W7553A	
SHEET NO. L-1	

FILE: P:\projects\7553\7553A\CADD\PLANNING\PLANNING DRAWINGS\7553A106-LA.dwg USER: Koeser DATE: August 27, 2014 TIME: 9:01:37 AM



Markham Apartments			October 9, 2014
Table 12.10 10-Year Tree Canopy Calculation Worksheet			
Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and ststement here preceeding the 10-year tree canopy		see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area (SF) =	150,000	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	44,700	§ 12-0511.1B
B3	Subtract area of exemptions(SF) =	0	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	105,300	Square feet
B5	Identify the site's zoning and/or use	PRM	
B6	Percentage of 10-year tree canopy required =	10.0%	§ 12-0510.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	10,530	Square feet
B8	Modification of 10-year Tree Canopy Requirements requested?	YES	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	C-5	Sheet number
C. Tree Preservation			
C 1	Tree Preservation Target Area(SF) =	110	Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	0	Square Feet
C 3	C 2 x 1.00(SF) =	0	§ 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0	Square Feet
C 5	C 4 x 1.5(SF) =	0	§ 12-0510.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0	Square Feet
C 7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0510.3B(2)
C 8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	0	Square Feet
C 9	C 8 x 1.0 (SF) =	0	§ 12-0510.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	0	If area of C 10 is less than B 7 remainder of requireent must be met through tree planting - go to D
D. Tree Planting			
D 1	Area of canopy to be met through tree planting (B 7-C10) =	10,530	Square feet
D 2	Area of canopy planted for air quality benefits =	0	Square feet
D 3	D 2 x 1.5 (SF) =	0	§ 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =	0	Square feet
D 5	D 4 x 1.5 (SF) =	0	§ 12-0510.4B(2)
D 6	Area of canopy planted for water quality benefits =	0	Square feet
D 7	D 6 x 1.25 (SF) =	0	§ 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =	0	Square feet
D 9	D 8 x 1.5 (SF) =	0	§ 12-0510.4B(4)
D 10	Area of canopy provided by native trees =	0	Square feet
D 11	D 10 x 1.5 (SF) =	0	§ 12-0510.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties =	0	Square feet
D 13	D 12 x 1.25 (SF) =	0	§ 12-0510.4B(6)
D 14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0510.4D(1)
	D 14 x 1.0 =	0	Square feet
D 15	Area of canopy provided through native shrubs=		
	D15 x 1.0 =	0	
D 16	Percentage of D 14 represented by D 15 =	0.0%	Must not exceed 33% of D 14
	Area of canopy to be planted with no benefit credits =	11,000	Square feet
D 17	Total of canopy area provided through tree planting =	11,000	Square feet
D 18	Is an offsite planting relief requested?	NO	Yes or No
D 19	Tree Bank or Tree Fund?	NO	Yes or No § 12-0512
D 20	Canopy area requested to be provided through offsite banking or tree fund =	0	Square Feet
D 21	Amount to be deposited into the Tree Preservation and Planting Fund =	0	
E. Total of 10-year Tree Canopy Provided			
E 1	Total of canopy area provided through tree preservation (C 10) =	0	Square Feet
E 2	Total of canopy area provided through tree planting (D 17) =	11,000	Square Feet
E 3	Total of canopy area provided through offsite mechanism (D 19) =	0	Square Feet
E 4	Total of 10-year Tree Canopy Provided (SF)= (E1+E2+E3)	11,000	Total of E 1 through E 3, area should meet or exceed area in B 7

P:\projects\7553\7553A\DATA\Landscape\[FFx Co 10-yr Reqmt.xls]Sheet1 (2)

NOTE: COMPUTATION C3 IN TABLE 12.10 PURPOSELY DOES NOT SHOW A BONUS CALCULATION OF 1.25%.

THIS SHEET FOR LANDSCAPE PURPOSES, ONLY!

PRELIMINARY PLANT LIST

KEY	TREE TYPE	SPECIES	QTY	CALPIER (IN)	STD COVERAGE CREDIT (SF)	COVERAGE CREDIT W/BONUS (SF)	COVERAGE (SF)
	CATEGORY IV DECIDUOUS	RED MAPLE, HICKORY, OAK, LONDON PLANE	22	2"	200	200	4,400
	CATEGORY III DECIDUOUS	LINDEN, RIVER BIRCH, TUPELO	33	2"	150	150	4,950
	CATEGORY III EVERGREEN	CYRPTOMERIA, AMERICAN HOLLY	11	2" (8-10' HT)	150	150	1,650
						TOTAL:	11,000

PARK CALCULATIONS

URBAN PARK = +/- 16,500 S.F. (NOT COUNTED TOWARDS CANOPY)

LINEAR PARK = +/- 24,500 S.F. (COUNTED TOWARD CANOPY)

R.O.W. / ROAD FRONTAGE = +/- 25,200 SF (NOT COUNTED TOWARDS CANOPY)

"TAIL PIECE" = +/-3,000 SF (NOT COUNTED TOWARDS CANOPY)

NOTE: SHADE TREES ALONG MARKHAM STREET AND MAPLE PLACE WERE NOT COUNTED FOR TREE CANOPY COVERAGE

V 9.13

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

VIKA
ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 TYSONS, VIRGINIA 22102
(703) 442-7800 FAX (703) 761-2797
WWW.VIKA.COM

MARKHAM PLACE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

LANDSCAPE CALCULATIONS

VIKA REVISIONS

REV. 10/10/2014
REV. 8/25/2014
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DATE: DEC. 12, 2013

DES. DLK DWN. DLK

SCALE: 1"=30'

PROJECT/FILE NO. VV7553A

SHEET NO. L-2

FILE: P:\projects\7553\7553A\CADD\PLANNING\PLANNING DRAWINGS\7553A106-LA.dwg USER: kirchner DATE: September 17, 2014 TIME: 9:46:04 AM

GENERAL PLANTING SPECIFICATIONS

PLANT / MATERIAL SPECIFICATIONS

PLANT IDENTIFICATION:

1. ALL PLANTS SHALL BE PROPERLY MARKED FOR IDENTIFICATION AND CHECKING AND ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE.

2. STATE OR FEDERAL NURSERY INSPECTION CERTIFICATES SHALL BE FURNISHED TO THE OWNER UPON REQUEST.

3. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. PLANT QUANTITIES SHOWN ON THE PLAN SHALL GOVERN OVER THOSE SHOWN ON THE PLANT LIST.

4. CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS.

5. PLANTS WILL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE 'AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONFORM IN GENERAL TO THE REPRESENTATIVE SPECIES.

6. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER. ANY SUBSTITUTIONS MADE WITHOUT THIS APPROVAL MADE BE SUBJECT TO REJECTION AND REMOVAL AT THE CONTRACTOR'S EXPENSE.

7. PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AS TO QUALITY, SIZE AND VARIETY. PLANTS DAMAGED IN HANDLING OR TRANSPORTATION MAY BE REJECTED BY THE OWNER.

PLANT QUALITY:

1. ALL PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND BE FREE OF PLANT DISEASE, INSECTS, EGGS AND LARVAE AND SHALL HAVE HEALTHY ROOT SYSTEMS. PLANTS SHALL BE OBTAINED FROM SITES WHICH ARE SIMILAR IN SOIL AND CLIMATIC CONDITIONS AS THOSE OF THE PROJECT SITE.

2. ALL PLANT SIZES SHALL AVERAGE AT LEAST THE MIDDLE OF THE PLANT RANGE GIVEN IN THE PLANT LIST, BUT IN NO CASE SHALL ANY PLANT BE LESS THAN THAT SIZE STATED FOR THAT SPECIES.

3. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM, NATURAL BALL OF EARTH. BALL SIZES SHALL BE IN ACCORDANCE WITH A.A.N. SPECIFICATIONS.

4. CONTAINER GROWN STOCK SHALL HAVE BEEN GROWN IN THE CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.

5. EVERGREEN TREES SHALL BE UNIFORMLY WELL SHAPED WHEN LISTED AS "HEAVY" OR "FULL".

6. PRUNING SHALL BE DONE DURING PLANTING OPERATION.

7. ALL PLANT MATERIAL IN TRANSIT SHALL BE COVERED WITH BURLAP OR SIMILAR COVER TO KEEP IT FROM WIND DAMAGE AND DRYING OUT.

PLANT SIZE:

1. CALIPER MEASUREMENTS SHALL BE TAKEN AT A POINT ON THE TRUNK 6 INCHES ABOVE NATURAL GRADE FOR TREES UP TO 4 INCHES IN DIAMETER; AND AT A POINT 12 INCHES ABOVE NATURAL GRADE FOR TREES OVER 4 INCHES IN DIAMETER.

2. SINGLE TRUNK TREES SHALL NOT INCLUDE THE "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE.

3. SHRUBS HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED FROM THE END OF THE BRANCHING, EQUALLY AROUND THE PLANT. MEASUREMENTS SHALL NOT INCLUDE TERMINAL GROWTH.

4. HEIGHT AND SPREAD DIMENSIONS SPECIFIED SHALL REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP.

MULCH:

1. MULCH SHALL BE EITHER COMPOSTED HARDWOOD BARK, DOUBLE SHREDDED HARDWOOD BARK, PINE BARK OR APPROVED EQUAL, AND FREE OF FOREIGN MATTER.

FERTILIZER:

1. FERTILIZER SHALL BE GRANULAR, PACKET OR PELLET, WITH 35% TO 80% OF TOTAL NITROGEN IN ORGANIC FORM. IT SHALL BE A COMPLETE FERTILIZER WITH A MINIMUM ANALYSIS OF 10% NITROGEN,6% PHOSPHOROUS AND 4% POTASSIUM. GRANULAR FERTILIZER SHALL BE APPLIED TO THE SOIL MIX WITH A 10–6–4 ANALYSIS AT THE FOLLOWING RATES: TREE PITS, 2–3 LBS. PER INCH OF TRUNK DIAMETER; SHRUB BEDS, 2 LBS. PER 100 SQUARE FEET OF BED AREA (OR 1/4 LB. PER FOOT OF HEIGHT OR SPREAD). GROUND COVER, VINE AND HERBACEOUS PLANTS, 2–3 LBS. PER 100 SQUARE FEET. THE OWNER RESERVES THE RIGHT TO DETERMINE THE TIME FERTILIZATION SHOULD OCCUR WITHIN THE ONE YEAR GUARANTEE PERIOD.

TOPSOIL:

1. TOPSOIL, IF REQUIRED, SHALL BE FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, CLUMPS, PLANTS, AND THEIR ROOT DEBRIS AND OTHER EXTRANEOUS MATTER OF 1 INCH IN DIAMETER, AND CAPABLE OF PERMITTING VIGOROUS PLANT GROWTH. TOPSOIL SHALL HAVE A pH RANGE OF 6.0 TO 6.5, WITH A pH RANGE OF 5.0 TO 5.5 FOR PLANTS REQUIRING ACID SOILS. CONTRACTOR SHALL PROVIDE SOIL ANALYSIS TO OWNER PRIOR TO IMPORTING TOPSOIL ONTO THE PROJECT SITE.

PERMANENT SEED / SOD AREAS:

1. AREAS TO RECEIVE SEED AND/OR SOD SHALL BE FREE OF STONES, ROOTS, DEBRIS ETC. IN EXCESS OF 2 INCHES IN SIZE AND UNIFORMLY GRADED FOR PROPER DRAINAGE AND ACCEPTANCE OF THE SEED/SOD.

2. LAWN SEED OR SOD VARIETIES SHALL BE AN IMPROVED VARIETY, TURF TYPE TALL FESCUE BLEND. THE CONTRACTOR SHALL SELECT FROM VARIETIES THAT ARE APPROVED BY THE VIRGINIA AND/OR MARYLAND DEPARTMENT OF AGRICULTURE OR AS OTHERWISE NOTED.

3. REFER TO THE CURRENT EDITION OF THE LANDSCAPE SPECIFICATION GUIDELINES, PUBLISHED BY THE L.C.A. FOR METHODS OF SEED/SOD INSTALLATION.

SITE WORK / PREPARATION SPECIFICATIONS

1. CONTRACTOR SHALL CONTACT MISS UTILITY AT 1–800–257–7777 FOR LOCATION OF EXISTING UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY UTILITIES CAUSED BY HIS METHODS OF CONSTRUCTION OR OPERATIONS.

2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE 'LANDSCAPE SPECIFICATION GUIDELINES FOR MARYLAND, VIRGINIA, & THE DISTRICT OF COLUMBIA" AS PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION, UNLESS OTHERWISE STATED ON THE PLAN.

3. EXISTING TREES SHALL NOT BE REMOVED, EXCEPT AS SHOWN ON THESE PLANS, UNLESS AUTHORIZATION IS GIVEN BY THE OWNER OR HIS REPRESENTATIVE.

4. PACKAGED MATERIALS SHALL BE DELIVERED IN UNOPENED CONTAINERS OR BUNDLES, IDENTIFIED WITH NAME, BRAND, TYPE, WEIGHT & ANALYSIS. MATERIALS SHALL BE STORED SO AS TO PREVENT DAMAGE OR INTRUSION BY FOREIGN OBJECTS.

5. CONTRACTOR SHALL ENSURE THAT PROPER GRADING OPERATIONS HAVE OCCURRED SO AS NOT TO HAVE PONDING OF WATER WITHIN PLANT PITS OR BEDS.

6. TREES AND SHRUBS SHALL BE DELIVERED AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED. CARE SHALL BE TAKEN SO AS NOT TO DAMAGE BARK, BRANCHES, ROOT BALL OR PLANT MATERIALS IN GENERAL. IF PLANTING OF TREES OR SHRUBS IS DELAYED MORE THAN EIGHT HOURS THEY SHALL BE PLACED IN SHADE, COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL, AND KEPT MOIST. MATERIALS SHALL NOT REMAIN UNPLANTED FOR MORE THAN TEN (10) DAYS.

CONTINUED

PLANTING SPECIFICATIONS

LOCATION:

1. PLANT LOCATIONS WILL BE STAKED BY THE LANDSCAPE CONTRACTOR AND WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.

2. TREES SHALL BE LOCATED A MINIMUM OF FIVE (5) FEET FROM WATER AND/OR SEWER LINES, AND FOUR (4) FEET FROM WALLS AND WALKS. CONTRACTOR MAY MAKE MINOR ADJUSTMENTS TO PLANT LOCATIONS IN THE FIELD SO AS TO AVOID UTILITIES, SWALES AND OTHER UNFORESEEN CONFLICTS. IF UNUSUALLY LARGE DISCREPANCIES ARISE BETWEEN ACTUAL FIELD LIMITS AND THOSE PLANTING AREAS SHOWN ON THE PLAN , THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE CONTRACTOR'S NEED TO RELOCATE THE PLANT MATERIAL AT HIS OWN EXPENSE.

3. TREES AND SHRUBS THAT ARE TO BE PLANTED IN UNIFORM MASSES AND/OR ROWS SHALL BE OF UNIFORM SIZE, SHAPE, AND VIGOR.

EXCAVATION AND INSTALLATION:

1. HOLES FOR TREES, SHRUBS, & PLANT BEDS SHALL BE EXCAVATED TO THE WIDTH AND DEPTH AS SHOWN ON THE DETAILS.ALL HOLES SHALL HAVE VERTICAL SIDES AND PIT DEPTH SHALL BE ADEQUATE SO AS TO ALLOW FOR 1/8 MAXIMUM OF ROOT BALL TO BE ABOVE FINISH GRADE.

2. HOLES FOR TREES SHALL BE TWELVE INCHES WIDER THAN THE BALL ON ALL SIDES.

3. HEDGES SHALL BE PLANTED IN A TRENCH 9" WIDER THAN THE SIZE OF THE BALL OR CONTAINER. BEDS FOR MASS PLANTING AND FOR GROUND COVER, HERBACEOUS PLANTS AND VINES SHALL BE ENTIRELY ROTOTILLED TO A DEPTH OF 8".

4. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.

5. PLANTS SHALL BE CENTERED IN THE PLANT PIT AND ORIENTED FOR THE OPTIMUM VISUAL EFFECT. PLANT SHALL BE SET PLUMB AND STABILIZED UNTIL BACKFILL MATERIAL HAS BEEN PLACED. CONTRACTOR SHALL MAINTAIN TREES SO THEY REMAIN UPRIGHT AND VERTICAL THROUGHOUT THE WARRANTY PERIOD.

6. REMOVE TAGS, TWINE, ROOT BASKETS FROM ENTIRE ROOT BALL. REMOVE BURLAP FROM TOP 1/2 OF ROOT BALL.

7. BACKFILL PIT WITH PLANTING SOIL MIX AND FERTILIZER TO APPROXIMATELY TWO–THIRDS FULL. TAMP AND WATER PLANT PIT. FILL PIT WITH REMAINING SOIL MIX AND CREATE SOIL BERM. BACKFILL SHALL BE REASONABLY FREE OF STONES, SUBSOIL, CLAY LUMPS, STUMPS, ROOTS, BERMUDA GRASS LITTER, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING, OR MAINTENANCE OPERATIONS. SHOULD ANY UNFORESEEN OR UNSUITABLE PLANTING CONDITIONS ARISE, SUCH AS FAULTY SOIL DRAINAGE OR CHEMICAL RESIDUES, THEY SHOULD BE CALLED TO THE ATTENTION OF THE OWNER AT THE TIME OF PLANTING. BACKFILL SHALL BE WELL WORKED ABOUT THE ROOTS AND SETTLED BY WATERING.

8. MULCH ALL TREE PITS, SHRUB, GROUND COVER AND FLOWERING BEDS WITH A 3" LAYER OF MULCH IMMEDIATELY AFTER PLANTING. ALL BED LINES SHALL BE CUT WITH A SMOOTH EDGE TO A MINIMUM DEPTH OF 3 INCHES. TREES LOCATED WITHIN THREE FEET OF SHRUB BEDS SHALL BE MULCHED AS PART OF THE SHRUB BED.

MAINTENANCE / WARRANTY SPECIFICATIONS

MAINTENANCE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE DURING THE CONTRACT AND UP TO THE TIME OF FINAL ACCEPTANCE FOR KEEPING THE PLANTING AND WORK INCIDENTAL THERETO IN GOOD CONDITION BY REPLANTING, PLANT REPLACEMENT, WATERING, WEEDING, CULTIVATING, PRUNING AND SPRAYING, RESTAKING AND CLEANING UP AND BY PERFORMING ALL OTHER NECESSARY OPERATIONS OF CARE FOR PROMOTION OF GOOD PLANT GROWTH SO THAT ALL WORK IS IN SATISFACTORY CONDITION AT TIME OF FINAL ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE REQUIRED TO REMOVE ALL DEBRIS, TRASH, AND UNNECESSARY MATERIALS FROM THE AREA OF WORK AND/OR THE PROPERTY ON A DAILY BASIS.

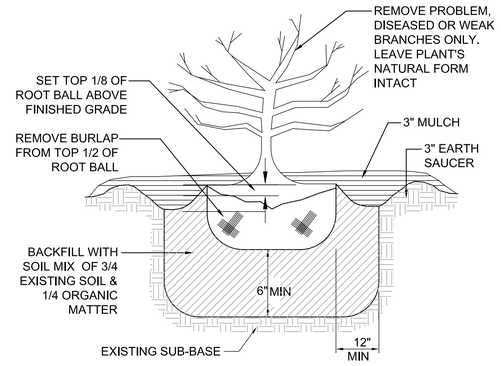
3. THE CONTRACTOR SHALL REMOVE ALL DEAD PLANT MATERIAL FROM THE JOB SITE ON A WEEKLY BASIS. CONTRACTOR SHALL ALSO BE REQUIRED TO RETAIN A LOG OF ALL PLANT MATERIALS REMOVED DUE TO DEATH OR INJURY SO AS TO PROPERLY IDENTIFY THOSE PLANTS FOR REPLACEMENT.

4. THE CONTRACTOR SHALL BE REQUIRED TO REGRADE, RESEED / SOD, MULCH ETC. ALL LAWN AREAS DISTURBED AS A RESULT OF HIS PLANTING OPERATIONS.

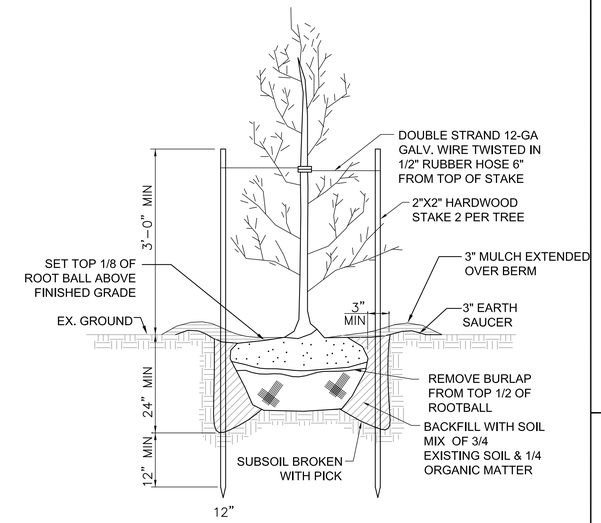
WARRANTY AND REPLACEMENT:

1. ALL MATERIAL, INCLUDING PLANTS ,SEEDING & SOD SHALL BE UNCONDITIONALLY GUARANTEED FOR ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE. THE CONTRACTOR IS NOT RESPONSIBLE FOR LOSSES OR DAMAGE CAUSED BY OTHER TRADES MECHANICAL INJURY OR VANDALISM.

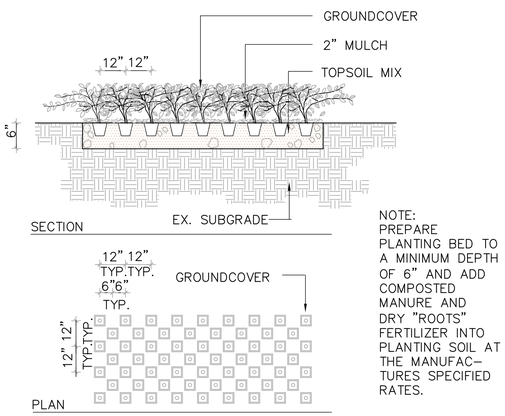
2. ANY MATERIAL THAT IS 25% DEAD OR MORE SHALL BE CONSIDERED DEAD AND SHALL BE REPLACED AT NO COST TO THE OWNER.



1 SHRUB PLANTING DETAIL
SCALE: NTS

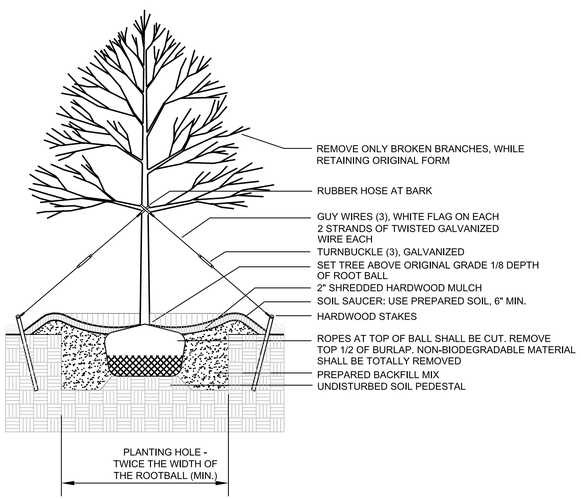


2 EVERGREEN PLANTING
SCALE: NTS

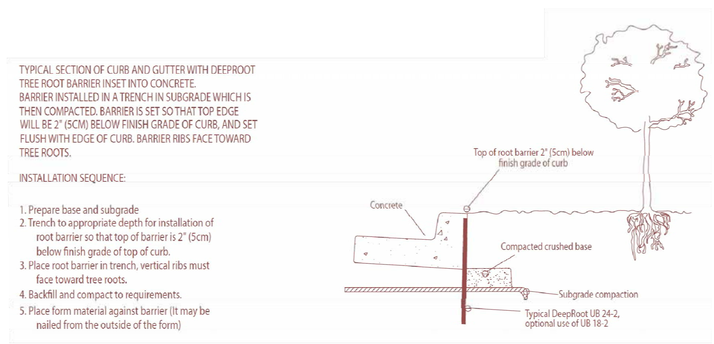


NOTE:
PREPARE PLANTING BED TO A MINIMUM DEPTH OF 6" AND ADD COMPOSTED MANURE AND DRY "ROOTS" FERTILIZER INTO PLANTING SOIL AT THE MANUFAC–TURES SPECIFIED RATES.

3 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



4 DECIDUOUS TREE PLANTING
SCALE: NTS



5 ROOT BARRIER DETAIL
SCALE: NTS

OR ACCEPTABLE EQUAL - AS APPROVED BY FAIRFAX COUNTY

V 9.13

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

VIKA

ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 TYSONS, VIRGINIA 22102
(703) 442-7800 FAX (703) 761-2787
W W W . V I K A . C O M

MARKHAM PLACE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

PLANTING NOTES/ SPECIFICATIONS

VIKA REVISIONS

REV. 10/10/2014
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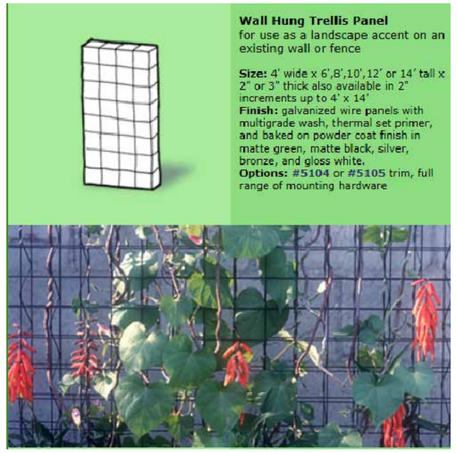
PROJECT/FILE NO. VV7553A
SHEET NO. L–3

FILE: P:\projects\7553\7553A\CADD\PLANNING\PLANNING DRAWINGS\7553A106-LA-DETAILS.dwg USER: Koeser DATE: August 29, 2014 TIME: 11:33:14 AM



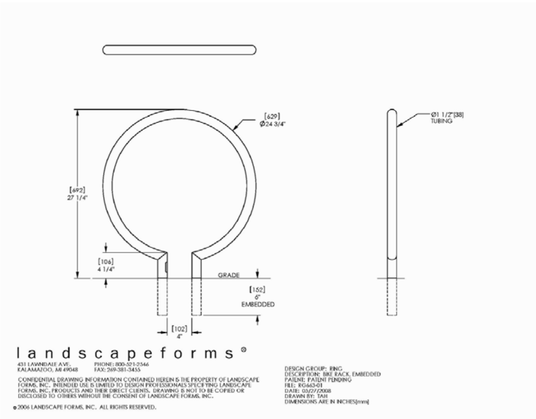
GREEN SCREEN

Wall Hung Trellis Panel
Material/Color: Matte Black
Size: Individual Panel = 4' Wide x 12' High

ph.: 800.496.0487
bv-associates.com
www.greenscreen.com

OR ACCEPTABLE EQUAL - AS APPROVED BY FAIRFAX COUNTY

1 GREEN SCREEN
SCALE: NTS



Landscape Forms

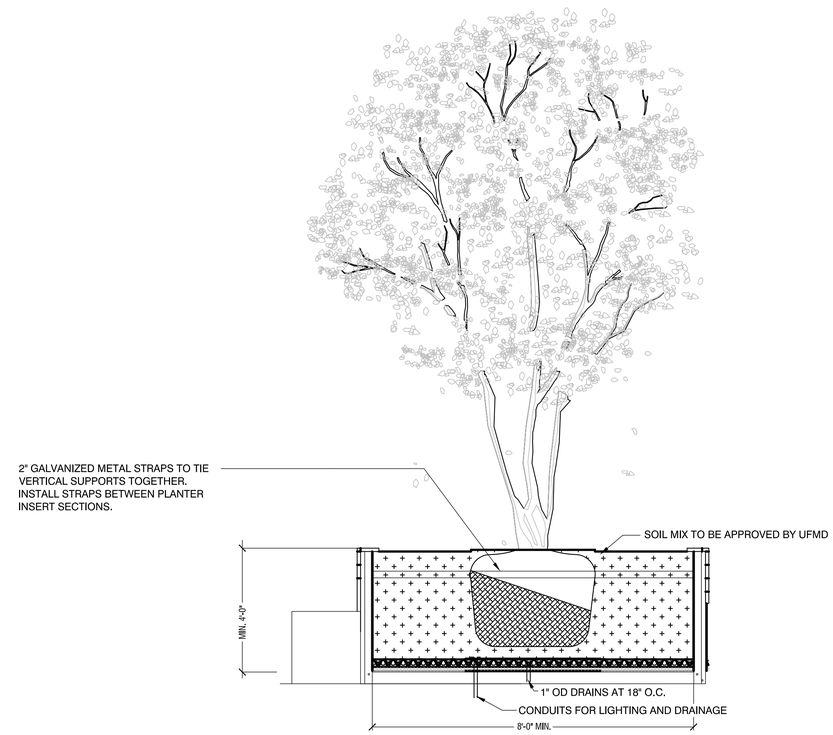
Ring Bike Rack

Material/Color: Stainless Steel
Height: 27.25"
ph.: 800.521.2546

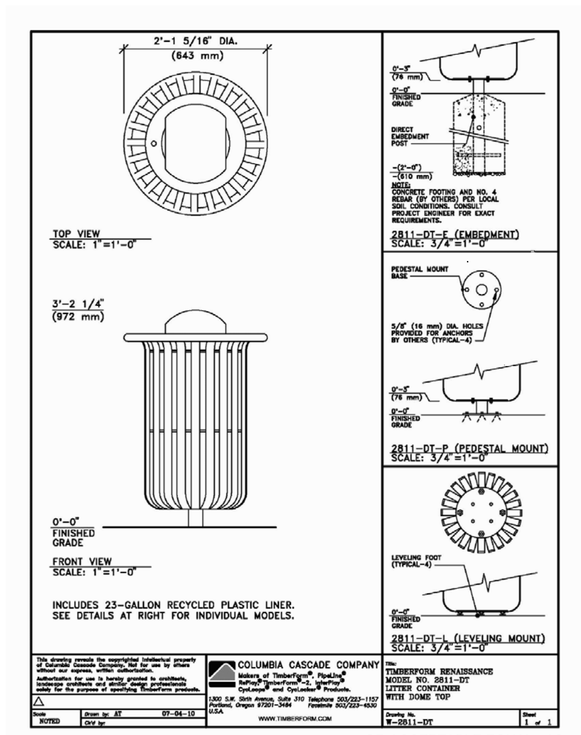
431 Lawndale Ave.
Kalamazoo, MI 49048

OR ACCEPTABLE EQUAL - AS APPROVED BY FAIRFAX COUNTY

2 BIKE RACK DETAIL
SCALE: NTS

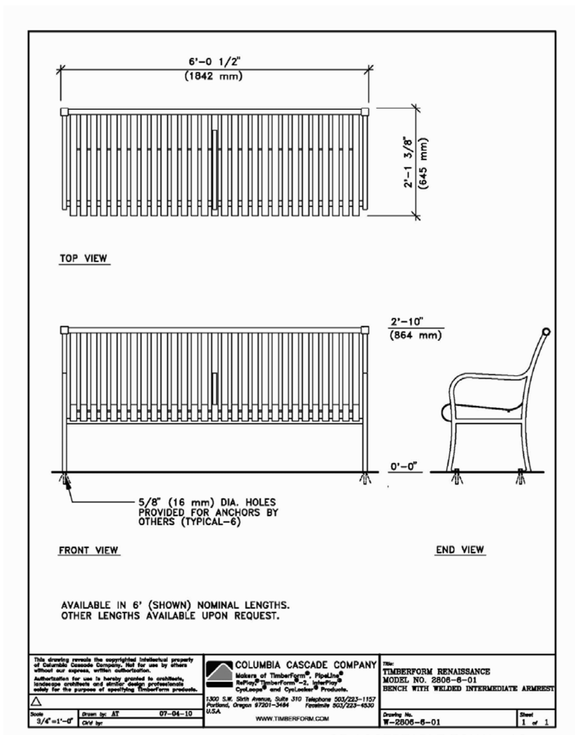


3 TREE ON STRUCTURE / ROOF TOP (TYP.)
SCALE: NTS



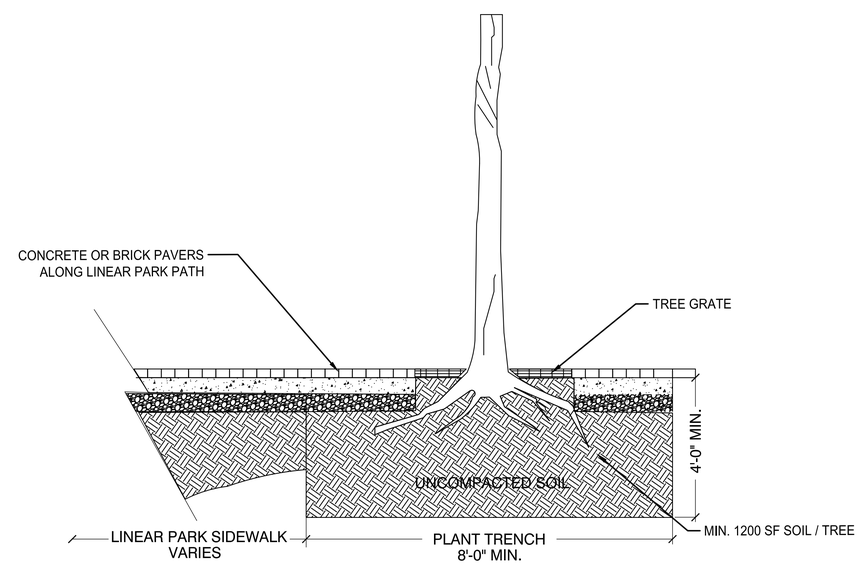
OR ACCEPTABLE EQUAL - AS APPROVED BY FAIRFAX COUNTY

4 LITTER CONTAINER DETAIL
SCALE: NTS



OR ACCEPTABLE EQUAL - AS APPROVED BY FAIRFAX COUNTY

5 BENCH DETAIL
SCALE: NTS



6 SHADE TREE WITHIN TREE GRATE (TYP.)
SCALE: NTS

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MARKHAM PLACE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

LANDSCAPE DETAILS

VIKA REVISIONS

REV. 10/10/2014
REV. 8/25/2014
REV. 8/05/2014
REV. 7/18/2014
REV. 4/28/2014
REV. 1/27/2014
DATE: DEC. 12, 2013

DES.	DWN.
DLK	DLK

SCALE: AS SHOWN

PROJECT/FILE NO. VV7553A

SHEET NO. L-4

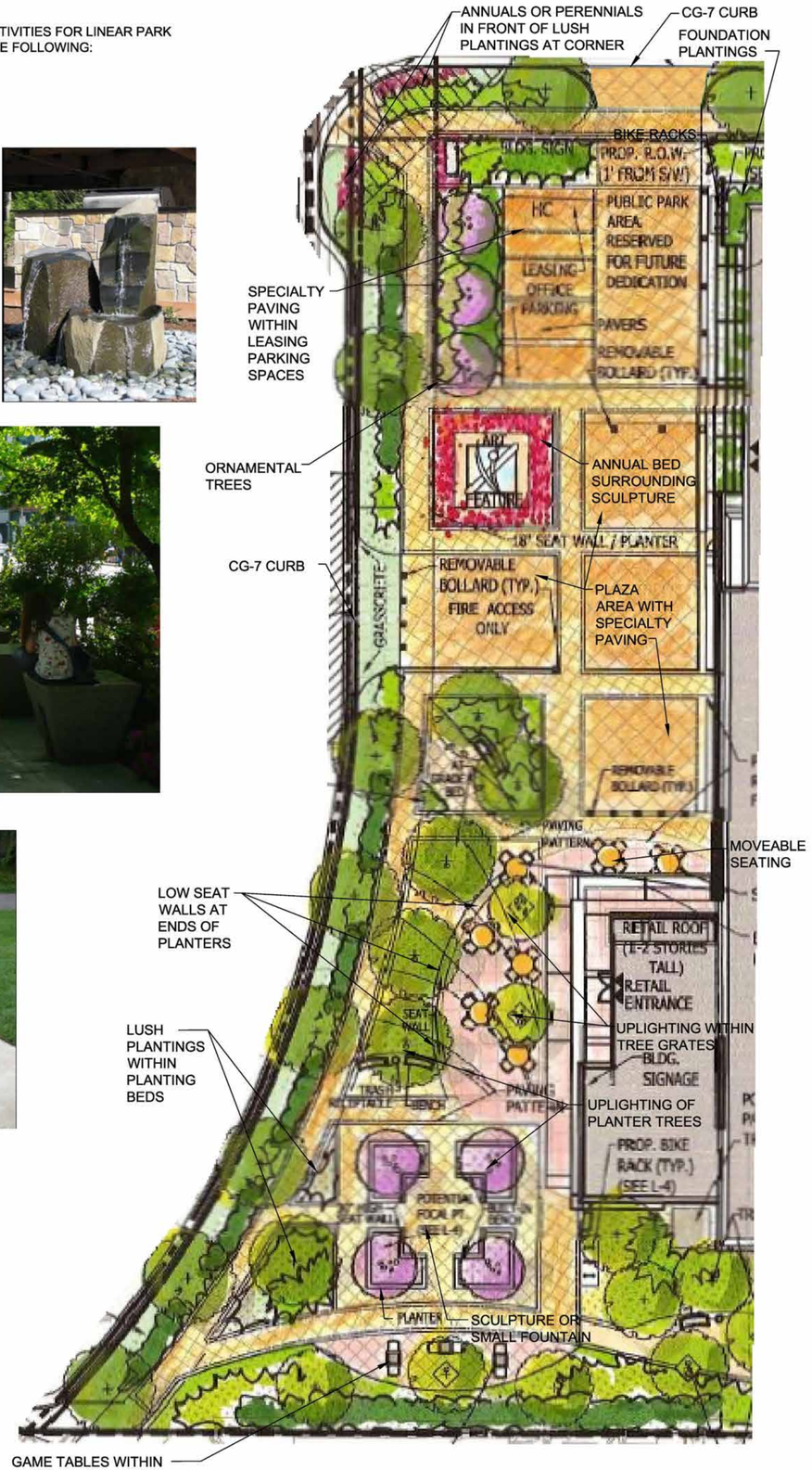
FILE: P:\projects\7553\7553A\CADD\PLANNING\PLANNING DRAWINGS\7553A106-LA-DETAILS.dwg USER: koeser DATE: August 29, 2014 TIME: 11:33:14 AM

1 PLAZA PAVING PRECEDENT IMAGES
SCALE: NTS

POSSIBLE PASSIVE RECREATIONAL ACTIVITIES FOR LINEAR PARK MAY INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:

- GAME TABLES
- SCULPTURE(S)
- GATHERING SPACES / PLAZAS
- FITNESS STATIONS
- YOGA STRETCHING AREA
- THERAPEUTIC GARDEN
- SMALL WATER FEATURE

2 PUBLIC LINEAR PARK AND OPEN SPACE CHARACTER IMAGES
SCALE: NTS



3 PUBLIC LINEAR PARK ENLARGEMENT
SCALE: NTS

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PUBLIC PARK DETAILS

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REV. 7/18/2014
REV. 4/28/2014
REV. 1/27/2014
DATE: DEC. 12, 2013

DES.	DWN.
DLK	DLK

SCALE: AS SHOWN
PROJECT/FILE NO. VV7553A
SHEET NO. L-5

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NOTES:

- ALL TREES ON ROOFTOP TO MEET OR EXCEED THE FAIRFAX COUNTY PFM RECOMMENDATION FOR. SOIL DEPTH OF 4'-0" (SEE 6-1307.4N)
- ALL SHADE TREES TO HAVE AT LEAST 1200 SF OF SOIL SPACE.
- SOIL TO BE APPROVED BY FAIRFAX COUNTY UFMD PRIOR TO INSTALLATION

THE PLAN AND IMAGERY SHOWN IS CONCEPTUAL AND MAY BE MODIFIED AT TIME OF SITE PLAN

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MARKHAM PLACE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

PRIVATE ROOF PARK ELEMENTS

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REV. 8/25/2014
REV. 8/05/2014
REV. 7/18/2014
REV. 4/28/2014
REV. 1/27/2014
DATE: DEC. 12, 2013

DES.	DWN.
DLK	DLK

SCALE: N.T.S.

PROJECT/FILE NO. VV7553A

SHEET NO. L-6

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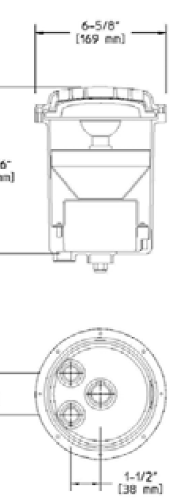
HADCO
LED Composite Inground (IL116)
Material/Color: Bronze
ph.: 800-937-5483
100 Craftway Drive
Littlestown, PA 17340

LED Composite Inground (IL116) Specification Sheet

Project Name:	Location:	MFG: Philips Hadco
Fixture Type:	Catalog No.:	Qty:



Ordering Guide

[illegible] G H LED7 FL W

Product Code	IL116	LED Composite Inground	
Rock Guard	G	Rock Guard	*2
Finish	H N SS	Bronze Natural Brass Stainless steel (MATTE FINISH)	 *1
Source/Lumens	LED7 LED4	7W LED 4W LED	*5 *4
Optics	FL SP NF	Flood Spot Narrow Flood	
CCT	W C	Warm Cool	

*1 Natural Cast Bronze
*2 Rock Guard is not available in stainless steel.
*3 Fixture will be shipped with lamp installed. Lamp not sold separately.
*4 4W LED only available in (W) warm CCT.
*5 7W cool (4,000K) LED only available in (NF) narrow flood and (FL) flood optics.

Specifications

HOUSING:
Single-piece compression molded fiberglass reinforced polyester composite, factory pressure tested to ensure water will not wick or leak through. Trim ring is a compression molded polyester.

FINISH:
Composite is textured, pressure formed, molded-in-color.

OPTICAL ASSEMBLY:
Clear convex, tempered soda-lime glass for high impact resistance. 2,200-pound live-load rated, standard walk-over lens. Lamps have 15° articulation either side of vertical and 358° rotation without interruption of beam pattern.

LAMPING:
4W lamp with 24° beam spread. 30,000 hours life. Color temperature (CCT): warm white (2,700K nominal). No ~~Mercury. 7W lamp with 15°, 24°,~~ or 36° beam spread. 25,000 hours life. Color temperature (CCT): cool white (4,000K nominal) or warm white (2,700K nominal). No Mercury.

ELECTRICAL ASSEMBLY:
Bi-pin socket type (GU5.3) with 250° C high temperature teflon coated wire leads. 12 Volt fixture is pre-wired with 3-ft pigtail of 18-2 AWG, 105° C, SPT-1W wire. Low voltage quick connector, catalog #LVC3 included for easy hook-up to the low voltage supply cable, not included. 12 Volt system requires remote transformer, not included.

WARRANTY:
Three-year limited warranty.

CERTIFICATIONS:
ETL listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards. ADA Compliant when flush mounted with CP2 or CPS2.

Height :
8 7/16" (214mm)

Width:
6 5/8" (169mm)

Max. Weight:
3.5 lb

ISO 9001:2008 Registered — Page 1 of 1

PHILIPS HADCO
Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice. 100 Craftway Drive, Littlestown, PA 17340 | P: +1-717-359-7131 F: +1-717-359-9289 | http://www.hadco.com | Copyright 2013 Philips
HW2

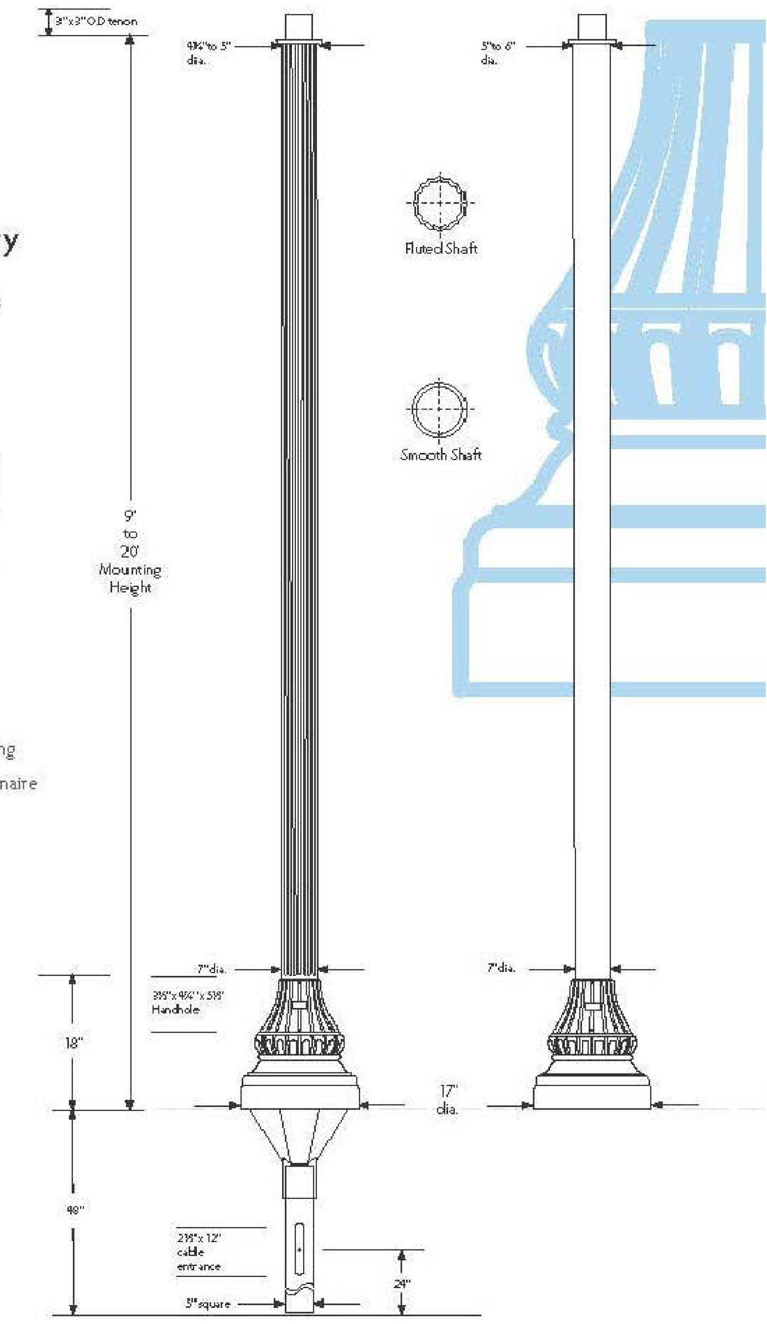
① PATH LIGHTING - PUBLIC PARK
SCALE: NTS

Shakespeare Composite Structures
COMPOSITE TUFF-POLE
THE HISTORICAL SERIES

Historical Series 33
P17
Washington Style, 17" Anchor Base and Direct Burial

Washington
Distinctive, classical beauty

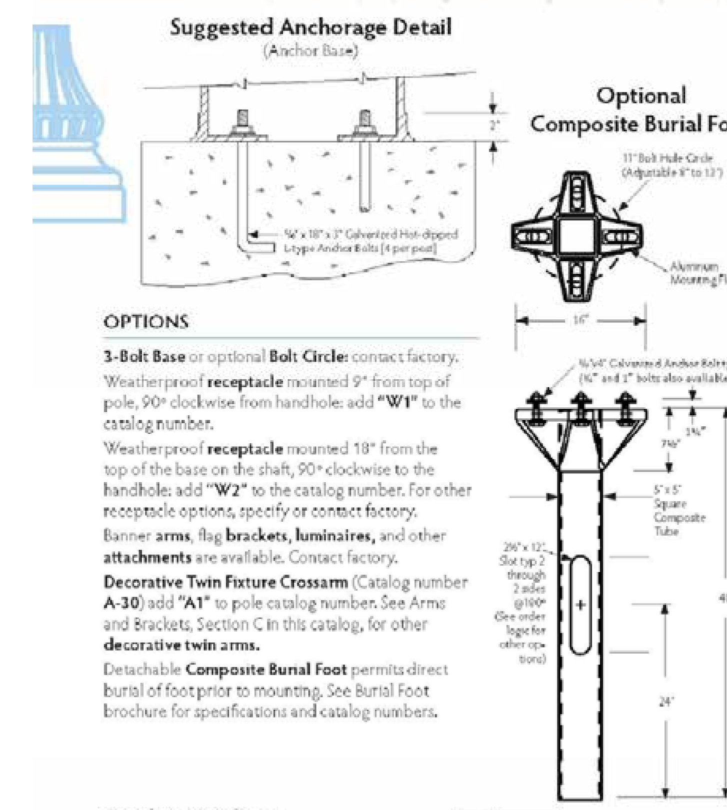
- Virtually maintenance free, durable fiberglass reinforced composite
- One-piece construction
- Smooth or fluted, tapered shafts
- Standard or custom finishes and colors
- Standard, special, premium, and architectural colors available, or any color can be matched
- Gloss or semi-gloss finishes standard; custom finishes available
- Mounting heights of 9, 12, or 14 feet; custom heights to 20 feet
- Superior wind, loading, and environmental tolerance
- Non-conductive for safety
- Molded-in color
- UV and weather resistant polyurethane coating
- Standard 3" x 3" dia. aluminum tenon for luminaire mounting
- Anchor Base or Direct Burial

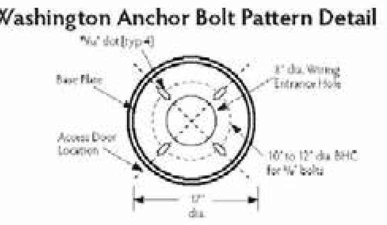


Shakespeare Composite Structures is a Philips group brand
PHILIPS

34 Historical Series
AP17 and BP17
Washington, 17" Anchor and Direct Burial Base

Washington





OPTIONS

3-Bolt Base or optional **Bolt Circle:** contact factory.
Weatherproof **receptacle** mounted 9" from top of pole, 90° clockwise from handhole: add **"W1"** to the catalog number.
Weatherproof **receptacle** mounted 18" from the top of the base on the shaft, 90° clockwise to the handhole: add **"W2"** to the catalog number. For other receptacle options, specify or contact factory.
Banner **arms**, flag **brackets, luminaires,** and other **attachments** are available. Contact factory.
Decorative Twin Fixture Crossarm (Catalog number **A-30**) add **"A1"** to pole catalog number. See Arms and Brackets, Section C in this catalog, for other **decorative twin arms.**
Detachable **Composite Burial Foot** permits direct burial of foot prior to mounting. See Burial Foot brochure for specifications and catalog numbers.

Catalog Numbers for Washington Style 17"

Base Type: A=Anchor Base, B=Direct Burial
Style: P=Washington
Shaft Type: F=Fluted, S=Smooth
Color: 1=Black, 2=Gray, 3=Brown, 4=Dk Green, 5=Dk Bronze, 6=Silver, 7=White, 9=Specify*
Options: (See "Options" above)

AP17 - 12 F G 1 1 [ ]

Base Dia. (in.): 17" dia.
Mounting Height (ft.): 9 to 20
Finish: G=Gloss, S=Semi-gloss

Direct Burial Conduit Entrance (use "1" for Anchor Base)

Location from bottom of pole	1 ea. 2"x12"	2 ea. 2"x12" @ 180°
None	1	1
12"	2	3
18"	4	5
24"	6	7
Other (specify)	0	0

*Standard, premium, and architectural colors are available. See **Tuff-Pole® Color Palette** brochure.

Shakespeare Composite Structures
Shakespeare Composite Structures is a Philips group brand
803.276.5504 · 800.800.9008 · F/803.276.8940 · www.skp-cs.com · decorative@skp-cs.com

How to Specify

Description: The pole shaft and base (and internal mounting flange) shall all be molded of non-corroding fiberglass reinforced composite, pigmented throughout, and finished in the same color as specified. The (fluted) shafts shall be tapered and formed with 16 flutes separated by semi-flat ribs. The (smooth) shafts shall be filament wound with a smooth, tapered surface. The base shall be shaped similar to Shakespeare Composite Structures Washington style **AP17** (anchor base) / **BP17** (direct burial).

Dimensions: The pole shall be 9 to 20 feet mounting height with a 17-inch diameter base. A 3" diameter by 3" high aluminum tenon shall be provided for luminaire mounting. (Direct Burial) The direct burial foundation shall be 48" overall length and provided with a 2.5" x 12" conductor entrance centered 24" from the bottom of the direct burial base (see order logic for other options). (Anchor Base) The internal mounting flange shall be provided with four 11/16" slots to accommodate 4 anchor bolts 5/8" x 18" x 3" in a 10" to 12" bolt circle.

Construction: The shaft shall be round with a uniform taper along the fluted (smooth) shaft. A handhole with a weather resistant cover shall be provided in the base for wiring access (if anchor base) and anchorage. The opening shall be no smaller than 3.5" wide at the top by 4.75" at the bottom by 5.5" high. The cover shall be made of fiberglass reinforced composite and shall bear the manufacturer's name. The cover shall be attached with 2 stainless steel flat countersunk hex socket head screws. Threaded inserts shall be incorporated in the pole base.

The (anchor base) mounting flange shall be molded in one piece of fiberglass reinforced composite with a minimum thickness of ½" and shall be permanently bonded flush to the bottom of the base. Each pole shall be finished with a (glossy / semi-gloss) weather resistant polyurethane having a minimum dry film thickness of 1.5 mils.

(Add **"Performance and Testing Requirements"** from the Specification Data sheet on page 3.)

EPA Rating

Washington P17 style poles are engineered to withstand at least 100 mph wind forces, with luminaires up to 6.2 EPA (sq. ft.) weighing up to 150 pounds. Many Other loading options are available. For other loading requirements, contact the factory.

② LIGHT POLE DETAIL - MARKHAM ST.
SCALE: NTS

OR ACCEPTABLE EQUAL - AS APPROVED BY FAIRFAX COUNTY

Ⓔ STREETWORKS™ energy solutions

DESCRIPTION

The WST Westminster high efficiency Acorn is ideal for applications where maximum photometric performance is required.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
HOUSING: Cast aluminum housing. Standard color is black. Other finish colors available. Consult your Streetworks Representative. 1" ANSI wattage/source label

Electrical
BALLAST: Easily accessible, tilt-back power module. Standard plug-in starter when applicable. SOCKET: Mogul-base socket for 50W through 250W HPS and 175W and 250W Metal Halide; 50W through 150W MH is medium base socket. PHOTOCONTROL: Photocontrol receptacle available.

Optical
GLOBE: Globe is available in 9" high efficiency polycarbonate or standard acrylic design. Optional brass banding and finial available. Housing & finial standard black. Other finish colors available. Consult your Streetworks Representative.

Mounting
Post-top mount fits 3" OD tenons. Secures with three (3) square headed 1 1/4" polymer coated mounting bolts.

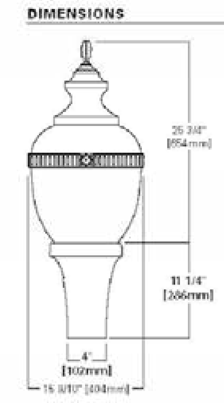
Finish
Standard polyester powder coat finish in black. For more color options see optional color or consult your Streetworks representative for more information.

WST
Westminster

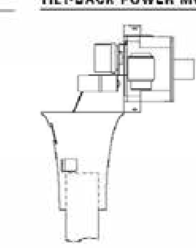
50 - 250W
Pulse Start Metal Halide
High Pressure Sodium
Metal Halide

DECORATIVE POST TOP LUMINAIRE

DIMENSIONS



TILT-BACK POWER MODULE



EPA
Effective Projected Area:
1.7 Square Feet

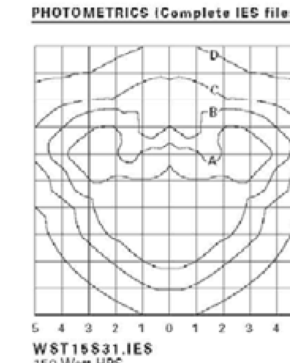
SHIPPING DATA
Approximate Net Weight:
30 lbs. (14 kgs.)

COOPER Lighting
www.cooperlighting.com

ADW002652
2010-03-18 11:10:21

WST Westminster

PHOTOMETRICS (Complete IES files available at www.cooperlighting.com)

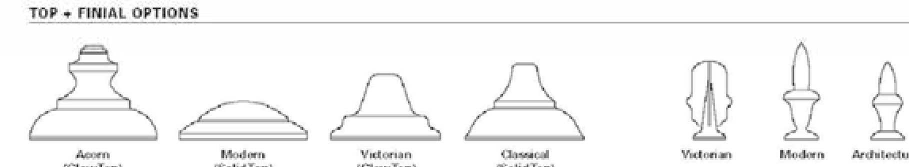


WST15S31.IES
150-Watt HPS
16,000-Lumen Lamp

FOOTCANDLE TABLE
Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines A	B	C	D
10'	2.25	1.12	0.45	0.22
15'	1.00	0.50	0.20	0.10
20'	0.56	0.28	0.11	0.05

TOP + FINIAL OPTIONS



ORDERING INFORMATION

Sample Number: WST50SR2864

Product Family: WST=Westminster[1]

Lamp Wattage[2]:
Pulse Start Metal Halide[3]: 70=70W, 10=100W, 15=150W, 17=175W, 25=250W
High Pressure Sodium: 50=50W, 70=70W, 10=100W, 15=150W, 20=200W, 25=250W
M (Probe Start)[4]: 17=175W, 25=250W

Lamp Type[2]: P=Pulse Start Metal Halide, S=High Pressure Sodium, M=Metal Halide[5]

Ballast Type[2]: H=Reac. /HPF, K=10KV[5,6] CWA, N=Hi.Reac./NPF, P=Hi. Reac./HPF, R=Hi.Reac. /NPF[3], W=CWA

Voltage: 2=120V, 0=208V, 4=240V, 7=277V, 8=480V, 9=347V, W=Multi-Tap wired 120V, V=Multi-Tap wired 240V, N=Multi-Tap wired 277V

Distribution: 33=Type III, 55=Type V

Band Type: 4=Brass[7], 5=Painted[8] Band, X=No Band

Top Type: 1=Acorn, 2=Modern, 3=Victorian, 4=Classical

Finial Type: 1=Victorian, 2=Modern, 3=Architectural, X=None

Options: CEC=California Title 20 Compliant Ballast (Applies to 175-250W Pulse Start MH only); 1=Single Fuse (120, 277 or 347V); 2=Double Fuse, (208, 240, or 480V); 4=NEMA Twistlock Photocontrol Receptacle; P=Polycarbonate Refractor; R=Internal Downlight Reflector; WH=White; BZ=Bronze; AP=Grey; H=Hartford Green; U=U.L./CSA Listed

Accessories: AA1000=House Side Shield (9" Globe)

Notes:
1. Fixture and arm standard color is black. Optional colors available. Consult your Streetworks Representative.
2. Refer to the technical section for lamp/ballast voltage compatibility.
3. Medium base socket standard for 150 watt and below Metal Halide.
4. Probe Start Metal Halide available for non-US markets only (175-250W).
5. Available in 120V only.
6. Available 50-150W, 120/240 or single voltage only.
7. When brass banding is chosen, finial finished in gold.
8. Painted to match luminaire.

COOPER Lighting
www.cooperlighting.com

NOTE: Specifications and dimensions subject to change without notice.
Visit our web site at www.cooperlighting.com
Customer First Center 1121 Highway 74 South Peachtree City, GA 30269 770.486.4800 FAX 770.486.4801

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③ LIGHT GLOBE DETAIL - MARKHAM ST.
SCALE: NTS

OR ACCEPTABLE EQUAL - AS APPROVED BY FAIRFAX COUNTY

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MARKHAM PLACE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

LIGHTING DETAILS

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REV. 7/18/2014
REV. 4/28/2014
REV. 1/27/2014
DATE: DEC. 12, 2013

DES. DLK | DWN. DLK

SCALE: N.T.S.

PROJECT/FILE NO. VV7553A

SHEET NO. L-7

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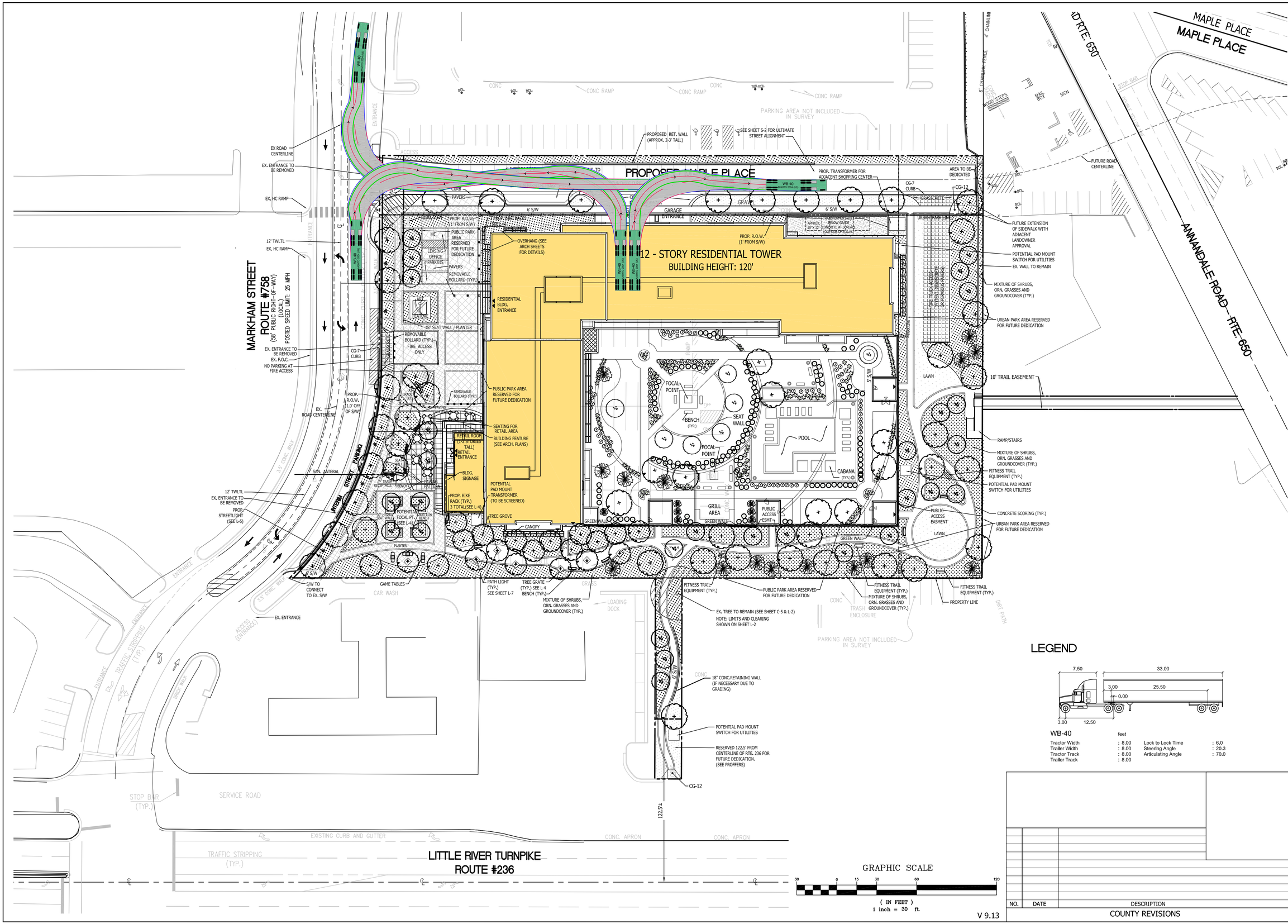

LEGEND

WB-40 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		

NO.	DATE	DESCRIPTION

COUNTY REVISIONS

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VIKA VIRGINIA LLC
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MARKHAM PLACE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

AUTOTURN EXHIBIT

VIKA REVISIONS

REV. 10/10/2014
REV. 8/25/2014
REV. 8/05/2014
REV. 7/18/2014
REV. 4/28/2014
REV. 1/27/2014

DATE: DEC. 12, 2013

DES.	DWN.
DLK	KY

SCALE: 1"=30'

PROJECT/FILE NO. VV7553A

SHEET NO. S-1

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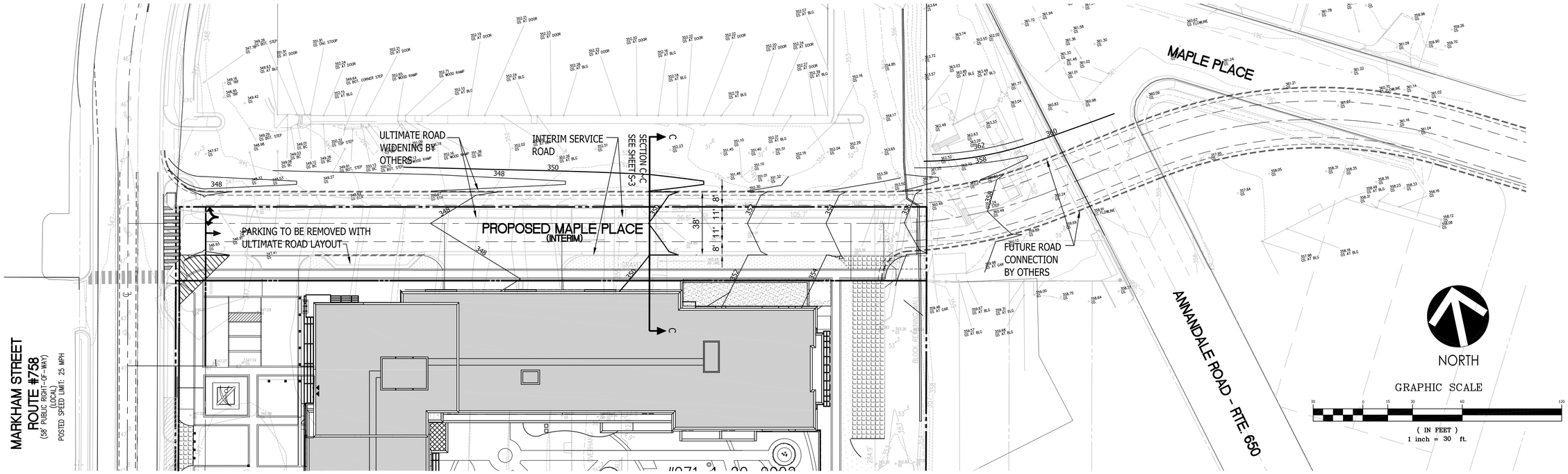

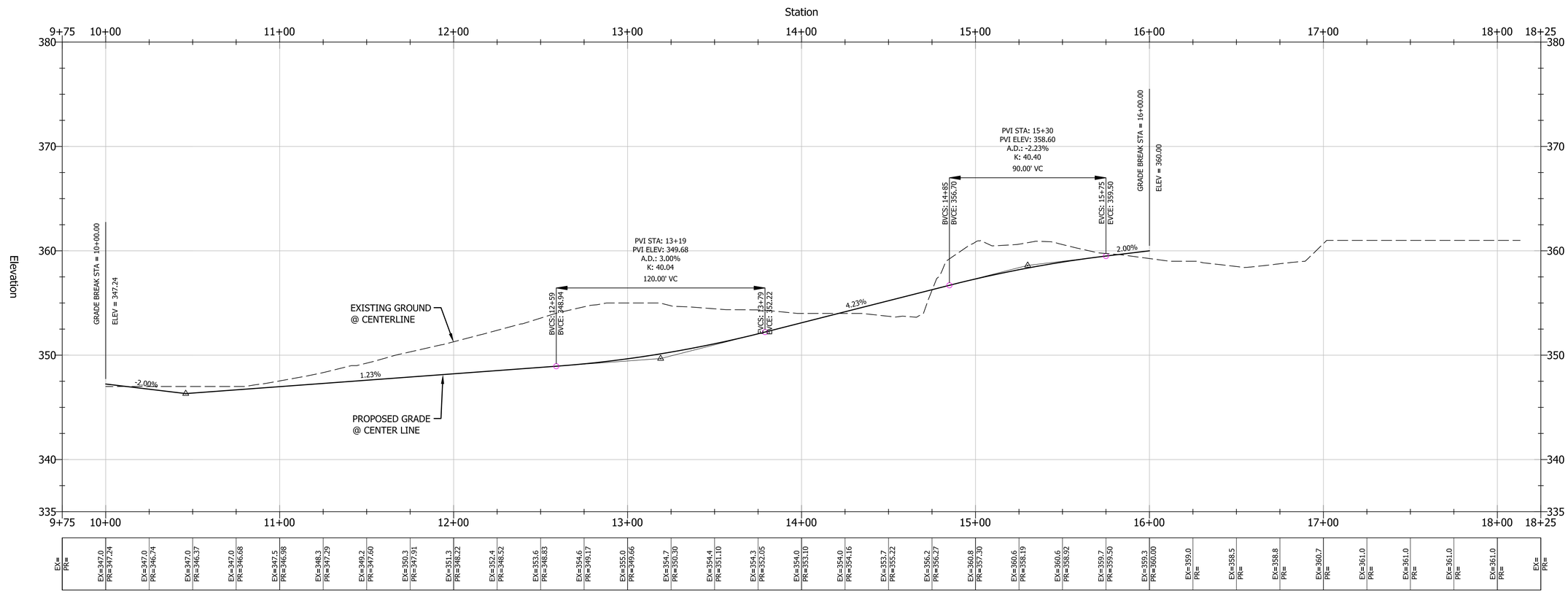

PROPOSED MAPLE PLACE ROAD PROFILE

VIKA

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MARKHAM PLACE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

ULTIMATE ROAD HORIZONTAL AND VERTICAL LAYOUT

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REV. 8/05/2014
REV. 7/18/2014
REV. 4/28/2014
REV. 1/27/2014

DATE: DEC. 12, 2013
DES. DLK DWN. DM
SCALE: 1"=30'
PROJECT/FILE NO. VV7553A
SHEET NO. S-2

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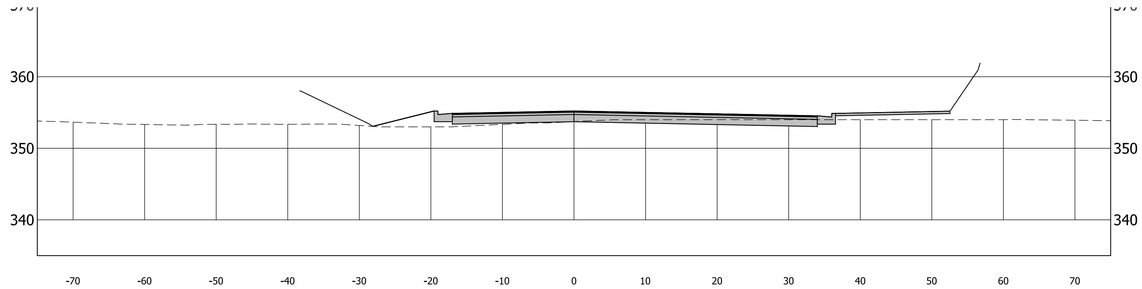

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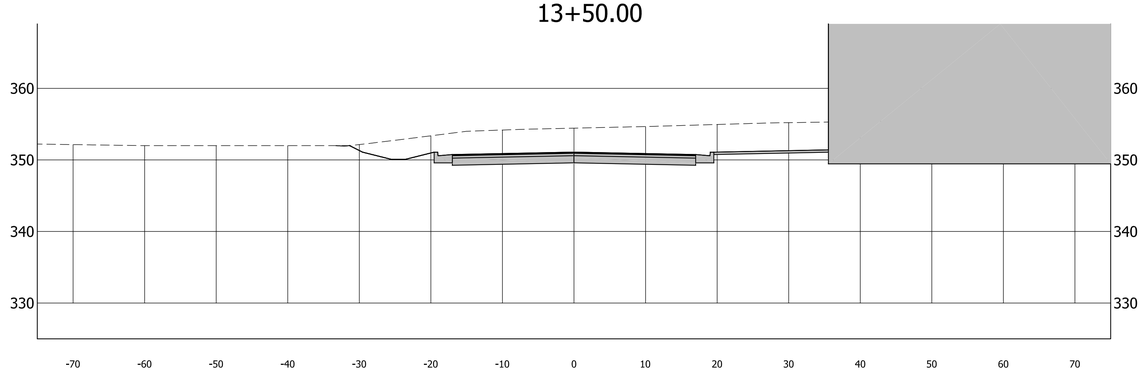

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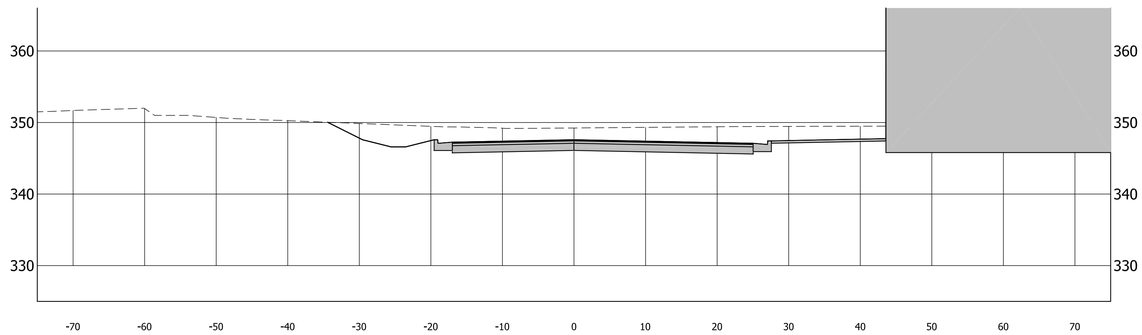

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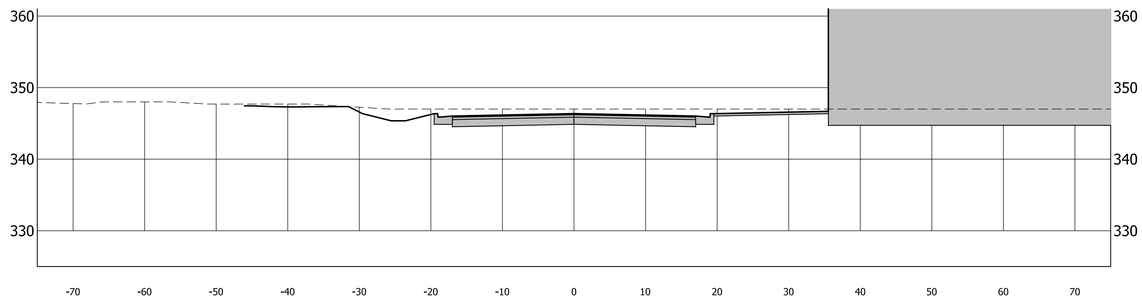
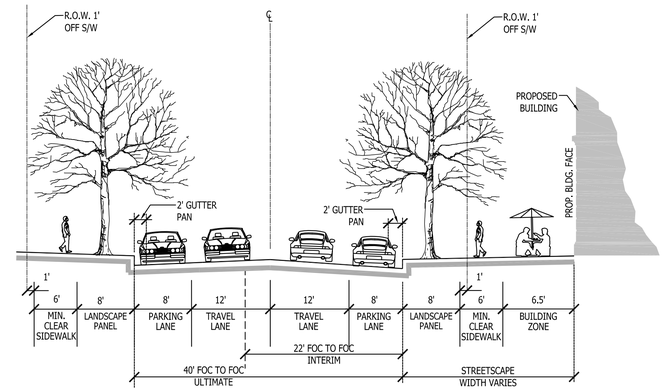


SEE SHEET S-2 FOR ROAD STATIONS



2-LANE LOCAL
PROPOSED MAPLE PLACE - SECTION C~C
ULTIMATE TYPICAL SECTION
SCALE: 1"=10'

VIKA
ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2797
W W W . V I K A . C O M

MARKHAM PLACE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

ULTIMATE ROAD SECTIONS

VIKA REVISIONS

REV. 10/10/2014
REV. 8/25/2014
REV. 8/05/2014
REV. 7/18/2014
REV. 4/28/2014
REV. 1/27/2014

DATE: DEC. 12, 2013

DES. DLK | DWN. DM

SCALE: V:1"=10; H: 1"=10'

PROJECT/FILE NO. VV7553A

SHEET NO. S-3

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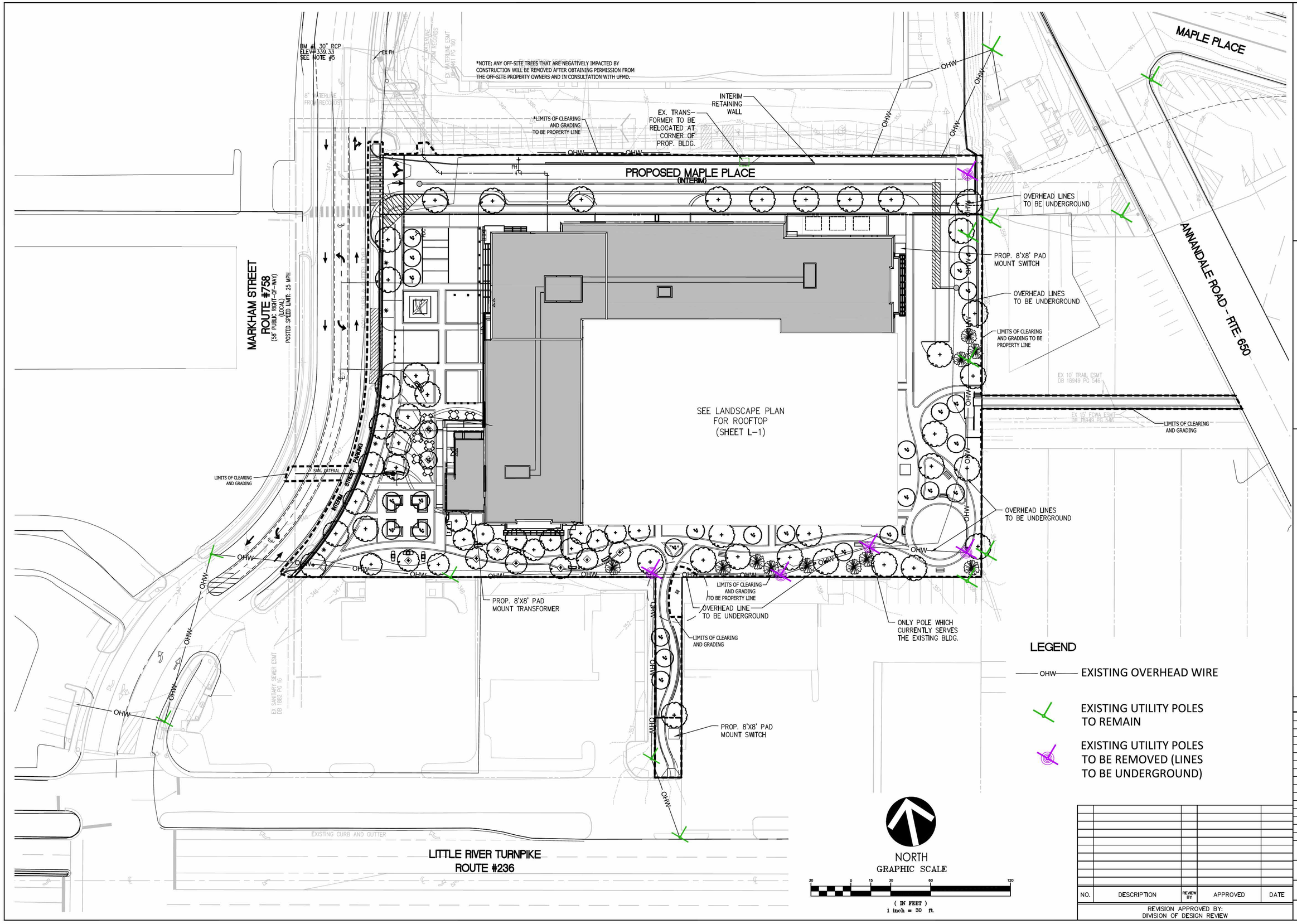

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

VIKA

ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 TYSONS, VIRGINIA 22102
(703) 442-7800 FAX (703) 761-2797
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MARKHAM PLACE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

UTILITY POLE PLAN

VIKA REVISIONS

REV. 10/10/2014
REV. 8/25/2014
REV. 8/05/2014
REV. 7/18/2014
REV. 4/28/2014
REV. 1/27/2014
DATE: DEC. 12, 2013

DES. DLK
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SCALE: 1"=30'

PROJECT/FILE NO. VV7553A

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

Figure 1: Applicant rendering of proposed development.

DESCRIPTION OF THE APPLICATION

The applicant, Markham Place, L.L.C., has requested approval to rezone 3.44 acres from the PDC (Planned District Commercial), HC (Highway Commercial), SC (Sign Control), and CRD (Commercial Revitalization District) zoning districts to the PRM (Planned Residential Mixed Use), HC, SC and CRD Districts. The applicant proposes to construct a 310-unit, 12-story multifamily residential building with a leasing office, fitness center, and similar functions ancillary to the residential use of the building, a four level parking structure, and a minimum of 6,000 square feet of ground floor commercial space.

The applicant calculates that approximately 25 percent of the site would be set aside as open space, to include a linear public park along the Markham Street frontage and an additional interim park area in the rear of the parcel, to be reserved for public use. A private road would be constructed along the northern property line that would be

designed to form a portion of a future public street connecting east to Annandale Road. A minimum of 30 parking spaces would be available in the parking structure for public use, to facilitate future redevelopment of adjoining parcels.

Copies of the draft proffers, affidavit, and applicant's statement of justification are included in Appendices 1 to 3, respectively. A reduced copy of the applicant's Conceptual Development Plan (CDP) / Final Development Plan (FDP) is included at the beginning of this staff report.

LOCATION AND CHARACTER

The subject property is located at 4245 Markham Street, in the Annandale Community Business Center (CBC), within the triangle formed by Markham Street on the west, Annandale Road on the east, and Little River Turnpike on the south. The property has been home to the Annandale Bowling Center since 1960, and still contains the structure and surface parking lot. A narrow strip of the parcel also extends south to Little River Turnpike, currently serving as a utility corridor and housing a large monument sign for the bowling center (the sign would be removed with this application). The majority of the site is impervious, with the building footprint and the 221-space parking lot taking up most of the site.

Figure 2: Project location and surrounding uses.

SURROUNDING USES

The parcel is surrounded by commercial uses, including a strip retail center to the north (Seoul Plaza), and individual commercial uses along Annandale Road (to the east) and Little River Turnpike (to the south). Across Markham Road (to the west) are two large properties under the same ownership as the application parcel: the Little River Retail Center and The Parliaments apartment complex, which consists of both high-rise and garden apartment units.

ZONING BACKGROUND

The application site currently contains a 1960s-era bowling center, though the parcel was rezoned in 2008 (RZ 2007-MA-017) from the I-6 District to a PDC District, to permit a nine-story mixed-use building, at 2.04 FAR, featuring a total of 305,000 square feet of floor area in a mixture of approximately 20 to 35 percent retail, 40 to 60 percent office, and 20 to 25 percent residential uses. The proposal was never built, but the approved PDC zoning remains on the parcel.

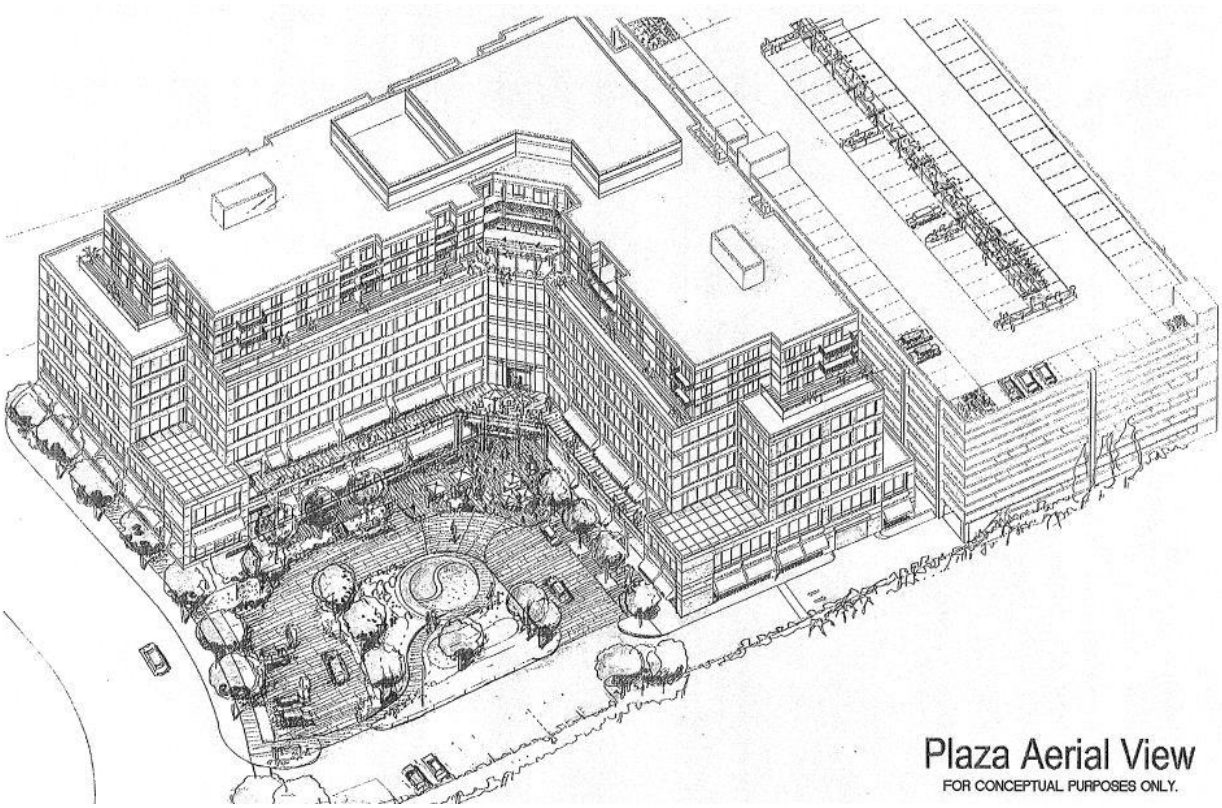


Figure 3: Conceptual view of prior approved plan for the site (RZ 2007-MA-017).

In comparison to the current proposal, the prior approval represented a greater mixture of uses; a similar building height and bulk; featured a public plaza area along Markham Street; structured parking; and a commitment to construct half of a roadway along the north property line. Other details of the prior plan included a stormwater management commitment above-and-beyond PFM minimum requirements; a Workforce Dwelling Unit commitment (onsite) of 12 percent of total units; and 846 parking spaces (parking requirements were much higher for the proposed office and retail uses).

COMPREHENSIVE PLAN RECOMMENDATIONS (Appendix 6)

Plan Area: Area I

Plan District: Annandale

Planning Sector: Annandale Community Business Center (CBC), Sub-Unit A-2

Plan Map: Alternative Uses

Annandale Community Business Center (CBC) Plan

The Comprehensive Plan for the Annandale CBC was revised in 2010 (since the prior rezoning approval) though it continues to seek to achieve similar overall objectives. The Plan encourages residential development as a component of a mix of land uses that significantly increases the quality of life for the local residents. The concept for future development envisions a series of focal points within the CBC in which people can live, work and walk to shopping and entertainment uses in a pedestrian-oriented environment.

Planning objectives for the CBC center around encouraging revitalization and redevelopment that create a high-quality, pedestrian-scaled, mixed-use area that retains and enhances local businesses and promotes new residential development. The Plan encourages the establishment of civic gathering spaces, green spaces and other public amenities that help contribute to an overall sense of place for the Annandale CBC.

The CBC Plan includes both base-level guidance, that applies to *all* development within the CBC, as well as incentive-level guidance, offering a mechanism for projects to utilize additional building height in return for providing a public benefit above-and-beyond the base-level plan recommendations. The Plan utilizes a non-traditional “form-based” planning approach, which emphasizes the form and function of future development, while providing flexibility with regards to specific land uses and intensity. Properties within the CBC are not limited to any one use, but are encouraged to incorporate a mixture of uses to contribute towards the overall objectives of the area.

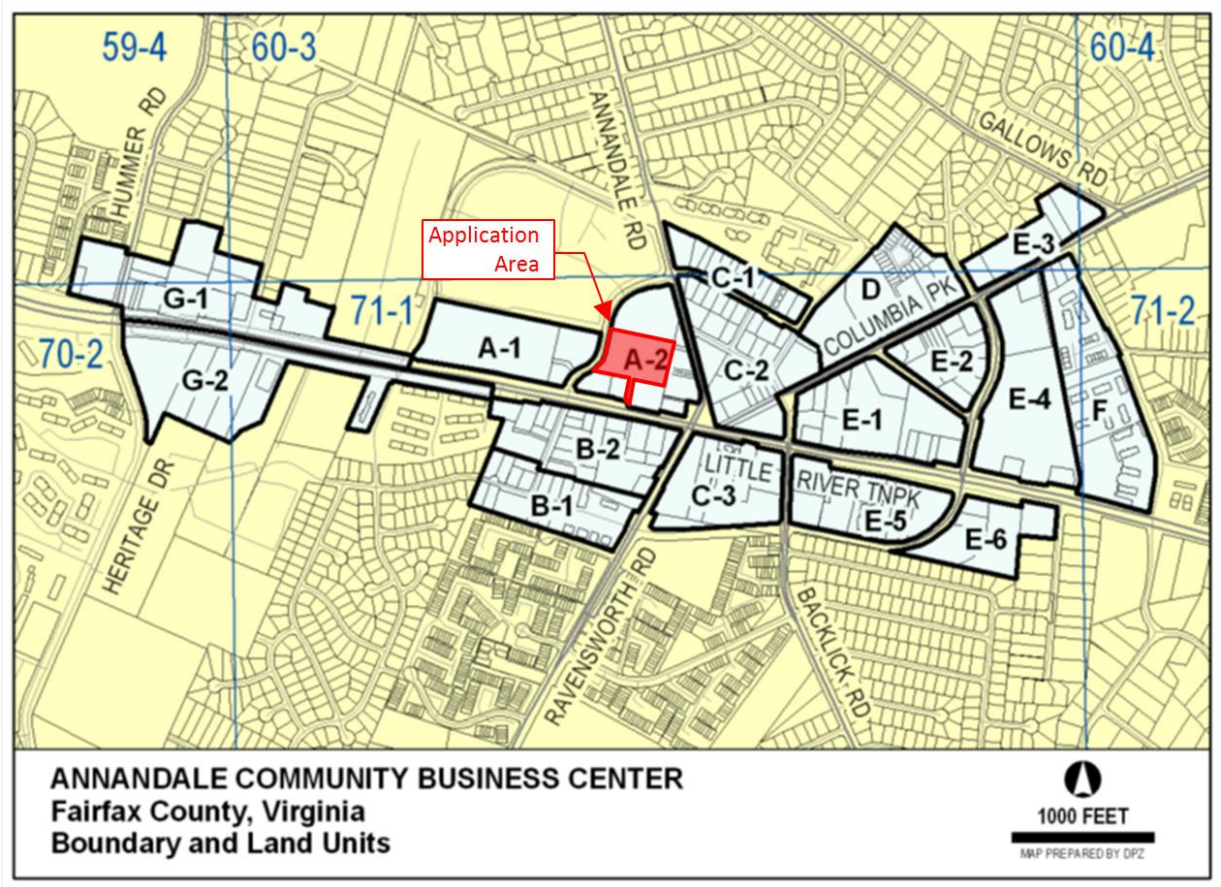


Figure 4: Annandale Community Business Center.

<u>Sub-Unit A-2 Area Plan Text:</u>

"This sub-unit is planned for residential, commercial or mixed-use development. The tallest buildings should be located along Little River Turnpike. New streets and pedestrian corridors should be utilized to create separate blocks within the sub-unit. Ground floor retail uses are recommended for this sub-unit, with office, residential or mixed-use located above.

Under the incentive development option, full consolidation of the entire sub-unit is highly recommended. However, at a minimum, parcel consolidation of three acres is recommended. Ideally, a majority of any abutting street frontage should be consolidated to address access management issues, especially along Little River Turnpike and Annandale Road. No parcels should be isolated from consolidation so as to preclude development in accordance with the Comprehensive Plan. New internal streets and pedestrian corridors should also be provided as appropriate to enhance pedestrian connectivity. An urban park should be located in this sub-unit. A heritage resource study should be conducted for the bowling alley at 4245 Markham Street, parcel 71-1 ((20)) 2; the bowling alley, if demolished, should be documented."

THE PROPOSED CONCEPTUAL/FINAL DEVELOPMENT PLAN (CDP/FDP)

The proffered 33-page CDP/FDP, titled "Markham Place", dated December 12, 2013, as revised through October 10, 2014, is included at the beginning of this report. The plan is grouped into four sections:

- Civil Plans (Sheets C-1 to C-9)
  - Sheet C-1: Project notes and tabulations.
  - Sheets C-3 to C-5: Existing site conditions.
  - Sheet C-6: The overall CDP/FDP site plan.
  - Sheet C-7: Roadway sections and circulation patterns.
  - Sheets C-8-C-9: Stormwater management details.
- Architectural Plans (Sheets A1.0 to A3.2)
  - Sheets A1.0 to A1.7: Floor Plans
  - Sheets 2.1 to 2.3: Building Sections
  - Sheets 3.1 to 3.2: Building Elevations
- Landscape Plans (Sheets L-1 to L-7)
  - Sheet L-1: Illustrative Landscape Plan
  - Sheet L-2: Landscape Calculations
  - Sheets L-3: Planting Specifications
  - Sheets L-4 to L-7: Landscape Details
- Supplemental Information (Sheets S-1 to S-4)
  - Sheet S-1: Loading Dock Turn Movements
  - Sheets S-2 and S-3: "Ultimate" Maple Place Details
  - Sheet S-4: Utility Relocation Plan

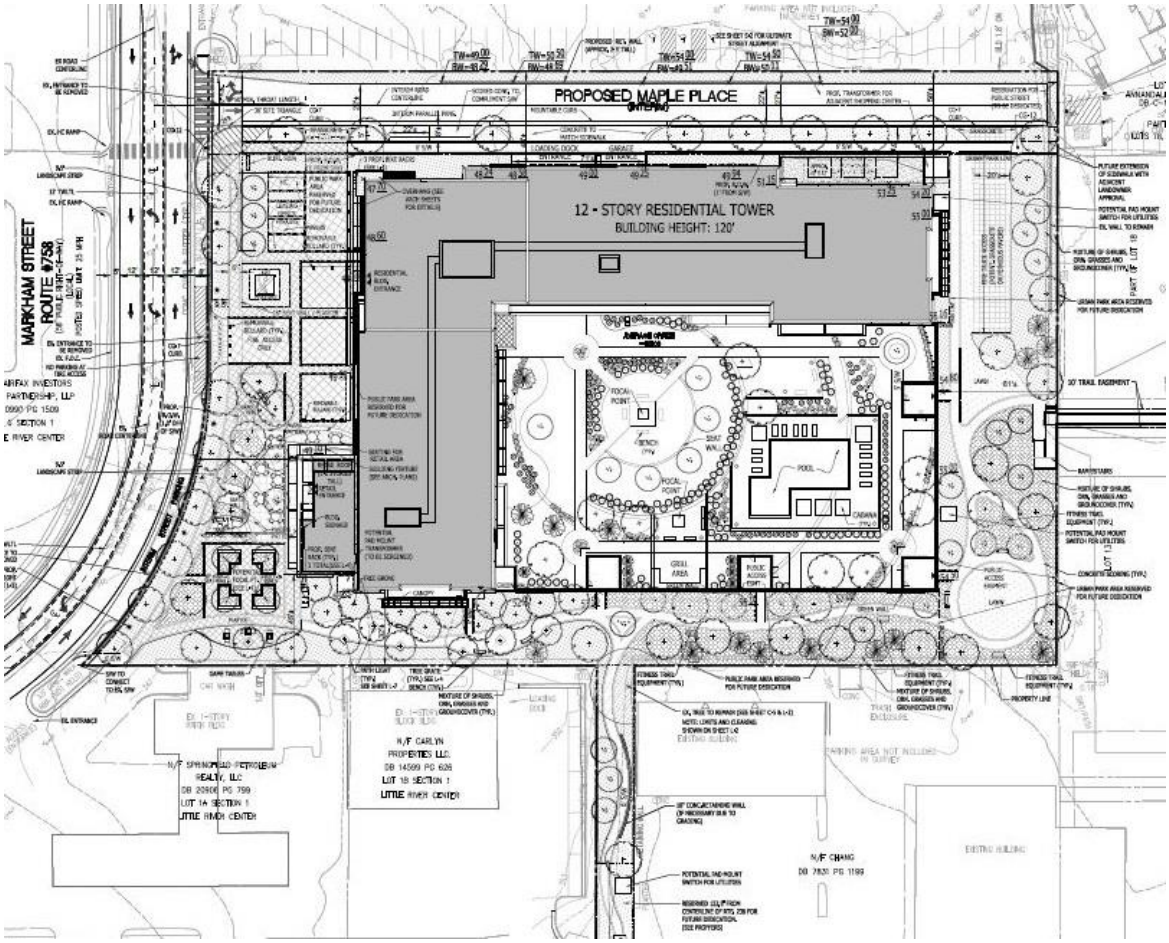


Figure 5: CDP/FDP Plan.

Site Design and Layout

The proposal consists of a 12-story multi-family residential building and four-story attached parking structure with an outdoor resident amenity area on its roof. As seen on Sheet C-6 (of the CDP/FDP), the building is situated in the center of the 3.44-acre parcel, to allow for the construction of an access road along the north property line (which would eventually extend east to Annandale Road and form a new public grid street), as well as publically-accessible parkland around the remaining three sides of the proposed structure. A narrow strip of the parcel that extends southward to Little River Turnpike (the “tail piece”), would be reserved for future dedication to neighboring parcels, to facilitate interparcel access and redevelopment, and is not being counted towards density calculations, though would be improved with an interim pedestrian walkway and landscaping.

Building Use and Intensity

The proposed building would consist primarily of approximately 310 multi-family residential units (rentals), and would also include a minimum of 6,000 square feet of secondary, non-residential use(s) on the ground floor. The proposed intensity on the site would result in a floor area ratio of 2.42.

Figure 6: Project Tabulations		
Number of Dwelling Units:	310	
Proposed Zoning:	PRM, CRD, HC, SC	
Site Area:	3.44 ac (150,000 sf)* **3.37ac for density purposes (excluding "tail piece")*	
Gross Floor Area:	Residential	349,330 sf±
	Non-residential	6,000 sf±
	Total	355,330 sf±
Floor Area Ratio:	2.42*	
Maximum Height:	120 ft. *(excluding mechanical penthouse and architectural projection)*	
Open Space:	37,500 sf (25%)	

Architecture

As depicted on Sheets A3.1 and A3.2 (and as described in the proffers), the proposed building would be clad primarily in two contrasting shades of brick, with metal and cast stone accents. A substantial portion of the residential facades of the structure would be glassed, as would the ground-floor commercial uses, and most residential units would feature semi-enclosed balconies. Parking structure facades would feature similar building materials, including open window frames, metal accents, and would include additional screening (consisting of public art, vegetative screening, or similar treatments).

Figure 7: Proposed building elevation.

Streetscape

The primary frontage of the proposed building would be along Markham Street, with proposed Maple Place along the north property line, providing access to the parking and loading areas of the project, and eventually serving as a full public street. Proposed street cross-sections are included on Sheet C-7, reflecting the standards of the Annandale Design Guidelines and CBC Plan, including 6-foot wide sidewalks, landscape strips, and street trees. Along the Markham Street frontage, the applicant proposes a publically-accessible "Linear Park" space, to serve as an extension of the typical streetscape and public gathering area (see the Open Space/Parks section, below, for further details).

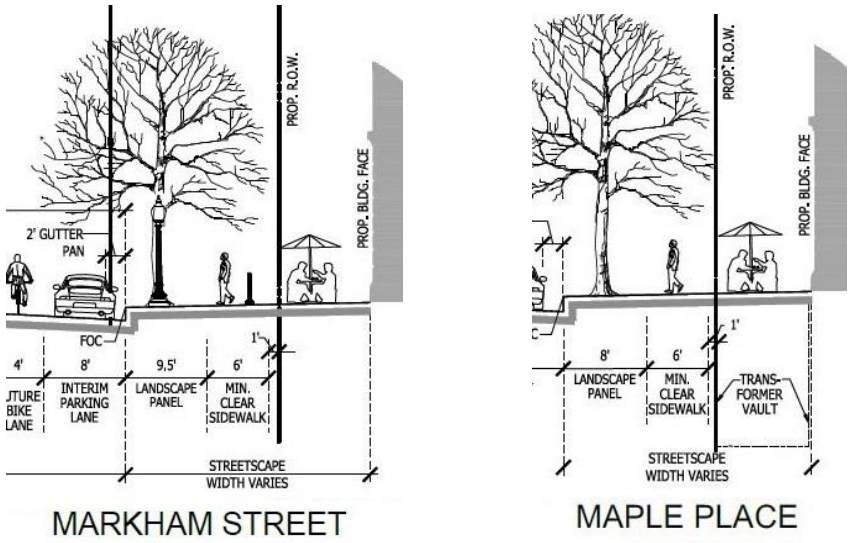


Figure 8: Proposed streetscape dimensions.

Access and Parking

Pedestrian Access: In accordance with Comprehensive Plan guidance to create a pedestrian-friendly mixed-use environment within the CBC, the proposal includes pedestrian access to all sides of the building (as a component of the Linear Park concept) that would be well-lit and landscaped, and would provide recreational opportunities and pedestrian connections to the surrounding community.

Vehicular Access: The parking and loading facilities for the building would be accessed from Maple Place, which is intended to be a future public street. The geometry of the turning movements required for trucks to access the indoor loading areas has been depicted on Sheet S-1, demonstrating that adequate space would be available for such maneuvers.

Parking: The majority of on-site parking would be located within the attached parking structure, with only a small 4-space surface parking area located adjacent to the rental leasing office, for the use of prospective tenants, and two spaces of interim on-street parking along Maple Place, to allow for deliveries and short-term loading. As an interim condition, Markham Street will also include on-street parallel parking, until such time as the road is ultimately widened (see Transportation Improvements section, below, for further details).

The proposed parking structure features four levels of parking (two of which would be underground) and contains a total of 560 parking spaces, as seen in plan view on Sheets A1.0 to A1.3, and in section view on Sheet A2.2. The provided spaces include 496 required spaces for the residential units (at 1.6 space per unit), as well as 40 spaces for the 6,000 square feet non-residential use, and 30 spaces that would be dedicated for public use and/or future use by neighboring uses, to help facilitate redevelopment of those properties.

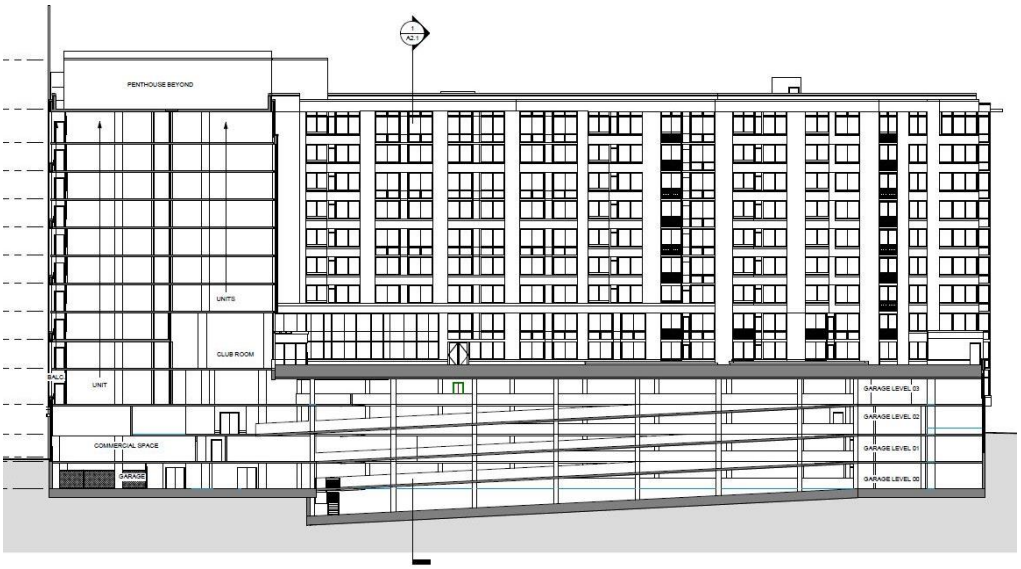


Figure 9: Garage ramp section (Sheet A2.2).

Transportation Improvements

Markham Street: The primary project frontage is along Markham Street, which is currently configured as a three-lane roadway (one through lane in each direction, with a center turn lane). Markham Street is depicted on the Comprehensive Plan Transportation Map as a four-lane divided roadway in the future. It is not feasible to reconfigure the roadway to the "ultimate" four lane condition along only the frontage of this property, as the remainder of the road remains three lanes, so the current lane configuration would initially remain. However, the applicant has proffered to construct sufficient pavement for the "ultimate" lane configuration, including four travel lanes and a 5-foot bicycle lane, with the pavement that is in excess of current requirements to be utilized for interim on-street parallel parking.

Maple Place: The proposed right-of-way for Maple Place would be dedicated to the County along the entire north property line, with the roadway and streetscape elements to be maintained by the applicant until such time as the roadway is further improved and/or connected east to Annandale Road, at which time the roadway and right-of-way would be dedicated to VDOT as a public street.

Little River Turnpike: Along Little River Turnpike, additional right-of-way would also be dedicated on the narrow "tail piece" portion of the parcel, to accommodate the "ultimate" right of way of that road, and the proposed trail connection would provide a pedestrian link to the existing bus stop in that location.

Open Space/ Park Areas

Linear Park: As previously mentioned, a publically-accessible park/plaza area would be provided along the Markham Street frontage, as well as connecting via a landscaped pathway along the south project boundary to an additional Urban Park area in the rear of the parcel. The Linear Park would feature a variety of gathering areas, seating opportunities, an outdoor dining area, public art, and an open plaza area suitable for programmed events. The park is designed so that it may be extended to the north and south, to form an even larger urban park area, if the neighboring properties redevelop in a coordinated fashion.

Urban Park: Labeled as the interim Urban Park on the plan, the area east of the parking structure would include additional paths, landscaping, and small lawn areas. That area would be dedicated to the County, to possibly serve as a component of a larger public area in the future, if properties to the east redevelop, or for some other public use, such as a public parking facility to serve the larger CBC area.

Resident Amenity Area: The roof of the parking structure would serve as an outdoor amenity area for the residents of the building, to include a swimming pool, cabana and grill area, with generous landscaping and tree cover.

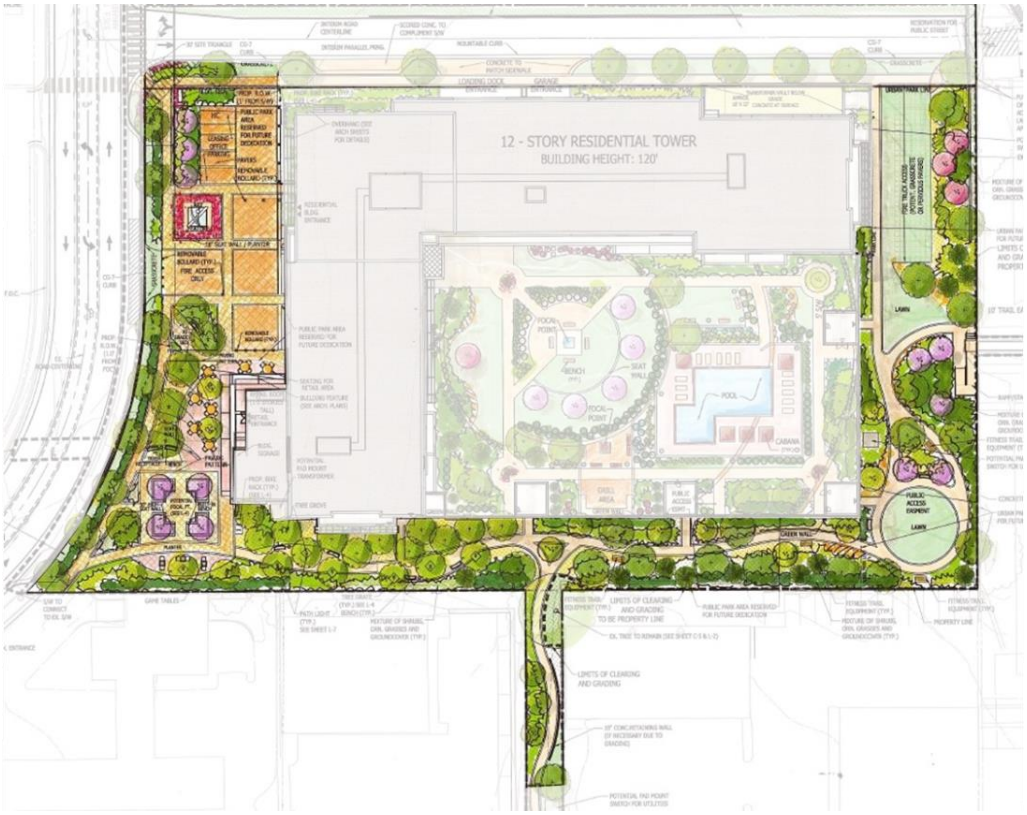


Figure 10: Proposed park network.

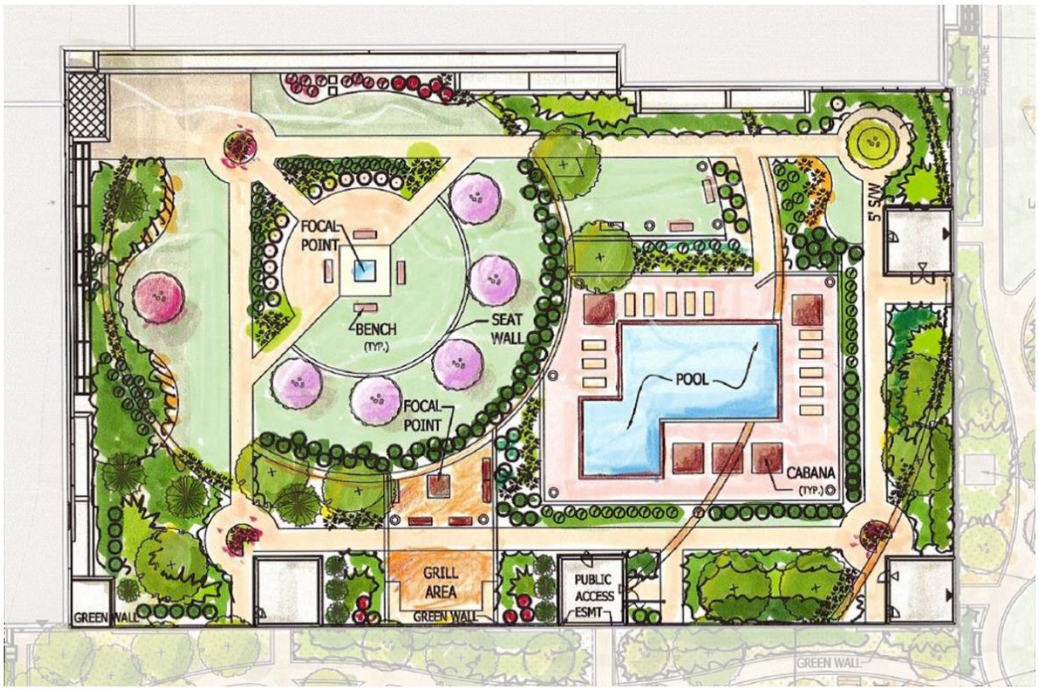


Figure 11: Residential amenity area.

Landscaping

In addition to proposed street trees along the Markham Street and Maple Place frontages, the site would be heavily treed and landscaped (as seen on Sheets L-1 and L-2) to meet Ordinance tree cover requirements, and to provide a lush and attractive landscape. A mixture of deciduous and evergreen tree types, in a variety of sizes, is proposed, and the ground plane would be landscaped with shrubs and ornamental planting areas.

Sheet L-4 includes alternative planting area details to illustrate the modifications necessary for planting in the urban setting, and on the roof of the parking structure, while maintaining sufficient soil volume to ensure the health of the proposed trees.

Stormwater Management

Sheet C-8 includes Stormwater Management (SWM) narratives and preliminary runoff calculations for the site, outlining the applicant's commitment to SWM and water quality Best Management Practices (BMPs). More detail will be required with future site plan submittals. The general stormwater commitment outlined on the CDP/FDP, and described in the proffers, would be "above-and-beyond" minimum PFM requirements for the site.

To meet the proffered SWM goals, the applicant has proposed an underground stormwater detention facility, to be located beneath the fire access lane in the Urban Park area of the site. A separate Public Facilities Manual (PFM) waiver (Appendix 9) is required to install an underground detention facility in a residential development, and will be considered by the Board concurrently with this application. (see the analysis section of this report for further SWM details)

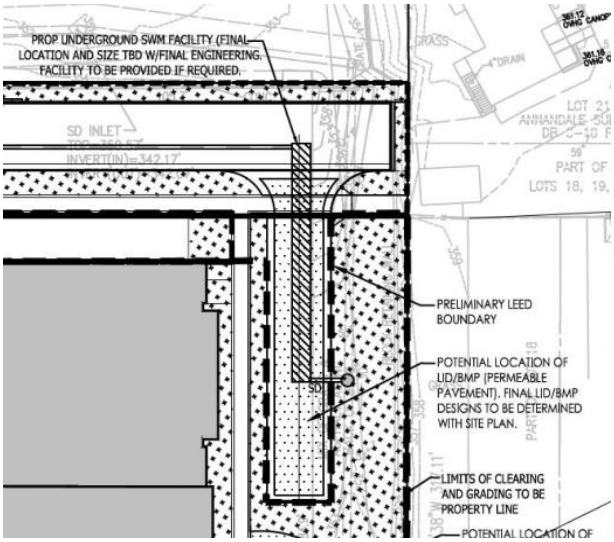


Figure 12: Proposed underground detention location.

Signage

One monument sign for the building is included on the plan, adjacent to the Maple Place entrance to the site. Additionally, Proffer No. 13 commits to provide additional location and directional signage to the public parking area. Proffer No. 19 would allow the applicant to provide additional signage either by-right (according to the standards of Article 12 of the Zoning Ordinance), or would allow the possibility of pursuing a Comprehensive Sign Plan to gain additional sign flexibility, if warranted in the future.

Additional Proffer Commitments (Appendix 1)

Additional commitments are offered in the proposed proffers, including a substantial affordable/workforce housing commitment, provision of public art, enhanced green building commitment, Transportation Demand Management (TDM), and other elements, which are described in the following Staff Analysis section of the report.

STAFF ANALYSIS

COMPREHENSIVE PLAN ANALYSIS (Appendix 6)

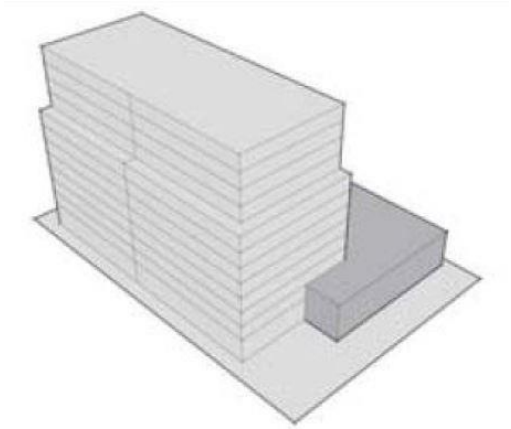
Annandale Community Business Center Plan (CBC Plan)

The CBC Plan forms the future vision that is the basis for staff evaluation of any development proposal within the CBC. As mentioned in the introductory portion of the report, planning objectives for the CBC center around encouraging revitalization and redevelopment that create a high-quality, pedestrian-scaled, mixed-use area that retains and enhances local businesses and promotes new residential development. Sub Unit A-2 text offers more specific guidance, envisioning commercial uses on the ground floor and residential above, along with the creation of new streets and pedestrian corridors (to “break up” the sub-unit into smaller, more pedestrian-friendly blocks), and an urban park within the sub-unit. A major concern of the sub-unit plan is that no parcels be isolated to the extent that they are unable to successfully redevelop and contribute to the overall vision for the CBC.

Implementation of the CBC Plan involves regulation of the form, height, and design of proposed development, rather than traditional density or intensity limitations. Urban design guidelines included in the CBC Plan text form another essential component, and are supplemented by additional Annandale Urban Design Guidelines produced by the County Office of Community Revitalization (OCR) and the Annandale Central Business District Planning Committee (in 2011). These detailed guidelines serve as evaluation criteria utilized by DPZ staff to review the proposal, and are addressed in the following analysis sections of the report.

Building Form

Several standard building types are illustrated in the CBC Plan, with descriptions and general design guidance. The current proposal would most closely resemble the "CB3 – High-Rise Commercial or Mixed-Use" building type, as shown in Figure 13.

Figure 13: CBC Plan Building Type Guidance		
Type:	CB3 - High-rise Commercial or Mixed-Use.	
Height:	9+ stories.	
Parking:	Typically found in integrated garage.	
Description:	Large-scale building typically with multiple tenants; shared elevator lobby and facilities; will be steel/concrete construction.	
Design:	Building should be oriented to street; parking structures should be wrapped; main entrance should face street; ground floor should be commercial or live-work.	

The proposed building does, in the opinion of staff, conform to the building type outlined above, and satisfies Plan guidance concerning orientation of the building to the street, as well as inclusion of commercial uses on the ground floor. The proposed parking structure, while not "wrapped" with other uses, would be architecturally treated in a similar fashion to the residential portion of the structure, and might feature additional screening techniques to further minimize its visual impact.

Development Intensity

Rather than regulating density on a parcel-by-parcel basis, the CBC Plan specifies overall square-footage limits for the *entire* CBC, based on various categories of uses, available on a first-come first-serve basis (as shown on Fig. 14). Being one of the earliest redevelopment projects in the CBC, the current application would not encounter any Plan-based restrictions to the development potential of the site, beyond form and height limitations, and the physical constraints of the site.

Figure 14: Existing and Planned Development Intensities for Entire CBC.		
Land Use:	**Existing/Approved Development (as of 2010)**	**Planned Development Potential**
Office	1,605,000	2,370,000
Retail	1,265,000	1,830,000
Residential	90,000	2,710,000
Other (Public/Civic)	100,000	200,000
Total	3,060,000 (sf)	7,110,000 (sf)

Building Height

Height limits within the CBC are regulated according to reference maps, for both base-level development and an incentive development option. The reference diagrams illustrate the plan for the greatest height and development intensity (8 stories to 12 stories) closest to the center of the CBC, along Little River Turnpike, with height decreasing outward to transition to the surrounding community.

The Sub-Unit A-2 portion reference maps are included below, indicating the subject parcel within the area of the maximum available height of eight stories, at the base level, and twelve stories, at the incentive level. The current proposal does seek the additional incentive-level height of 12-stories, and therefore must demonstrate additional incentive justification, as analyzed later in this report.

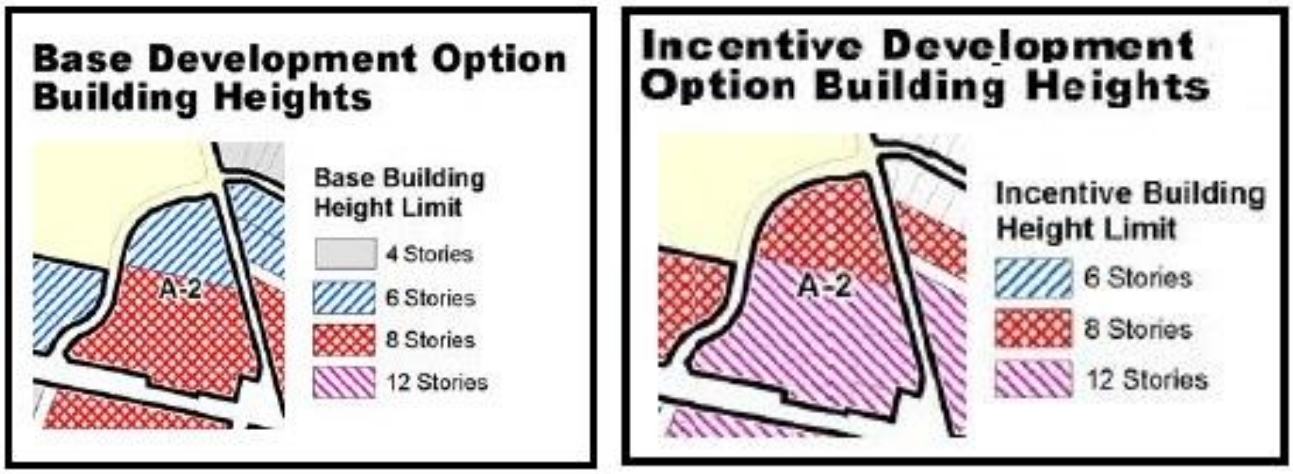


Figure 15: CBC Plan height limits.

Base CBC Plan Recommendations

Regardless of the proposed intensity level of an application (base or incentive), all development proposals within the Annandale CBC are subject to a baseline set of Plan recommendations, which can be grouped in the following categories:

Affordable Housing

All development proposals within the CBC should provide affordable housing in accordance with the Affordable Dwelling Unit (ADU) Ordinance and the Guidelines for the Provision of Workforce Housing (WDU) set forth in the Policy Plan, which would require any residential use to provide a minimum of 12 percent of new units as affordable housing. The applicant has included an affordable housing proffer, which is further discussed in the *Incentive Development Option* analysis section of this report.

Parcel Consolidation

The CBC Plan generally encourages parcel consolidation that is logical and of sufficient size to address access needs, and to achieve the planning objectives of the CBC. Any unconsolidated parcels should remain able to redevelop in conformance with the Plan. Sub-Unit A-2 plan text further specifies that "*Under the incentive development option, full consolidation of the entire sub-unit is highly recommended. However, at a minimum, parcel consolidation of three acres is recommended. Ideally, a majority of any abutting street frontage should be consolidated to address access management issues, especially along Little River Turnpike and Annandale Road. No parcels should be isolated from consolidation so as to preclude development in accordance with the Comprehensive Plan."*

The current proposal does not consolidate the entire sub-unit, but does exceed the three-acre minimum recommendation, and remains consistent with the prior rezoning approval for the site (2008). A significant level of attention was paid during the review of this application to ensure that the remaining parcels in the sub-unit, especially along both Annandale Road and Little River Turnpike, would retain the ability to redevelop on their own in the future. The provision of open space along the periphery of the site, provisions for interparcel access and connection, and a commitment to provide structured parking spaces for the possible use of adjoining properties, would help ensure that those parcels, which have size and access constraints on their own, might have the opportunity to redevelop in the future. Staff feels that Plan recommendations for minimum parcel consolidation have been satisfied.

Environment (Appendix 7)

- Stormwater Management

  All development proposals in Fairfax County are subject to regulations of the Stormwater Ordinance, reflected in Chapter 6 of the PFM, which includes requirements to control the rate of stormwater runoff leaving a site, to improve water

quality, and to ensure the adequacy of downstream facilities to handle the flow. The County Stormwater Ordinance was recently updated (in July 2014) to revise requirements, though this project had already obtained a required State stormwater permit and is subject to evaluation per the prior Stormwater Ordinance (according to the "Time Limits" provisions in Sect. 124-1-11 of the County Code).

PFM Requirements – The PFM requires, for redevelopment sites such as the current proposal (for which there are currently no stormwater controls in place), no increase in the rate of runoff, as compared to existing conditions, and an improvement in water quality from existing conditions, as quantified by a 10 percent reduction in the rate of phosphorus leaving the site (see Appendix 8 for DPWES analysis of PFM requirements).

Existing site conditions include approximately 95 percent coverage of the site by impervious surfaces (building and parking areas), and no stormwater controls – which results in a tremendous amount of stormwater runoff into downstream facilities (eventually Accotink Creek). The current proposal would reduce the impervious coverage of the site to approximately 79 percent (a 17 percent decrease), and allow more rainfall to be absorbed by plant material and/or infiltrate into the ground. The proposal would result in a reduction in the rate of stormwater leaving the site, as well as the required reduction in phosphorus runoff, simply by minimizing impervious surface area. Therefore, the project would likely require no additional stormwater detention or water quality measures to meet the minimum PFM regulations.

Comprehensive Plan Recommendations - Policy Plan and CBC Plan guidance for the Annandale CBC, however, recommend higher levels of stormwater management performance for development and redevelopment projects. The receiving waters downstream of Annandale are significantly impaired, and the CBC Plan recommends that new development integrate features to reduce stormwater runoff and improve the water quality of any remaining runoff into the larger watershed. Low-Impact Development (LID) /Environmental Site Design techniques are encouraged. Emphasis should be on measures that help evapotranspire water, filter water through vegetation and/or soil, and return water into the ground (or reuse it). LID techniques should be incorporated into street and parking areas, where allowed and where practicable. Specific performance goals recommended by CBC Plan guidance, at the base level of development, include stormwater management measures sufficient to attain both the stormwater Design-Quantity (LEED Credit 6.1) and Design-Quality (LEED Credit 6.2) control credits of the most current version of LEED-NC or LEED-CS rating system (or the equivalent of these credits).

The preliminary Stormwater Management Plan, included on the CDP/FDP (Sheet C-8), primarily addresses PFM requirements, and includes a LEED Narrative that commits to implement strategies to meet the LEED Stormwater Credit requirements *"to the extent possible"*. A stormwater management proffer (Proffer No. 25) includes more specific commitments for water quantity and quality control "above-and-beyond" minimum PFM requirements, including a reduction in

impervious area sufficient to achieve a reduction in stormwater runoff of 2,000 cubic feet (at both a 2-year and 10-year storm event), as well as minimum additional stormwater detention of 1,200 cubic feet. A commitment to achieve a minimum phosphorus reduction target of 20 percent for the site is also specified, along with a list of additional LID measures that may be included at site plan stage to achieve that target.

Staff Analysis - It is the opinion of staff that the proposed 2,000 cubic feet of runoff reduction reflects only a reduction that will already occur, due to reduced impervious area proposed on the site, and does not represent an additional benefit. A significantly larger volume of retention would likely be required to attain the stormwater Design-Quantity control credit (or the related "Rainwater Management" credit from LEED v. 4). The additional 1,200 cubic feet of minimum detention proposed *would* represent an additional SWM commitment, if such detention is in addition to the runoff reduction already achieved by the reduction in impervious surface area, which staff believes is the intention of the proffer language. The additional detention, which appears to be "above-and-beyond" minimum PFM requirements, would not contribute to the LEED Design-Quantity requirements, however, since they require *retention* of runoff, and not just *detention*.

The proposed minimum phosphorus reduction of 20 percent would exceed the PFM minimum requirement of 10 percent for this project, and would constitute an "above-and-beyond" commitment to address water quality issues in the watershed, though a more substantial number of the "potential" BMP features listed would likely need to be utilized to attain the LEED Design-Quality control credit that the CBC Plan recommends.

Staff also questions the delineation of the "Preliminary LEED Boundary" depicted on the CDP/FDP. The proposed roadway improvements, as well as the Linear Park area along Markham Street (which consists primarily of impervious hardscape), are excluded from the area shown within the boundary, while the remainder of the site (which is primarily pervious) is included within the boundary area. The potential low impact development/best management practice areas shown are also all identified in the area inside the LEED boundary. Staff feels that, while this may position the applicant to attain the LEED credits (and therefore satisfy the minimum stormwater management guidance of the Area Plan), limited opportunities are identified on the portion of the site located outside of the proposed LEED boundary, where stormwater runoff might be more of a concern. The Linear Park, in particular, may afford additional opportunities for low impact development concepts, in keeping with the Area Plan guidance to design stormwater management and water quality controls to *"return water into the ground where soils are suitable or reuse it, where allowed, to the extent practicable."*

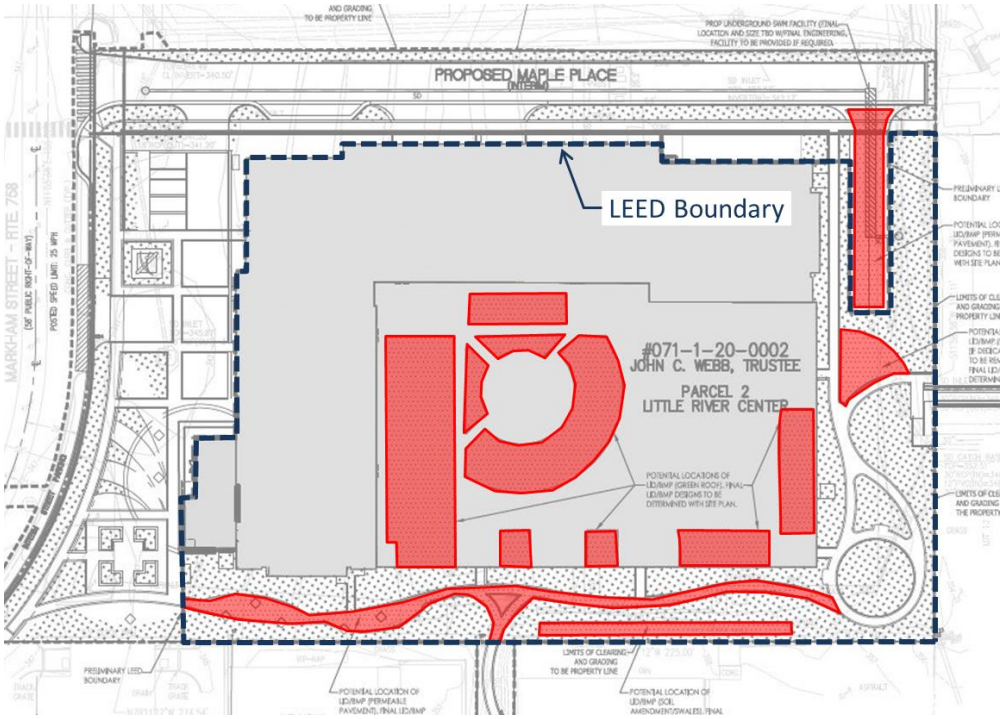


Figure 16: Areas shown as possible LID/BMP locations.

In summary, though the proposed SWM commitment would likely fall short of the performance levels recommended by the CBC Plan, staff feels the current SWM proposal does represent a commitment to exceed minimum PFM regulations. Staff supports such a commitment beyond minimum requirements, though recommends the Applicant pursue additional opportunities, at the time of site plan review, to include innovative urban LID techniques and other methods to support the optimization of stormwater quantity and quality control for the project, to further address the intent of Plan recommendations.

- <u>Noise</u>

  Transportation-generated noise is a concern on the site, due to the close proximity of several arterial roadways. Both Policy Plan and CBC Plan guidance direct that a noise study be performed, and residential uses be designed to minimize the exposure of facades to noise levels above 75 dBA, and ensure that noise levels do not exceed 45 dBA for indoor residential spaces, and 65 dBA for outdoor recreation areas.

  The applicant has included an extensive Noise Attenuation proffer (Proffer No. 12) that commits to submit a noise study concurrent with site plan review, and to provide various noise attenuation measures that would ensure acceptable noise levels, both inside of residential units, and for balconies and outdoor recreation areas. Staff considers this issue satisfactorily addressed.

- Green Building

  The Environment portion of the Policy Plan encourages the broad application of energy conservation, water conservation, and other green building practices for new construction for any development proposal, and further expects rezoning proposals to multi-family residential development within Community Business Centers, and other urban and revitalization areas, to incorporate green building practices sufficient to attain certification through LEED-NC or LEED-CS, or an equivalent certification program. Development proposing 90 percent or more of the maximum planned density or intensity is expected to ensure a higher than basic level of green building certification.

  The current proposal includes a Green Building commitment (Proffer No. 37) to achieve a minimum of LEED Silver certification, which would exceed base Policy Plan guidance, and is included as a partial justification for an incentive-based height increase (as discussed in analysis of the *Incentive Development Option*).

Transportation (Appendices 10 and 11)

- Roadway Improvements

  The Policy Plan section of the Comprehensive Plan offers general guidance to offset the impact of the proposed development on surrounding transportation infrastructure, and to facilitate the realization of the future vision represented by the overall goals and objectives of the Plan. The CBC Plan contains more specific guidance encouraging additional street connectivity, multi-modal opportunities, aesthetics, and environmental concerns in the design of a “context-sensitive” street network. To improve vehicular and pedestrian circulation in the area, interparcel connections and other access management strategies are encouraged, to minimize the number of driveway accesses on major roadways. The CBC Plan also encourages the utilization of shared parking agreements, and the treating of parking as a “common resource”, in order to further facilitate interparcel coordination.

  The applicants analyzed the surrounding transportation infrastructure and traffic patterns to predict what affect the proposed plan would have on the local transportation network. From a trip generation perspective, the proposed multi-family residential use would generate *less* traffic than the mixed-use PDC project that is currently approved for the site, and the applicant has proffered to implement a Transportation Demand Management (TDM) Program to further reduce the trip generation from the proposed use. As a result of the transportation analysis, and Comprehensive Plan guidance for the future transportation network, a number of transportation improvements are proposed:

  Markham Street – Though currently configured as three lanes (one each direction with center turn lane), the Comprehensive Plan envisions Markham Street as an eventual four-lane divided roadway, with on-street bike lanes. The applicant agrees to widen Markham Street to its “ultimate” width (30.5 feet from centerline to curb

line), though would not restripe to four lanes until such time as neighboring portions of the road would also be widened. In the interim, Markham Street will remain in its current three-lane configuration, and the excess pavement would be utilized for on-street parking. While it has not been identified as an immediate issue, the applicant has proffered to conduct a signal timing study for the intersection of Markham Street and Little River Turnpike, if VDOT should determine in the future that such a study is necessary.

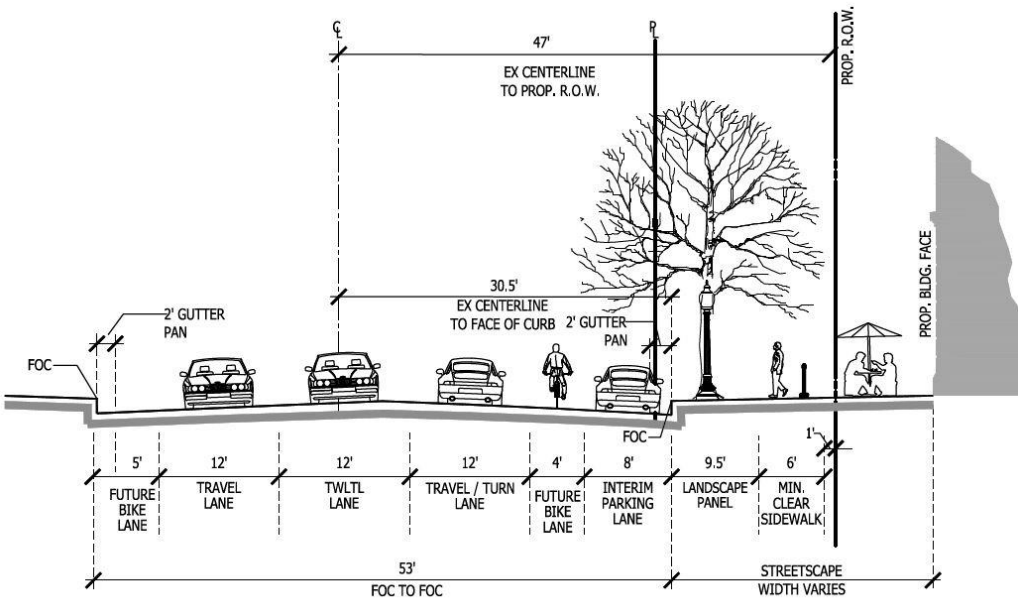


Figure 17: "Ultimate" Markham Street section.

<u>Maple Place</u> – The CBC Plan also envisions the creation of additional grid streets within sub-unit A-2, to break up the large "superblock" into more pedestrian-scaled blocks. Proposed Maple Place, along the north boundary of this parcel, represents the initial portion of a new cross-street that is envisioned to eventually connect Markham Street to Annandale Road. The design features full public streetscape treatment and is designed to allow for future improvement or connection by neighboring properties (Sheet S-2). As described in the transportation proffers (Proffer No. 29), the applicant would construct a 22-foot wide one-half road section and dedicate sufficient right-of-way to initially function as an access drive, and eventually form one-half of a full public road. The applicant will pursue a temporary grading and construction easement on the neighboring property to the north, to allow the entire roadway to be graded with construction of the applicant's portion of the roadway, or would otherwise construct a temporary retaining wall to accommodate the existing grade along that frontage, and would grant appropriate easements to permit others to complete the roadway in the future. The interim road and streetscape improvements would be maintained by the applicant, until such time as the road gets accepted into the VDOT road system.

Figure 18: Proposed new vehicular connections.

A VDOT memo (Appendix 11) reflects that certain aspects of the proposed loading area and garage entrance design would not meet current VDOT standards (which prohibit backing of loading vehicles onto a street), but County staff considers the proposed design suitable for a local street in an urban commercial area, and supports the current plan. At such future time as Maple Place is extended and is eligible for acceptance into the VDOT road system, the applicant has committed (Proffer No. 27) to make modifications, if and as needed, to ensure VDOT acceptance.

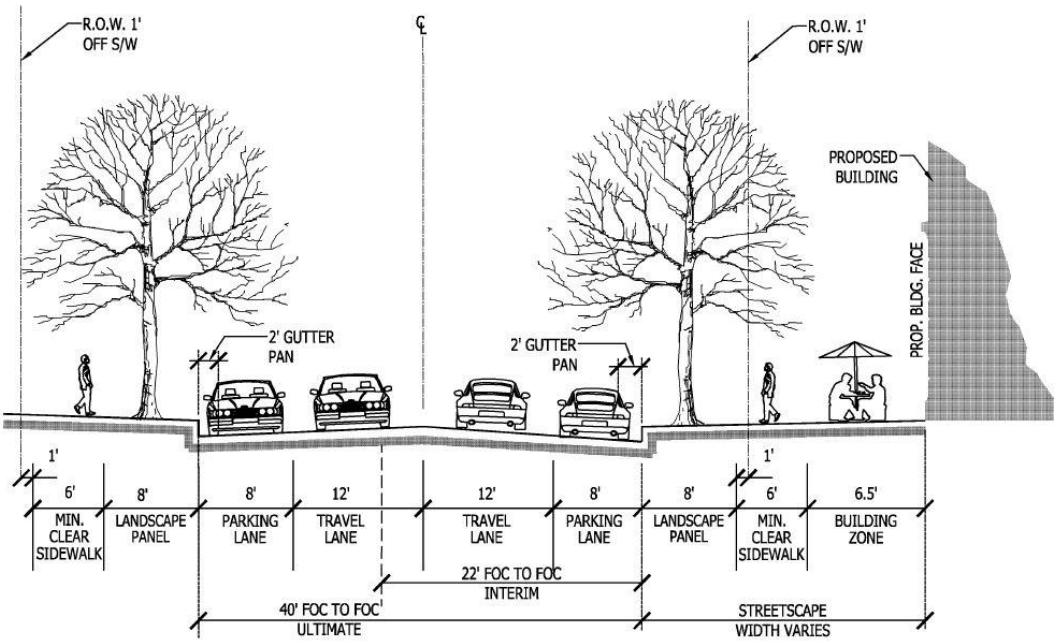


Figure 19: "Ultimate" Maple Place section.

Little River Turnpike – Only the 20-foot wide "tail piece" of this property extends to Little River Turnpike. The applicant has agreed to dedicate additional right-of-way along that frontage to accommodate the full six-lane roadway envisioned by the Comprehensive Plan. In addition, the entire "tail piece" has been excluded from the density calculations associated with this development, and that land area would be reserved for future dedication to neighboring property owners along Little River Turnpike, in order to provide interparcel connectivity (including the possibility of a future new entrance into the parking structure) and to facilitate further redevelopment of those properties.

- Pedestrian and Bicycle Facilities

  Pedestrian and bicycle circulation are also major concerns of the Policy Plan and CBC Plan, and have been addressed by the inclusion of pedestrian pathways along all sides of the proposed building, multiple off-site pedestrian connections and provision for future bicycle lanes. A southerly pedestrian connection is provided via the "tail piece" of the parcel to connect to Little River Turnpike, where there is an existing sidewalk and bus shelter. A connection to the east is provided to a 10-foot County trail easement, which is a remnant of a former public road that was abandoned by the County in 2004. This connection would not currently be extended through to Annandale Road, since the 10-foot easement would likely not be wide enough to accommodate the construction of such a trail without additional

easements being required, though it is anticipated that the trail connection may be extended in the future, at such time as the neighboring parcel develops, or the County initiates an improvement project. Adequate bicycle parking is proposed for both the residential units and ground-floor commercial use(s) (Proffer No. 15), to include approximately 108 bicycle storage spaces within the parking structure, and at least six bicycle spaces in close proximity to the main entrances of both the residential and commercial portions of the building.

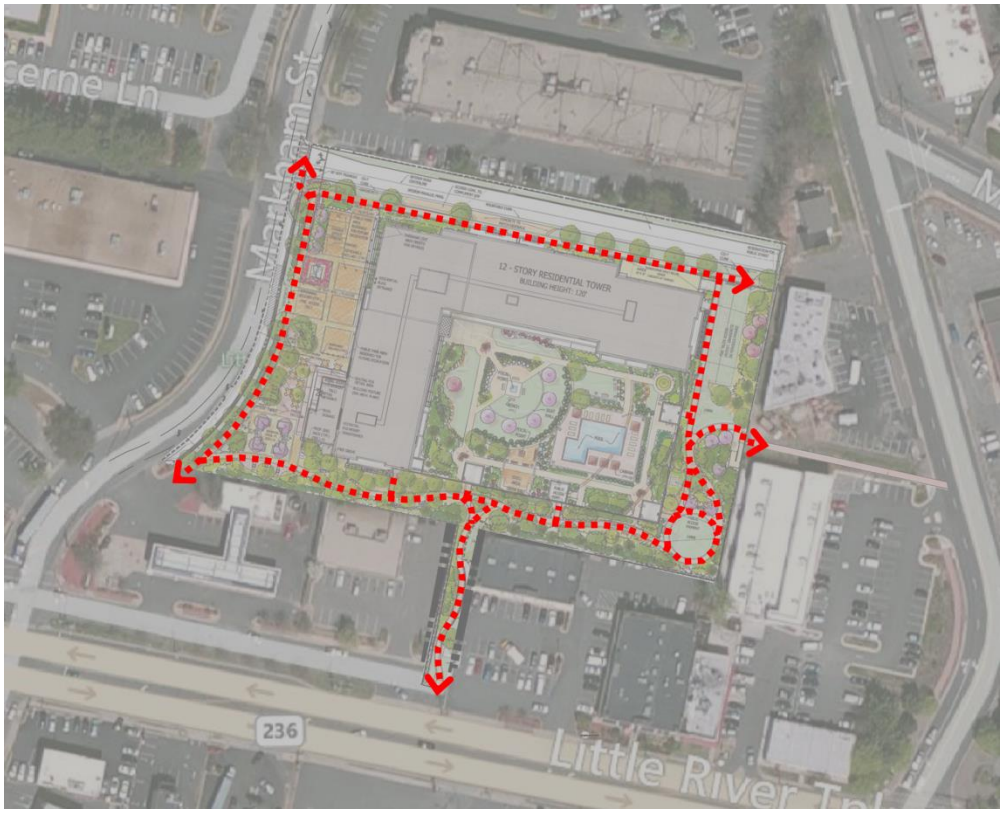


Figure 20: Proposed pedestrian connections.

- <u>Transportation Demand Management (TDM):</u> Proffer No. 33 commits to a TDM program, that seeks to reduce trip generation from the residential use by 15 percent. The TDM plan outlines program components and an implementation and monitoring process to achieve the stated goals.

Remaining issues from the final FCDOT analysis (Appendix 10) have largely been addressed in a subsequent Plan revision, which now depicts full public dedication of Maple Place, and right-of-way dedication along both Markham Street and Maple Place to 1 foot behind the sidewalk, to accommodate full streetscape treatments. Emergency-only accesses along both Markham Street and Maple Place now include mountable curb and Grasscrete (or equivalent) landscape strips, rather than the previously

depicted concrete aprons, in order to maintain continuity of the streetscape and discourage the unauthorized use of those access points.

Staff feels that the proposed transportation improvements would sufficiently accommodate the future transportation vision of the Comprehensive Plan, including the addition of a valuable new grid street, proposed interparcel connections, TDM plan to help reduce the impact of the development on the surrounding transportation network, and additional pedestrian facilities to contribute towards the overall goal of the CBC of creating a pedestrian-friendly mixed-use environment.

Parks, Recreation and Open Space (Appendix 12)

The proposal features 25 percent open space on the site, which exceeds the 20 percent requirement of a PRM District. Ample private recreational open space would be provided on the roof of the parking structure for the residents of the building (as required by Sections 6-409 and 16-404 of the Zoning Ordinance), featuring a swimming pool and other amenities, and to be heavily landscaped. The remaining open space would be publically accessible, and has been designed to allow the expansion of the open-space areas as neighboring properties redevelop, and contribute to the creation of a substantial urban park in the sub-unit, as envisioned by the CBC Plan.

- Parkland Dedication

  In addition to private amenities for the residents of the development, all development proposals within the CBC are expected to dedicate public or publicly-accessible parkland, and provide recreational facilities for the benefit of the overall CBC. The Plan envisions the creation of multiple smaller public spaces as development occurs, such as plazas and pocket parks, that are linked by streetscape improvements and enhanced pedestrian corridors to form a larger, more comprehensive park network. In addition, CBC Plan text for sub-unit A-2 includes specific language that *"an urban park should be located in this sub-unit"*. Fairfax County Park Authority (FCPA) also cites the particular needs of the Annandale CBC for local-serving parks and recreational amenities.

  The current proposal includes the provision of a publically-accessible Linear Park, as well as an interim "Urban Park" area, as described in the *Description of the Application* section of the report. The layout and design of the park areas were the result of ongoing dialogue between the applicant and staff that considered numerous design iterations and received input from all relevant stakeholders. Staff feels that the resulting layout accomplishes the Plan objective of creating a publicly-accessible urban park that connects to surrounding properties in all directions, via streetscape and pedestrian corridors, and is "expandable" in the future, as surrounding properties may redevelop.

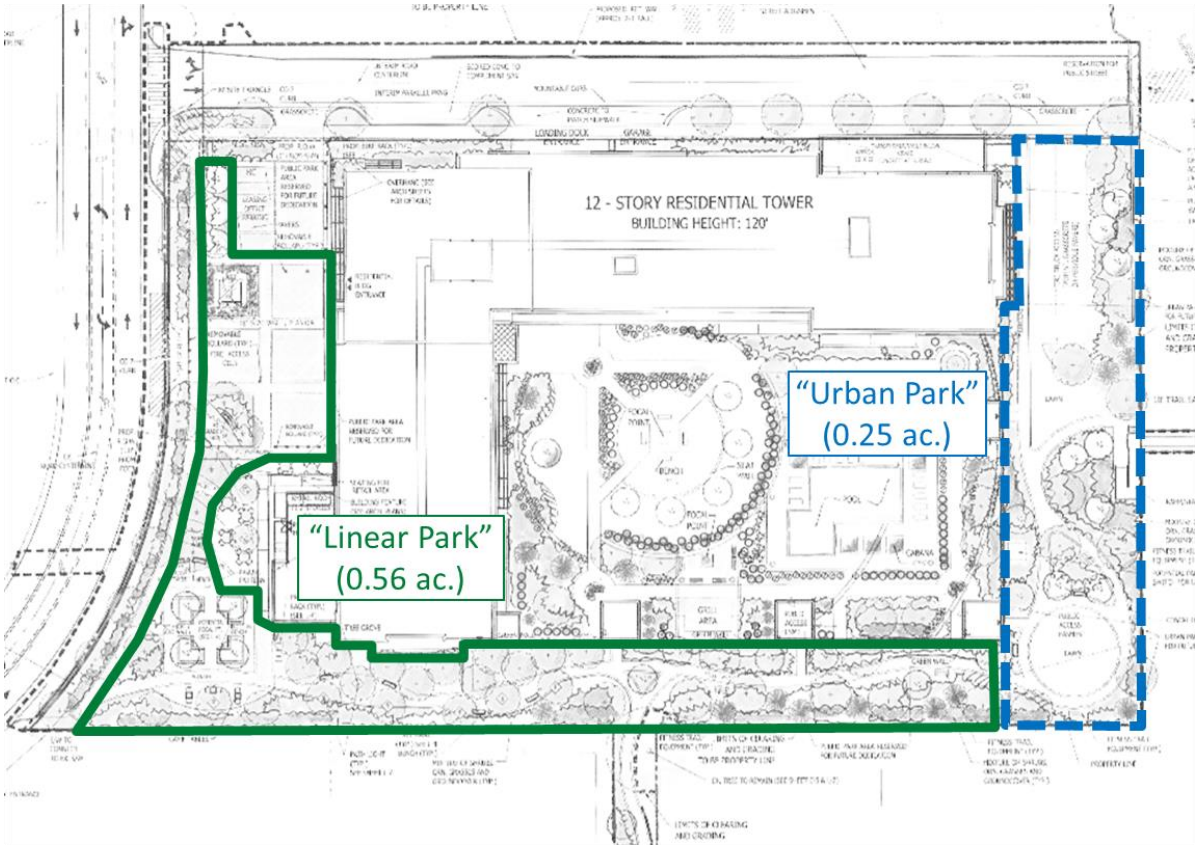


Figure 21: Proposed park areas.

The Linear Park consists of approximately 0.56 acres, while the Urban Park consists of approximately 0.25 acres, totaling the 0.81 acres recommended by the Facility Standards. It should be noted that the Urban Park area would be dedicated to the County for public use, and developed by the applicant with landscaping and recreational amenities to serve as an interim park area, though this area might be repurposed in the future for an alternate public use, such as a parking structure, at the County's discretion. Staff is comfortable, however, with the proposed amount of parkland provided to satisfy the Urban Park standards.

In addition to the simple provision of the above land area, the applicant has proposed to develop the Linear Park with an estimated $300,000 of amenities, including ornamental pavers, seating areas, additional landscaping, and public art (as shown on Sheet L-5), in order to create a high-quality public gathering space and community focal point, as envisioned by the CBC Plan.

- <u>Impact on Off-Site Parks</u>

  In addition to recommendations to provide publically-accessible park area onsite, the Policy Plan recommends that any residential development proposal in the County contribute an additional "fair-share" contribution of $893 per new resident, in order to

offset the impact of the additional residents on offsite park and recreation facilities. To offset the additional impact caused by the proposed development, FCPA recommends a "fair-share" contribution of $485,000 ($893 x 543 new residents).

STAFF ISSUE - The applicant has included (Proffer 34C) a commitment to a "fair-share" contribution of only $50,000, which is far less than the recommended amount, and has previously cited the proposed onsite expenditure on Linear Park amenities (described above) as justification to reduce the requested fair-share contribution.

In a review memo (Appendix 12), dated August 14, 2014, FCPA states that: *"The Linear Park and any upgrade in furnishings and materials does not reduce the expectation to meet the standard fair share park request. The park elements proposed by this development do not include active recreation facilities that will be needed for the estimated 543 new residents this development will generate. The request for the full fair share contribution to parks is reiterated"*. .

In summary, staff feels the proposed park areas satisfy the intent of the CBC Plan for an urban park to be located in this sub-unit, and for such a park to feature pedestrian and bicycle connections to the surrounding streets and park network. Staff feels that the land area of the proposed parks would adequately meet base Plan guidance, and the proposed park amenities would create a high-quality urban public space. Staff would prefer to see a greater "fair-share" commitment, as recommended, to offset the impact of the additional residents on existing area recreational facilities.

Heritage Resources

Sub-unit A-2 Plan text recommends, specifically for the application site, that a heritage resource study be conducted for the existing bowling alley (which was commissioned in 1959) to document the structure, if it should be demolished. The applicant submitted a heritage resource report, documenting the history of both the architect and the structure itself. The building, while acknowledged as a long-time social and recreational resource for Annandale, was not deemed an architectural work worthy of historic status.

Urban Design Guidelines

Along with building type and height restrictions, the urban design guidelines included in the CBC Plan text, supplemented by additional Annandale Streetscape Guidelines, form an essential evaluation component of the Plan, and contain detailed guidance on streetscapes, building materials, site design, massing, parking details, and other design-oriented aspects of development.

- Streetscape and Pedestrian Realm

  Plan guidance includes detailed streetscape sections and material recommendations, intended to promote a safe, high-quality pedestrian experience

that connects pedestrians to their homes, places of employment, commercial establishments and the open space network.

The proposed plan has been evaluated by County staff to ensure that the resulting streetscapes would conform to Plan recommendations, and the Annandale Design Guidelines, including materials and amenities consistent with Plan guidance, 6-foot wide sidewalks along all streets, and street trees along road frontages. The applicant has included specifications and conceptual locations of street lighting, and has committed to install path/walkway lighting throughout the public park areas. The Office for Community Revitalization (OCR) has offered guidance throughout the review process and most outstanding concerns in the final OCR analysis memo (Appendix 13) have since been addressed by the applicant in a final plan revision.

The applicant has incorporated many staff suggestions and has presented a proposal that, in staff's opinion, sufficiently conforms to the guidance and intent of the CBC Plan. Additional opportunities might exist to incorporate further urban stormwater management facilities, or other innovative elements, into the streetscape at site plan stage, and the flexibility has been retained to include such features, if warranted.

- <u>Building and Site Design</u>

  CBC Design Guidelines support an urban form of development, including guidelines on the form, massing, and materials of proposed development. Buildings are recommended to be located close to sidewalks, and to activate the pedestrian realm with storefronts or other features. Loading docks, parking structures, and other mechanical infrastructure should be located away from pedestrian-oriented streets. The plan seeks to avoid tall continuous buildings, which create "*canyon-like*" conditions for pedestrians, and favors the use of building articulation, fenestration, and height variation to bring a human scale to building facades. Buildings should step back from the street as height increases, maintaining a proper scale of the building in relation to the street section.

  The proposed structure would be much higher, at 12 stories, than any surrounding building, but is within the guidance of the CBC Plan for this parcel. The neighboring Parliaments apartments, across Markham Street (and outside of the CBC), are nine stories tall, and serve to "taper" down to the surrounding neighborhood in that direction. Future redevelopment along the other sides of the proposal is envisioned to be at similar heights to the current proposal, with development also tapering in height to the north. The existing topography of the site reflects a six-foot rise from the west property line and eastern property line, and includes an additional grade difference of 5 feet or more at the east property line. The current proposal would distribute that overall grade difference across the site, resulting in a one-floor difference in building openings from west to east, as can be seen on the building elevations on Sheets A3.1 and A3.2.

STAFF ISSUE - Staff feels that the proposed building layout does properly relate to the surrounding streets, and would generally create the intended urban environment, but has commented throughout the review process that several of the proposed building elevations (Sheets A3.1 and A3.2) appear very monotonous, and do not utilize sufficient step-back, building articulation, or other means suggested by the Plan to ensure a pedestrian-scaled environment.

The addition of the Linear Park along Markham Street improves the situation along that frontage, by moving the mass of the building back from the street, and incorporating amenities to further activate the public park and reinforce a pedestrian scale. This results in a less imposing building presence, and creation of an environment that favors pedestrians. The Maple Place frontage, however, reflects a less desirable pedestrian environment, consisting of a long, monotonous façade, featuring loading and garage entrances and little architectural interest at the pedestrian level.

Figure 22: Applicant rendering of Maple Street facade.

Plan guidance for the design of parking structures directs above-grade structures to be “wrapped” with active uses on all sides except along service streets, or at least be architecturally treated to be consistent with surrounding buildings. The proposed parking structure would be exposed along the Maple Street frontage, as well as along the south and east park frontages, which might appear as 20 to 30-foot tall, nearly blank walls lining the public park areas and visible from off-site locations, such as Little River Turnpike.

The applicant has proffered to provide some sort of *“innovative”* screening techniques, such as public art, vegetative screening, or other techniques, to treat the garage façades. Proposed landscape trees, especially along the south façade, would further help screen the garage walls and bring more a pedestrian scale to that area, but staff would prefer to see additional architectural treatment and articulation of garage walls to more closely match the level of detail seen on the remainder of the building, especially along the Maple Place frontage.

Figure 23: Applicant rendering of the south and east facades.

In summary, staff considers the general layout of the proposed building, the materials, and streetscape elements in general conformance with the Urban Design Guidelines contained in the CBC Plan, though feels that the proposed building facades might result in a more pedestrian-friendly environment if additional material variation and articulation were included, especially along Maple Place.

Incentive Development Option

The incentive option provides a possible increase in building height for certain areas within the Annandale CBC in exchange for uses, facilities, or other elements which are deemed appropriate as a public benefit. In this case, the incentive option would allow a height increase from the base maximum of 8-stories, to the incentive maximum of 12-stories. Other base-level plan recommendations for Urban Design, Transportation, Parks and Open Spaces, and other guidance, would continue to apply.

Property Consolidation

In order to utilize the Incentive Development Option, a minimum property area consolidation should be provided as specified in the land unit and sub-unit recommendations. In this case, Sub-Unit A-2 plan text specifies that "*Under the incentive development option, full consolidation of the entire sub-unit is highly recommended. However, at a minimum, parcel consolidation of three acres is recommended. Ideally, a majority of any abutting street frontage should be consolidated to address access management issues, especially along Little River Turnpike and Annandale Road. No parcels should be isolated from consolidation so as to preclude development in accordance with the Comprehensive Plan.*"

The proposed development does not represent a full consolidation of the sub-unit, as would be ideal, but does exceed the minimum specified consolidation of three acres, and includes measures, such as the provision of public parking spaces, land dedication, and interparcel connections, which would facilitate future redevelopment of surrounding properties. Staff finds that the proposal does satisfy the minimum consolidation standards of the sub-unit recommendations.

Public Benefit – The Plan specifies several public benefits that have been deemed appropriate in exchange for an increase in building height, which may be combined, as needed, to achieve full incentive potential. The listed benefit areas include:

1. Provision of a Public Facility
2. Enhanced Green Building Certification
3. Significant Affordable Housing Component (above minimum recommendations)
4. Provision of Public Art

The current proposal includes a combination of elements, targeting each of these benefit areas, to justify the additional incentive height proposed, rather than attempting to achieve full incentive credit for any one element alone. While aspects of each of these elements are encouraged by even base-level Plan language, the hope is that the "leveraging" of these items to help achieve the goals of the greater CBC may have a catalytic effect on neighboring properties, and would serve to achieve a greater public benefit than would this development alone. Staff has encouraged that approach

throughout the review process, and is generally supportive. Staff analysis of each of the above proposed incentive elements is as follows:

1. Public Facility -

   Much of the dialogue between the design team and County staff early in the review process regarded the development of the site in relation to CBC Plan objectives for the sub-unit as a whole, to ensure that this project establishes conditions that would enable the remainder of the sub-unit to realize the overall vision. Several aspects of the current proposal reflect that perspective.

   - Proposed Park Facilities – As discussed in the analysis of base plan recommendations, the provision of public park areas is recommended at even the base level of development, so would not - by itself - represent a qualification for incentive credit. Staff encouraged the applicant to pursue the further development of the park areas as “above-and-beyond” base Plan recommendations; including the provision of high-quality park amenities, and the creation of true “urban parks” (as envisioned by the larger CBC Plan) to justify incentive credit.

Figure 24: Applicant rendering of the Linear Park area.

As seen on Sheet L-5, the proposed Linear Park would be a well-appointed urban park, featuring multiple seating areas, ornamental paving, and public art, among other improvements. The additional design attention paid to the Linear Park area, and the additional amenities included, result in the a park that meets the intent of the CBC Plan for a high-quality urban park in this sub-unit, and one that may be extended to other properties in the future. Staff considers this commitment worthy of partial incentive credit.

- Dedication of Land Area for Public Use – The proposed dedication of the interim Urban Park area would provide a possible location for either an expanded park or a future public use to serve the greater CBC, such as a public parking structure, or other essential facility. As discussed above, the dedication of the land area for park purposes is recommended even at the base level of development, but the additional flexibility provided to allow the County to repurpose the area in the future to serve a greater public need does, in staff's opinion, serve to further the overall goals and objectives of the CBC Plan and is worthy of partial incentive credit.
- Public Parking Spaces – The applicant proposes to provide 30 spaces in the parking structure for public use, or for the use of neighboring parcels to facilitate redevelopment. There is a critical need for community-serving parking facilities to enable the redevelopment of the many small, unconsolidated properties in the CBC that may be unable to individually accommodate the parking required to support the higher densities envisioned by the CBC Plan. Staff considers the provision of public parking spaces a public benefit worthy of incentive credit.

2. Green Building Certification (Appendix 7)

Incentive building height may also be granted for green building certification which exceeds County Policy Plan minimum expectations. Basic LEED certification, or the equivalent, is the minimum Plan expectation for projects of this type in Annandale. CBC Plan language indicates that LEED Platinum certification, or the equivalent, would be the level of commitment that might justify full incentive potential, as a sole incentive justification.

The applicant proposes to attain a minimum of LEED Silver certification, or its equivalent, as a partial incentive benefit, which staff feels is a substantial commitment above-and-beyond the basic LEED standard, and worthy of incentive credit.

3. Affordable Housing (Appendix 14)

Base-level plan language recommends that all residential development proposals within a CBC meet County ADU and WDU policies. Section 2-803 of the Ordinance exempts high-rise developments from ADU requirements, but the proposal remains subject to the County Workforce Housing Guidelines (Appendix 15), which

recommend that any proposal exempt from the ADU program proffer to provide at least 12 percent of all residential units as either ADU or WDU units. High-rise developments are directed, at a minimum, to allocate such units in three equal income tiers, as follows: up to 80 percent, up to 100 percent, and up to 120 percent of Area Median Income (AMI).

The CBC Plan recommends, for full incentive credit, that a new development dedicate 20 percent of the proposed residential units as Affordable or Workforce housing, and specifies a five-tier income affordability structure of: up to 60 percent, 61-70 percent, 71-80 percent, 81-100 percent and 101-120 percent of AMI. The 20 percent applies to the total number of units, including any units built with bonus height.

The applicant proposes a unique Affordable Housing commitment (Proffer No. 36) that includes two implementation options:

- Default Option - This option follows the CBC Plan recommendation explicitly, and would dedicate 20 percent of the total units in the proposed building (62 units), to rent at controlled rates consistent with the five-tier income structure outlined in the Plan.

- Alternative Option – A second option is proposed that would dedicate a larger number of units (75 units - or 24 percent of total units), but would distribute a portion of the units (50 units) off-site, at the 750-unit Parliaments apartment complex - which is located directly across Markham Street and is owned and operated by the current applicants. The Parliaments includes older, well-maintained units that are much larger than most currently-built rental units, and which rent at a lower price-point. The remaining 25 units would be located in the proposed new building (Markham Place).

  Under the Alternative Option, Parliaments units would be affordable to incomes up to 70 percent of AMI, and would consist of an equal number of 2 bedroom and 3 bedroom units, while the units at Markham Place would be affordable to household incomes up to 80 percent of AMI, and would consist of a mixture of unit sizes from efficiencies to two bedrooms. In the event that the required agreements and/or covenants to implement the Alternative Option cannot be obtained, the default option would remain a straightforward option that would still meet Plan recommendations, and would be achievable entirely on the project site.

The concept of dedicating off-site WDU units is supported by County policy, but has not yet been implemented in Fairfax County. County WDU Guidelines (Appendix 15) allow that *"Flexibility may be granted regarding the provision of Workforce Housing to the extent that consideration may be given to proposals whereby units available within the same Transit Station Area or Mixed-Use Center may be purchased by the developer of new construction and proffered as Workforce units to meet the requirements of these guidelines"*.

Figure 25: Annandale CBC – ADU/WDU Guidelines	
	Income Tiers (percent of AMI)
Base Recommendation: ▪ 12% of total units.	< 80 / 100 / 120%
Incentive Recommendation: ▪ 20% of total units.	< 60 / 70 / 80 / 100 / 120%
Proposal: Default Option ▪ 20% of total units	< 60 / 70 / 80 / 100 / 120%
Proposal: Alternative Option ▪ 26% of total units *(and larger units)*	< 70 / 80%

The applicant worked closely with staff to ensure that the current WDU proposal would result in a significant commitment "above-and-beyond" minimum Plan recommendations, and would serve as a positive example for future projects that might be in similar circumstances. Staff finds that the default option meets the Plan guidance explicitly, and feels that the alternative option presented would provide an even greater long-term benefit by offering larger units at a lower rental rate than can be achieved in the new building. Staff feels that the proposed Affordable Housing proposal meets or exceeds Plan guidance for incentive justification, and should be afforded full incentive credit.

4. Public Art

The CBC Plan also recognizes incentive credit for the commissioning and installation of public art. While there is no restriction on the kind of art, it should be publicly-accessible and visible from public rights-of-way. Further, the art should be integrated into a public open space, such as a plaza or pocket park, in a way that is inviting and engaging to the public. In order to achieve full incentive justification by the provision of public art alone, the CBC Plan recommends a public art expenditure equal to five-percent of the project's construction cost. The project architect offered a ballpark estimate of $65 to $70 million for the construction cost of the proposed building (at a meeting of the Mason Land-Use Committee). That projected value would result in a requirement to expend over $3 million on public art to achieve full incentive height, which staff does not consider realistic.

The current application includes a commitment (Proffer No. 34) to expend a minimum of $50,000 on public art, including an installation in the Linear Park, as indicated on the CDP/FDP, and possible additional art features at other locations on

the site. The public art would consist of sculptures, fountains, water features, interactive art, or *"other emerging forms of art and artistic expression"*.

Though not at the scale that the CBC Plan recommends, staff recognizes the importance of providing a signature artwork in the Annandale CBC, and feels that the proposed level of commitment is worthy of partial incentive credit as a further enhancement of the Linear Park and overall CBC.

Figure 26: Applicant rendering of public art in Linear Park.

Incentive Summary

Staff feels that the applicant has provided significant commitments to exceed minimum Plan guidance in several justification areas. The applicant's WDU proffer alone meets the specific CBC Plan recommendations to justify full incentive height, while the additional justification elements also exceed minimum Plan guidance and further satisfy the intent of the incentive-based Plan provision. Staff is comfortable supporting the proposal to utilize the additional incentive-based height allowed by the CBC Plan.

Residential Development Criteria (Appendix 5)

Fairfax County expects new residential development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on public facilities, 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 recommends that certain criteria be satisfied by all requests for new residential development.

The Residential Development Criteria further support Plan recommendations for redevelopment and revitalization that are contained in the CBC Plan, and staff analysis of the *CBC Base Plan Recommendations* and *Incentive Development Option* (appearing earlier in this report) address the majority of the Criteria. Below are summarized staff conclusions for each criterion. See Appendix 5 for full Residential Development Criteria text, and the appropriate sections of this report for more detailed evaluation of each area of concern.

<u>Site Design (Development Criterion #1)</u>

"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."

Staff feels that the proposal would represent high-quality site design, feature a logical and functional layout, and would exceed base Plan recommendations for the provision of open space and site amenities, thus satisfying the Site Design criteria, and related CBC Plan recommendations.

<u>Neighborhood Context (Development Criterion #2)</u>

"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:"

It is the opinion of staff that the proposal would provide appropriate transitions and connections to adjoining properties, would be oriented to create a pedestrian-oriented streetscape environment and allow for logical circulation through the site, would feature architecture and materials compatible with the neighboring environment, and would be an improvement over the existing condition of the site. Staff considers the Neighborhood Context criterion and related Plan recommendations satisfied.

Environment (Development Criterion #3) (Appendix 7)

"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."

Staff finds that the proposed development would adequately address existing site conditions, environmental noise, and lighting, and would exceed County requirements and recommendations for stormwater management and energy efficiency. Staff considers the Environmental Criterion satisfied.

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 (see Objective 1, Policy C in the Environment section of the Policy Plan) are also encouraged."

As discussed previously in this report, there is little to no quality vegetation existing on the site to preserve, and a deviation has been requested to the PFM tree preservation target (Sheet C-5). The proposed planting plan would exceed the PFM minimum requirement for 10-year tree cover. Staff considers this criterion met.

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."

As discussed in the analysis of the CBC Plan, staff feels that the proposed transportation improvements would sufficiently accommodate the future transportation vision of the Comprehensive Plan and would contribute towards the overall goals and

objectives of the CBC Plan, while not negatively affecting the local transportation network. Staff considers the Transportation Criterion satisfied.

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."

- Park Facilities

  As discussed in the CBC Plan analysis section of this report, staff feels that the dedication and amenitization of the proposed parks would satisfy Plan guidance for park dedication and would provide needed public park facilities within the CBC, but the "fair-share" commitment, which is intended to offset the impact of the projected new residents on local recreational facilities, is far below the recommended contribution amount.

- Fairfax County Public Schools (FCPS): The Fairfax County Public Schools' Office of Facilities Planning Services anticipates that the 310 dwelling units proposed by the applicants would generate 32 new students attending County schools (Appendix 18). In order to address the need for capital improvements associated with the new students, a proffer contribution of $10,825 per new student has been recommended, totaling $346,400 ($10,825 x 32). The applicant has included a commitment to contribute the recommended amount for capital improvements (Proffer No. 35).

- Sanitary Sewer Analysis: DPWES has indicated (Appendix 18) that the 8-inch sewer lines currently serving the property do not appear to have adequate capacity to support the proposed development. The applicant will be required to submit a sewer capacity study for review, and install any necessary upgrades prior to or concurrent with site plan submission.

In summary, staff finds that the proffered commitments for urban park dedication and to public schools satisfy the Public Facilities criterion, though the proposed "fair-share" contribution (mitigating impacts on off-site parks) is inadequate. Upgrades to the sewer system may also be required, at site plan stage, in order to provide adequate service to the building. Staff considers this criterion only partially 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. "

As previously discussed in analysis of the *Incentive Development Option*, staff feels that the proposed affordable housing commitment satisfies this criterion.

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."

The existing bowling alley building is proposed to be demolished with this application, and the applicant commissioned a heritage resource study to document the structure prior to demolition, as recommended by the plan. Staff considers the Heritage Resources criterion met.

ZONING ORDINANCE ANALYSIS (Appendix 4)

Planned Residential Mixed-Use District Regulations (Art. 6-400)

Article 6, Sect. 400 of the Zoning Ordinance permits the establishment of PRM Districts to provide for high-density, multi-family residential development or mixed-use development consisting primarily of multi-family residential development, but featuring secondary office and/or commercial uses, in areas designated by the Comprehensive Plan for such high-intensity uses. Article 6, Sect. 400 outlines the purpose and intent of PRM Districts, as well as the standards and requirements for uses in such a district.

The PRM District was *"established to provide for high density, multiple family residential development, generally with a minimum density of 40 dwelling units per acre; for mixed use development consisting primarily of multiple family residential development, generally with a density of at least twenty (20) dwelling units per acre, with secondary office and/or other commercial uses."* The Zoning Ordinance further specifies that *"PRM Districts should be located in those limited areas where such 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"*.

While the intent of a PRM District (as with other P-Districts) is to allow a certain amount of design flexibility, in order to achieve the intended result, Article 6, Sect. 400 of the Zoning Ordinance contains certain base requirements for any proposed PRM District, as outlined in the following table:

Figure 27 – PRM Zoning District Standards (Art. 6-407 to 6-409, 3-3007)		
Standard	**Required:**	**Provided: CDP/FDP**
Minimum District Size:	2 acres minimum	3.44 acres
Maximum Intensity:	3.0 FAR	2.42 FAR
Bulk and Screening Regulations:	Controlled by Art. 16-102, Design Standards (see analysis section below)	
Open Space	20% minimum	25%
Recreational Facilities:	Minimum expenditure of $1700 per dwelling unit	$1700 per dwelling unit
Parking, Loading, Sign and other Requirements:	Standard Zoning Ordinance regulations apply (see analysis sections below)	

Staff feels that the proposed development would satisfy the intent of the PRM district to provide high-density multi-family residential units, in an area planned as a mixed-use suburban center, and would meet the standards of high-quality design and compatibility with adjacent developments. The multi-family residential use is the intended primary use for the District, and a variety of secondary uses would be permitted to fill the proposed minimum 6,000 square-foot non-residential portion of the project. The applicant would also expend a minimum of $1,700 per unit for on-site recreation facilities, in accordance with Par. 2 of Sect. 6-409 of the Zoning Ordinance (as outlined in Proffer 32).

In addition to the base district requirements, PRM Districts are subject to certain additional Use Limitations (Sect. 6-406), as well as General Standards for Planned Developments (Sect. 16-101), and Design Standards for Planned Developments (Sect. 16-102), which apply to all Planned Districts, as well as the Residential and Non-Residential Development Criteria of the Comprehensive Plan**.** See the appropriate analyses sections of this report for a detailed evaluation of those various criteria.

Overlay and Commercial Revitalization District Regulations (Article 7)

The application property is subject to Sign Control (SC), Highway Corridor (HC), and Commercial Revitalization (CRD) Overlay Districts, in addition to its current PRC zoning, all of which will carry forward with the proposed rezoning.

Sign Control (Sect. 7-500) – The sign control overlay district is intended simply to restrict freestanding signs in intensely developed commercial and industrial areas of the County. These regulations are integrated into Article 12 of the Ordinance, and would not affect this residential proposal.

Highway Corridor (Sect. 7-600) – The highway corridor overlay district seeks to restrict automobile-oriented, fast-service, or quick turn-over uses along major transportation routes, to reduce traffic congestion and promote highway safety. The current proposal includes no uses that would be impacted by the provisions of this Ordinance.

Commercial Revitalization (Sect. 7-1000 and A7-100) – The Annandale CBC has been designated a Commercial Revitalization District by the County, which is meant to encourage economic development activity and redevelopment by providing additional Ordinance flexibility and design guidance. County oversight of the CRD program is by the Office of Community Redevelopment (OCR), who has been involved throughout the review of this project and has offered their review comments (Appendix 15). The current proposal is not seeking specific CRD flexibility, at this time, as sufficient flexibility is available as a PRM District, with the requested Ordinance modifications and waivers.

Off-Street Parking and Loading (Article 11)

The proposed multi-family residential structure would require a minimum of 1.6 parking spaces per dwelling unit (DU), totaling 496 spaces (1.6 x 310). Parking requirements for the proposed minimum of 6,000 square feet of commercial space would vary, depending on the specific category of use that utilizes the space (see Appendix 4), but would likely be in the range of one space per 200 square feet of gross floor area – which would result in a minimum requirement of 30 spaces (6000 / 200). The applicant estimates a requirement of 496 residential and 35 commercial spaces on the CDP/FDP (totaling 531), and the provision of 536 spaces for the proposed uses. In addition to the required parking spaces, the applicant has included a commitment (Proffer No. 13) to provide an additional 30 spaces that will be dedicated for public use – or for future use by a neighboring property, as a public benefit to encourage further redevelopment of the area.

Five off-street loading spaces would be required by the Ordinance for the proposed uses (four for the proposed residential use and one for any commercial use). A modification request is included with the proposal to allow a two-space indoor loading dock to satisfy the requirements, which staff supports.

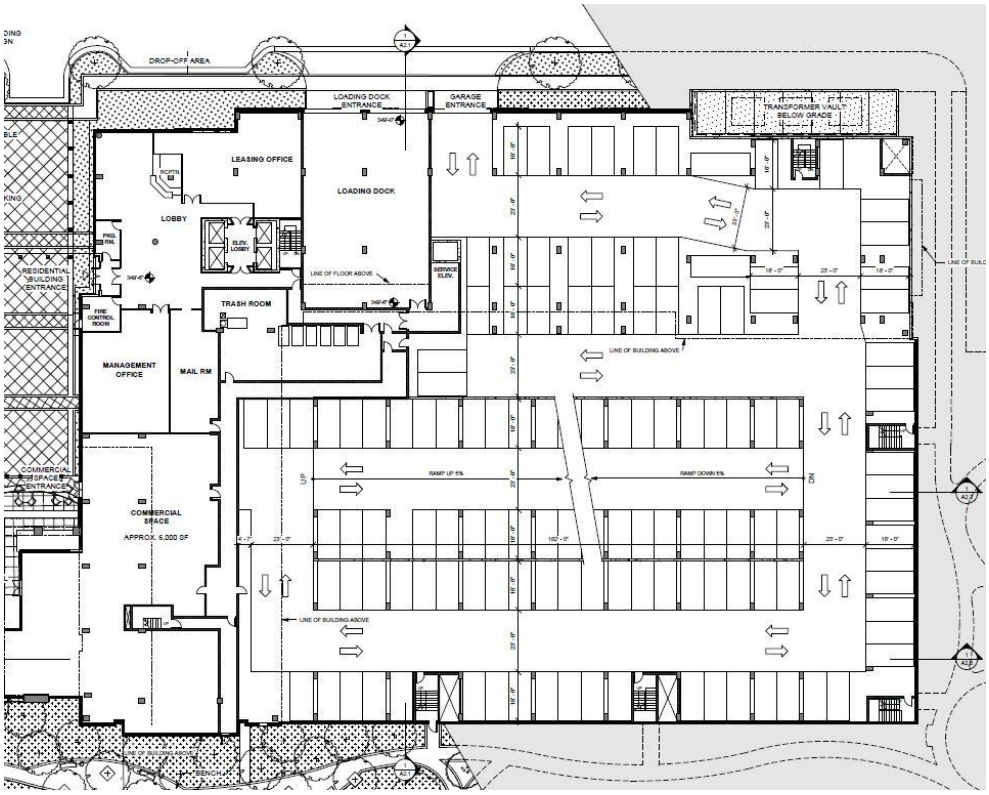


Figure 28: Layout of the entrance level of the garage.

Signage (Article 12)

Proffer No. 19 addresses signage for the proposed development, and would allow future signage to occur “by-right”, according to the provisions of Article 12, or in accordance with a Comprehensive Sign Plan (CSP) for the property in the future, should the property require greater sign flexibility and coordination. The CDP/FDP includes the location of one freestanding building identification sign, at the Maple Place entrance to the site, which would be limited by Sect. 12-202 to a maximum area of 30 square feet and 8 feet in height, and to identifying only the name of the residential development. Additional building-mounted signage would be allowed for both the residential and commercial uses. Proffer No. 13 also commits to install appropriate wayfinding signage to direct customers to the provided public parking spaces. Staff has no issues with the current proposal.

Landscaping and Screening (Article 13 and PFM Article 12) (Appendix 16)

The proposed residential mixed-use development would be no more intense than the adjoining commercial uses, or the similar multi-family residential use across Markham Street (The Parliaments), so would not require transitional screening or barriers, per Article 13 of the Zoning Ordinance.

Article 12 of the PFM includes Tree Preservation and Tree Canopy requirements for the site. A deviation request to the Tree Preservation Target requirement has been included with the application (Sheet C-5 of the CDP/FDP), citing the lack of quality tree cover on the site. A limited number of low-quality off-site trees might also be affected by the proposed construction activity, for which the limits of clearing and grading extend to the property lines. A tree preservation proffer (Proffer No. 24), requires trees outside of the limits of clearing and grading to be protected, or requires the applicant to obtain permission from a neighboring land owner prior to removal of any off-site trees that may be negatively affected by the construction activity. Staff supports the deviation request.

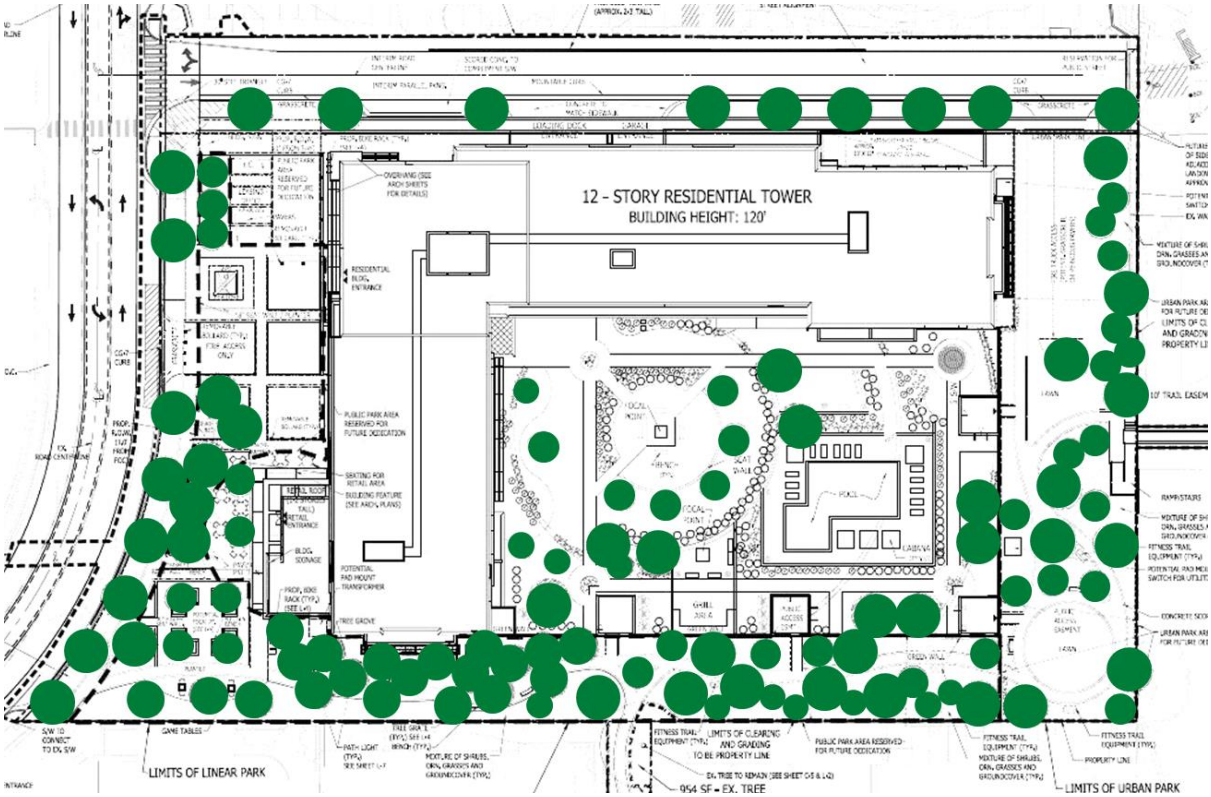


Figure 29: Proposed trees on the site.

The PFM also requires 10-year Tree Canopy coverage of 10 percent of the gross site area for a parcel in the PRM zoning. Areas to be dedicated for public use, such as the proposed street right-of-ways and the “Urban Park” dedication area, would not be included in the tree cover calculations. The proposed Landscape Plan (Sheets L-1 and L-2) reflects a calculation area (minus dedications) of 105,300 square feet – and a proposed 10-year tree coverage of 11,954 square feet (11 percent), which exceeds the 10 percent PFM requirement. While the specifics of the landscape plan might be adjusted at site plan stage, staff feels comfortable that the proposal would meet or exceed applicable tree cover requirements and, subject to the deviation request, would satisfy PFM tree preservation requirements.

To allow modified urban planting areas that might not meet Ordinance requirements for minimum eight-foot wide planting areas, alternative planting area details are included on Sheet L-4 that would provide sufficient subsurface planting areas, while allowing narrower openings at the surface, and the applicant has requested a modification to PFM planting area requirements (see *Requested Modifications and Waivers* analysis, below).

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

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

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

As discussed in the Comprehensive Plan analysis section of the report, the proposed multi-family residential building, with secondary ground-floor commercial use(s), would be consistent with the guidance of the CBC Plan with regards to building form, height, and design standards, and the resulting intensity of 2.42 FAR would not exceed the PRM District maximum of 3.0 FAR. Staff considers this standard met.

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

The proposed mixed-use development would not be permissible in a conventional zoning district in Fairfax County, and requires rezoning to a Planned District to achieve the mix of uses, residential intensity, and urban design standards recommended by the CBC Plan. The proposal meets the purpose and intent of the PRM District, and satisfies this standard.

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 or natural features were identified for preservation during the review of the applicants' proposal; the sloping topography of the site would be accommodated by the proposed site design. Staff considers this standard met.

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 continued ability of the remaining properties in Sub-Unit A1 to redevelop was a primary consideration during the review of this application. The properties along both Little River Turnpike and Annandale Road would be severely constricted without the opportunity to consolidate with the subject parcel, due to demands for increasing right-of-way width along the major roadways, access limitations, and inability to accommodate the on-site parking requirements of increased density.

For those reasons, the applicant was encouraged, early in the review process, to consider strategies to enable and encourage future redevelopment of the surrounding properties, as well as meeting the other goals of the CBC Plan. The proposed building was moved farther from the adjacent properties, to provide both park and pedestrian connectivity, while providing a more “adaptable” edge condition that would better accommodate surrounding growth. A portion of a new grid street (Maple Place) would also be constructed, which could eventually be connected through to Annandale Road, providing additional connectivity to the sub-Unit and larger CBC.

The lack of available parking facilities is a major impediment to redevelopment of the Annandale CBC, as the area consists of a large number of small parcels under individual ownership, which would be unable to accommodate individual parking facilities and/or structures to accommodate the densities envisioned by the CBC Plan. The current proposal includes additional, publicly-accessible parking spaces, which would be available to surrounding properties, if needed in the future to help facilitate higher density on those parcels. The “tail piece” of the property would also be reserved for dedication to adjoining property owners to the south, to provide future interparcel access (possibly a garage entrance), and to facilitate consolidation and redevelopment of those parcels. Finally, one possible use of the public land dedication on the east side of the parcel, might be a future public parking facility – which could provide similar benefits to the entire CBC, and enable surrounding uses to redevelop to a further extent than can be accommodated on each individual parcel in isolation.

Due to the above-mentioned considerations, staff feels that the proposal would help, not hinder, the redevelopment prospects of surrounding properties, and considers this standard met.

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.

As discussed in the analysis of Residential Development Criterion #6, the capacity of the existing sanitary sewer facilities to accommodate the proposed redevelopment is questionable, and the applicant would be responsible for performing any upgrades to the facilities required to support this project. Subject to resolution of the sewer capacity issue, staff feels that the proposal would generally have access to sufficient public utilities and facilities to support the proposed uses.

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)

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

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.

The proposed CDP/FDP would most closely resemble an R-30 conventional zoning district, which is the highest-density conventional residential district (residential at a maximum of 30 du/ac). However, with the current PRM proposal at over 90 du/ac, and located in a Commercial Revitalization District, that encourages urban bulk and streetscape standards, staff does not consider the R-30 District a suitable comparison.

As discussed in the analysis of the Comprehensive Plan, the proposal *does* conform to the dimensional and streetscape recommendations of the CBC Plan and Annandale Design Guidelines, which are a much more applicable reference in this case, and staff considers this standard met.

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 applicant's proposal, subject to the requested Ordinance waivers and modifications discussed below, would comply with the applicable provisions of the Zoning Ordinance,

and would be required to comply during subsequent stages of the development process.

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.

As discussed previously in this report, the proposal would provide connectivity to the surrounding vehicular and pedestrian network, including an additional pedestrian connection to the existing bus stop on Little River Turnpike. Park facilities would include ample public amenities, a connected trail network, and the ability to expand off-site, in conjunction with future redevelopment of surrounding parcels. Staff considers this standard met.

Requested Modifications And Waivers

The applicant lists several waiver and modification requests on Sheet 2 of the CDP/FDP. The majority of the requests pertain to Zoning Ordinance requirements, but several also request modifications of Public Facility Manual requirements. PFM Modifications require approval of the Director of DPWES at the time of site plan review, though the Board of Supervisors might, in conjunction with a zoning approval, provide "direction" to the Director of DPWES to do so. Staff analysis of the requested waivers and modifications is as follows:

- <u>Modification of Sect. 2-506, Par. 2, to allow an architectural projection to exceed maximum height limits, as depicted on the CDP/FDP</u>.

  As depicted on Sheets A3.1 and A3.2, the proposed building includes, as an ornamental feature, a vertical metal "rail" that would project approximately 15 feet above the roof elevation of the penthouse, which at 131.5 feet above the average grade at the base of the building, would itself be nearly 12 feet above the maximum height limit of 120 feet (as established by PRM District regulations). The proposed "base" roof height of the building is 115 feet, 2 inches above average grade.

  Sect. 2-506, Par. 2 allows such projections to extend no more than three feet above the roof level of any building, or to exceed the height limit for a given zoning district by more than three feet. In this case, the controlling factor would be the proposed roof height of 115 feet, 2 inches, which would result in a maximum allowed projection height of 118 feet, 2 inches. The height of the proposed projection is estimated to be in the range of 145 to 150 feet. Staff does not anticipate any negative impact from the proposed projection, and does not object to the modification request.

Figure 30: Applicant rendering showing architectural projection.

- <u>Modification of the minimum loading space requirements to allow for two indoor loading docks instead of the five spaces required.</u>

  The proposal includes an approximately 45-foot by 70-foot indoor loading area, containing two loading docks, sized to accommodate up to two full-size tractor trailers at one time (as depicted on Sheet S-1). A section view of the loading dock is shown on Sheet A2.1, reflecting an interior height of 19 feet. Access would be from proposed Maple Place, via two 22-foot wide garage doors, as seen on sheet A3.1. Staff supports the requested modification.

- <u>Modification of Sect. 17-201, Par. 4, to accept the proposed roadway dedications and improvements, as shown on the CDP/FDP, as satisfying all immediate roadway dedication and construction requirements at site plan stage.</u>

  As described earlier in the report, the proposal includes dedication of additional right-of-way along both Markham Street and Little River Turnpike, and roadway widening along Markham Street. Staff considers the proposed roadway improvements and dedications sufficient to meet Comprehensive Plan guidance, and does not object to this modification request.

- Waiver of Sect. 17-201, Par. 3a service drive requirement along Little River Turnpike.

  The portion of this site that extends to Little River Turnpike consists of only the 20-foot wide “tail piece”, which already fronts onto a portion of a service drive. There is no further need for a service drive along this frontage; staff supports this waiver request.

- Modification of Sect. 17-201, Par. 7, to require no installation of “no parking” signs in the area designated as interim street parking on the CDP/FDP.

  The applicant proposes to construct the “ultimate” Markham Street pavement section along its frontage, as envisioned by the Comprehensive Plan as a four-lane roadway with bicycle lanes. Until such time as the remainder of the roadway is reconstructed to coordinate with such a modification, the additional pavement would be utilized as an interim, unmarked on-street parking area. Ordinance requirements for “no parking” signs along this section of Markham Street would be in conflict with that plan. Staff supports this modification request.

- Waiver #4606-WPFM-002-1 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 9 dated April 8, 2014.

  To meet the proffered stormwater management goals for the site, the applicant proposes to install an underground detention vault in the northeast portion of the site, beneath the emergency access drive. Installation of an underground stormwater detention facility in a residential development requires a separate PFM waiver, for which a request has been submitted by the applicant and reviewed separately by DPWES. Staff recommends approval of the waiver request, subject to the proposed development conditions contained in Appendix 9, and referenced in the Applicant’s proffers.

- Modify Sect. 11-102, Par. 12 and direct the Director of DPWES to modify PFM Sect. 7-0802, Par. 2, to allow for the projection, of no more than 4 percent of the stall area, of structural columns into parking stalls in the parking structure, and to allow those parking spaces to count towards the number of parking spaces required.

  The Zoning Ordinance and PFM require minimum geometric standards for parking spaces that are to be counted towards parking requirements. Staff does not object to the requested modification of those geometric standards, as described.

Direct the Director of DPWES to:

- Modify PFM Sect. 7-0405, Par. 6, to allow a minimum distance of less than 25 feet between entrances, as indicated on the CDP/FDP.

  The construction of proposed Maple Place, as shown on the CDP/FDP, would result in an entrance to the site that is less than the required 25 feet from the entrance to the neighboring site to the north. The long-term plan, however, is for Maple Place to be expanded to a full local street and serve both properties, which would alleviate this concern. In order to facilitate a design that represents half of the full future public street, a modification to the minimum separation requirement is required – and staff supports the request.

- Modify Tree Preservation Target, per PFM Sect. 12-0508, Par. 3a(3), in lieu of proposed vegetation shown on the CDP/FDP.

  As mentioned earlier in the report, there is very little existing vegetation on the site, and none that is worthy of preservation. Staff supports the requested modification of the Tree Preservation Target.

- Modify PFM Sect. 12-0601.1B to permit the reduction of the minimum planter opening area for trees used to satisfy the tree cover requirement, in favor of that shown on the CDP/FDP and/or as proffered.

  Sheet L-4 contains modified planting area details for both rooftop and sidewalk installations that won't allow the full minimum soil surface areas required by the PFM for particular species. In addition, Proffer No. 20(e) contains additional minimum specifications for the modified planting areas to ensure that adequate soil volumes, rooting areas, and structural measures are utilized. Staff supports this modification request.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The proposed rezoning represents the first significant step in the revitalization of the Annandale CBC, and has been designed to contribute to the goals and objectives of redevelopment of the larger CBC – including the provision of public park areas that may be expanded in the future as neighboring properties redevelop; a public parking commitment to further facilitate that redevelopment; a commitment to provide public art in the park areas; an affordable housing commitment in excess of Ordinance requirements; and construction of the initial portion of a future public grid street, among other contributions.

There remain a few aspects of the proposal that staff feel might be further improved, such as the inclusion of additional stormwater treatment practices to address Plan recommendations, an increased Parks "fair-share" contribution to offset the impact of the projected new residents on existing off-site park infrastructure, and additional architectural treatment of the garage facades to create a more hospitable pedestrian environments along Maple Place and the public park areas of the site (see the appropriate sections of this report for further analysis). Considering the scope of this proposal, staff considers these issues relatively minor, though continues to encourage the Applicant to address these concerns at the site plan stage.

Staff considers the overall design and layout of the proposal of high-quality, and in harmony with the guidance and intent of the Comprehensive Plan, as well as the specific CBC Plan and Annandale Design Guidelines. Subject to the requested waivers and modifications, staff feels that the proposal would also conform to the applicable provisions of the Zoning Ordinance.

Staff Recommendations

- Staff recommends approval of RZ 2014-MA-003, subject to the execution of proffers consistent with those contained in Appendix 1.

- Staff recommends approval of FDP 2014-MA-003.

- Staff recommends approval of the following waivers and modifications:

  - Modification of Sect. 2-506, Par. 2, to allow an architectural projection to exceed maximum height limits, as depicted on the CDP/FDP.

  - Modification of the minimum loading space requirements to allow two indoor loading docks in place of the five spaces required.

  - Modification of Sect. 17-201, Par. 4, to accept the proposed roadway dedications and improvements, as shown on the CDP/FDP, as satisfying all immediate

roadway dedication and construction requirements at site plan stage.

- Waiver of Sect. 17-201, Par. 3a service drive requirement along Little River Turnpike.
- Modification of Sect. 17-201, Par. 7, to require no installation of “no parking” signs in the area designated as interim street parking on the CDP/FDP.
- Waiver #4606-WPFM-002-1 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 9, dated April 8, 2014.
- Modify Sect. 11-102, Par. 12 and direct the Director of DPWES to modify PFM Sect. 7-0802, Par. 2, to allow for the projection, of no more than four percent of the stall area, of structural columns into parking stalls in the parking structure, and to allow those parking spaces to count towards the number of parking spaces required.

Direction the Director of DPWES to:

- Modify PFM Sect. 7-0405, Par. 6, to allow a minimum distance of less than 25 feet between entrances, as indicated on the CDP/FDP.
- Modify Tree Preservation Target, per PFM Sect. 12-0508, Par. 3a(3), in lieu of proposed vegetation shown on the CDP/FDP.
- Modify PFM Sect. 12-0601.1B to permit the reduction of the minimum planter opening area for trees used to satisfy the tree cover requirement, in favor of that shown on the CDP/FDP and/or as proffered.

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

APPENDICES

1. Proffers
2. Affidavit
3. Applicant's Statement of Justification
4. Zoning Ordinance Provisions
5. Residential Development Criteria - Comprehensive Plan
6. DPZ – Land-Use/Comprehensive Plan Analysis
7. DPZ - Environmental Analysis
8. DPWES – Stormwater Analysis
9. DPWES – Stormwater Waiver Analysis
10. FCDOT – Transportation Analysis
11. VDOT – Transportation Analysis
12. FCPA - Park Authority Analysis
13. OCR - Community Revitalization Analysis
14. FCHCD - Affordable Housing Analysis
15. County WDU Guidelines - Policy Plan (Housing)
16. UFMD - Urban Forestry Analysis
17. FCPS – Public Schools Memo
18. DPWES – Wastewater Memo
19. Office of Fire Marshal Memo
20. Glossary of Terms

MARKHAM PLACE LLC
PROFFER STATEMENT
RZ 2014-MA-003

October 10, 2014

Pursuant to Section 15.2-2303 (A) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended) (the "Zoning Ordinance"), the applicant (as defined below) and title owners, for themselves and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Map as 71-1 ((20)) 2 (the "Property") shall be in accordance with the following conditions ("Proffers") if, and only if, RZ 2014-MA-003 (the "Application") is granted. In the event the Application is approved, then any previous proffers for the Property are hereby deemed null and void and hereafter shall have no effect on the Property. In the event that this Application is denied, these Proffers shall be immediately null and void and of no further force or 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 December 12, 2013, and revised through October 10, 2014, prepared by VIKA Virginia LLC, and consisting of 33 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; (iii) the general location and arrangement, minimum setbacks, and maximum building height of the building on the Property as shown on the CDP/FDP; (iv) the points of access to the Property and accompanying pedestrian and vehicular circulation routes through the Property; and (v) the Public Parking Spaces (as defined in Proffer 13 below) (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 shall be permitted, provided: (a) the maximum height for the building is not increased beyond the heights identified on Sheet C-2 of the CDP/FDP and Proffer 7; (b) the minimum setbacks for the building are not decreased beyond the setbacks identified in Sheet C-2 of the CDP/FDP; (c) the amount of open space identified on Sheet C-2 of the CDP/FDP is not reduced; (d) the access to and from the Property remains as generally shown on the CDP/FDP; (e) the minimum number of Public Parking Spaces (as defined herein) in the parking structure is not reduced; (f) the commitment for the public

parks is not diminished; and (g) the Proposed 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 ("CSP"), Special Permit, Variance or other zoning action without the joinder and/or consent of the owners of the other land areas, provided that such application complies with Par. 6 of Section 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 primary uses of up to 310 multi-family dwelling units (the "Residential Units"), public uses (parks and Public Parking Spaces, as defined in Proffer 13) and a minimum of 6,000 square feet of gross floor area shall be designated for secondary uses ("Secondary Uses") as permitted under Section 6-403 of the Zoning Ordinance (collectively referred to as the "Proposed Development") and shall be developed in accordance with the tabulations set forth on Sheet C-2 of the CDP/FDP. Accessory uses and home occupations, including business centers inside the residential buildings are permitted. The Applicant reserves the right to construct service, resident amenity and storage uses in any cellar space. The cellar space shall not contain habitable Residential Units. Notwithstanding the above, no drive-through windows or facilities or any freestanding single occupant retail pad sites or buildings shall be developed. The existing use of the Property as a commercial recreation use (bowling alley) shall be permitted to remain and operate as a permitted interim use until such time as construction commences on the Proposed Development.

6. Secondary Uses. The Secondary Uses may include one or more eating establishments, retail sales establishments, business service and supply service establishments, financial institutions, garment cleaning establishments, personal service establishments, quasi-public uses, and repair service establishments, and shall be located on the ground floor of the building. Commercial off-street parking, including at a minimum the Public Parking Spaces, may also be permitted as a secondary use in the garage for those spaces that are not required parking spaces for the Proposed Development, but the area for such off-street parking shall not be included in calculating the minimum of 6,000 square feet of gross floor area of Secondary Uses as defined above. The Applicant reserves the right to locate outdoor seating on the Property outside of the Secondary Use space as generally depicted on the CDP/FDP. Notwithstanding, the Applicant may convert the Secondary Use space to amenity space for residents of the building (such as, but not limited to, a fitness center, business center, or community room), to live/work units or temporary residential occupancy if the Applicant is unable to lease the Secondary Use space for Secondary Uses within twenty-four (24) months of the issuance of the first Residential Use Permit ("RUP") for the Residential Units shown on the final site plan if the Applicant can demonstrate to the Zoning Administrator that it used best efforts to market the Secondary Use space for Secondary Uses (i.e., retained a qualified retail broker and marketed the space for a twenty-four (24) consecutive month period beginning no later than the issuance of the first RUP

for the Residential Units). At any time thereafter, the Secondary Use space may be converted back to its original purpose.

7. Building Height. The building height for the Proposed Development shall not exceed the maximum building height and projection shown on Sheet C-2 of the CDP/FDP. Building height shall be measured in accordance with the provisions of the Fairfax County Zoning Ordinance and shall be exclusive of those structures that are excluded from the maximum 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 footprint remains in substantial conformance with that shown on the CDP/FDP.

ARCHITECTURE

8. Architectural Design and Building Materials. The architectural design and building materials for the residential building shall be in general conformance with the conceptual elevations shown on Sheets A-3.1 and A-3.2 of the CDP/FDP, but may be modified by the Applicant as part of final engineering and building design, provided that such modifications provide a similar quality of design and are in general conformance with the CDP/FDP. Exterior building materials and colors for the residential building, including the garage entrance and loading area, shall be substantially as stated on the Material Legends included on both Sheet A-3.1 and Sheet A-3.2, provided that final architectural details and accents may include other materials if they are in substantial conformance with the CDP/FDP. The loading area doors shall be closed when not in use. The parking structure facades shall be designed to screen the view of vehicles from the surrounding area and shall include materials consistent or compatible with those materials shown on the CDP/FDP and used on the residential building and shall incorporate innovative design techniques such as incorporation of public art, vegetative screens or other screening techniques, but do not need to have facades identical to the residential building. The final design of such screening shall be determined at the time of building plan and permit review.

9. Telecommunications Equipment. Subject to applicable Zoning Ordinance requirements (if any), telecommunications equipment may be placed on the building's rooftop. Any such facilities must be screened and/or set back sufficiently from the perimeter of the roof and penthouse such that they are not visible from the streets forming the boundary of the Property, at street level. Other screening measures may be used, such as including the facilities as part of the architecture of the building, utilizing compatible colors, or employing telecommunication screening material and flush mounted antennas.

10. Bird-Friendly Design Elements. The Applicant shall include one or more bird-friendly design elements, as determined by the Applicant, in the architectural plans for the Property. The bird-friendly design elements may include, but not be limited to, the use of color, texture, opacity, fritting, frost, patterns, louvers, screens, interior window treatments, or ultraviolet materials that are visible to birds, the angling of outside lights, reduction of bird attracting vegetation, the use of decoys, breaking of glass swaths, and articulation of bay and balcony projections to create non-flat surfaces and/or eliminate a mass of flat surfaces. Nothing herein

shall require the Applicant to obtain a bird-friendly LEED credit. Upon issuance of the building permit, the provisions of this Proffer shall be deemed satisfied.

11. Universal Design Features. All Residential Units shall be designed to meet the accessibility requirements as defined and required by 2009 Virginia Construction Code (or the current Building Code applicable at the time of building permit approval). 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 may 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.

NOISE ATTENUATION

12. Noise Attenuation. Concurrent with the initial submission of a site plan for the residential building, the Applicant shall submit to the County an acoustical analysis detailing the projected noise impacts of the surrounding area on the Residential Units and proposed mitigation techniques (the "Noise Study"). The Noise Study shall be conducted in accordance with requirements established by the Department of Planning and Zoning ("DPZ") and shall be submitted to DPZ and the Fairfax County Department of Public Works & Environmental Services ("DPWES") for review and approval. The Noise Study shall include projected noise levels in the Residential Units, outdoor balconies/patios, and outdoor recreation areas shown on the submitted site plan based on the proposed final site topography and conditions as shown on the site plan (rather than existing topography and conditions). The Noise Study shall include the following information: site plan and cross section views of the source of the noise in relation to the residential building, the affected Residential Units, and the affected outdoor recreation areas, and the consultant's recommendations for appropriate noise attenuation measures to ensure that the affected areas meet the standards outlined below. A copy of the approved Noise Study shall be included with the submission of all building permit applications for the Residential Units. The building plan shall identify the noise-affected space's and the noise attenuation measures, including materials, to be provided to ensure that each such affected occupied space meets the standards outlined below.

A. Acceptable Noise Levels within Residential Units. The Applicant shall provide noise attenuation measures in order to reduce interior noise in all Residential Units to approximately 45 dBA Ldn or less.

i. Above 75 dBA Ldn. No Residential Unit (or portion thereof, such as outdoor balconies) may be established in areas projected to be impacted by noise levels greater than 75 dBA Ldn.

ii. 70 dBA Ldn to 75 dBA Ldn. In order to reduce interior noise to a level of no more than 45 dBA Ldn for Residential Units that are projected to be impacted by noise greater than 70 dBA Ldn (but not more than 75 dBA Ldn) the Applicant shall construct such units using the following acoustical measures:

a. Exterior walls shall have a laboratory sound transmission class ("STC") rating of at least 45;

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

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

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

iii. 65 dBA Ldn to 70 dBA Ldn. In order to reduce interior noise to a level of no more than 45 dBA Ldn for Residential Units that are projected to be impacted by noise projected greater than 65 dBA Ldn (but not more than 70 dBA Ldn), the Applicant shall construct such units using the following acoustical measures:

a. Exterior walls shall have a laboratory STC rating of at least 39;

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

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

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

B. Noise Levels at Outdoor Recreation Areas and Balconies/Patios. The Applicant shall provide noise attenuation measures as determined necessary by the Noise Study, as approved by DPWES and DPZ, to ensure that traffic-related noise in the private outdoor recreation areas and balconies/patios does not exceed 65 dBA Ldn. Adjustments to the noise attenuation measures that are in substantial conformance with those indicated on the CDP/FDP may be permitted subject to

the approval of the Zoning Administrator to ensure that the noise attenuation measures provide the necessary noise attenuation.

C. Noise Contours on Site Plans and Building Permits. All site plans, building permit applications and building plans submitted to the County for the Residential Units shall indicate whether such building is required to include noise attenuation measures and, if so, the type of attenuation measures to be implemented. Building and site plans for each unit that is subject to noise mitigation as provided herein shall depict the final noise contours as determined by the Noise Study. Notwithstanding, if the Noise Study concludes that there will not be a noise impact above the stated minimum thresholds based on the Proposed Development's design, then the Applicant shall be released from providing additional noise attenuation measures.

D. Alternative Measures. As an alternative to the noise attenuation measures described above, the Applicant reserves the right to pursue other methods of mitigating highway noise impacts that can be demonstrated prior to the filing of a building permit, through an independent acoustical analysis, as reviewed and approved by DPWES and DPZ, provided such methods will be effective in reducing interior noise levels to approximately 45 dBA Ldn.

PARKING

13. Zoning Ordinance Parking Requirements. Parking shall be provided in accordance with the parking requirements of Article 11 of the Fairfax County Zoning Ordinance, as determined by DPWES, for the uses within the Proposed Development. The minimum number of parking spaces for the Residential Units and the Secondary Uses shall be the minimum number of parking spaces required under Article 11 of the Zoning Ordinance in effect as of the date of these Proffers. In addition, the Applicant shall provide a minimum of thirty (30) additional parking spaces within the parking structure designated for public use, as a public benefit to facilitate the redevelopment of the abutting commercial uses located along Little River Turnpike and Annandale Road ("Public Parking Spaces"). The Public Parking Spaces shall be made available for public use upon the issuance of the first RUP or Non-Residential Use Permit ("Non-RUP") for the Proposed Development. The Applicant shall designate the location of the Public Parking Spaces on the ground floor level in the parking structure, but shall retain the right to relocate them based upon appropriate demand, security, operational matters or future installation of a new garage entrance (by others) on the south side of the Property (as described in Proffer 30). Entry and exit from the parking structure and the Public Parking Spaces shall be controlled by the Applicant and may include an electronic or manned gate with card key or ticket access; provided, however, that any gate installed to control access shall be set sufficiently away from the road to prevent queuing of entering traffic from occurring within the future public street. The Applicant may, in its sole discretion, establish rules, regulations and procedures for the Public Parking Spaces. Appropriate wayfinding signage both inside and outside of the parking structure shall be installed directing customers to the Public Parking Spaces. The Applicant further reserves the right to provide parking spaces in addition to the total number of parking spaces shown on Sheet C-2 of the CDP/FDP (a) if such additional spaces result from the final design of the parking structure, (b) to the extent necessary to further accommodate future redevelopment of the

abutting Little River Turnpike and Annandale Road parcels under a future agreement between the Applicant and the owners of such abutting parcels, 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. Any increase in parking greater than 10% above that shown on Sheet C-2 of the CDP/FDP will be subject to review by FCDOT at the time of final site plan review.

14. Future Parking Reductions/Shared Parking Arrangement. Given (a) the Property's proximity to the mass transit facilities located on Little River Turnpike, (b) the Property's location within the Annandale Commercial Revitalization Overlay District ("CRD"), and (c) the character of the Proposed Development as a mixed-use, urban development, the Applicant reserves the right to pursue a future parking reduction for the Proposed Development or a shared parking arrangement, as stated by the Comprehensive Plan for the Annandale CBC, and as may be permitted by Article 11 of the Fairfax County Zoning Ordinance and as may be approved by the Board of Supervisors.

15. Bicycle Parking. As part of site plan approval for the Proposed Development, the Applicant shall designate on the site plan and install secure bicycle racks, bike lockers, and/or bike storage areas to provide one (1) long-term bicycle storage space for residents for every three (3) Residential Units, one (1) short-term visitor bicycle space for every twenty-five (25) Residential Units, two (2) short-term bicycle spaces for every 10,000 square feet of gross floor area of Secondary Uses, or portion thereof, and one (1) long-term bicycle parking space for every 25,000 square feet of gross floor area of Secondary Uses, or portion thereof. Included in the number of bicycle spaces for the Secondary Uses specified above, the Applicant shall install a bicycle rack on the southwest corner of the Property for at least six (6) bicycle spaces, in close proximity to the Secondary Uses and the Linear Park and a bicycle rack in close proximity to the leasing office entrance in the northwest corner of the Property for at least six (6) bicycle spaces. The long-term bicycle parking spaces for the Secondary Uses shall be in the bicycle storage facilities in the parking structure. The Applicant also shall provide signage within the Property to guide bicyclists to the bicycle storage facilities. The Applicant shall determine the final locations of the secure bicycle storage, short-term bicycle racks, the type of bicycle racks, and bicycle signage in consultation with the Fairfax County Department of Transportation ("FCDOT") Bicycle Coordinator or his/her designee prior to site plan approval for the Proposed Development; provided, however, that the short-term spaces serving the Secondary Uses shall be located in the Linear Park in close proximity to such uses. The bicycle parking and storage facilities and the bicycle signage designated on the site plan shall be installed prior to the issuance of the first RUP for the Residential Units. Inverted U-shape bicycle racks shall count as two (2) bicycle parking spaces.

16. On-Road Bicycle Facilities. In combination with the street and streetscape improvements reflected in the CDP/FDP, the Applicant shall provide pavement for a future on-road bicycle lane along the Property's Markham Street frontage. Such pavement shall accommodate a future bicycle lane that is five feet (5') in width, inclusive of one foot inside the gutter pan, but the future striping of the lane shall be subject to approval by VDOT.

17. Electric Vehicle Charging Facilities. As part of the site plan approval for the Proposed Development, the Applicant shall designate on the site plan and install a minimum of one recharging station that serves two (2) parking spaces for electric cars within the residential

portion of the parking structure within the Property. The Applicant shall also provide either: (a) one or more additional recharging station(s) that each serves two (2) parking spaces for electric cars with the initial construction of the parking structure or (b) space and infrastructure to accommodate additional electric vehicle-ready parking spaces in the parking structure. "Electric vehicle-ready" means the provision of space, conduit banks, conduits and access points allowing for the easy installation of electric vehicle charging stations in the future, space for potential future installation of increased transformer capacity, and space within the electrical room to accommodate future electric capacity, and does not include the installation of transformers, switches, wiring or charging stations. No earlier than five (5) years after issuance of the final RUP or bond release, whichever event occurs first, if the Applicant demonstrates to the satisfaction of the Zoning Administrator that a particular recharging station is being utilized less than twenty percent (20%) of the time during any 90-day period, the Applicant may remove or disable the charging station.

LIGHTING

18. 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 and shall be generally consistent with the outdoor lighting fixtures provided for other new developments in the Comprehensive Plan streetscape guidelines for the Annandale CBC, as determined by the Applicant in consultation with the Fairfax County Office of Community Revitalization ("OCR") during site plan review. All proposed parking garage and building mounted security lighting on the Property shall utilize full cut-off fixtures. Lighting details for Markham Street are shown on Sheet L-7 of the CDP/FDP. Pathway lighting in the proposed parks and public areas shall be provided to provide additional security and safety, as well as architectural accent and interest.

SIGNAGE

19. Signage. Signage for the Proposed Development shall be provided as depicted on Sheets C-6 and C-7 of the CDP/FDP or otherwise in accordance with the requirements of Article 12 of the Zoning Ordinance. All directional and way finding signage shall be consistent, both in terms of materials and design, throughout the Proposed Development. The Applicant reserves the right to obtain approval of a Comprehensive Sign Plan ("CSP") at any time that would permit modifications to the provisions of Article 12 of the Ordinance without obtaining a PCA, CDPA or FDPA.

LANDSCAPING

20. Landscape Plan. The Applicant shall implement the landscape design for the Proposed Development shown on the CDP/FDP (the "Overall Landscape Plan"), which illustrates the plantings and other features to be provided with the Proposed Development, including streetscapes, plazas and parks.

A. Native Species. The Applicant shall use native species to the extent practicable 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 for the residential building the species to be used, such as when some plant materials are not available or have been deemed by UFMD to no longer be appropriate.

B. Site Plan. As part of the initial site plan submission and all subsequent submissions for the Proposed Development, the Applicant shall submit to UFMD for review and approval a detailed landscape and tree cover plan (the "Landscape Plan") for the residential building, which shall include, among other things:

i. Irrigation information;

ii. Design details for modified planting areas, 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 Plan is consistent with and is part of implementation of the SWM Plan defined in Proffer 20.

C. Planting Quality. Each Landscape Plan shall be consistent with the quality and quantity of plantings and materials shown on the Overall Landscape Plan of the CDP/FDP and may include the use of additional shade trees and other plant materials as determined by the Applicant. As part of final engineering and site design, the Applicant may adjust the type and location of vegetation and the design of the public spaces, courtyard and plaza areas and streetscape improvements and plantings, 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, as approved by UFMD, provided such adjustments otherwise are in substantial conformance with the CDP/FDP.

D. Open Space Designs. As part of final engineering and design, and subject to review and approval by the County, the Applicant may elect to modify the designs of the various open space areas from the designs shown on Sheets C-5, C-6, and L-1 of the CDP/FDP, provided that such modifications are in substantial conformance with the CDP/FDP, as determined by the Zoning Administrator, and 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.

E. Planting Strips. The Applicant shall install street trees consistent with the CDP/FDP (and as defined below). For trees not planted with 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

shall provide for normal tree growth and performance by installing structural cells or an equivalent solution acceptable to UFMD, to satisfy the following specifications:

i. A minimum of four (4) feet open surface width and sixteen (16) square feet open surface area for Category II, III and IV trees (as defined in Table 12.17 of the PFM), with the tree located in the center of the open area;

ii. A minimum rooting area eight (8) feet wide, which may be achieved with techniques such as, but not limited to, structural cell technology, to provide un-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 II, III and IV trees (as indicated in Table 12. 17 of the PFM) shall be a minimum of 700 cubic feet 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. The soil volumes noted above shall be provided regardless of the type of pedestrian zone in which the trees are proposed to be planted; and

vi. It is expected that some street tree planting sites will be designed to accommodate bio-retention functions.

F. Tree Replacement. The Applicant shall replace any new tree that is planted on the Property and is counted toward meeting the overall tree canopy requirement that is damaged, such that the tree is no longer viable, as determined by UFMD, with a tree of equal or greater size. The size of the replacement tree shall be based on the caliper size of the tree to be replaced as shown on the final site plan.

G. Fire Marshal Review. The Applicant has coordinated the layout depicted on the CDP/FDP with the Fire Marshal. If, however, it is determined during site plan review that street tree locations conflict with subsequent comments from the Fire Marshal, the Applicant shall first make efforts to gain the Fire Marshal's approval of such trees by making minor adjustments to their locations or category of tree, or by removing their lower branches. Changes to the CDP/FDP shall be permitted in response to the review of site plans by the Fire Marshal, including adjustments to tree locations, the streetscape and perimeter building areas as necessary to all for required emergency vehicle access, without requiring approval of a PCA, CDPA or FDPA, provided such modifications are made in consultation with DPZ and are in substantial conformance with the CDP/FDP and these Proffers. If it is determined that the conflicting trees cannot be relocated, but must be deleted, then

the Applicant shall make a payment to the Fairfax County Tree Preservation and Planting Fund in the amount of the cost of the trees not being installed and such payment shall be used for planting trees elsewhere within the Annandale CBC. While trees may be deleted or relocated in response to Fire Marshal requirements, this does not relieve the Applicant from meeting the 10-year tree canopy requirements, as shown on the CDP/FDP.

21. Streetscaping. The Applicant shall provide streetscape improvements and plantings ("Streetscape") as indicated on the Overall Landscape Plan shown on the CDP/FDP. The Applicant shall enter into a maintenance agreement with FCDOT and/or VDOT, as applicable, for the maintenance or replacement in-kind, by the Applicant, of any Streetscape element required under this Proffer 21 that are located within public right-of-way, including all plantings (trees, shrubs, perennials and annuals). As stated in Proffer 20 and Proffer 28, the Applicant may make minor modifications to the Streetscape, including shifting the locations of street trees, to accommodate final architectural designs, sight distance concerns and utilities, and compliance with the Annandale CBC design guidelines, as well as to facilitate Fire Marshal concerns, provided that such changes are in substantial conformance with these Proffers and the CDP/FDP and as approved by the County.

22. Public Access Easements. As part of site plan approval for the Proposed Development, the Applicant shall grant public access easements for both vehicular and pedestrian traffic, as applicable, over the public parks, the Public Parking Spaces, the Tail Piece (as defined below), and perimeter sidewalks/trails around the Property, as generally shown on Sheet C-5 of the CDP/FDP. The easements shall also allow for the installation of signage necessary for safety and operation of the abutting streets. The form of the public access easements shall be acceptable to the County Attorney.

23. Utility Locations. Utilities, including, but not limited to water, electric, sanitary sewer and storm sewer utility lines, shall be installed within the street network to the maximum extent feasible as determined by DPWES or shall be placed in locations that do not conflict with the landscaped open space areas and streetscape elements shown on the CDP/FDP. If there is no other option, utilities may be placed within open space or streetscape areas provided that the long-term health of trees and other plantings is ensured by the provision of sufficient soil volume as shown on the CDP/FDP, as determined by the UFMD. Minor adjustments to the type and location of plantings shall be permitted to avoid conflicts with utilities and other site engineering considerations if in substantial conformance with the CDP/FDP. The Applicant shall not place utility vaults under sidewalks designated for dedication to public use.

24. 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 24.

A. Tree Preservation Plan. The Applicant shall submit a tree preservation plan and narrative ("Tree Preservation Plan") as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of UFMD. The Tree Preservation Plan shall include a tree

inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees located within the tree save area living or dead with trunks 8 inches in diameter and greater (measures at 4 ½ - feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and 25 feet outside of the proposed limits of clearing, in the undisturbed area and within 10 feet of the proposed limits of clearing in the area to be disturbed. All trees inventoried shall be tagged in the field so they can be easily identified. If permission is not allowed from the offsite property owner to tag trees, it shall be noted on the Tree Preservation Plan by providing written documentation between the applicant and the offsite property owner. The Tree Preservation Plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the CDP/FDP and those additional areas in which trees can be preserved as a result of final engineering. The Tree Preservation Plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, compost tea, Cambistat, radial mulching, notes and details for asphalt removal around trees, and others as necessary, shall be included in the plan. Further with this application, the tree identified as "Tree No. 1 27" Robinia pseudoacacia, Black Locust" on the Existing Vegetation Map (Sheet C-5) is specified as to be preserved with no canopy credit taken. The existing canopy of this tree will not be factored as existing canopy to be preserved with credit. The Applicant will use regular tree preservation practices as an earnest effort to preserve this tree.

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 to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

C. Tree Preservation Fencing. All trees shown to be preserved on the Tree Preservation Plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and

placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and Phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" condition below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including any demolition of any existing structures. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the 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 fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD.

D. 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 site plan submission. 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 limited to, the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18-24 inches.
- Root pruning shall take place prior to any clearing or grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a Certified Arborist or Registered Consulting Arborist.
- A UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.

STORMWATER MANAGEMENT

25. Stormwater Management. Stormwater management ("SWM") measures for the Property shall be provided as generally depicted on Sheet C-8 of the CDP/FDP and as approved by DPWES at the time of site plan approval. The stormwater management techniques may include, but are not limited to, the following: underground detention vault, permeable pavement, vegetated swale, green roofs or other techniques permitted under the PFM and as approved by DPWES. All such facilities shall be located in a manner that is in substantial conformance with the CDP/FDP. Underground stormwater detention shall be provided in conformance with the conditions of DPWES Waiver #4606-WPFM-002-1.

At a minimum, at the time of site plan approval, the Applicant shall demonstrate a reduction in the impervious area over the existing conditions sufficient to support a 2000 CF runoff reduction associated with 2-year and 10-year storm events pursuant to the appropriate PFM calculations. In addition to such runoff reduction, the Applicant shall utilize other stormwater techniques to detain a minimum of 1200 CF associated with 2-year and 10-year storm events in accordance with the PFM. Adequate outfall shall be demonstrated in accordance with the PFM, as determined by DPWES. Potential LID/BMPs for the Property are depicted on Sheet C-8 and include a green roof, permeable pavers, soil amendments (treat sidewalks) and vegetated swales. The Applicant shall incorporate the potential LID/BMPs to achieve a minimum twenty percent (20%) reduction of the existing total phosphorous loading which is above the minimum PFM requirements.

In addition to meeting minimum PFM requirements, the Applicant shall implement stormwater techniques to meet LEED SSc 6.1 and SSc 6.2 requirements to the extent possible within the LEED boundary as noted on Sheet C-8.

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 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.

TRANSPORTATION IMPROVEMENTS

26. Right-of-Way for Little River Turnpike. As part of the site plan approval for the Proposed Development, the Applicant shall reserve an area along its frontage with Little River Turnpike (within the Tail Piece, as defined below) approximately 122.5 feet from the existing centerline of Little River Turnpike for future dedication in fee simple upon demand by Fairfax County. The Applicant shall dedicate and convey in fee simple to the Board of Supervisors the reserved area upon written demand by the County for public street purposes.

27. Right-of-Way and Construction for Markham Street. As part of the site plan approval for the Proposed Development, the Applicant shall dedicate in fee simple the right-of-way along Markham Street, as shown on Sheet C-7, to the Board of Supervisors. Subject to VDOT approval, the Applicant shall construct widening and frontage improvements, and implement lane restriping as necessary for Markham Street as shown on Sheets C-6 and C-7 of the CDP/FDP with the proposed right-of-way dedication line set a minimum of 47 feet from the existing centerline of Markham Street. Such improvements shall ultimately provide for two (2) northbound lanes (one 12 feet wide; one 11 feet wide), a future five foot (5') on-road bicycle lane, a nine and one-half foot (9.5') wide landscape panel, a six (6) foot wide sidewalk, and right-of-way one foot (1') behind the sidewalk, as depicted on the CDP/FDP. The extent of such transitions as may be required by VDOT shall be determined at the time of site plan submission.

With the exception of striping the bicycle lane, the Applicant shall complete and open such improvements to vehicular traffic (but not necessarily have such improvements accepted by VDOT) prior to the issuance of the first RUP for the Residential Units.

28. Sight Distance and Utility Considerations. If VDOT determines at the time of site plan approval that street tree locations conflict with either the sight distance requirements set forth in the applicable Transportation Design Standards or with utility requirements, and good faith efforts have been made to gain necessary approval of such conflicting trees by making minor adjustments to their locations or by removing their lower branches but VDOT, the County or the applicable utility company does not approve such street tree locations, then such tree(s) may be deleted and replaced at an alternative location on the Property, so long as the alternative location is coordinated with the UFMD. If there is no feasible alternative location, then the Applicant shall make a payment to the Fairfax County Tree Preservation and Planting Fund in the amount of the cost of the trees not being installed and such payment shall be used for planting trees elsewhere within the Annandale CBC. While trees may be deleted or relocated in response to VDOT requirements, this does not relieve the Applicant from meeting the 10-year tree canopy requirements, as shown on the CDP/FDP.

29. Local Street along Northern Boundary. As part of the site plan approval for the Proposed Development, the Applicant shall dedicate in fee simple to the Board of Supervisors right-of-way along the northern boundary of the Property, as shown on Sheet C-7 of the CDP/FDP and labeled as "Maple Place." Prior to the issuance of the first RUP or Non-RUP for the Proposed Development, the Applicant shall construct a one-half section of a local street along such northern boundary of the Property as shown on Sheet C-7 of the CDP/FDP. The one-half section shall initially be used as a driveway for the purpose of serving the parking structure entrance and loading area on the Property. The one-half section shall be constructed to local street standards, but shall remain a privately maintained driveway until the remaining one-half section to the north is constructed by others and/or the completed roadway is extended through the adjacent properties to the east to Annandale Road. In order to assist in the construction of both one-half sections, the Applicant shall either obtain a temporary grading and construction easement from the adjacent property owner to allow the entire roadway to be graded with the construction of the Applicant's one-half section or the Applicant shall grant necessary temporary grading and construction easements to permit others to complete the second one-half section of the local road or to the extension of the local road east to Annandale Road which shall be constructed by others. At such time when the local street is extended to Annandale Road, the Applicant shall diligently pursue VDOT acceptance of improvements to the local street, for secondary street maintenance in accordance with the process outlined in VDOT's Secondary Street Acceptance Requirements (the "SSAR"), as amended, including seeking VDOT's written certification that such street and/or improvements have been constructed in a manner consistent with VDOT standards and compliant with all applicable regulations in place at the time the future local street is completed and requested to be accepted ("VDOT's Written Certification"). In the event the Board of Supervisors has not requested that VDOT accept the new public street or improvements into the secondary street network for maintenance within five (5) years of VDOT's Written Certification, such street may be retained by the Applicant upon notification to, and the concurrence of FCDOT, as a private street subject to a public access and maintenance agreement in a form acceptable to the County Attorney. In such event, a PCA, CDPA and/or FDPA will not be required. The Applicant shall maintain its one-half section until such time that the local street

is accepted into VDOT's maintenance system. If construction of the Applicant's one-half section requires a retaining wall to be constructed adjacent to the property line to the north, then Applicant shall remove the retaining wall located along the northern property line as part of its responsibilities to diligently pursue VDOT acceptance of improvements to the local street in accordance with the process outlined in the SSAR.

30. Tail Piece (to Little River Turnpike). The 20 foot by 150 foot land area (approximately 3,000 square feet) which extends from the southern boundary of the Property to Little River Turnpike (such strip of land to be referenced as the "Tail Piece"), as depicted on the CDP/FDP, has not been included in this Application for density or development purposes, but is hereby reserved to facilitate future redevelopment of the abutting parcels by others or for public use. Subject to the County's review and approval, and after the Applicant dedicates a portion of the Tail Piece to the County pursuant to Proffer 26, owners of the two abutting parcels may use the residual portion of the Tail Piece in the future to provide additional land area, for consolidation potential or for access. The Tail Piece may be severed from the remainder of the Property without the necessity of a PCA, CDPA or FDPA for the above listed purposes. As an interim improvement, the Applicant shall improve the Tail Piece with a sidewalk and landscaping as shown on Sheet L-1 of the CDP/FDP. The Applicant agrees to maintain the Tail Piece, including the sidewalk and landscaping, until it is transferred or dedicated to facilitate a future redevelopment along Little River Turnpike or another public use. The Applicant shall also use good faith efforts to design the south side of the parking structure to accommodate a future garage entrance from Little River Turnpike into the parking structure to allow more direct access to the Public Parking Spaces, and shall grant the necessary access easement to facilitate such direct access in the future. If the Tail Piece is severed from the Property, the Applicant shall continue to provide an access easement, as needed, to permit public access from the south. The future entrance to the parking structure shall be constructed by others at no cost to the Applicant.

31. Traffic Signal Timing Study. As part of the site plan process, if VDOT determines that a signal timing study is necessary because of the Proposed Development, the Applicant shall submit a signal timing study for the signalized intersection at Little River Turnpike and Markham Street to determine appropriate signal timing modifications, if any. Such signal timing study shall be subject to review and approval by VDOT and shall provide for sufficient pedestrian crossing times in accordance with established standards as determined by VDOT.

32. VDOT Approval. All public street improvements, lane use designations, signal installations/modifications, crosswalks, bike lanes and/or other pavement markings proposed herein and reflected on the CDP/FDP are subject to VDOT review and approval at the time of site plan. Any changes to the same identified at time of site plan submission, shall be coordinated with the FCDOT and DPZ, and may not require a PCA, CDPA or FDPA.

TRANSPORTATION DEMAND MANAGEMENT

33. Transportation Demand Management. This Proffer sets forth the components of a transportation demand management ("TDM") program for the Proposed Development that shall be implemented by the Applicant, and its successors or assigns, to reduce peak hour vehicle trips generated by the residents of the Property. The proffered elements of the transportation demand management program shall be identified and more fully described in a Transportation Demand

Management Plan ("TDM Plan") the Applicant shall prepare, consistent with FCDOT's *TDM Guidelines for Fairfax County,* dated January 1st, 2013, and submit the same to FCDOT for review and approval as set forth below.

A. Trip Reduction Objective. The objective of this TDM Program shall be to reduce the vehicle trips generated by residents of the Property (i.e., not including trips associated with the secondary retail uses), during weekday peak hours associated with the adjacent streets by 15%. This trip reduction percentage shall be multiplied by the total number of residential vehicle trips that would be expected to be generated by the dwelling units developed on the Property as determined by the application of the Institute of Traffic Engineers, 9th Edition, Trip Generation rates and/or equations (the "ITE Trip Generation"), and the number of trips determined by the product of such equation shall be referred to herein as the "Maximum Trips After Reduction." For purposes of this calculation, the maximum number of dwelling units proposed to be constructed on the Property is 310 and this number of units shall be applied to the calculation described in the preceding sentence.

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

i. Property-wide TDM Program Management.

ii. Dissemination of County/Regional Program Information.

iii. Bicycle facilities, as set forth in Proffer 15.

iv. Regular monitoring/reporting.

v. Pedestrian facilities including a connection through the Tail Piece to Little River Turnpike.

vi. Shop near Home Marketing Program for tenants of the Residential Units.

vii. Participation in the Fairfax County Rideshare Program.

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

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

the TPM. Thereafter the Applicant shall do the same within ten (10) days of any change in such appointment.

ii. TDM Work Plan (Annual Report) and Annual Budget. If not already effectuated for the then-current calendar year, the TPM shall prepare and submit to FCDOT an initial TDM Work Plan ("TDMWP") no later than 180 days after issuance of the first building permit associated with the Property. Thereafter an Annual Report shall be submitted each January, which shall include, at a minimum:

(i) Details as to the start-up/on-going components of the TDM Program;

(ii) A determination of the applicable Maximum Trips after Reduction for the Property in accordance with Paragraph B above; and

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

The initial TDMWP and subsequent Annual Report shall be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission, then the TDM Program shall be deemed approved and the Program shall be implemented. If FCDOT responds with comments on the Program, 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 as discussed and agreed to with FCDOT and begin implementation of the approved program.

Thereafter the TPM, in conjunction with each Annual Report summarizing the results of the TDM Program to be submitted no later than April 15th (the "Annual Report"), shall update the Program for each succeeding calendar year and modify or enhance program elements. The Annual Reports shall be subject to the same review and approval process as described in this Proffer 33.C.ii for the initial TDMWP.

iii. TDM Account. If not previously established, the TPM shall establish a separate interest bearing account with a bank or other financial institution qualified to do business in Virginia (the "TDM Account") within thirty (30) days after approval of the initial TDMWP and subsequent Annual Report in such amount to fund the program for the coming calendar year. All interest earned on the principal shall remain in the TDM Account and shall be used by the TPM for TDM purposes. The TDM Account shall be funded by the Applicant, through the TPM. Funds in the TDM Account

shall not be utilized for purposes other than to fund TDM strategies/programs and/or specific infrastructure needs as may be approved in consultation with FCDOT.

Funding of the TDM Account shall be in accordance with the budget for the TDM Program elements to be implemented in a year's program. The TPM shall provide written documentation to FCDOT demonstrating the establishment of the TDM Account within ten (10) days of its establishment. The TDM Account shall be replenished annually thereafter. The TDM Account shall be managed by the TPM.

iv. TDM Incentive Fund. The "TDM Incentive Fund" is an account into which the Applicant through the TPM shall deposit contributions to fund a transit incentive program for initial purchasers/lessees within the Subject development. Such contributions shall be made one time at the rate of $0.01 per gross square foot of new residential uses constructed on the Property and provided prior to the issuance of the first RUP. This amount shall be adjusted annually as set forth in Proffer 46 below. If funds remain after incentives are provided to initial lessees, the Applicant shall continue to provide incentives until the fund is depleted.

v. Monitoring. The Applicant shall verify that the 15% trip reduction goals are being met through the provision of person surveys, trip counts of residential uses and/or other such methods as may be reviewed and approved by FCDOT. Surveys shall be conducted and traffic counts collected for the Property beginning with the first February after issuance of the first initial RUP. Surveys and traffic counts shall be conducted every two years until 85% of the Residential Units are occupied.

vi. At such time as 85% of the Residential Units are occupied, then traffic counts shall be conducted annually until such time as three (3) consecutive counts show that the applicable Maximum Trips After Reduction for the Property are not exceeded. In such event, traffic counts will no longer be required and surveys will continue to be conducted every two years and annual reports shall be provided in accordance with Proffer 33.C.ii above.

vii. If the TDM Program monitoring reveals that the Maximum Trips after Reduction for the Property with 85% of the units occupied is exceeded, then the TPM shall meet and coordinate with FCDOT to address, develop and implement such remedial measures as may be identified in the TDM Plan and Annual Report. In such event, traffic counts will be required in accordance with Proffer 32.C.viii below.

viii. Additional Trip Counts. If an Annual Report indicates that a change has occurred that is significant enough to reasonably call into question whether the applicable vehicle trip reduction goals are continuing to be met, then FCDOT may require the TPM to conduct additional Trip Counts

within sixty (60) days to determine whether in fact such objectives are being met. If any such annual Trip Counts demonstrate that the applicable vehicle trip reduction goals are not being met, then the TPM shall meet with FCDOT to review the TDM strategies in place and to develop modifications to the TDM Plan to address the surplus of trips.

D. Continuing Implementation. The Applicant through the TPM shall bear sole responsibility for the implementation of the TDM Program and compliance with this Proffer. The Applicant through the TPM shall continue to administer the TDM Program in the ordinary course in accordance with this Proffer including submission of Annual Reports.

E. Notice to Owners. The current owner shall advise all successor owners and/or developers of their funding obligations pursuant to the requirements of this Proffer prior to purchase and the requirements of the TDM Program shall be included in all initial and subsequent purchase documents.

RECREATIONAL FACILITIES

34. Private 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, including, but not limited to, exercise rooms, swimming pools, activity courts, private plaza, club rooms, meeting rooms, media centers and cyber cafes. Pursuant to Paragraph 2 of Section 6-409 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall expend a minimum of $1,700.00 per market-rate Residential Unit on such recreation facilities. In the event the total cost of the recreational improvements constructed on the Property is demonstrated to be less than $1,700.00 per unit, the Applicant shall provide the remainder in a cash contribution to the Fairfax County Park Authority ("FCPA") for the development of active recreational facilities in the Annandale CBC prior to the issuance of the final RUP for the Residential Units.

35. Public Parks. The Applicant shall provide a variety of park spaces on the Property that will be open and accessible to the public as depicted on the CDP/FDP.

A. Linear Park. An on-site open space public amenity area identified as the "Linear Park" shall be provided on the western side of Property along Markham Street, as shown on the CDP/FDP, to provide social, cultural and recreational opportunities for future residents and the larger Annandale CBC. For purposes of these proffers, the "Linear Park" shall be all of the common area, including sidewalks, shown on Sheet L-2 of the CDP/FDP (an area of approximately 24,500 square feet). The Linear Park may include, but not be limited to, special landscape treatments, pavement treatments, lighting, outdoor seating, pathways, exercise stations, dog waste bag dispensers, bike racks and other elements shown on the CDP/FDP and in the general locations shown on the CDP/FDP. In the future, the design of this Park may be modified as deemed appropriate by the Applicant provided, at a minimum, an equivalent level of street furniture and landscaping is provided. The Applicant shall retain fee simple ownership of the Linear Park and

shall record public access easement(s) pursuant to Proffer 22 ensuring that the park space is open to the public for period of time consistent with urban parks. The Applicant shall provide for perpetual private maintenance of the Linear Park. The Linear Park shall be completed prior to issuance of the first RUP for the Residential Units. The Linear Park shall be designed so that it does not preclude further expansion of its land area and activities upon redevelopment of the abutting parcels to the north and south that have frontage on Markham Street.

B. Urban Park/Public Benefit Area. As part of the initial development of the Property, the Applicant shall improve the area on the eastern end of the Property to create an interim urban park, as shown on the CDP/FDP, to provide passive recreational opportunities for future residents of the building and the larger Annandale CBC ("Urban Park"). For purposes of these proffers, the Urban Park shall be all of the common area, including sidewalks, shown on Sheet L-2 of the CDP/FDP (an area of approximately 11,000 square feet). The Urban Park may include, but shall not be limited to, those treatments and elements shown on the CDP/FDP and in the general locations shown on the CDP/FDP. The Urban Park shall initially be designed to allow further expansion of its land area and activities upon redevelopment of the abutting parcels to the east that have frontage on Annandale Road. The Applicant shall dedicate and convey the Urban Park in fee simple to the Board of Supervisors at the time of site plan approval for the Proposed Development for either the park use or for another compatible public purpose and benefit (e.g., surface parking, structured parking). The Applicant shall be responsible for the Urban Park's maintenance, unless a different public use is established or the FCPA chooses to maintain it. Also at the time of site plan approval, a public access easement shall be recorded as required pursuant to Proffer 22 to ensure that the residents of Project and residents in the greater Annandale CBC have access to the Urban Park. The Urban Park shall be completed prior to issuance of the first RUP for the Residential Units. If the Urban Park converts from park use to another public use, the Applicant shall relocate any SWM facilities in it, if necessary.

C. Parks Contribution. Prior to approval of the first RUP, the Applicant shall contribute the sum of Fifty Thousand Dollars ($50,000) to the FCPA to off-set the demand on the existing park system generated by the Proposed Development and such funds shall be used specifically for park, recreation, trail and athletic field improvements in Annandale, intended to serve the future residents, as determined by the FCPA in consultation with the Supervisor for the Mason District.

36. Public Art. The Applicant shall install public art with a minimum value of Fifty Thousand Dollars ($50,000) in the Annandale CBC community as part of the Proposed Development to express a sense of identity for the area or demonstrate civic and corporate pride in the community. Specifically, such public art shall be located within the Linear Park in a way that is inviting and engaging to the public in the general location depicted on Sheet L-1 of the CDP/FDP; provided, however, the Applicant reserves the right to install additional art features above that shown on the CDP/FDP in other parks, in the streetscape, at building entrances or other strategic public locations. The Applicant shall provide the public art prior to the issuance

of the 100th RUP for the Residential Units. Such art may be in the form of one or more sculptures, fountains or water features, interactive art, or other emerging forms of art and artistic expression.

PUBLIC SCHOOLS CONTRIBUTION

37. Public Schools Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on September 9, 2002, and Criterion effective January 7, 2003, as adjusted, the Applicant shall contribute $10,825.00 per expected new student (assuming a ratio of 0.106 students per residential unit) to the Fairfax County School Board to be utilized for capital improvements to schools that any students generated by the Property will attend. Such contribution shall be made prior to the issuance of the first RUP for the Residential Units and shall be based on the actual number of Residential Units built in the building. If, prior to the Applicant's payment of such contribution as set forth in this proffer, the 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.

WORKFORCE HOUSING OPPORTUNITIES

38. Workforce Dwelling Units. The Applicant shall provide Workforce Dwelling Units ("WDUs") with the Proposed Development in the manner set forth below. The WDUs shall be administered as set forth in the Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines, adopted October 15, 2007, in effect as of the approval date of this Application ("Policy Guidelines"), except as modified by the following provisions. Where this Proffer conflicts with the Policy Guidelines, this Proffer shall control the administration of the WDUs.

A. Location of WDUs.

i. *Default Option – WDUs in New Building*. The Applicant shall provide 20% of the Residential Units constructed as part of the Proposed Development as WDUs in the new building. These Residential Units shall be made available in five (5) tiers as follows: (i) two percent (2%) shall be affordable for households earning up to and including sixty percent (60%) of the Area Median Income ("AMI"), (ii) three percent (3%) shall be affordable for households earning up to and including seventy percent (70%) of the AMI, (iii) five percent (5%) shall be affordable for households earning up to and including eighty percent (80%) of the AMI, (iv) five percent (5%) shall be affordable for households earning up to and including one hundred percent (100%) of the AMI, and (v) five percent (5%) shall be affordable for households earning up to and including one hundred twenty percent (120%) of the AMI. The mix of WDUs under this option shall be determined by the Applicant among efficiency/studio, one-bedroom and/or two-bedroom units.

ii. *Alternative Option – WDUs in the New Building and Units at The Parliaments*. If the Applicant meets the requirements of this subsection, it may elect to provide WDUs in a combination of both the Proposed Development and off-site at The Parliaments property located at 7409 Eastmoreland Road and identified on Fairfax County Tax Map No. 71-1

((01)) 77 ("The Parliaments"), in accordance with the terms of this subsection. The Parliaments is an existing multi-family dwelling project with a total of 750 dwelling units located on the western side of Markham Street opposite the Property, and is owned, controlled and managed by entities affiliated with the Applicant. If the Applicant is able to and chooses to proceed under this option, then the following WDUs shall be provided: twenty-five (25) Residential Units in the new building constituting the Proposed Development and fifty (50) units located at The Parliaments. All of the twenty-five (25) WDUs located in the Proposed Development shall be affordable to households earning up to and including eighty percent (80%) of the AMI. The mix of WDUs for these Residential Units shall be eight (8) efficiency/studio units, nine (9) one-bedroom units and eight (8) two-bedroom units. All of the fifty (50) WDUs located at The Parliaments shall be affordable to households earning up to and including seventy percent (70%) of the AMI. The mix of WDUs for the units at the Parliaments shall be twenty-five (25) two-bedroom units and twenty-five (25) three-bedroom units. In order to be able to exercise this option, the Applicant must demonstrate to the reasonable satisfaction of the Fairfax County Department of Housing and Community Development ("DHCD"), by no later than the issuance of the building permit for the Proposed Development, that the owner/ground lessor, the ground lessee and any lender or lienor of The Parliaments shall join or enter into an unsubordinated recordable WDU declaration that is appropriate (in the reasonable determination of DHCD) for the WDU commitment contained in this Proffer, with such Declaration being recorded prior to the first WDU being offered for rent. Under this option, (a) the Applicant and the owner of The Parliaments shall begin to offer available units at The Parliaments upon the issuance of the building permit for the Proposed Development in order to gradually comply with the requirement as existing two-bedroom and three-bedroom units turn over and become available for new qualified tenants, (b) the WDUs at The Parliaments must be maintained at comparable levels of quality and service that they receive as of the date this Application is approved, and must continue to be maintained to the same standard as non-WDUs at The Parliaments, and (c) different units at both the Proposed Development and The Parliaments may be used to meet the WDU commitment (i.e., the WDU units may "float") provided they meet the size, type and quality requirements stated above.

B. Rental Workforce Dwelling Units. Notwithstanding Sections 8 and 13 of the Policy Guidelines, the Applicant shall have the right to lease rental WDUs to tenants at market rates (as determined by the Applicant) in the event the Applicant, despite good faith marketing efforts in coordination with DHCD, is unable to lease such rental WDUs at the workforce housing rates permitted under the Policy Guidelines within ninety (90) days of DHCD's execution of the Notice of Availability and Rental Offering Agreement due to the lack of prospective tenants who meet the income eligibility criteria established by DHCD and if all market rate units with the same bedroom count as the unlet WDUs have been rented. In addition, the Applicant shall demonstrate to DHCD that the unlet WDUs were marketed in a manner consistent with the market rate units. At any time during which: (a) any rental WDUs are leased to tenants at market rates in accordance with the preceding sentence, and (b) any rental dwelling units(s) within the Proposed Development is/are vacated and become(s) available for rent, the Applicant shall conduct good faith marketing efforts in coordination with DHCD to lease any such available unit(s) at the workforce housing rates permitted under the Policy Guidelines. In the event the Applicant, despite such good faith marketing efforts in coordination DHCD, is unable to lease such available unit(s) at the workforce housing rates permitted under the Policy Guidelines within ninety (90) days of the vacancy of such unit(s) due to the lack of

prospective tenants who meet the income eligibility criteria established by DHCD, the Applicant shall have the right to lease such unit(s) to tenants at market rates (as determined by the Applicant). It is the intent of this Proffer 38(B) that the Applicant shall have a continuing obligation to make good faith efforts to lease vacated and available rental units within the Proposed Development to income eligible tenants in accordance with the foregoing procedures at any time the number of rental WDUs occupied by income eligible tenants is less than the number of rental WDUs required under these Proffers. Further, the Applicant agrees that if it is discounting market rate units in such a manner that the units might be at a lower rental rate than the WDU rental rate, then the Applicant must also discount the WDUs in the same manner.

C. Alternative Administration. 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.

GREEN BUILDING

39. 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 site plan submission for the Proposed Development.

A. LEED New Construction or LEED for Homes Multifamily Mid-Rise. If the Applicant selects LEED New Construction or LEED for Homes Multifamily Mid-Rise, then the Applicant will include, as part of the site plan submission and building plan submission, a list of specific credits within the most current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design-for Homes Multifamily Mid-Rise (LEED for Homes Multifamily Mid-Rise) or LEED-NC rating system determined to be applicable to the residential building in consultation with the EDRB. A LEED-accredited professional ("LEED-AP") who is also a professional engineer or licensed architect will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED Silver certification of the project.

In addition, the Applicant will designate the Chief of the EDRB as a team member in the USGBC's LEED Online system if available with the rating system selected. 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.

Prior to building plan approval, the Applicant will submit documentation, to the EDRB, regarding the U.S. Green Building Council's preliminary review of design-oriented credits in the LEED program if available with 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 project, the Applicant shall provide documentation to the EDRB demonstrating the status of attainment of LEED Gold certification or a higher level of certification from the U.S. Green Building Council for the building.

If the U.S. Green Building Council's review of design-oriented credits indicates that the project is not anticipated to attain a sufficient number of design-related credits to support attainment of LEED Gold certification, the Applicant will 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. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED Silver certification, or higher level of certification, by the U.S. Green Building Council, under the most current version of the LEED for Homes Multifamily Mid-Rise rating system or the LEED-NC rating system. The provision to the EDRB of documentation from the U.S. Green Building Council that the building has attained LEED Silver certification will be sufficient to satisfy this commitment.

If the Applicant provides to the EDRB within one year of the time of the first extension of the bond, bond reduction or bond release, whichever comes first, documentation demonstrating that LEED Silver certification for the building has not been attained, but that the building has been determined by the U.S. Green Building Council to fall within three points of attainment of LEED Silver certification, fifty percent (50%) of the 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 implementation of County environmental initiatives.

If the Applicant fails to provide to the EDRB by the time of the first extension of the bond, bond reduction or bond release, whichever comes first, documentation to the EDRB demonstrating attainment of LEED Silver certification or demonstrating that the building has fallen short of LEED Silver certification by three points or less, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the EDRB, that USGBC 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.

B. As an alternative to the actions outlined above, if applicable and if the project meets the eligibility criteria for the rating system, the Applicant may select, subject to EDRB approval, an alternate residential rating system such as Earth Craft or the 2012 National Green Building Standard (NGBS) using the ENERGY STAR ® Qualified Homes path for energy performance that may be implemented without an escrow. If one of the alternate residential rating systems listed herein is selected, as an alternative to the previous paragraphs, the Applicant shall note the selected system and provide a completed checklist of the anticipated options to be pursued for the specific rating system at the time of the site plan and building plan review. The Applicant shall demonstrate attainment of the selected certification from a rater recognized through the selected program prior to the bond release, bond reduction or the first extension of the bond, whichever comes first for the building. In the event certification is dependent on the post occupancy operation of the building, the Applicant shall demonstrate attainment of the selected certification prior to final bond release.

MISCELLANEOUS PROFFERS

40. Underground Utilities. The Applicant shall coordinate with utility companies (gas, electric, telephone, cable, etc.) to co-locate utilities where reasonably feasible. To the extent possible and as permitted by the applicable utilities companies, the Applicant shall use best efforts to place all utilities exclusively serving the Property underground, except for transformers, street lights and other customary and standard utility boxes typically located above ground. Sheet S-4 of the CDP/FDP depicts the utilities that are anticipated to be placed underground and those existing utilities that will remain above ground. Upon request by the Applicant, the Zoning Administrator may waive/modify the requirement to place utilities underground without approval of a PCA, CDPA or FDPA upon a determination that such requirement (a) is infeasible or impractical or (b) would require the Applicant to secure easements or consents from third-parties that, despite having been diligently pursued by the Applicant, are not available. If such utility was shown on the CDP/FDP as being placed underground, then the Applicant shall agrees to contribute to an underground utility fund serving the Annandale CBC an amount equal to the cost savings of not placing the line underground, up to a maximum contribution of $25,000.00 per pole, box or line.

41. Advance Density Credit. The Applicant reserves intensity/density credit as may be permitted by the provisions of the Zoning Ordinance for all eligible dedications described herein or as may be required by the County, VDOT or any other public entity.

42. Zoning Administrator Consideration. Notwithstanding the foregoing, upon demonstration that despite diligent efforts or due to factors beyond the Applicant's control,

proffered improvements such as, but not limited to, transportation, publicly accessible park areas, bike lanes and offsite easements, have been delayed (due to, but not limited to, an inability to secure necessary permission for utility relocations, VDOT approval for traffic signals, necessary easements and/or site plan approval, etc.) beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of these proffered improvement(s).

43. Retaining Walls. Retaining walls not shown on the CDP/FDP that may be needed on the Property as a result of final engineering design shall be a maximum height of four (4) feet. All retaining walls shall be constructed of interlocking blocks or concrete with an architectural finish.

44. Construction Waste Management. The Applicant shall recycle, reuse on site or on another site, or otherwise salvage at least fifty percent (50%) of the total construction waste generated during the demolition and removal of the existing improvements on the Property to divert such waste and debris from landfills and incineration facilities.

45. 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.

46. Annual Escalation Clause. All Proffers specifying monetary contributions shall adjust on a yearly basis from the base year of 2014 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U") in effect in January of each year, as permitted by Section 15.2-2303.3 of the Code of Virginia, as amended.

47. 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.

[Signature pages follow]

TITLE OWNER OF TAX MAP NO. 71-1 ((20)) 2:

FAIRFAX INVESTORS LIMITED PARTNERSHIP,
L.L.P.

By: Jonathan Farmelo
Name: Jonathan Farmelo President of J. Webb, Inc.
Its: General Partner

APPLICANT:

MARKHAM PLACE LLC

By: _____
Name: DAVID H HILLMAN
Its: Managing member

REZONING AFFIDAVIT

DATE: SEP 2 3 2014
(enter date affidavit is notarized)

I, David S. Houston, do hereby state that I am an
(enter name of applicant or authorized agent)

124239a

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

in Application No.(s): RZ/FDP 2014-MA-003
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
MARKHAM PLACE LLC AGENTS: RICHARD G. R. HILLMAN DAVID H. HILLMAN	1950 OLD GALLOWS ROAD SUITE #600 VIENNA, VIRGINIA 22182	APPLICANT/AGENT FOR TITLE OWNER
FAIRFAX INVESTORS LIMITED PARTNERSHIP, L.L.P. AGENTS: D. TIMOTHY WEBB BONNIE L. MATTINGLY JONATHAN G. FARMELO	5900 FORT DRIVE SUITE 405 CENTREVILLE, VIRGINIA 20121	TITLE OWNER OF TAX MAP NO. Tax Map 71-1 ((20)) 2

(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: SEP 23 2014
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2014-MA-003
(enter County-assigned application number (s))

124239a

(**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)
ARCHITECTS COLLABORATIVE, INC. AGENTS: FAIK M. TUGBERK DEVRIM (NMI) ESKI ZOLTAN (NMI) WILSON	9400 OLD GEORGETOWN ROAD BETHESDA, MARYLAND 20814	ARCHITECT/AGENT
REED SMITH LLP AGENTS: ROBERT A. LAWRENCE GRAYSON P. HANES BENJAMIN F. TOMPKINS LINDA S. BROYHILL DAVID S. HOUSTON SARAH L. BUZBY	3110 FAIRVIEW PARK DRIVE, SUITE 1400 FALLS CHURCH, VIRGINIA 22042	ATTORNEYS/AGENT
M.J. WELLS & ASSOCIATES, INC. AGENTS: ROBIN L. ANTONUCCI WILLIAM F. JOHNSON KEVIN R. FELLIN BRIAN J. HORAN ANDREW C. BUNTUA PRIYATHAM (NMI) KONDA MICHAEL R. PINKOSKE SAMUEL W. BENECK	1420 SPRING HILL ROAD, SUITE 610 MCLEAN, VIRGINIA 22102	TRANSPORTATION ENGINEER/ AGENT
VIKA VIRGINIA, LLC AGENTS: ROBERT R. COCHRAN DOUGLAS L. KOESER JOHN F. AMATETTI JEFFREY A. KREPS EDMUND J. IGNACIO P. CHRISTOPHER CHAMPAGNE	8180 GREENSBORO DRIVE, SUITE 200 MCLEAN, VIRGINIA 22102	ENGINEER/LANDSCAPE ARCHITECT/PLANNER/AGENT

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

Rezoning Attachment to Par. 1(a)

DATE: SEP 2 3 2014
(enter date affidavit is notarized)

124239a

for Application No. (s): RZ/FDP 2014-MA-003
(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)
COLE & DENNY INCORPORATED AGENT: KRISTINE A. HESSE	333 NORTH FAIRFAX STREET ALEXANDRIA, VIRGINIA 22314	HERITAGE RESOURCES CONSULTANT/AGENT
SOUTHERN MANAGMENT CORPORATION AGENTS: RICHARD G.R. HILLMAN DAVID H. HILLMAN KAREN M. GEIER-SMITH	1950 OLD GALLOWS ROAD SUITE #600 VIENNA, VIRGINIA 22182	DEVELOPMENT AND CONSTRUCTION MANAGER/AGENT

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

REZONING AFFIDAVIT

DATE: SEP 2 3 2014
(enter date affidavit is notarized)

124239a

for Application No. (s): RZ/FDP 2014-MA-003
(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)
MARKHAM PLACE LLC
1950 OLD GALLOWS ROAD, SUITE 600
VIENNA, VIRGINIA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
SUZANNE, LLC, MEMBER
FAIRFAX INVESTORS LIMITED PARTNERSHIP, L.L.P., MEMBER
THE GALLOWS CORPORATION, MANAGER (NON-MEMBER)

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: SEP 2 3 2014
(enter date affidavit is notarized)

124239a

for Application No. (s): RZ/FDP 2014-MA-003
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
SUZANNE, LLC
1950 OLD GALLOWS ROAD, SUITE 600
VIENNA, VIRGINIA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
CLASS A MEMBERS:
DAVID H. HILLMAN, TRUSTEE OF DAVID H. HILLMAN REVOCABLE TRUST F/B/O DAVID H. HILLMAN
DAVID H. HILLMAN, TRUSTEE OF SUZANNE D. HILLMAN REVOCABLE TRUST F/B/O SUZANNE D. HILLMAN
(cont'd below)

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)
SUZANNE, LLC
1950 OLD GALLOWS ROAD, SUITE 600
VIENNA, VIRGINIA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
CLASS B MEMBERS:
DAVID H. HILLMAN, TRUSTEE OF RICHARD G. R. HILLMAN REVOCABLE TRUST F/B/O RICHARD G. R. HILLMAN
DAVID H. HILLMAN, TRUSTEE OF CHERYL ANN HILLMAN IRREVOCABLE TRUST F/B/O CHERYL ANN HILLMAN
(cont'd next page)

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: SEP 2 3 2014
(enter date affidavit is notarized)

1242399

for Application No. (s): RZ/FDP 2014-MA-003
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
SUZANNE, LLC
1950 OLD GALLOWS ROAD, SUITE 600
VIENNA, VIRGINIA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
CLASS B MEMBERS (cont'd)
DAVID H. HILLMAN, TRUSTEE OF THE HILLMAN FAMILY TRUST F/B/O SUZANNE D. HILLMAN,
RICHARD G. R. HILLMAN, CHERYL ANN HILLMAN AND THE MINOR GRANDCHILDREN OF DAVID H. HILLMAN
(cont'd below)

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)
SUZANNE, LLC
1950 OLD GALLOWS ROAD, SUITE 600
VIENNA, VIRGINIA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
CLASS B MEMBERS (cont'd)
DAVID H. HILLMAN, TRUSTEE OF THE SUZANNE D. HILLMAN FAMILY TRUST F/B/O SUZANNE D. HILLMAN'S SISTER, NANCY D. CULHAM AND NANCY D. CULHAM'S MINOR CHILDREN

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: SEP 2 3 2014
(enter date affidavit is notarized)

124239a

for Application No. (s): RZ/FDP 2014-MA-003
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
COLE & DENNY INCORPORATED
333 NORTH FAIRFAX STREET
ALEXANDRIA, VIRGINIA 22314

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
JOHN E. COLE
KRISTINE A. HESSE
MICHAEL D. DETOMO
LOUIS M. BARBIERI
BRYAN E. LAVIE

==========

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)
ARCHITECTS COLLABORATIVE, INC.
9400 OLD GEORGETOWN ROAD
BETHESDA, MARYLAND 20814

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
FAIK M. TUGBERK

==========

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: SEP 2 3 2014
(enter date affidavit is notarized)

124239a

for Application No. (s): RZ/FDP 2014-MA-003
(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
MCLEAN, VIRGINIA 22012

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)
VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE, SUITE 200
MCLEAN, VIRGINIA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

JOHN F. AMATETTI	CHARLES A. IRISH, JR.	HARRY L. JENKINS
ROBERT R. COCHRAN	MARK G. MORELOCK	JEFFREY B. AMATEAU
KYLE U. OLIVER	P. CHRISTOPHER CHAMPAGNE	

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

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

Rezoning Attachment to Par. 1(b)

SEP 2 3 2014

DATE: _____
(enter date affidavit is notarized)

124239a

for Application No. (s): RZ/FDP 2014-MA-003
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
J. WEBB, INC.
5900 FORT DRIVE, SUITE 405
CENTREVILLE, VIRGINIA 20121

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)
T. EUGENE SMITH BEVERLY A. SAMUELSON JONATHAN M. WEBB D. TIMOTHY WEBB
MICHAEL M. WEBB FAMILY TRUST BONNIE L. MATTINGLY REVOCABLE TRUST
SHARON L. WEBB ALMAY, TRUSTEE OF SHARON L. WEBB ALMAY - SEPARATE PROPERTY REVOCABLE TRUST F/B/O SHARON L. WEBB ALMAY

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
JONATHAN G. FARMELO, PRESIDENT & COO D. TIMOTHY WEBB, SENIOR VICE PRESIDENT
DAWN M. GREGA, TREASURER THERESE D. FONTES, ASSISTANT SECRETARY
BONNIE L. MATTINGLY, SENIOR VICE PRESIDENT AND CORPORATE SECRETARY

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
SOUTHERN MANAGEMENT CORPORATION
1950 OLD GALLOWS ROAD, SUITE #600
VIENNA, VIRGINIA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
DAVID H. HILLMAN

==========

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: SEP 2 3 2014
(enter date affidavit is notarized)

124239a

for Application No. (s): RZ/FDP 2014-MA-003
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
THE GALLOWS CORPORATION
1950 OLD GALLOWS ROAD, SUITE 600
VIENNA, VIRGINIA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
DAVID H. HILLMAN

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

REZONING AFFIDAVIT

DATE: SEP 2 3 2014
(enter date affidavit is notarized)

124239a

for Application No. (s): RZ/FDP 2014-MA-003
(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)
REED SMITH LLP
3110 FAIRVIEW PARK DRIVE
SUITE 1400
FALLS CHURCH, VIRGINIA 22042

(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**)

Abbot, Kevin C.
Abdalla, Tarek F.
Alexander, Eric L.
Allen, Thomas L.
Andrews, Alex T.
Arnold, Roy W.
Atallah, Ana
Baker, Scott D.
Barber, William James Greshman
Barnes, James J. (former)
Bartfeld, Arnold L.
Bastier, Ellen L.
Beale, Giles W.
Beale, Timothy (NMI) (former)
Begley, Sara A.
Beilke, Michele J.
Alfieri, Paul M.
Armao, Joseph P.

(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: SEP 2 3 2014
(enter date affidavit is notarized)

124239a

for Application No. (s): RZ/FDP 2014-MA-003
(enter County-assigned application number (s))

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

REED SMITH LLP
3110 FAIRVIEW PARK DRIVE
SUITE 1400
FALLS CHURCH, VIRGINIA 22042

(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**)

Bell, Gordon F. (former)
Bernstein, Leonard A.
Bettino, Diane A.
Bhattacharyya, Gautam (NMI)
Bickham, J. D.
Binder, Justus (NMI)
Binis, Barbara R.
Birt, Steven James
Blasier, Peter C.
Boehner, Russell J. (former)
Bolden, A.S.
Bonessa, Dennis R.
Booker, Daniel I.
Borg, Christopher (NMI)
Boutcher, David J.
Boven, Douglas G. (former)
Bovich, John P.
Box, Tamara (NMI)
Bradley, Patrick E.
Brennan, James C.
Broughton, Kenneth E.
Brown, Andrew (NMI) (former)
Brown, Bryan K.
Brown, Charles A.
Brown, Claude (NMI)
Brown, Jon J.
Brown, Michael K.
Burke, Carol M.
Burroughs, Benton (former)
Cameron, Douglas E.
Campos, Lorraine M.
Caplan, Gary S. (former)
Carder, Elizabeth B.
Cardozo, Raymond A.
Casdagli, Emma Frances (former)
Cassidy, Peter J.
Charot, Benoît (NMI)
Cheung, Janet Bo Chun
Clark, Peter S.
Cobetto, Jack B.
Cody, Daniel A.
Cohen, David R.
Colman, Abraham J.
Conner, Walter T.
Connoley, Mark F.
Convery, J. F. (former)
Cooper, Steven (NMI)
Cotler, Alan K.
Cousté, Marina (NMI)
Davies, Colleen T.
Davis, James M.
Dentice, Nathan (NMI)
Dermody, Debra H.
DiFiore, Gerard S.
Dilling, Robert M.
Dillon, Lee Ann
DiNome, John A.
Drew, Jeffery R.
Dubelier, Eric A.
Dumville, Samuel M. (former)
Duronio, Carolyn D.
East, Lindsay T. (former)
Ellis, Peter M.
Ellison, John N.
Enochs, Craig R.
Epstein, Bette B.
Eskilson, James (NMI)
Estrada, Edward J.
Evagora, Kyri (NMI)
Fagelson, Ian B. (former)
Falkner, Robert P.
Fawcett, David B.
Fogel Paul D.
Fosh, Michael John J.
Francis, Ronald L.
Frank, Ronald W.
Freeman, Lynne (NMI)
Frenier, Diane M.
Fritton, Karl A.
Gabbert, Dale (NMI) (former)
Gallo, Frank J.
Gasparetti, Lorenzo E.
Geist, Melissa A.
Gentile, Pasquale D.
Graumlich, Betty S.W.
Greenblatt, Lewis B.
Green-Kelly, Diane
Greer, Amy J. (former)
Greeson, Thomas W. (former)
Grellet, Luc (NMI)
Grignon, Margaret A.
Grimes, David M.
Gross, Dodi Walker
Guadagnino, Frank T.
Gunn, Richard M.
Gwynne, Kurt F.
Haag, Edmund L.
Hackett, Mary J.
Halbreich, David M.
Hammodi, Zaid A.
Hansson, Leigh T.
Hardin, Julie A.
Hardy, Peter A.
Hartley, Simon P.
Hartman, Ronald G.

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

Rezoning Attachment to Par. 1(c)

DATE: SEP 2 3 2014
(enter date affidavit is notarized)

124239a

for Application No. (s): RZ/FDP 2014-MA-003
(enter County-assigned application number (s))

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

REED SMITH LLP
3110 FAIRVIEW PARK DRIVE
SUITE 1400
FALLS CHURCH, VIRGINIA 22042

(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**)

Hasselman, Scot T.
Hawley, Terence N.
Healy, Christopher W.
Heffler, Curt L.
Hemming, Seth M.
Hewetson, Charles M.
Hill, Robert J.
Hill, Thomas E.
Hirsch, Austin L.
Hitt, Leo N.
Ho, Delpha (NMI)
Hofmeister Jr., Daniel J.
Holloway, Wanda (NMI)
Honigberg, Carol C. (former)
Hooper, John P.
Horrigan, Courtney C.T.
Houston, Marsha A.
Hryck, David M.
Hultquist, James T.
Husar, Linda S.
Iino, John M.
Ince, Thomas A.
Innamorato, Don A.
Jared, Cynthia (NMI) (former)
Jaskot, Paul J.
Jeffcott, Robin B.
Jenkinson, Andrew P.
Jong, Denise (NMI)
Kabnick, Lisa D.
Karides, Constantine (NMI)
Kaufman, Marc S.
Kaung, Alexander Wai Ming
Kirk, Dusty E.
Kirkpatrick, Stephen A.
Korenblatt, Jeffrey S.
Kozlov, Herbert F.
Kramer, Ann (NMI)
Krasik, Carl (NMI) (former)
Krebs-Markrich, Julia
Kugler, Stefan (NMI)
Kwuon, Janet H.
Lackert, Clark W.
Lai, Ivy (NMI)
Lasher, Lori L.
Leech, Frederick C.
Leiderman, Harvey L.
Li, Lianjun (NMI)
Loepere, Carol C.
LoVallo, Michael A.
Lowenstein, Michael E.
Lyons, Stephen M.
Maguire, Nicola
Mahone, Glenn R.
Maiden, Todd O.
Mantell, Nanette W. (former)
Martin, James C.
Martini, John D.
McAllister, David J.
McCarroll, James C.
McConnell, Stephen J.
McDavid, George E
McGarrigle, Thomas J.
McNair, James E.
Melodia, Mark S.
Mercadante, James A.
Metro, Joseph W.
Miller, Edward S.
Miller, Jesse L.
Miller, Steven A.
Min, Catharina Y.
Moberg, Marilyn A.
Mok, Kar Chung
Moller. Charlotte (NMI)
Morrison, Alexander David
Munsch, Martha H.
Napolitano, Perry A.
Naugle, Louis A. (former)
Nelson, Jack R.
Nicholas, Robert A.
O'Brien, Kathyleen A.
O'Donoghue, Cynthia
O'Neil, Mark T.
Paisley, Belinda L.
Parker, Roger J.
Patterson, Lorin E.
Pearman, Scott A.
Peck, Daniel F.
Pedretti, Mark G.
Pepper, Michael Ross David
Petersen, Matthew J.
Peterson, Kurt C.
Philipps, Richard P. (former)
Phillips, Robert D.
Phillips, Robert N.
Pierre, Yvan-Claude J.
Pike, Jon R.
Poe, Alexandra (NMI)
Pollack, Michael B.
Powell, David C.
Pryor, Gregor J.
Quenby, Georgia M.
Radley, Lawrence J.
Raju, Ajay K. (former)
Rawles, Douglas C.
Raymond, Peter D.
Reid, Graham M.
Reinke, Donald C.
Robinson, Richard A.
Roche, Brian D.

(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: SEP 2 3 2014
(enter date affidavit is notarized)

1242392

for Application No. (s): RZ/FDP 2014-MA-003
(enter County-assigned application number (s))

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

REED SMITH LLP
3110 FAIRVIEW PARK DRIVE
SUITE 1400
FALLS CHURCH, VIRGINIA 22042

(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**)

Rosen, Barry S.
Rosenbaum, Joseph I.
Rosenberg, Carolyn H.
Roth, Robert A.
Rowan, Vincent (NMI)
Rubenstein, Donald P.
Ryan, Catherine S.
Rydstrom, Kirsten R.
Rymer, Philip R.
Sanders, James L.
Sanders, Michael (NMI)
Schaffer, Eric A.
Schatz, Gordon B. (former)
Scheve, Stephen E.
Schlecker, David M.
Schlesinger, Matthew J.
Schmarak, Bradley S.
Schryber, John W.
Scott, Michael T.
Seaman, Charles H.
Sedlack, Joseph M.
Sessa, Stephen E.
Shanus, Stuart A.
Sharma, Asha Rani
Shaw, Nick J.
Shay-Byrne, Olivia
Short, Carolyn P.
Shugrue, John D.
Siev, Jordan W.
Sigelki, Duane F.
Simons, Robert P.
Singer, Paul M. (former)
Skrein, Michael (NMI)
Slater, Phillip B. (former)
Smersfelt, Kenneth M.
Smith, John L.
Smith, Robert M.
Snyder Bagnell, Nicole
Sollie, Kyle O.
Solomon, Jonathan (NMI)
Sorensen, Anker
Spafford, Richard A.
Speed, Nick (NMI)
Springer, Claudia Z.
Stanley, David E.
Stephenson, Leon
Stewart, George L.
Stimpson, Barry P.
Suddath, Thomas H.
Süss, Philipp T.
Swinburn, Richard G.
Tandler, James R.
Tashman, Matthew E.
Taylor, Andrew D.
Taylor, Philip M.
Teare, Peter A.
Temple, Mark D.
Terras, Alexander (NMI)
Thallner, Karl A.
Thomas Alexander Y.
Thompson, David A.
Thompson, Gary S.
Tocci, Gary M.
Tompkins, Benjamin F.
Toms, Jason (NMI)
Turner, Paul B.
Vishneski, John S.
Vitsas, John L.
von Waldow, Arnd N
Watt, Christopher
Weiss, David E.
Weissman, David L.
Weissman, Sonja S.
Weller, Charles G.
Wells, Kristin I.
Wilkinson, James F.
Wilkinson, John NR
Wolff, Sarah R.
Wood, Douglas J.
Yam, Perry (NMI)
Yan, Betty (NMI)
Yan, Jay J.
Yoo, Thomas J.
Zaman, Peter O.
Zoeller, Lee A.
Zurzolo, Tracy L.

New Partners:
Berman, Patricia G.
Boranian, Steven J.
Brocklesby, Nicholas (NMI)
Dakessian, Mardiros H.
Hagan, John F.
Hatfield, Jacqueline A.
Johnson, Gary C.
Katsambas, Panagiotis (NMI)
Klett, Alexander (NMI)
Lackner, Marc A.
MacElhone, Isabelle (NMI)
Minniti, Cindy S.
Mitchell, Jonah D.
O' Neil, Michael (NMI)
Rammelt, David A.
Richthammer, Etienne (NMI)
Samant, Prajakt (NMI)
Suleman, Sakil A.
Theodorou, Demitris (NMI)
Watterson, Kim M.
Wong, Patrick (NMI)
Yuffee, Michael A.

(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: SEP 2 3 2014
(enter date affidavit is notarized)

124239a

for Application No. (s): RZ/FDP 2014-MA-003
(enter County-assigned application number (s))

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

FAIRFAX INVESTORS LIMITED PARTNERSHIP, L.L.P.
5900 FORT DRIVE
SUITE 405
CENTREVILLE, VIRGINIA 20121

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

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

GENERAL PARTNER:

J. WEBB INC.

LIMITED PARTNERS*:

FARVER FAMILY LIMITED PARTNERSHIP
ANDREA KINNEY GREENE
DAVID H. KINNEY
JONATHAN C. AND BARBARA A. KINNEY
DIANE Z. KIRSCH FAMILY TRUST
MARY SHOAF LAMBERT
ELEANOR LANAHAN REVOCABLE TRUST
MORAUER FAMILY L.P.
PATTERSON LIVING TRUST
JEAN SMOOT REARDON
CECILIA LANAHAN ROSS
JOHN D.K. SMOOT III
REBECCA B. SMOOT
ROBERT T. SMOOT
WEBB FAMILY LIMITED PARTNERSHIP
PAUL V. ZEHFUSS
PAUL H. ZEHFUSS
NICOLE M. ZEHFUSS

*ALL LIMITED PARTNERS EXCEPT FOR WEBB FAMILY LIMITED PARTNERSHIP AND MORAUER FAMILY, L.P. OWN LESS THAN 10% OF FAIRFAX INVESTORS LIMITED PARTNERSHIP, L.L.P.

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

Rezoning Attachment to Par. 1(c)

DATE: SEP 2 3 2014
(enter date affidavit is notarized)

124239a

for Application No. (s): RZ/FDP 2014-MA-003
(enter County-assigned application number (s))

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

WEBB FAMILY LIMITED PARTNERSHIP
c/o J. WEBB, INC.
5900 FORT DRIVE, SUITE 405
CENTREVILLE, VA 20121

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

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

GENERAL PARTNERS:

J. WEBB, INC.

LIMITED PARTNERS:

MICHAEL M. WEBB FAMILY TRUST
BONNIE L. MATTINGLY REVOCABLE TRUST
KIMBERLY W. DRAKOPOULOS
D. TIMOTHY WEBB
JENNIFER L. FARMELO
JONATHAN M. WEBB
ORVILLE GOODLETT
WARREN GOODLETT
REBECCA J. STINSTON
BEVERLY A. SAMUELSON
DAVID M. WEBB
ELIZABETH NIEMIOJA
LISA W. ROUDENBUSH

SHARON L. WEBB ALMAY SEPARATE PROPERTY REVOCABLE TRUST*
SHARON L. ALMAY, TRUSTEE

BONNIE L. MATTINGLY REVOCABLE TRUST*
BONNIE L. MATTINGLY, TRUSTEE
MELISSA M. WINCHESTER NOE, BENEFICIARY

TRUST F/B/O CHILDREN OF BEVERLY SAMUELSON
BROOK SAMUELSON, BENEFICIARY

TRUST F/B/O CHILDREN OF JONATHAN M. WEBB
ANTHONY WEBB, BENEFICIARY
NICKOLAS WEBB, BENEFICIARY

* THESE LIMITED PARTNERS OWN LESS THAN 10% OF WEBB FAMILY L.P.

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

Rezoning Attachment to Par. 1(c)

DATE: SEP 2 3 2014
(enter date affidavit is notarized)

124239a

for Application No. (s): RZ/FDP 2014-MA-003
(enter County-assigned application number (s))

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

MORAUER FAMILY L.P.
128 DUNEDIN COURT
CARY, NORTH CAROLINA 27511-6406

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

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

GENERAL PARTNER:

RICHARD C. MORAUER, JR.

LIMITED PARTNERS:

DEBORAH M. GALLAGHER
SUSAN F. MORAUER
MORAUER CRYSTAL CITY II, LLC*

* THIS LIMITED PARTNER OWNS LESS THAN 10% OF MORAUER FAMILY L.P.

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

Rezoning Attachment to Par. 1(c)

DATE: SEP 2 3 2014
(enter date affidavit is notarized)

124239a

for Application No. (s): RZ/FDP 2014-MA-003
(enter County-assigned application number (s))

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

MICHAEL M. WEBB FAMILY TRUST
5900 FORT DRIVE
SUITE 405
CENTREVILLE, VIRGINIA 20121

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

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

GENERAL PARTNER:	LIMITED PARTNERS:
PAMELA R. WEBB	KIMBERLY J. WEBB JENNIFER L. WEBB DAVID M. WEBB

(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: SEP 2 3 2014
(enter date affidavit is notarized)

124239a

for Application No. (s): RZ/FDP 2014-MA-003
(enter County-assigned application number (s))

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

BONNIE L. MATTINGLY REVOCABLE TRUST
5900 FORT DRIVE
SUITE 405
CENTREVILLE, VIRGINIA 20121

(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**)

BONNIE L. MATTINGLY, TRUSTEE
MELISSA M. WINCHESTER NOE,
BENEFICIARY

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

REZONING AFFIDAVIT

DATE: SEP 2 3 2014
(enter date affidavit is notarized)

124239a

for Application No. (s): RZ/FDP 2014-MA-003
(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: SEP 23 2014
(enter date affidavit is notarized)

124239a

for Application No. (s): RZ/FDP 2014-MA-003
(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.)

Bonnie L. Mattingly of Fairfax Investors Limited Partnership, L.L.P. donated in excess of $100 to Supervisor John Foust.

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

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

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

WITNESS the following signature:

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

DAVID S. HOUSTON
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 23d day of September 2014, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

Notary Public

My commission expires: 11/30/2014

MEREDITH P. HARTLEY
Notary Public
Commonwealth of Virginia
7033006
My Commission Expires Nov 30, 2014

FORM RZA-1 Updated (7/1/06)

MARKHAM PLACE

Statement of Justification

Revised September 16, 2014

I. INTRODUCTION

Markham Place LLC (the "Applicant"), for itself and its successors and assigns, seeks to redevelop 3.44 acres of land [Tax Map 71-1 ((20)) 2] located on the east side of Markham Street, north of Little River Turnpike and south of Annandale Road, in Annandale, Virginia (the "Property"). The Property's address is 4245 Markham Street and the site is located in the Mason Magisterial District. The Applicant proposes to rezone the Property from the Planned Development Commercial District ("PDC") to the Planned Residential Mixed Use District ("PRM") to provide for a desirable mix of uses than that that would be permitted under the current commercial zoning. The Property is located within the Annandale Commercial Revitalization District ("CRD"), and the Sign Control Overlay District ("SC") and Highway Corridor Overlay District ("HC") are also applicable.

The proposed development will be known as Markham Place and will include up to 310 multifamily dwelling units, ancillary residential support space (e.g., lobby, leasing office, business center, mail room, storage areas, club room and fitness room) and approximately 6,000 square feet square feet of secondary non-residential floor area for neighborhood serving retail. The proposal is presented on the Conceptual Development Plan/Final Development Plan, prepared by VIKA Virginia LLC, and included as part of the application package ("CDP/FDP"). The Applicant's attractive, walkable community fulfills the vision of the Comprehensive Plan by creating a predominantly residential mixed-use development with ground floor retail. The project will provide high quality architecture and urban design within the Annandale community that ultimately will afford residents an attractive environment to visit, live and work.

II. BACKGROUND

The Property is currently developed with a 48-lane bowling alley built in 1960 and its associated surface parking. On June 2, 2008, the Fairfax County Board of Supervisors approved a rezoning of the Property to the current PDC District (RZ 2007-MA-017) to permit redevelopment with a mix of office, residential and retail uses, subject to proffers dated May 29, 2008 ("Proffers"). A concurrent Special Exception (SE 2007-MA-032) was also approved to allow a fast food restaurant, subject to development conditions dated May 15, 2008 ("Development Conditions"). Due to a change in market demand and a poor economy, the 2008 zoning approvals were never implemented and its developer abandoned the project. Under the current PDC zoning and Proffers, the amount of residential development is limited to a maximum of 80,000 square feet. Therefore, the proposed development plan requires the requested rezoning.

III. PROPOSED DEVELOPMENT

The Applicant proposes to rezone the Property from the PDC District to the PRM District in order to redevelop the Property with up to 310 multifamily dwelling units as the principal use

and approximately 6,000 gross square feet of secondary retail and commercial uses. An eating establishment is currently envisioned for the entire retail component, but a specific user has not been identified.

Key elements of the development plan include the following:

- Number of dwelling units – Up to 310;
- Gross floor area – 355,330 square feet (including 6,000 square feet of retail and commercial);
- Floor area ratio – 2.42;
- Building height – 120 feet;
- Open space – 25%; and
- Parking – 566 spaces.

Additional details are provided in the CDP/FDP.

IV. COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area I, Annandale Planning District, Annandale Community Business Center ("CBC"), Sub-Unit A-2

Plan Map: Alternative Uses (i.e., Adopted Plan recommends more than one option)

This proposal advances the implementation of a Comprehensive Plan Amendment for the Annandale CBC, approved in 2010, which adopted a form-based development review process. The changes to the Plan were designed to encourage redevelopment of the CBC with high quality, pedestrian-oriented development to increase the residential population. The form-based approach does not focus on floor area ratio (FAR) limitations. Rather, building type, building height, a mixture of uses and urban design guidelines are used for implementation purposes.

The project will provide a significant improvement to the CBC that should stimulate additional revitalization and set the tone for future high quality projects in the Annandale area. The Urban Land Institute (ULI) recently conducted a study of the Annandale area and cited the Property as a prime site for redevelopment. As suggested by this study, the Applicant believes that Markham Place will significantly enhance the community and serve as a catalyst for additional redevelopment in the CBC.

The Property is located in Sub-Unit A-2 of the Annandale Community Business Center. The specific land use text for this Sub-Unit is as follows:

> *This sub-unit is planned for residential, commercial or mixed-use development. The tallest buildings should be located along Little River Turnpike. New streets and pedestrian corridors should be*

> *utilized to create separate blocks within the sub-unit. Ground floor retail uses are recommended for this sub-unit, with office, residential or mixed-use located above. Under the incentive development option, full consolidation of the entire sub-unit is highly recommended. However, at a minimum, parcel consolidation of three (3) acres is recommended. Ideally, a majority of any abutting street frontage should be consolidated to address access management issues, especially along Little River Turnpike and Annandale Road. No parcels should be isolated from consolidation so as to preclude development in accordance with the Comprehensive Plan. New internal streets and pedestrian corridors should also be provided as appropriate to enhance pedestrian connectivity. An urban park should be located in this sub-unit. A heritage resource study should be conducted for the bowling alley at 4245 Markham Street, parcel 71-1((20)) 2; the bowling alley, if demolished, should be documented.*

In order to encourage redevelopment opportunities, the Annandale CBC Plan also created an "Incentive Development Option" that offers an increase in building height and density. For Sub-Unit A-2, the incentive building height is 12 stories. As noted above in the Sub-Unit text, this option seeks parcel consolidation of at least three acres. Further, a combination of the following amenities is prescribed: provision of public facilities, commitment to green building certification, inclusion of an affordable/workforce housing component or provision of public art.

V. CONFORMANCE WITH SITE SPECIFIC PLAN RECOMMENDATIONS

Markham Place complies with the Building Type recommended for Sub-Unit A-2 because a high-rise multifamily residential building is proposed. As depicted on the CDP/FDP, the building (including its front entrance) is oriented to Markham Street. Except for four surface parking spaces serving the leasing office, the project's parking is integrated into a garage structure and is not visible. The building's residents will enjoy a variety of shared amenities.

The Applicant is proposing to redevelop the Property under the Incentive Development Option of the Comprehensive Plan for the CBC which permits the Applicant to construct up to a 12-story building. The Applicant seeks to gain the additional building height incentive by offering a development plan that includes the following elements:

- Parcel size greater than the three acre minimum stated in the Plan;
- High-rise multifamily building type, that also includes neighborhood serving ground floor retail space;
- Creation of a street grid system with new access along the northern edge of the Property;
- Pedestrian corridors along Markham Street to the west and the northern and southern sides of the Property;

- Compliance with the Plan's streetscape design along Markham Street;

- Provision of workforce housing units above the Policy Plan minimum threshold and requirements;

- Development of a public and civic facilities in the form of an urban park on the east side of the Property and a linear park on the west side of the Property, such parks also providing opportunities for public art and other features and amenities above the Plan's streetscape standards, and such park areas being capable of further enlargement and expansion from abutting and nearby properties;

- In lieu of the urban park, after dedication by the Application to the County, the County may choose to use such land area for another public purpose benefitting the Annandale CBC such as additional public parking;

- Constructing and maintaining approximately thirty (30) public parking spaces at a cost of approximately $1,000,000 for community use in the building's parking structure, including the accommodation of a future vehicular access point on the south side of the proposed parking structure, if the abutting commercial parcels to the south along Little River Turnpike redevelop in the future;

- Reserving an approximately 3,000 square foot tail-like strip of land for future interparcel access between the existing commercial parcels along Little River Turnpike so such parcels are not isolated from further consolidation nor precluded from redeveloping;

- Provision of high quality architectural design and construction in an area of Annandale that is in desperate need of revitalization, but which has not seen any substantive redevelopment since the form-based Plan was adopted in 2010;

- Trigger further redevelopment in the CBC and establish a high precedent for quality in subsequent redevelopment projects in the area;

- Commitment to green building construction at a minimum level of LEED Silver (or an equivalent); and

- Completion of a heritage resource study of the existing bowling center confirming the County's earlier conclusions that such building is not historic nor has any unique architectural significance.

In addition, the Applicant is prepared to proffer other design features and community benefits concerning such issues as road improvements, bicycle facilities, transportation demand management, stormwater management and best management practices, noise attenuation, recreational facilities and mitigation of the project's impact on the public school system.

VI. COMPLIANCE WITH RESIDENTIAL DEVELOPMENT CRITERIA

As part of the Comprehensive Plan's Policy Plan, the Board of Supervisors adopted certain Residential Development Criteria in order to evaluate zoning requests for new residential development. This application addresses the criteria as follows:

1. Site Design: This criterion requires that the development proposal address consolidation goals in the plan, further the integration of adjacent parcels, and not preclude adjacent parcels from developing in accordance with the Comprehensive Plan. The development should provide for a logical design with appropriate relationships within the development. The Applicant believes that the proposal provides high-quality site design because the 12-story building is set relatively close to the street and forms a well-defined street wall. Entrances to the first floor retail are provided from the wide, gracious sidewalk along Markham Street designed to encourage pedestrian activity. The entrance will also feature an attractive linear park for the public's use and enjoyment. The majority of the parking will be in a structured facility in the rear of the building thereby enhancing the highly-walkable environment and ensuring pedestrian safety.

The northern side of the Property will include a private road/driveway parallel to the Property line. This private road will initiate and promote the CBC's street grid envisioned by the Comprehensive Plan. The roadway/driveway will be a minimum of 22 feet wide. A future extension through to Annandale Road will be possible when abutting parcels to the east that front on such road are redeveloped. The Applicant is also willing to dedicate its right-of-way along this roadway so that future redevelopment of the property to the north can add improvements.

Along Markham Street, the proposed development will include a wide pedestrian area extending from the street curb to the building line. The street will also include shade trees and flowering trees along the edge of the building which will allow for easy and attractive access to the retail uses. These amenities will comply with the Comprehensive Plan's urban design streetscape guidelines for the CBC.

Further factors considered as part of Site Design include the following:

a. Consolidation: The Applicant has consolidated all the property that is available in this area for development for a total of 3.44 acres and exceeds the Comprehensive Plan requirement for a minimum consolidation of three acres, per the Land Unit Recommendations set forth in the Comprehensive Plan. With the proposed access road on the north side of the Property and the reservation of the 3,000 square foot "tail" piece connecting the Property to Little River Turnpike, the Applicant is not inhibiting future consolidation, access or redevelopment of adjacent properties.

b. Layout: The proposed layout provides logical, functional, and appropriate relationships between the residential and retail components within the development. The on-site circulation allows easy access to structured parking. The proposed building is located close to Markham Street thereby enhancing the Annandale streetscape.

c. Open Space: The PRM District requires a minimum of 20% open space. The proposed amount of open space is approximately 25%. Usable, accessible, and well-

designed open space is provided on the site in the form of a landscaped entrance plaza, a courtyard plaza serving the residents which is located above the parking structure and park areas which will be situated both in front and behind the building.

d. Landscaping: As depicted on the CDP/FDP, ample landscaping is provided on the perimeter of the Property, in the landscaped entrance plaza, the linear park, the resident courtyard plaza and within the linear and urban parks.

e. Amenities: The on-site amenities for the residents include an outdoor landscaped plaza, bicycle storage, swimming pool, fitness center, club room and seating areas in the courtyard. Another key amenity is the large amount of structured parking hidden from the public view which permits a walkable and aesthetically pleasing environment. Pedestrian amenities and seating areas are proposed within the courtyards in the center of the multifamily building and along the streetscape.

2. Neighborhood Context: This Criterion examines whether the proposed development fits into the fabric of their adjacent neighborhoods. The Applicant proposes a predominantly residential mixed-use development that will address the goals and objectives of the Annandale CBC Plan and the Commercial Revitalization District. The neighborhood-serving retail uses proposed will benefit surrounding residential communities. Overall, the project will transform a time-worn area as contemplated by the Plan.

3. Environment: This Criterion encompasses a review of a project's impact on the natural environment and how it would conserve natural environmental resources, account for soil and topographic conditions and protect current and future residents from the impacts of noise and light. As currently developed with a bowling center including a large surface parking lot, the Property has very little open space and pervious surface. The proposed development will offer many upgrades to current conditions.

a. Preservation: There are no EQCs, RPAs, or other environmentally sensitive areas on the Property. Due to the existing condition of the site, there are no tree preservation opportunities. However, extensive new landscaping will be installed.

b. Slopes and Soils: Soil studies have been performed and have been shown to be adequate for residential development.

c. Water Quality: State-of-the-art Best Management Practices for stormwater management will be provided and included in the application's proffered conditions. Stormwater facilities will be provided underground and the Applicant has requested a waiver from the Department of Public Works and Environmental Services to permit the use of underground facilities. A copy of the waiver request is included in the CDP/FDP (Sheet C-8).

d. Drainage: As noted above, a waiver to allow stormwater detention and water quality requirements to be satisfied by on-site underground systems is requested. Overall, there will be a significant decrease in impervious area with the redevelopment of the Property.

e. Noise: Measures for noise mitigation will be included in the application's proffered conditions.

f. Green Buildings: The Applicant is proposing to develop the Property under a Comprehensive Plan option in Annandale Business Center and is, therefore, subject to the Plan's green building policy. The Applicant proposes using the LEED New Construction criteria in the construction and development of the Property and to obtain a certification level of at least LEED Silver (or an equivalent rating system and standard).

4. Tree Preservation and Tree Cover Requirements: This Criterion recommends that proposed developments be designed to take advantage of existing tree cover and developed appropriately to disturb as little existing tree cover as possible, including the extension of utility improvements to the site. Due to the existing characteristics of the Property, there are few tree preservation opportunities and very little tree cover (less than 1,600 square feet out of a total site area of 150,000 square feet). Nonetheless, the Applicant has included a tree preservation plan requirement in the application's proffered conditions.

Markham Place will, however, significantly increase the amount of tree cover. The required amount is 15,000 square feet and the amount proposed is 22,725 square feet (which includes bonus coverage for native trees). A tree preservation target deviation request has been submitted to the Department of Public Works and Environmental Services, a copy of which is included on Sheet C-5 of the CDP/FDP.

5. Transportation. The inclusion of residential into this location will foster a true live, work, play environment, reducing commuting trips as residents work in offices within the Annandale CBC. A Transportation Impact Analysis was prepared by Wells & Associates, Inc. and was submitted to the County. The Fairfax County Department of Transportation has already determined that a VDOT Chapter 870 Impact Analysis is not required for this application.

The CDP/FDP depicts improvements to Markham Street consistent with the proffered improvements from the 2008 PDC rezoning, which are significant considering the trip generation proposed with the current development plan is less than the trips under the prior approval. Other transportation improvements are provided with the northern access road. The Applicant has also proposed additional proffered conditions to mitigate the project's impact, including Transportation Demand Management strategies as a means of reducing peak hour trips.

6. Public Facilities: This Criterion states that residential developments should offset their impacts upon the public facility systems (e.g., schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). For Markham Place, the Applicant will be creating public facilities as part of the development plan, including a linear park along Markham Street and an urban park, BMP stormwater management facilities, interparcel access and the provision of designated public parking spaces to serve future redevelopment of abutting properties along Little River Turnpike. Further, the Applicant has proffered contributions to the Board of Supervisors for public school and public park purposes.

7. Affordable/Workforce Housing: The Comprehensive Plan specifically encourages the provision of affordable/workforce housing opportunities. As a high-rise multifamily building, the project is exempt from the Affordable Dwelling Unit Article of the Zoning Ordinance. In order to address the Comprehensive Plan, including the Incentive Development Option for the Annandale CBC, the Applicant is proposing to provide workforce

dwelling units. The members of the Applicant's limited liability company are also the owners and managers of The Parliaments apartment complex located on the west side of Markham Street across from the Property. The Parliaments has approximately 750 existing multifamily dwellings in both garden-style and high-rise buildings.

The Applicant has proffered two alternative methods to provide workforce dwelling units in furtherance of the Comprehensive Plan. The first is to set aside 20% of the new units in the proposed building as WDUs and administer them among the five (5) traditional income tiers (i.e., up to 120% of the Area Median Income). The second alternative is to offer a combination of units in both the new building (25 units) and The Parliaments (50 units) at lower income tiers. The units in The Parliaments would be larger two and three bedroom units, and would be offered to qualified households at 70% of the Area Median Income. This second alternative offers a program that significantly exceeds the affordable housing threshold set forth in the Policy Plan and the Annandale CBC Plan. Under either option, the workforce units would be administered as set forth in the Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines dated October 15, 2007.

8. Heritage Resources: As noted above, the Comprehensive Plan for the Property has a specific recommendation that a heritage resource study be conducted of the existing bowling alley if the building is intended to be demolished. As a result, the Applicant retained a consultant to prepare the study and a copy has been provided as part of the application materials. The consultant coordinated the scope of the study in advance with the County's historic preservation planner. The study concludes that there are no significant cultural, architectural, economic, social, political, or historic heritage sites or structures located on the Property. The existing building is not within any historic overlay district, nor is it listed in any National or Virginia landmarks registers.

VII. NO HAZARDOUS OR TOXIC SUBSTANCES, HAZARDOUS WASTE OR PETROLEUM PRODUCTS

The proposed development of the Property will not generate, utilize, store, treat or dispose of any hazardous or toxic substances, hazardous waste or petroleum products as such substances and products are defined and regulated by federal and state regulations. See also Note #9 on Sheet C-2 of the CDP/FDP.

VIII. MODIFICATIONS AND WAIVERS

The proposal is in conformance with all applicable ordinance regulations with the following exceptions (See also Sheet C-2 of the CDP/FDP):

Zoning Ordinance Waivers and Modifications Requested:

1. Waiver and/or modification of Zoning Ordinance Section 2-506-2 to limit projections or cornice to no more than three feet above roof level.

2. Waiver and/or modification of Zoning Ordinance Sections 11-201 and 11-203 concerning the minimum number of loading spaces.

3. Waiver and/or modification of Zoning Ordinance Section 11-204-4 requiring loading spaces to be located no more than forty feet (40') from a travelway.

4. Waiver and/or modification of Zoning Ordinance Section 17-201-4 to not require any further dedication, construction or widening of existing roads beyond that which is indicated on the CDP/FDP. Dedication and improvements shown on the CDP/FDP shall be deemed to meet all Comprehensive Plan Policy Plan requirements.

5. Waiver and/or modification of Zoning Ordinance Section 17-201-3A concerning the provision of service drives along all primary highways.

6. Waiver and/or modification of Zoning Ordinance Section 17-201-7 concerning the installation of "No Parking" signs along travelways at 15 meters (approximately 49.21 feet) intervals.

PFM Waivers Requested:

PFM - Section 6

1. A waiver to allow stormwater management (SWM) and Best Management Practices (BMPs) to be satisfied by underground systems for the proposed residential development, as referenced in Section 6-0303.8 of the PFM.

PFM – Section 7

2. A modification of Section 7-0802.2 of the PFM and Section 11-102-12 of the Zoning Ordinance to allow for the projection, by no more than 4% of the stall area of structural columns into parking stalls in parking structures. Such parking spaces shall count toward the number of parking spaces required and provided by the Zoning Ordinance.

3. A modification of Section 7-0405.6 of the PFM concerning the minimum distance of 25 feet between entrances.

PFM – Section 12

4. A modification from the tree preservation target. A modification of Section 12-0508.3A (2&3), which states, "Construction activities could be reasonably expected to impact existing trees or forested areas used to meet the tree preservation target to the extent they would not likely survive in a healthy and structurally sound manner for a minimum of 10 years in accordance with the post-development standards for trees and forested areas provided in 12-0403." Specific trees to be preserved are identified with the CDP/FDP application. See "Tree Preservation Target Deviation Request" on Sheet C-5 of the CDP/FDP.

5. Modification of Section 12-0601.1B to permit the reduction of the minimum planter opening area for trees used to satisfy the tree cover requirement in favor for that shown on the CDP/FDP and as proffered.

IX. CONCLUSION

The Applicant has carefully designed Markham Place to enhance Annandale's Community Business Center and stimulate future revitalization efforts. The Applicant's proposal features an attractive mixed-use development which will add to the area's grid of streets and preserve land for a future street connection to the north. The structured parking combined with first floor retail and attractively landscaped sidewalks will add to the area's walkability and pedestrian focus. Overall, the Applicant proposes to provide a high-quality predominantly residential mixed-use development that will serve as a model for future revitalization efforts in the Annandale CBC. The project is in conformance with the purpose and intent of the Comprehensive Plan and the Zoning Ordinance.

Respectfully submitted,

Reed Smith LLP

By: _____
David S. Houston

Selected applicable Zoning Ordinance Provisions from the Fairfax County Zoning Ordinance, dated February 11, 2014. For the full, unabridged, ordinances please visit the website of the Fairfax County Planning and Zoning Department or view a copy in person at the Fairfax County Planning and Zoning office.

ARTICLE 6 - PLANNED DEVELOPMENT DISTRICT REGULATIONS

PART 4 6-400 PRM PLANNED RESIDENTIAL MIXED USE DISTRICT

6-401 Purpose and Intent

The PRM District is 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 twenty (20) dwelling units per acre, with secondary office and/or other commercial uses. PRM Districts should be located in those limited areas where such high density residential or residential mixed use development is in accordance with the adopted comprehensive plan such as within areas delineated as Transit Station Areas, and Urban and Suburban Centers. The PRM District regulations are designed to promote high standards in design and layout, to encourage compatibility among uses within the development and integration with adjacent developments, and to otherwise implement the stated purpose and intent of this Ordinance.

To these ends, rezoning to and development under this district will be permitted only in accordance with development plans prepared and approved in accordance with the provisions of Article 16.

6-402 Principal Uses Permitted

The following principal uses shall be permitted subject to the approval of a final development plan prepared in accordance with the provisions of Article 16, and subject to the use limitations set forth in Sect. 406 below.

1. Dwellings, multiple family.

2. Public uses.

6-403 Secondary Uses Permitted

The following secondary uses shall be permitted only in a PRM District which contains one or more principal uses; only when such uses are presented on an approved final development plan prepared in accordance with the provisions of Article 16; and subject to the use limitations set forth in Sect. 406 below.

5. Commercial and industrial uses of special impact (Category 5), limited to:

A. Fast food restaurants

8. Eating establishments.

19. Retail sales establishments,

6-406 Use Limitations

6. Secondary uses may be permitted only in a PRM District where at least fifty (50) percent of the total gross floor area in the development is devoted to multiple family dwellings.

The floor area for dwellings shall be determined in accordance with the gross floor area definition, except the following features shall not be deemed gross floor area: balconies, porches, decks, breezeways, stoops and stairs which may be roofed but which have at least one open side; or breezeways which may be roofed but which have two (2) open ends. An open side or open end shall have no more than fifty (50) percent of the total area between the side(s), roof and floor enclosed with railings, walls, or architectural features.

9. Off-street parking and loading facilities and private streets shall be provided in conformance with the provisions of Article 11, to include the possible parking reductions based on hourly parking accumulation characteristics of the various uses and/or proximity to a mass transit station. It is intended that a substantial portion of the required parking should be provided in above and/or below grade parking structures.

10. Signs shall be permitted in accordance with the provisions of Article 12.

6-407 Lot Size Requirements

1. Minimum district size: Two (2) acres, provided the proposed development is in accordance with the adopted comprehensive plan and the purpose and intent and all of the standards and requirements of the PRM District.

2. Minimum lot area: No requirement for each use or building, provided that a privacy yard, having a minimum area of 200 square feet, shall be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a rezoning application or by the Planning Commission in conjunction with the approval of a subsequent final development plan amendment.

3. Minimum lot width: No requirement for each use or building.

6-408 Bulk Regulations

1. Maximum building height and minimum yard requirements shall be controlled by the standards set forth in Part 1 of Article 16.

2. Maximum floor area ratio: 3.0, provided the maximum floor area ratio permitted by this Part shall exclude the floor area for affordable and bonus market rate units provided in accordance with Part 8 of Article 2 and the floor area for proffered bonus market rate units and/or bonus floor area, any of which is associated with the provision of workforce dwelling units, as applicable.

6-409 Open Space

1. 20% of the gross area shall be landscaped open space, unless modified by the Board in accordance with the provisions of Sect. 9-612.

2. In addition to Par. 1 above, there shall be a requirement to provide recreational facilities. The provision of such facilities shall be subject to the provisions of Sect. 16-404, however, recreational facilities, such as swimming pools, exercise rooms, or health clubs, which are located on rooftops, deck areas and/or areas within a building, may be used to fulfill this requirement. The requirement for providing recreational facilities shall be based on a minimum expenditure of $1700 per dwelling unit for such facilities and either:

A. The facilities shall be provided on-site by the developer in substantial conformance with the approved final development plan, and/or

B. The Board may approve the provision of the facilities on land which is not part of the subject PRM District.

Notwithstanding the above, in affordable dwelling unit developments, the requirement for a per dwelling unit expenditure shall not apply to affordable dwelling units.

ARTICLE 3 - RESIDENTIAL DISTRICT REGULATIONS

PART 30 3-3000 R-30 RESIDENTIAL DISTRICT, THIRTY DWELLING UNITS/ACRE

3-3007 Bulk Regulations

1. Maximum building height

    A. All structures: 150 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607

2. Minimum yard requirements

    A. All structures

        (1) Front yard: Controlled by a 25° angle of bulk plane, but not less than 20 feet

(2) Side yard: Controlled by a 25° angle of bulk plane, but not less than 10 feet

(3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 25 feet

ARTICLE 11 - OFF-STREET PARKING AND LOADING, PRIVATE STREETS

PART 1 11-100 OFF-STREET PARKING

11-103 Minimum Required Spaces for Residential and Lodging Uses

Minimum off-street parking spaces accessory to the uses hereinafter designated shall be provided as follows:

5. Dwelling, Multiple Family: One and six-tenths (1.6) spaces per unit.

11-104 Minimum Required Spaces for Commercial and Related Uses

2. Business Service and Supply Service Establishment: One (1) space per 300 square feet of gross floor area

7. Eating Establishment or Commercial Recreation Restaurant: One (1) space per four (4) seats plus one (1) space per two (2) employees where seating is at tables, and/or one (1) space per two (2) seats plus one (1) space per two (2) employees where seating is at a counter

10. Financial Institution: Four (4) spaces per 1000 square feet of gross floor area for customer service, lobby and teller area; plus additional spaces as required herein for any associated offices

12. Garment Cleaning Establishment: One (1) space per 200 square feet of gross floor area

16. Personal Service Establishment: One (1) space per 200 square feet of gross floor area

19. Repair Service Establishment: One (1) space per 200 square feet of gross floor area

20. Retail Sales Establishment and Retail Sales Establishment-Large, except Furniture or Carpet Store: One (1) space per 200 square feet of net floor area for the first 1000 square feet, plus six (6) spaces per each additional 1000 square feet

PART 2 11-200 OFF-STREET LOADING

11-203 Minimum Required Spaces

4. Dwelling, Multiple Family: Standard G (One (1) space for the first 25,000 square feet of gross floor area, plus one (1) space for each additional 100,000 square feet or major fraction thereof).

5. Eating Establishment, Fast Food Restaurant or Commercial Recreation Restaurant: Standard D (One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 25,000 square feet or major fraction thereof).

6. Financial Institution or Drive-In Financial Institution: Standard C (Standard C: One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 20,000 square feet or major fraction thereof).

15. Personal Service Establishment: Standard B (Standard B: One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 15,000 square feet or major fraction thereof).

16. Repair Service Establishment: Standard C.

17. Retail Sales Establishment: Standard B.

ARTICLE 16 - DEVELOPMENT PLANS

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

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

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

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

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

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

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

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

16-102 Design Standards

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

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

Selected applicable excerpts from the Fairfax County Comprehensive Plan, 2013 Edition. For the full, unabridged, plan please visit the website of the Fairfax County Planning and Zoning Department or view a copy in person at the Fairfax County Planning and Zoning office.

POLICY PLAN – LAND USE

APPENDIX 9 - RESIDENTIAL DEVELOPMENT CRITERIA

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

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

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

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

1. Site Design:

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

a) *Consolidation:* Developments should provide parcel consolidation in conformance with any site specific text and applicable policy recommendations of the

Comprehensive Plan. Should the Plan text not specifically address consolidation, the nature and extent of any proposed parcel consolidation should further the integration of the development with adjacent parcels. In any event, the proposed consolidation should not preclude nearby properties from developing as recommended by the Plan.

b) *Layout:* The layout should:

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

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

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

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

2. Neighborhood Context:

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

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

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

3. Environment:

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

a) *Preservation:* Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas.

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

c) *Water Quality:* Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and better site design and low impact development (LID) techniques.

d) *Drainage:* The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite or offsite) should be shown on development plans.

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

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

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

4. Tree Preservation and Tree Cover Requirements:

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

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

5. Transportation:

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

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

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

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

- Provision of bus shelters;
- Implementation and/or participation in a shuttle bus service;
- Participation in programs designed to reduce vehicular trips;
- Incorporation of transit facilities within the development and integration of transit with adjacent areas;
- Provision of trails and facilities that increase safety and mobility for non-motorized travel.

c) *Interconnection of the Street Network: Vehicular connections between neighborhoods should be provided, as follows:*

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

- The number and length of long, single-ended roadways should be minimized;
- Sufficient access for public safety vehicles should be ensured.

d) *Streets:* Public streets are preferred. If private streets are proposed in single family detached developments, the applicant shall demonstrate the benefits for such streets. Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process.

e) *Non-motorized Facilities:* Non-motorized facilities, such as those listed below, should be provided:

- Connections to transit facilities;
- Connections between adjoining neighborhoods;
- Connections to existing non-motorized facilities;
- Connections to off-site retail/commercial uses, public/community facilities, and natural and recreational areas;
- An internal non-motorized facility network with pedestrian and natural amenities, particularly those included in the Comprehensive Plan;
- Offsite non-motorized facilities, particularly those included in the Comprehensive Plan;
- Driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways;
- Construction of non-motorized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.

f) *Alternative Street Designs:* Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modifications to the public street standards may be considered.

6. Public Facilities:

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

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

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

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

7. Affordable Housing:

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

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

b) *Housing Trust Fund Contributions:* Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs. This contribution shall be payable prior to the issuance of the first building permit. For for-sale projects, the percentage set forth above is based upon the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit**,** and is estimated through comparable sales of similar type units. For rental projects, the amount of the contribution is based upon the total development cost of the portion of the project subject to the contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined by the Department of Housing and Community Development, in consultation with the Applicant and the Department of Public Works and Environmental Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in a) above does not apply.

8. Heritage Resources:

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

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

a) Protect heritage resources from deterioration or destruction until they can be documented, evaluated, and/or preserved;

b) Conduct archaeological, architectural, and/or historical research to determine the presence, extent, and significance of heritage resources;

c) Submit proposals for archaeological work to the County for review and approval and, unless otherwise agreed, conduct such work in accordance with state standards;

d) Preserve and rehabilitate heritage resources for continued or adaptive use where feasible;

e) Submit proposals to change the exterior appearance of, relocate, or demolish historic structures to the Fairfax County Architectural Review Board for review and approval;

f) Document heritage resources to be demolished or relocated;

g) Design new structures and site improvements, including clearing and grading, to enhance rather than harm heritage resources;

h) Establish easements that will assure continued preservation of heritage resources with an appropriate entity such as the County's Open Space and Historic Preservation Easement Program; and

i) Provide a Fairfax County Historical Marker or Virginia Historical Highway Marker on or near the site of a heritage resource, if recommended and approved by the Fairfax County History Commission.

County of Fairfax, Virginia

MEMORANDUM

DATE: September 3, 2014

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

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

SUBJECT: Land Use Analysis:
RZ/FDP 2014-MA-003
Markham Place

This memorandum, prepared by Bernard Suchicital, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning (RZ), and Final Development Plan (FDP) applications dated December 12, 2013, as revised through August 5, 2014, and the latest proffers dated August 11, 2014. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted.

DESCRIPTION OF THE APPLICATION

The subject application is located on the east side of Markham Street, north of Little River Turnpike and south of Annandale Road. Residing in the Mason District on Tax Map Parcels 71-2((20))2, it currently contains a bowling alley. The applicant proposes to rezone the 3.44-acre subject property from Planned Development Commercial (PDC) to Planned Residential Mixed Use (PRM), to permit a 349,330 square foot, 12-story residential tower. The proposal also includes space for 6,000 square feet of ground-floor retail, structured parking that will be made available to the public, and 37,500 square feet of open space. If permitted, the rezoning would allow for up to 310 multifamily residential units in a mixed use development that will be the first approved under the adopted Annandale Plan using form-based planning guidance.

LOCATION AND CHARACTER OF THE AREA

The subject property is located in Area I, within the Annandale Community Business Center in the Mason District. At 4245 Markham Street, the site is currently developed with the 41,226 square foot Annandale Lanes bowling alley, and zoned PDC – Planned Development Commercial. The property is surrounded by parcels that are planned for Alternative Uses. Property to the north is developed with a shopping center, zoned C-8 Highway Commercial District. Properties to the east and southeast are developed individual commercial uses, and zoned C-8. The properties to the south and west are developed with a gas station and retail centers that are zoned C-6 Community Retail Commercial District.

COMPREHENSIVE PLAN CITATIONS

In the Fairfax County Comprehensive Plan, 2013 Edition, Area I Volume, Annandale Planning District, as amended through April 29, 2014, Annandale Community Business Center, Land Unit Recommendations, page 33:

"Sub-unit A-2

This sub-unit is planned for residential, commercial or mixed-use development. The tallest buildings should be located along Little River Turnpike. New streets and pedestrian corridors should be utilized to create separate blocks within the sub-unit. Ground floor retail uses are recommended for this sub-unit, with office, residential or mixed-use located above.

Under the incentive development option, full consolidation of the entire sub-unit is highly recommended. However, at a minimum, parcel consolidation of three acres is recommended. Ideally, a majority of any abutting street frontage should be consolidated to address access management issues, especially along Little River Turnpike and Annandale Road. No parcels should be isolated from consolidation so as to preclude development in accordance with the Comprehensive Plan. New internal streets and pedestrian corridors should also be provided as appropriate to enhance pedestrian connectivity. An urban park should be located in this sub-unit. A heritage resource study should be conducted for the bowling alley at 4245 Markham Street, parcel 71-1 ((20)) 2; the bowling alley, if demolished, should be documented."

In the Fairfax County Comprehensive Plan, 2013 Edition, Area I Volume, Annandale Planning District, as amended through April 29, 2014, Annandale Community Business Center, Recommendations, pages 61-62.

"Avenue, Collector, and Local Street Streetscapes:

While avenues, collectors, and local streets serve different functions from a traffic perspective, their streetscapes are similar. The character of the streetscapes should generally be determined by the

pedestrian activities generated by the adjacent land uses rather than the classification of the street. [See Figures 18 and 20]

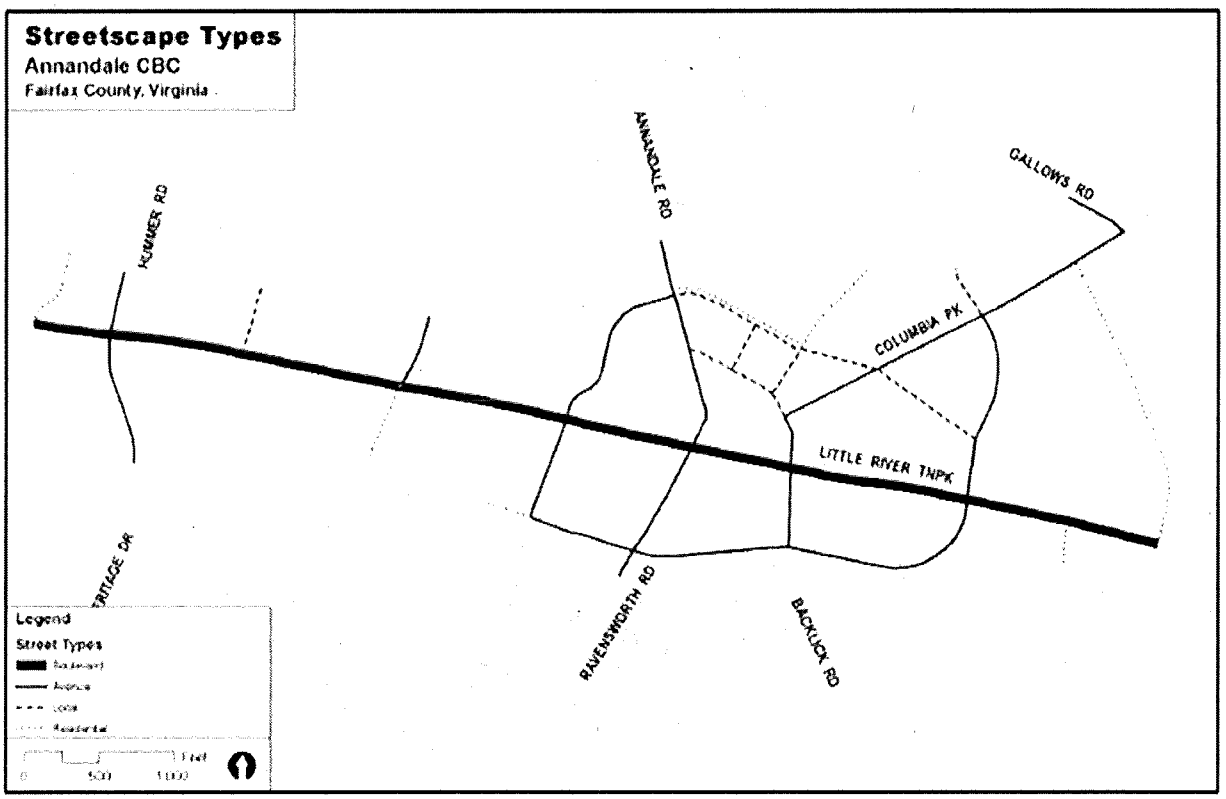


FIGURE 18

For local streets, traffic calming measures such as raised mid-block pedestrian crossings, small traffic rotaries, and curb and sidewalk "bulb outs" at intersections may be appropriate.

The following recommendations are provided for achieving the streetscape character for avenues, collectors, and local streets:

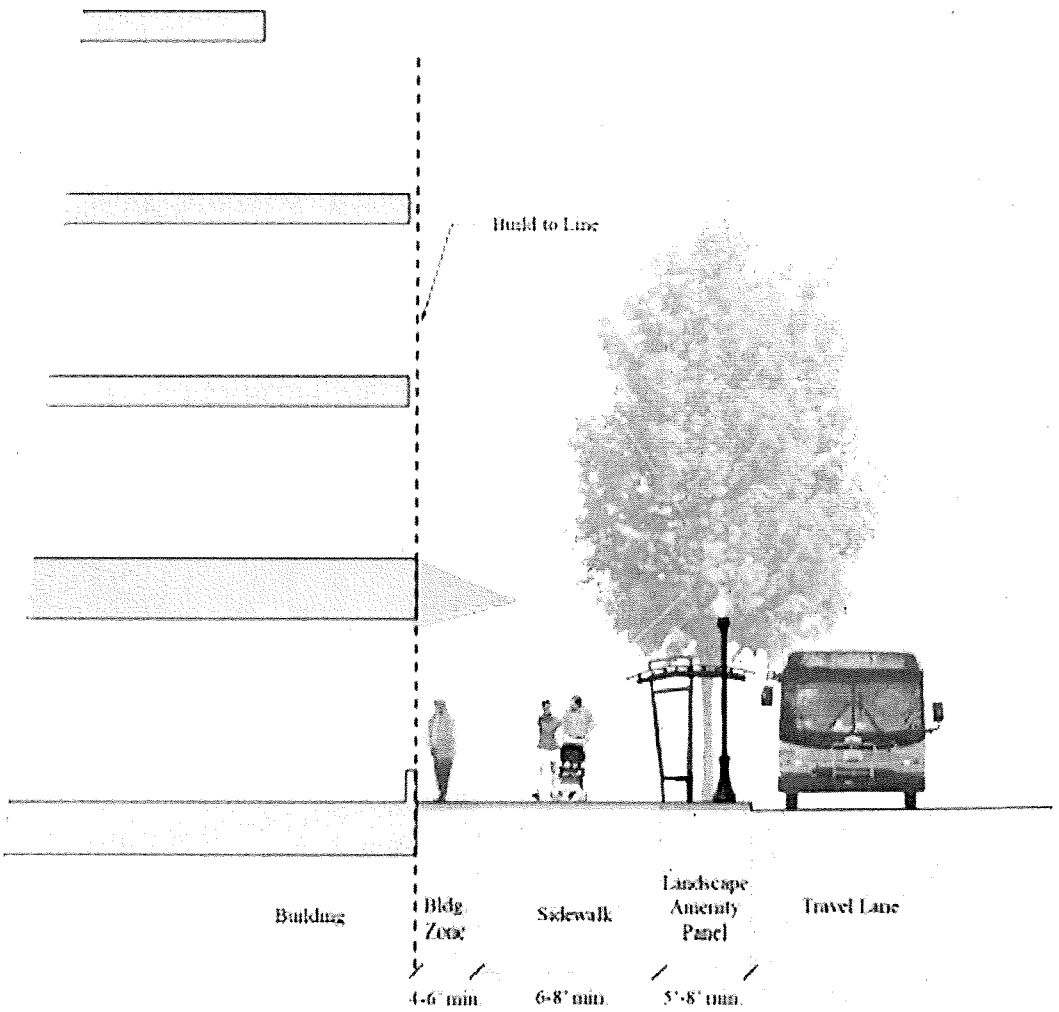
Landscape amenity panel: This zone should be a minimum of 5 feet wide along avenues, collectors, and local streets. Street trees should be evenly spaced in ordered plantings. Vegetation may also include shrubs and ground cover. Amenities such as bicycle racks and bus shelters should be provided as needed to serve the adjacent land uses.

Sidewalk: Sidewalks along avenues and collectors should be a minimum of 6 feet wide. Sidewalks along local streets with ground floor commercial uses should be a minimum of 8 feet wide.

Sidewalks along local streets with ground floor residential uses or where front yards are provided should be a minimum of 6 feet wide.

Building Zone: The width of this zone should range from 4 to 12 feet. When ground-level retail is provided in a building, a portion of this building zone should be used for retail browsing or outdoor dining. Supplemental plantings (to include shade and flowering trees, shrubs, flowering plants, ground cover, and grasses) may be provided for buildings without retail uses."

Figure 20: Avenue Streetscape



In the Fairfax County Comprehensive Plan, 2013 Edition, Area I Volume, Annandale Planning District, as amended through April 29, 2014, Annandale Community Business Center, General Land Use Areawide Recommendations, pages 25 and 27:

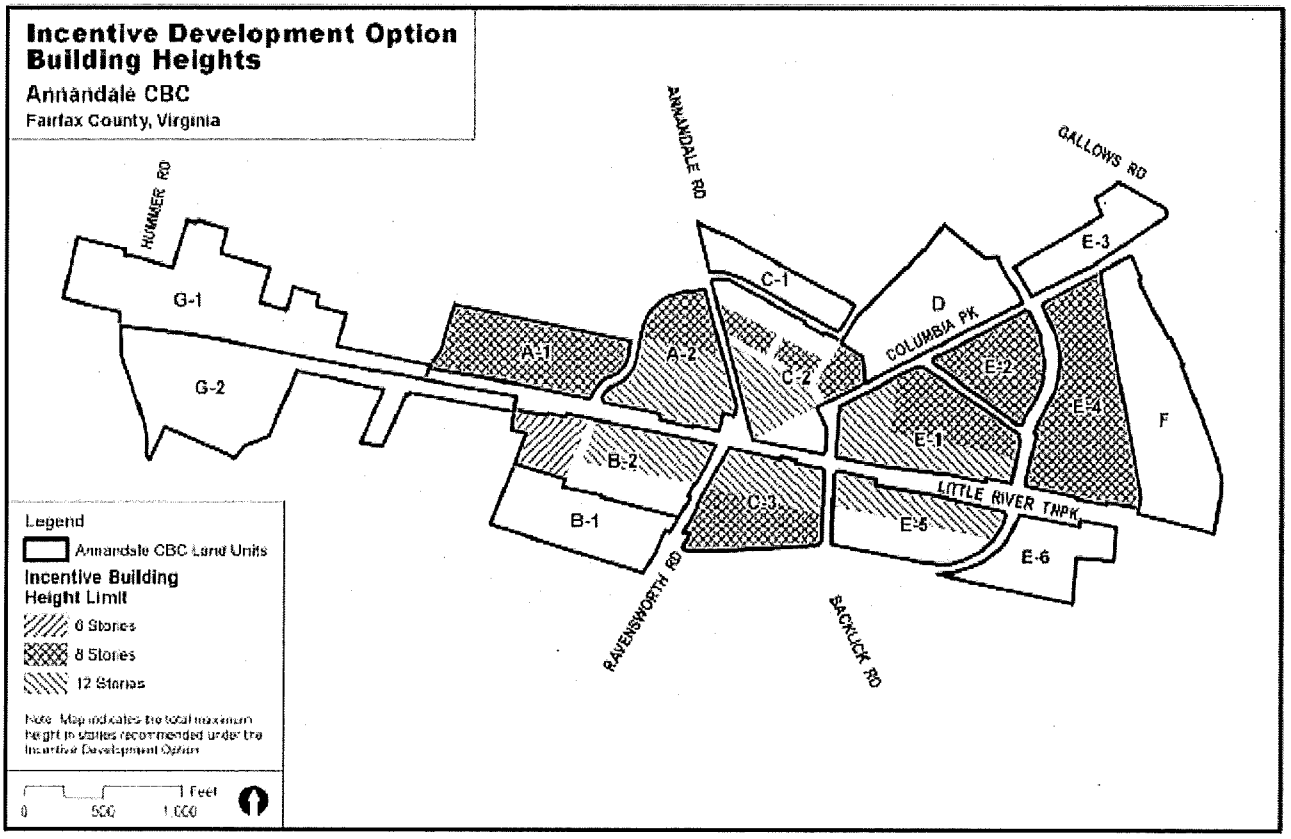


FIGURE 13

"Building Heights

Building Heights are highest around the center of the Annandale CBC, and generally taper down to the adjacent residential communities. This provides an appropriate transition from the more intense mixed-use development of the CBC, to the surrounding residential neighborhoods. The tallest buildings are recommended to be located along or near Little River Turnpike, as the larger right-of-way width can best absorb the increased height. The additional height will help to create a focal point which emphasizes the center of Annandale, oriented around the Tollhouse Park. Further, the tallest buildings and most intense development should be located closest to transit opportunities. By contrast, portions of the CBC which are located along the perimeter are typically lower in height to address impacts of scale on adjacent residential areas."

In the Fairfax County Comprehensive Plan, 2013 Edition, Area I Volume, Annandale Planning District, as amended through April 29, 2014, Annandale Community Business Center, pages 28-29.

"The recommendations for Urban Design, Transportation, Parks and Open Spaces, and other guidance, apply to the incentive development option. Policy Plan recommendations regarding affordable and workforce housing for redevelopment options apply to the Incentive Development Option, regardless of the choice of public benefit as listed below. Further, to utilize the Incentive Development Option, the following conditions should be satisfied:

A. *Parcel Consolidation* – A minimum property area consolidation should be provided as specified in the land unit and sub-unit recommendations;

B. Together with one of the following:

1. *Provide a Public Facility* - The public facility can be any one of a number of amenities as deemed fit by the County. Such facilities may include, but are not limited to, an Arts Center, Cultural Center, Community Center, or Transit Facility. Public parks and recreation areas which exceed County minimum standards may also be considered under this category.

2. *Provide Enhanced Green Building Certification* - Incentive building height may be granted for green building certification, such as LEED-NC (New Construction) or LEED-CS (Core and Shell), which exceeds County Policy Plan minimum expectations. Under certain conditions, basic LEED certification, or the equivalent, is the minimum expectation for certification in Annandale, as established by County policy. Certification at the LEED Gold or Platinum level, or the equivalent, is encouraged through incentives, as described below:

   a. Buildings certified LEED Gold, or the equivalent, may achieve ½ the additional building height recommended by the Incentive Development Option.

   b. Buildings certified LEED Platinum, or the equivalent, may achieve the full additional building height recommended by the Incentive Development Option.

3. *Provide a Significant Affordable Housing Component* - A key to the continued growth of Annandale is the availability of a variety of housing types at a range of income levels. The Policy Plan states that affordable housing should be located close to employment opportunities and should be a vital element in high density and mixed-use development projects. As a center for jobs and commerce, Annandale is perfectly situated to provide housing which will promote a vibrant CBC.

   Projects with a residential component may be granted incentive building height if 20 percent of the residential units in new developments are affordable to households with incomes ranging from 50 to 120 percent of AMI (Area Median Income), as indicated in Figure 14. The 20 percent applies to the total number of units, including any units built

with bonus height. The Incentive Development Option includes the Policy Plan bonus and is not intended to be an additional bonus. This increase in building area due to the increased height should be used for residential purposes only.

Figure 14:
Income Tiers for Affordable Housing

101 – 120% of AMI	5% of total units
81 – 100% of AMI	5% of total units
71 – 80% of AMI	5% of total units
61 – 70% of AMI	3% of total units
< 50 – 60% of AMI	2% of total units

The affordable and workforce units provided should have a similar mix in the number of bedrooms as the market rate units. The size of the workforce units should be consistent with the Policy Plan. Further, the affordable units should be price controlled in accord with the ADU Ordinance. Affordable housing units within Annandale should also be provided consistent with the County's Affordable Dwelling Unit Ordinance.

4. *Provide Public Art* – Public art is a community asset and helps to express a sense of identity. It can help to activate open space, enhance pedestrian corridors, and provide a sense of entry. Further, public art demonstrates civic and corporate pride in the community. The Incentive Development Option may be utilized if 5 percent of the project's construction cost is dedicated to the commissioning and installation of public art.

   While there is no restriction on the kind of art, it should be publicly-accessible and visible from public rights-of-way. Further, the art should be integrated into a public open space, such as a plaza or pocket park, in a way that is inviting and engaging to the public. Interactive art is highly recommended.

Combining Incentives

Incentives may be combined, however, the maximum building heights may not exceed those as indicated on the incentive development option map. Therefore, if only a portion of the incentive height is achieved through one incentive, the remaining height may be obtained by fulfilling another incentive recommendation."

Please refer to the Annandale Community Business Center Plan text on pages 16-76 for additional planning guidance at: http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area1/annandale.pdf

COMPREHENSIVE PLAN MAP: Alternative Uses

LAND USE ANALYSIS

The applicant is proposing to rezone a 3.44-acre parcel from PDC to PRM, to allow for the construction of a 12-story residential building, with 310 multifamily units, and 6,000 square feet of ground-floor commercial use. The proposal also provides for 37,500 square feet of open space, and a 566-space parking garage that will have space designated for retail and general public use.

The property is located within the Annandale Community Business Center, and thus conformity with streetscape and urban design guidelines is expected. These guidelines have wide-ranging objectives with include creating a pedestrian friendly environment, creating high quality, attractive development, and providing for public pedestrian access between employment, entertainment and residential destinations. In addition, the Comprehensive Plan uses a form-based approach that emphasizes the form and function of future development while providing the flexibility with respect to specific land uses and intensities.

This flexibility is promoted in two ways, first of which is through the provision of a variety of uses. In lieu of single land-use recommendations, the Comprehensive Plan provides for multiple uses and a mixes of uses in a majority of the area. Such mixed-use development is appropriate to enhancing the community business center. The application addresses this by proposing a mix-used residential tower with 6,000 square feet of ground-floor retail. Although limited, the retail space will be located on the southwest corner of the building fronting Markham Street. With the aide of further redevelopment of adjacent and near-by parcels, this project will become a piece of a much larger urban transformation. The second approach is the emphasis of form instead floor area ratio (FAR). The Comprehensive Plan utilizes building form, design, and height to inform the development potential of properties within the CBC in lieu of more traditional floor area ratio (FAR) maximums. As such, the amount of building area allocated to any given property or assemblage will be prescribed by building height and the urban design guidelines, parking requirements, and other criteria which may define the amount of buildable area.

Achieving the Maximum Building Height

The Comprehensive Plan states that building heights should be highest around the center of the Annandale CBC, to be located along or near Little River Turnpike, and to create a focal point which emphasizes the center of Annandale. The Comprehensive Plan provides for an incentive development option in Sub-unit A-2 that supports a maximum building height of 12 stories in height in exchange for certain uses, facilities, or other elements which are deemed appropriate as a public benefit. In addition to providing a development parcel size greater than three acres, the applicant proposes to provide a combination of such elements that include the provision of public facilities, public art and a significant affordable housing component.

Public Facilities

The Comprehensive Plan states that a public facility can be any one of a number of amenities as deemed fit by the county, and such facilities may include a public parking facility for adjacent

properties and an enhanced urban parks space. As the subject property [Tax Map Parcel 71-1((20))2] is located in the center of the block, it is important that its development does not preclude adjacent development of unconsolidated parcels to conform with the recommendation of the Comprehensive Plan. The issue of meeting parking demands was raised due to the size and location of the unconsolidated lots. The applicant has proffered to provide a minimum of thirty additional parking spaces within the parking structure designated for public use as a public benefit for the redevelopment of the abutting commercial uses located along Little River Turnpike and Annandale Road. In addition, to further accommodate future redevelopment of the abutting parcels, the applicant reserves the right to provide parking spaces in excess to the total number upon a future agreement with the applicant and owners of such abutting parcels.

Parks

As part of the Annandale parks and open space strategy, development should be resourceful in its application of recreation spaces which could include non-traditional locations. A diversity of public spaces ranging in size, function, and character, and supporting formal and informal activities, should be located throughout Annandale. As part of the incentive development option, the applicant is proposing a linear park on the western edge of the property, along Markham Street, to provide social, cultural and recreational opportunities for future residents and the larger Annandale community. Approximately 30,000 square feet in size, the linear park will include outdoor seating, pathways, special landscape treatments and other elements. The linear park will be designed so that it will not preclude further expansion of its land area and activities upon redevelopment of the abutting parcels to the north and south that have frontage on Markham Street. It is the intent that this will be the first piece of a larger urban park that will extend in both directions on Markham Street when those parcels are redeveloped. In addition to the Markham Street linear park, the applicant is proffering an urban pocket park on the eastern end of the property to be made accessible to the general public. The applicant also states that the park could be further expanded with the redevelopment of the adjacent parcels along Annandale Road, or for the uses of another compatible public purpose and benefit, such as surface or structured parking to serve the other properties.

Public Art

Providing public art is a community asset and helps to express a sense of identity. The incentive development option may be utilized if five percent of the project's construction cost is dedicated to the commissioning and installation of public art. The applicant has proffered a minimum set dollar amount, to be determined at a later date, towards public art to be located within the linear park along Markham Street.

Combining Incentives

As described in the Comprehensive Plan, incentives may be combined, however, the maximum building heights may not exceed those as indicated on the incentive development option map. Therefore, if only a portion of the incentive height is achieved through one incentive, the remaining height may be obtained by fulfilling another incentive recommendation. The applicant has proffered

a development that includes the first piece of a block-long Markham Street linear park, an urban pocket park that can be expanded further or converted into a larger public parking facility, reserved parking spaces within the parking structure for the use of adjacent businesses, and a public art installation to be located in the Markham Street linear park. In staff's view this application has met the intent of the incentive development option in order to justify the maximum recommended building height of twelve floors, as depicted in Figure 13 of the Annandale CBC Plan.

Urban Design / Streetscape

As discussed above, the applicant has proposed implementing a linear park along the frontage of Markham Place. This proffered condition goes beyond what is recommended for the Avenue Streetscape guidelines. The Local Street Streetscape with Ground Floor Residential Use guidelines would apply to the proposed Maple Place that borders the subject property on the northern end. As noted, this extension of Maple Place is the first piece of the ultimate right-of-way that will connect Maple Place from Annandale Road to Markham Street, providing a new element in the Annandale street grid. On-street parking should be provided, if appropriate. Proposed streetscaping to this eventual street will be consistent with the Annandale Streetscape Design guidelines. The applicant has submitted plans to construct a 6-foot wide sidewalk along Maple Place, with an 8-foot wide landscape panel on the street-side of the sidewalk (five to eight feet is the recommend width in the Comprehensive Plan). The applicant is providing a 6.5-foot width which conforms to the Comprehensive Plan recommendation of 6 to 12 foot building zone. The applicant has proposed many enhancements to the property and the development will provide an urban street edge along Maple Place and Markham Drive. Thus, staff concludes that the submitted application meets the intent of the Comprehensive Plan's streetscape guidelines.

CONCLUSION

The applicant's proposed design for the twelve-story multifamily residential tower with ground floor retail utilizes high-quality materials and finishes. The submitted plans have also incorporated a combination of incentive development options that justifies the maximum building height, as recommended in the Comprehensive Plan. It is staff's opinion that the substantial streetscaping, public amenities and proposed design adequately address the urban design guidelines in the Comprehensive Plan. The applicant has agreed to commit to the utilization of submitted drawings as a reference point for final design that is generally consistent with the quality of materials and landscaping depicted in the images.

In conclusion, the proposal is in general conformance with the land use recommendations of the Comprehensive Plan for the Annandale Community Business Center.

PGN:BSS

County of Fairfax, Virginia

MEMORANDUM

DATE: August 12, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **ENVIRONMENTAL ASSESSMENT** for: **RZ/CDP/FDP 2014-MA-003 Markham Place**

This memorandum, prepared by Mary Ann Welton, includes citations from Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning application (RZ), Conceptual Development Plan (CDP) and Final Development Plan (FDP), revised through August 5, 2014 and proffers revised through July 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.

The Fairfax County Comprehensive Plan, 2013 Edition, Area I Annandale Planning District, Annandale Community Business Center (CBC), as amended through April 29, 2014, under the Environment section, pages 37-41 addresses Stormwater Management, Stormwater Design and Noise. Those specific guidelines may be accessed at:

http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area1/annandale.pdf

Excerpts from the Annandale Community Business Center plan are also included below.

The Fairfax County Comprehensive Plan, 2013 Edition, Area I Annandale Planning District, Annandale Community Business Center, as amended through April 29, 2014, under the Environment section, pages 37-41 state:

> "Much of the natural environment has been changed with development of the Annandale CBC. The area contains only sparse vegetation. Creation or addition of green space, planting of new trees and landscaping should be encouraged with new development and redevelopment. The CBC lies on a drainage divide between Accotink Creek watershed and the Cameron Run watershed. . . .
>
> By employing sustainability in planning and design, the Annandale CBC will promote increased quality of life for the public and improve the quality of natural resources. The Policy Plan's Environment Section provides guidance for green building practices applicable to Community Business Centers. Redevelopment in Annandale should include sustainable practices in accordance with the Environment Section of the Policy Plan guidance, such as the achievement of the U.S. Green Building Council's Leadership in Energy Environmental Design (LEED) certification or equivalent third-party certification. . . .
>
> <u>Stormwater Management</u>
>
> The Annandale CBC is located on the drainage divide between two of the largest watersheds in the county, Cameron Run and Accotink Creek: specifically, in the headwaters of Backlick Run, Indian Run and Turkeycock Run (Cameron Run watershed); and Crook Branch (Accotink Creek watershed). Both watersheds have long histories of urbanization, with most of the land developed before the advent of stormwater controls. Nonpoint source pollution and urban stormwater runoff greatly affect the health of these watersheds. . . .
>
> Receiving waters downstream of Annandale should be protected by reducing runoff from impervious surfaces within the Annandale CBC. By using a progressive approach to stormwater management, downstream stormwater problems can be mitigated and downstream restoration efforts can be facilitated. Measures to reach this goal may include the broad application of Low Impact Development (LID) Techniques or Environmental Site Design (including but not limited to rain gardens, vegetated swales, porous pavement, vegetated roofs, tree box filters, and water reuse)....
>
> <u>Stormwater Design</u>
>
> Environmentally-friendly stormwater design should be an integral design principle that should be part of the conceptual stage of site development for all projects, recognizing that stormwater management measures may be phased with development....
>
> Stormwater management and water quality controls for redevelopment should be designed to return water into the ground where soils are suitable or reuse it, where allowed, to the extent practicable. Reduction of stormwater runoff volume is the single most important stormwater design objective for Annandale. Reduction could occur through techniques that use plants

and soils via landscaping measures, through techniques that reuse harvested rainwater in a variety of ways, and/or through approaches that infiltrate water into the ground to replenish aquifers and provide summer base flows to local streams. . . .

Noise

The Annandale CBC is affected by transportation noise from Little River Turnpike, Columbia Pike and other roadways. The Policy Plan recommends against new residential development and other noise-sensitive uses in areas where current and future noise levels exceed 75 decibel (dBA) day-night loudness (DNL). However, broader planning goals for the Annandale CBC may suggest that sites near major roadways would be appropriate for residential development and/or other noise-sensitive uses. Where such locations are proposed, efforts should be made to design these uses in order to minimize the exposure of façades of noise-sensitive interior spaces to noise levels above DNL 75 dBA....

In areas where projected noise impacts at affected building façades will exceed DNL 75 dBA, and for dwelling units where outdoor balconies will be projected to be exposed to noise levels that exceed DNL 65 dBA, disclosure statements should be provided to affected residents and users within the impacted uses or units, which clearly identify the mitigated and unmitigated noise levels for interior space and the noise levels for any affected balconies. Post-development noise studies should be conducted in order to help staff evaluate the effectiveness of interior noise mitigation measures."

Environment

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on pages 7-9, the Plan states:

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

Policy 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 c. Minimize the application of fertilizers, pesticides, and herbicides to lawns and landscaped areas through, among other tools, the development, implementation and monitoring of integrated pest, vegetation and nutrient management plans. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations."

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 10, the Plan 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 Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, pages 11 and 12 states:

"Objective 4: **Minimize human exposure to unhealthful levels of transportation generated noise.**

Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise. . .

New development should not expose people in their homes, or other noise sensitive environments, to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA."

The Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, 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 July 1, 2014, pages 19 -21 state:

"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. In consideration of 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 may 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 best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;
- 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;

- Reuse, preservation and conservation of existing buildings, including historic structures;

- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;

- Energy and water usage data collection and performance monitoring;

- Solid waste and recycling management practices; and

- Natural lighting for occupants.

Encourage commitments to implementation of green building practices through certification under established green building rating systems for individual buildings (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design for New Construction [LEED-NC®] or the U.S. Green Building Council's Leadership in Energy and Environmental Design for Core and Shell [LEED-CS®] program or other equivalent programs with third party certification). An equivalent program is one that is independent, third-party verified, and has regional or national recognition or one that otherwise includes multiple green building concepts and overall levels of green building performance that are at least similar in scope to the applicable LEED rating system. Encourage commitments to the attainment of the ENERGY STAR® rating where available. Encourage certification of new homes through an established residential green building rating system that incorporates multiple green building concepts and has a level of energy performance that is comparable to or exceeds 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. Within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers, Industrial Areas and Transit Station Areas as identified on the Concept Map for Future Development, unless otherwise recommended in the applicable area plan, ensure that zoning proposals for nonresidential development or zoning

proposals for multifamily residential development incorporate green building practices sufficient to attain certification through the LEED-NC or LEED-CS program or an equivalent program specifically incorporating multiple green building concepts, 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.

Where developments with exceptional intensity or density are proposed (e.g. at 90 percent or more of the maximum planned density or intensity), ensure that higher than basic levels of green building certification are attained."

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 3.44 acre subject property is situated within the Accotink Creek watershed and it is currently developed with a bowling alley and surface parking lot. This proposal seeks to redevelop the property with a multi-family residential building with ground floor retail. The stormwater narrative indicates that runoff from the site drains to the northwest into two inlets which outfall offsite. The narrative also states that no stormwater management facilities serve the subject property in the existing condition and approximately 95% of the current site is impervious surface. The redevelopment proposal for the property proposes to reduce site imperviousness down to 79% from the existing 95%.

The stormwater management plan shown on sheet C-8 of the development plan demonstrates the following low impact development techniques which will be used to retain and treat runoff onsite with the following measures:

- Low impact development measures using soil amendments;
- Vegetated roofs;
- Porous pavers;
- Underground stormwater vault on the northeastern corner of the property.

The stormwater management plan indicates that the multiple low impact development measures do attempt to address the issue of retaining and re-using stormwater runoff onsite, but the development plan provides no computations or description of how the proposal will conform with the specific Comprehensive Plan stormwater guidance. The applicant is encouraged to verify conformance with the Comprehensive Plan guidance on the development plan by explaining how the stormwater guidance will be achieved. In addition, this commitment to achieve conformance with the Comprehensive Plan stormwater guidance should be reinforced by the stormwater proffer.

The outfall narrative indicates that runoff from the subject property is conveyed via reinforced concrete pipes in a northerly and westerly direction into an incised channel of Coon Branch, a tributary of Accotink Creek. While it is the reviewing engineer's opinion that the analysis meets the Zoning Ordinance (ZO) requirement because the larger watershed which drains to this receiving channel is 359 acres (100 times the size of the 3.44 acre site), the narrative recognizes that the receiving channel is incised. It is for this reason that staff strongly encourages the applicant to provide a proffered commitment to meet the specific Comprehensive Plan goals for "stormwater reuse, retention, detention, extended filtration" in order "to improve downstream waters."

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.

http://www.fairfaxcounty.gov/dpwes/stormwaterordinance/chapter_124.pdf

Staff from the DPWES administers the stormwater management ordinance, which became effective July 1, 2014.

The stormwater narrative indicates that the site has been "grandfathered" which implies that the applicant has already obtained Virginia Stormwater Management Program General Permit (VSMP) for Discharges of Stormwater from Construction Activities prior to the effective date of

the new Stormwater Management Ordinance which was July 1, 2014. The applicant should provide documentation now that the VSMP permit has been secured for this rezoning application.

Traffic Noise: The proposed development may be affected by highway noise. In support of the Policy Plan guidance which recommends that interior noise levels for new residential development and other noise sensitive uses should not exceed DNL 45 dBA in interior areas and 65 dBA for outdoor recreational areas, the applicant has provided proffer to address noise mitigation. Proffer #10 provides a commitment to perform a noise study to be provided at site plan submission and subject to the Department of Planning and Zoning (DPZ) and Department of Public Works and Environmental Services (DPWES) approval. The proffer also provides a commitment to mitigate transportation generated noise for new residential uses and outdoor recreational spaces, as per the Policy Plan guidance, as well as a commitment to the appropriate building material specifications which are anticipated to meet Comprehensive Plan guidance. This issue has been satisfactorily resolved.

Tree Preservation/Restoration: The subject property is almost totally covered by impervious surface and is characterized by sparse tree canopy. The applicant is encouraged to work with the Urban Forestry Management Division (UFMD) of DPWES in order to augment the proposed landscape plan for this proposed development.

Green Building: Because the subject property is located in a community business center (Annandale) and is pursuing multi-family residential development under a Comprehensive Plan option, buildings are expected to attain LEED certification at a minimum or the equivalent per the Policy Plan green building guidance. The green building Comprehensive Plan policy guidance was amended on July 1, 2014 to recommend that higher than basic levels of green building certification should be attained where developments with exceptional intensity or density are proposed (e.g. at 90 percent or more of the maximum planned density or intensity). Staff recommends that a higher level than basic green building certification be attained for this proposal as higher building heights (which facilitates higher development intensity) are being pursued under the incentive development option.

In support of the green building guidance, Proffer # 38 provides the applicant's commitment to achieve LEED Gold certification or higher with no escrow if the applicant provides documentation that the building will attain a sufficient number of design-related credits along with anticipated construction-related credits to attain LEED Gold certification. Alternatively, the applicant may post an escrow of $2.00 per square foot of residential building and demonstrate that the project is on track to attain LEED Silver certification. As an option, subject to Environment and Development Review Branch (EDRB) approval, the applicant may select an alternate rating system such as EarthCraft or the 2012 National Green Building Standard (NGBS) using the Energy Star ® Qualified Homes path for energy performance that may be implemented without an escrow. The proffer also commits to provide documentation to DPWES and DPZ prior to bond release.

The applicant has incorporated the majority of staff's recommended changes into this proffer. A few minor changes remain outstanding. If the recommended proffer changes are incorporated

into the proffer statement, then the green building commitment for this application will conform to Comprehensive Plan guidance.

PGN: MAW

County of Fairfax, Virginia

MEMORANDUM

DATE: April 7, 2014

TO: Michael Lynskey
Staff Coordinator, Zoning Evaluation Division
Department of Planning and Zoning

FROM: Bel Pachhai, PE, CFM, Senior Engineer III
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Rezoning Application #RZ/FDP 2014-MA-003; Markham Place; Final Development Plat dated 27th January 2014; LDS Project #4606-ZONA-002-1, Tax Map #071-1-20-0002; Mason 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 are no recent downstream drainage complaints on file.

Stormwater Detention
Applicant indicated on sheet C-8 that there is no stormwater management controls in place and with this development the applicant is proposing a reduction in impervious area on the site and a corresponding reduction in stormwater runoff. The applicant also requested waiver for underground detention if required. In the site plan submission, stormwater runoff computations must be shown to address the stormwater detention requirements.

Water Quality Control
Applicant stated on sheet C-8 that the site is not served by an existing BMP facility. The proposed development will result in a site with significant reduction in impervious area which will meet the BMP requirements for the redevelopment. In the site plan submission, calculations must be shown to address the BMP requirements. Furthermore, every effort shall be made to provide BMP more than that of minimum necessary.

Onsite Major Storm Drainage System and Overland Relief
Applicant needs to provide an overland relief narrative and arrows showing runoff flow path of the 100-year storm event. Cross-sections at key locations including the parking garage entrances must be shown on the plan.

Downstream Drainage System
An outfall narrative has been provided. Adequacy of outfall system shall be shown on site plan.

Drainage Diversion
During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. The increase and decrease in discharge rates, volumes, and durations of concentrated and non-concentrated Stormwater runoff leaving a development site due to the diverted flow shall not have an adverse impact (e.g., soil erosion; sedimentation; yard, dwelling, building, or private structure flooding; duration of ponding water; inadequate overland relief) on adjacent or downstream properties. (PFM 6-0202.2A)

Stormwater Planning Comments
This case is located in the Accotink Creek Watershed.
Please visit http://www.fairfaxcounty.gov/dpwes/watersheds/accotinkcreek.htm for more details.

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

Stormwater Management Proffers
Comments on the draft proffers will be provided separately once we receive the draft proffers.

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new Stormwater ordinance and updates to the PFM's Stormwater requirements are being adopted as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance.

Please contact me at 703-324-1698 if you require additional information.

BP/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Stormwater Planning Division, DPWES
Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES
Bijan Sistani, Chief, South Branch, SDID, DPWES
Zoning Application File

County of Fairfax, Virginia

MEMORANDUM

DATE: April 8, 2014

TO: Michael Lynskey; Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Rezoning Application #RZ/FDP 2014-MA-003; Markham Place; Final Development Plat dated 27th January 2014; LDS Project #4606-ZONA-002-1, Tax Map #071-1-20-0002; Mason District

REFERENCE: Waiver #4606-WPFM-002-1 for the Location of Underground Facilities in a Residential Area

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

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

VIKA Virginia has submitted an updated development plan for its Planned Residential Mixed (PRM) use in the property. The site currently is currently zoned C-5 and located in the Mason Planning District. The planned development proposes 310 residential units in a 12 story residential tower and 6,000 square feet of retail and commercial space.

Department of Public Works and Environmental Services
Land Development Services, Site Development and Inspections Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359

The site was originally developed before the county's current detention requirements were promulgated; no detention facilities exist on the property. Developer indicates that, because of the dense urban nature of the proposed redevelopment, uses of at-grade conventional Stormwater Management facilities are not feasible. The developer anticipates that the significant reduction of imperviousness from the existing condition to the proposed condition will allow the SWM and BMP requirements to be met. The developer proposed to utilize the underground facility if additional detention is required to address the LEED criteria or to address potential adequacy of outfall issues. The underground detention facility is proposed to be maintained privately by the Homeowner's Association.

ANALYSIS

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

Impacts on Public Safety –The underground detention vault is proposed to be located under the north drive aisle to the residential garage entrance of the site. The access points to the facilities will be highly visible which makes unofficial access noticeable.

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

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

Burden Placed on Property Owner for Maintenance and Future Replacement

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

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

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

The engineer has provided estimates of the annual maintenance cost for facility as $1,500; staff finds the estimates reasonable. Before site plan approval, $30,000 should be placed into escrow to fund 20 years of maintenance. These monies would not be available to the owner until bond release.

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

The engineer has estimated the construction cost of this facility to be about $50,000; staff finds this estimate reasonable. The owner would be expected to contribute about $9.74/year per each residential unit to a fund the facility's maintenance and replacement. But the estimate doesn't reflect how much the non-residential areas are expected to contribute.

RECOMMENDATION

DPWES recommends that the Board approve the waiver to locate underground facility at Markham Place, a mixed use development. If it is the intent of the Board to approve the waiver, DPWES recommends the approval be subject to Waiver #4606-WPFM-002-1 Conditions, Markham Place, dated April 8, 2014, as contained in Attachment A.

If you have any questions, or need further assistance, please contact me at 703-324-1698.

ATTACHED DOCUMENTS
Attachment A – Waiver #4060-WPFM-002-1 Conditions, Markham Place, dated April 8, 2014
Attachment B – PFM Section 6-0303.8

cc: Robert A. Stalzer, Deputy County Executive
James Patteson, Director, DPWES
Audrey Clark, Acting Director, Land Development Services, DPWES
Jack W. Weyant, Director, Site Development and Inspections Division
Steve Aitcheson, Director, Maintenance and Stormwater Management Division, DPWES
Zoning Application File (4606-ZONA-002-1)
Waiver File

Waiver #4606-WPFM-002-1 Conditions

Markham Apartments
Rezoning Application #RZ/FDP-2014-MA-003
April 8, 2014

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

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

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

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

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

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

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

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

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

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

Fairfax County Government
Public Facilities Manual
Chapter 6 – Storm Drainage

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

County of Fairfax, Virginia

MEMORANDUM

DATE: August 14, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael A. Davis, Acting Chief
Site Analysis Section, DOT

RECEIVED
Department of Planning & Zoning
AUG 22 2014
Zoning Evaluation Division

FILE: 3-4(RZ/FDP 2014-MA-003)

SUBJECT: RZ/FDP 2014-MA-003; Markham Place
Tax Map: 071-1 ((20)) 0002

This department has reviewed the rezoning application and the plat revised through August 5, 2014 and Proffer Statement revised through August 11, 2014, and we have the following comments.

Proffer issues were communicated to the applicant by staff, which remain to be addressed. DPZ and the applicant are asked to review these proposed modifications. The proposed edits include:

- The draft proffers state that the right-of-way (ROW) for the proposed Maple Place will be reserved, instead of dedicated at site plan as it was previously discussed in a meeting with the applicant. As such, Proffer 28 should be re-written to address that ROW for the future local street will be dedicated at site plan; however, the applicant will be responsible for its maintenance until the extension of the future local street is completed and is accepted for public maintenance. The applicant should commit to provide improvements to the then existing street section to facilitate public acceptance, if necessary. Staff has provided a recommendation on how this proffer should be revised to fit the particular context of this application. The applicant is strongly encouraged to consider staff's recommendation.
- The applicant should continue to work on the strengthening of its commitment to provide short term and long term bicycle parking for the secondary uses, i.e. retail uses, of the proposed development. Staff has provided recommended language for Proffer 15.
- The ROW and construction for Markham Street in Proffer 26 should clarify the ultimate improvements that can be accommodated in the ROW dedication area as noted in the edits to proffers dated August 11, 2014.
- Public access easements should be provided for sidewalks along the south and east perimeters of the proposed development. The sidewalks along Markham Street (west) and the proposed Maple Place (north) will be dedicated to the public but privately maintained by the applicant.
- The utility locations proffer should also include that the applicant shall not place utility vaults under sidewalks designated for dedication for public use.

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Several issues with the CDP/FDP still need to be addressed. The applicant has agreed to make the following changes to resolve staff's concerns and is working on a revision of the CDP/FDP that incorporates these changes:

- The ROW dedication line should be shown as 1-foot behind the proposed sidewalk on Markham Street and the proposed Maple Place.
- The applicant should also dedicate the thin rectangular strip located in the northeast corner of the property that is currently labeled as "ROW reservation".
- The interim parallel parking on Markham Street frontage will be not striped. However, the pavement should be hash striped where it is adjacent to the mountable curb for the fire access. No parking signs in front of the fire access should be proposed as well.
- Grasscrete and mountable curb should be provided at the fire access on Markham Street, leasing office parking lot driveway, and the fire lane on the northeast corner of the proposed development.
- The northern sidewalk adjacent to the leasing office parking lot should be relocated to its ultimate location so the sidewalk is a straight, continuous path.
- The applicant should provide 2-3 bicycle racks, or 4-6 bicycle parking spaces, by the proposed leasing office.

MAD/AY

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
4975 Alliance Drive
Fairfax, VA 22030

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

August 14, 2014

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: RZ/FDP 2014-MA-003 Markham Place, LLC
Tax Map # 71-1((20))0002

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

I have reviewed the above plan submitted on April 28, 2014, and received on May 5, 2014. The following comments are offered:

1. *Both entrances to the site need to meet the VDOT commercial entrance requirements. Neither one provides enough width and the radii needed to accommodate the design vehicles.* The service entrance would be better if placed on the east side of the building. This will remove any chance of a service vehicle backing within the public street. Backing service vehicles within the future public street is not acceptable. Using the east side for service vehicles would also provide a better surface for fire access to this side of the building.

4. *Proposed trees are shown within the proposed entrance sight lines*.

7. *The spacing between the northern entrance and an existing entrance on the adjacent property to the north does not meet the current VDOT requirements*. A waiver of the temporary condition will be required since this does not meet the minimum 50' tangent length requirement along the main roadway curb line.

New comments:

9. The proposed fire access on Markham Street should be handled with normal curb and gutter or possibly the use of CG-7 curb and gutter. It is not effective to have this within an on-street parking area.

10. At least one ADA accessible on-street parking space will be required for the proposed on-street parking. Please refer to the VDOT requirements for ADA accessible spaces required in the VDOT Road Design Manual.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver

fairfaxrezoning2014-MA-003rz3MarkhamPlLLC8-14-14BB

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: August 14, 2014

SUBJECT: RZ/FDP 2104-MA-003, Markham Place LLC-Revised
Tax Map Number(s): 71-1 ((20) 2

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan and draft proffers dated August 5, 2014, for the above referenced application. This memo replaces the previous memo which was dated May 27, 2014. This property is currently developed with a 48-lane bowling alley constructed in 1960. A proffered rezoning was approved for the PDC district on June 2, 2008 (RZ2007-MA-017). The Development Plan proposes a 12 story residential building with up to 310 multi-family units and 6,000 SF of ancillary uses. The single building with attached structured parking is on a 3.446-acre parcel to be rezoned from the PDC district to the PRM district. This parcel is within the Annandale Community Business Center (CBC), Sign Control Overlay District and the Highway Corridor Overlay District. Based on a typical multi-family household size in urban, mixed use areas of 1.75, the development could add 543 new residents to the Mason Supervisory District.

COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). 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 Annandale Community Business Center (CBC) Plan recommendations describe the importance of this area as a visual entry point to the Annandale CBC from the north and a focal point of the Planned Annandale CBC Town Center area.

This development proposal seeks the incentive level of development. Relevant Plan text for Sub-Unit A-2 specifically states

"Under the incentive development option, … No parcels should be isolated from consolidation so as to preclude development in accordance with the Comprehensive Plan. New internal streets and pedestrian corridors should also be provided as appropriate to enhance pedestrian connectivity. **An urban park should be located in this sub-unit.** A heritage resource study should be conducted for the bowling alley at 4245 Markham Street, parcel 71-1((20))2; the bowling alley, if demolished, should be documented." (Area I, Annandale Community Business Center, Sub-Unit A-2, pp. 33)

Finally, text from the Annandale District chapter of the Great Parks, Great Communities Park Comprehensive Plan echoes recommendations in the Countywide Comprehensive Plan. Specific District chapter recommendations include encouraging integration of urban parks into development plans as reinvestment and redevelopment occur in central Annandale.

ANALYSIS AND RECOMMENDATIONS

Park Needs:
Currently, there are no parks located in the Annandale Community Business Center (CBC), and two parks just outside of the CBC. Existing nearby parks (Backlick Park and Poe Terrace Park) meet only a portion of the demand for parkland generated by residential uses in the Annandale CBC. Facilities at Backlick Park include picnic tables, playgrounds, multi-use and tennis courts. There are currently no facilities provided at Poe Terrace Park. Mason District Park, located approximately one mile away from the proposed development, serves this area and most of the Mason Supervisory District with rectangle and diamond fields as well as picnic shelters, a dog park, amphitheater restrooms, a playground, tennis and multi-use courts. Residents are also served by the Audrey Moore and Providence RECenters, both located approximately 3.5 miles from the subject property. As residents are added to the Annandale CBC, local serving park needs such as urban open spaces, playgrounds, courts, walking and biking areas will be needed.

Recreational Impact of Residential Development:
The Fairfax County Zoning Ordinance requires provision of open space and recreational features within Planned Development Districts (see Zoning Ordinance Sections 6-110 and 16-404). The minimum expenditure for park and recreational facilities within these districts is set at $1,700 per non-ADU residential unit for recreational facilities to serve the development population. Whenever possible, the facilities should be located within the residential development site. With 310 non-ADUs proposed, the Ordinance-required amount to be spent on site is $527,000. 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.

Proffer 33 states that the applicant has acknowledged this requirement and will spend the funds on-site and provide any unspent residual to the Park Authority. The private amenities include a swimming pool and outdoor rooms with seating and grilling areas and an indoor fitness room.

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 park and 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 provide park improvements that are needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute $485,000 ($893 X 543 new residents) to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

Proffer 34C states that the applicant will proffer $300,000 for a fair share contribution. This is less than the requested amount to offset the impact. Proffer 34 also states:

> "Notwithstanding, this contribution shall be reduced by an amount equal to the projected costs to improve the Linear Park above the basic Annandale CBC Streetscape furnishings and material standards."

The provision of the Linear Park is consistent with the Comprehensive Plan guidance and benefits the future residents and the broader Annandale CBC. Provision of the urban park is a component of the incentive level of development, however, it is not creditable toward the fair share park request. The Linear Park and any upgrade in furnishings and materials does not reduce the expectation to meet the standard fair share park request. The park elements proposed by this development do not include active recreation facilities that will be needed for the estimated 543 new residents this development will generate. The request for the full fair share contribution to parks is reiterated.

<u>Onsite Open Space and Related Facilities:</u>
The Park and Recreation element of the Policy Plan supports the concept of integrating urban-scale public open spaces into mixed-use areas. Features such as plazas, public art, special landscaping, fountains, sculpture and street furniture are appropriate to be integrated into this urban form of development. Recreation uses such as playgrounds, multi-use courts, water play features, game tables and/or skateboarding facilities may be successfully incorporated into the envisioned urban form to provide residents and employees on-site recreation opportunities.

Using the adopted urban parks standard of 1.5 acres/1000 population, this site development generates a need for .54 acres of publicly accessible open space. The current development plan provides .83 acres (36,200 SF) and exceeds this general urban park space standard. The quality of the spaces is also important and has been evaluated.

The urban park elements and spaces have been well consolidated along the building front and southern side to form a connected linear space. The widening of the southern section will allow a

better pedestrian experience and connectivity to other areas of the CBC. Treatment of the adjacent property wall and overhead utilities in this area will further enhance the area. The redesign of the linear park provides a more inviting and connected public space and better anticipates future redevelopment of adjacent parcels. The addition of public art, seating areas, public walkways and fitness stations has created a viable public space serving the Annandale community.

Since the interim public space, shown as park space, located at the rear of the building will potentially be converted to other public use in the future, signing this area as "interim" would help set future expectations that the park space may not remain.

Proffer 34B makes reference to an "Urban Park "area that will be dedicated to the County in the future for other purposes. This proffer language is confusing given the undetermined future public use of the area and the proffer should simply state the area is to be dedicated is for future public use, without any reference to urban park space or park facilities. The CDP/FDP should be noted consistently.

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:

Fair Share Calculations

Proposed Uses	**P-District Onsite Expenditure**	**Requested Park Proffer Amount***	**Total**
310 Multifamily units (1.75 persons per unit) = 543 new residents	$1,700 x 310 = $527,000	$893 x 543 new residents = $485,000	**$1,012,000**

In addition, other recommendations relevant to parks include:

- Label the space in the rear of the site as interim park/future public space and note on plans and in proffers accordingly.

FCPA Reviewer: Pat Rosend
DPZ Coordinator: Michael Lynskey

Copy: Cindy Walsh, Director, Resource Management Division
Kris Abrahamson, Chief, Zoning Evaluation Division, DPZ
Michael Lynskey, DPZ Coordinator
File Copy

County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

DATE: August 15, 2014

TO: Barbara Berlin, Director,
Zoning Evaluation Division
Department of Planning and Zoning (DPZ)

FROM: Barbara Byron, Director
Office of Community Revitalization (OCR)

SUBJECT: RZ/FDP 2014-MA-003
Markham Place, LLC

The Office of Community Revitalization (OCR) has reviewed the above referenced Rezoning (RZ) application date stamped as "Received Department of Planning and Zoning on August 5, 2014".

Located east of Markham Street and north of Little River Turn Pike, the subject property is located within the Annandale Community Business Center (CBC) and the Annandale Commercial Revitalization District (CRD).

The applicant seeks a rezoning from the Planned Development Commercial District (PDC) to the Planned Residential Mixed Use District (PRM) to construct a 355,330 SF multi-family residential building containing up to 310 units and approximately 6,000 square feet (SF) of ground floor non-residential secondary uses. The applicant is proposing to provide 566 parking spaces, of which a minimum of 30 spaces will be for public use. This is the first major redevelopment proposed since the Comprehensive Plan was amended in 2010. The proposal as it has been revised responds positively to the vision contained in the Comprehensive Plan and, when constructed, could catalyze additional reinvestment and redevelopment in the Annandale CBC. The Markham Place, LLC proposal will result in a significant number of new residents, new retail, and public open spaces, one-half of a section of a new roadway and enhanced pedestrian connections that will increase the vibrancy of the area and encourage future revitalization of the Annandale CRD.

The applicant has been responsive in addressing many of the issues identified during the evaluation of this application, with the result that the development will enhance Annandale and be a benefit to the community. To further enhance this development, the OCR recommends that the following be addressed:

- **Pedestrian Realm**
  The design includes several curb cuts which affect the pedestrian realm. Specific suggestions are described below to improve the pedestrian realm.

  - The primary building façade is located along Markham Street. A curb cut is proposed approximately midblock along this frontage. The applicant should use decorative brick or concrete pavers, instead of asphalt or plain concrete to indicate that this area is part of the pedestrian circulation system.

- The leasing office parking access on the northern edge of the property and entry to the park at the rear of the property should use similar pedestrian-friendly paving, in lieu of concrete or asphalt.
- Short-term parking is proposed on the north edge of the property along the proposed Maple Place street. While these spaces are proposed as an interim condition and would be removed when the proposed Maple Place is constructed as a full street section, these spaces should be designed using similar pedestrian-friendly paving to make for a better pedestrian realm.
- Loading and access areas to the garage should continue the sidewalk and pavement treatment so that the curb cut for these uses is visually and physically integrated into the larger development. In addition, decorative, rather than utilitarian garage doors should be provided to enliven the façade and add visual interest.

- **South West Corner of Linear Park**
  This space has been proposed as the focal feature for the project. A water feature is strongly recommended (with or without a sculpture) to make this a strong focal point and gathering place. Inclusion of a piece of sculpture provides a passive amenity versus a water feature which is an active amenity. Furthermore, Annandale currently has no water features, so the inclusion of one in this development would be an important place-making element for the community, and would provide the added benefit of being a sound buffer against traffic noise.

- **Linear Park Fire Access Areas**
  The middle section of the proposed linear park is designed to meet fire access requirements, which restricts the placement of any vertical objects within this area. It is suggested that a portion of this area be designed to accommodate short-term, temporary public street-type activities such as farmers markets or performers.

- **Signage**
  The proposed sign in the northwest corner would be hard to see from a moving vehicle. Wayfinding signage should be provided for motorists to easily find the garage entrance. Blade signs should be considered instead of monument style signs. Wall-mounted or blade signage at the entry of the garage is strongly recommended to indicate that the residential and commercial entry is shared; provide visible direction to motorists approaching from Markham Street; and, to articulate and provide some detail to the building façade.

- **Utility Screening**
  All utility boxes and transformers should be screened so as to not to be visible to pedestrians or park users.

- **Sustainability**
  Planting areas within the linear park area, and all street tree plantings, should use a bio-swale technique to improve storm water treatment and reduce potable water usage on the site.

- **Proffer Comments on Parking (Proffer no.13)**
  Currently, the applicant is reserving the right to relocate the public parking spaces within the parking structure. However, the ability to relocate the space should be subject to approval of the county to ensure that they remain readily accessible. Additionally, the proffer states that the applicant may change for the spaces; any such decision should be at the county's discretion.

cc: Michael Lynskey, Staff Coordinator, DPZ
OCR File

County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

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

FROM: Charlene M. Fuhrman-Schulz, Affordable Dwelling Unit Administrator,
Department of Housing and Community Development

DATE: October 3, 2014

SUBJECT: RZ/FDP 2104-MA-003, Markham Place LLC
Tax Map Numbers(s): 71-1((20)) 2

This department has reviewed the rezoning application and proffers as they pertain to the provision of Affordable Housing and the default option and the alternative option shown in the proffers dated September 16, 2014 generally meet the intent of the discussions held with the applicant and his attorney.

Proffer issues that remain to be addressed concern Proffer 38.B which should be omitted in its entirety. In lieu of not omitting Proffer 38.B in its entirety, please add language that addresses the following:

(i) If the applicant is discounting marker rate units, they also must discount WDUs in the same manner if the result of the market rate discounts creates the situation in which the market rate units are at a better rate than the WDUs. The rents set for WDUs are maximum rents, not minimum rents.

(ii) The ability to lease WDUs at market rate should only become an option after a minimum of 90 days AND if all the market rate units with the same bedroom count as the unlet WDU have been rented. In addition, the applicant must demonstrate that the WDUs are being marketed in a manner consistent with the market rate units.

cc: Hossein Malayeri, Director, DD&C, HCD
Ryan Wolf, County Attorneys Office

Department of Housing and Community Development
3700 Pender Drive, Suite 300
Fairfax, Virginia 22030-6039
Office: 703-246-5179, Fax: 703-246-5115, TTY: 703-385-3578
http://www.fairfaxcounty.gov

Selected applicable excerpts from the Fairfax County Comprehensive Plan, 2013 Edition. For the full, unabridged, plan please visit the website of the Fairfax County Planning and Zoning Department or view a copy in person at the Fairfax County Planning and Zoning office.

POLICY PLAN – HOUSING

APPENDIX 1 – GUIDELINES FOR PROVISION OF WORKFORCE HOUSING

It is a policy of the Board of Supervisors of Fairfax County that Workforce Housing should be provided in the County's Mixed-Use Centers, including Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas, where the Area Plans envision mixed use or high-density residential development above the baseline recommendation for development. The following guidelines should apply in the development of Workforce Housing.

1. Proposals for development that are above the baseline recommendation(s) in the Area Plans should include a minimum of 12 percent of all residential units in all building construction types as affordable housing (Affordable Dwelling Units and/or Workforce Housing) as defined in the Glossary of the Fairfax County Comprehensive Plan.

   For proposals that are exempt from the Affordable Dwelling Unit Program, the 12 percent policy should be met by proffered Workforce Housing. As an alternative, the 12 percent policy may be met by any combination of proffered Affordable Dwelling Units and/or Workforce Housing units. For proposals that are not exempt from the Affordable Dwelling Unit Program, the number of Affordable Dwelling Units and the Workforce housing units combined should be equal to 12 percent of the total number of residential units in the proposed development.

   Flexibility may be granted regarding the provision of Workforce Housing to the extent that consideration may be given to proposals whereby units available within the same Transit Station Area or Mixed-Use Center may be purchased by the developer of new construction and proffered as Workforce units to meet the requirements of these guidelines, as long as Guidelines 8 and 9 below are met.

2. The provision of Workforce Housing does not exempt an applicant from meeting the requirements of the Affordable Dwelling Unit Program, if applicable.

3. Workforce Housing should be subject to administrative requirements that are set forth in the Zoning Ordinance or interim guidelines generally comparable to those of the Affordable Dwelling Unit Program.

4. To encourage the provision of Workforce Housing, development proposals may realize a bonus of up to one additional market rate unit for each profferedWorkforce Housing unit as

long as a minimum of 12 percent of the total number of units proposed is affordable housing (i.e. Affordable Dwelling Units and/or Workforce Housing). In a mixed-use development, the bonus may be realized as nonresidential square footage that is equal to the square footage of the Workforce Housing provided.

Maximum Number of Units according to Plan Recomm.1	Percent of Bonus Density	Available Bonus Units	Total Number of Units	Number of Workforce Units Expected	Percentage Workforce Units out of Total Number of Units	Ratio of Bonus Units to Workforce Units
100	12%	12	112	14	12.5%	.85:1
100	13%	13	113	14	12.4%	.93:1
100	14%	14	114	14	12.3%	1:1
100	15%	15	115	15	13.0%	1:1
100	16%	16	116	16	13.8%	1:1
100	17%	17	117	17	14.5%	1:1
100	18%	18	118	18	15.2%	1:1
100	19%	19	119	19	15.9%	1:1
100	20%	20	120	20	16.6%	1:1

5. The maximum achievable bonus for the provision of Workforce Housing is 20 percent in terms of additional residential density (dwelling units per acre) or nonresidential intensity (floor area ratio).

6. In accordance with guidance in the Land Use section of the Policy Plan, for developments providing affordable housing, the additional density/intensity achieved with the inclusion of applicable bonus market rate units should not be counted toward the maximum allowable density (dwelling units) or floor area ratio (FAR) designated in the Area Plan recommendation(s). Building height above the maximum designated in the Area Plan recommendation(s) should only be considered if necessary to accommodate the inclusion of bonus market rate units.

7. In all cases, a minimum of 12 percent of all residential units should be Affordable Dwelling Units and/or Workforce Housing regardless of the degree to which the density available in the Plan recommendation(s) is achieved or the bonus provisions are utilized.

8. Workforce Housing should meet the following minimum unit sizes:

- Efficiency: 450 square feet
- 1-bedroom: 600 square feet
- 2-bedroom: 750 square feet

9. The size (in square feet) of the market rate units created with the bonus provision should be within 10 percent of the square footage of the Workforce Housing units with the same number of bedrooms.

10. Workforce Housing should be available to households of varying income levels up to 120 percent of the Area Median Income (AMI) for the Washington Metropolitan Statistical Area (MSA) adjusted for household size, as determined periodically by the U.S. Department of Housing and Urban Development.

Workforce housing provided in "for-sale" developments of all construction types or in rental developments built in steel and concrete should be allocated to three equal groupings or tiers as follows:

- The first tier should be priced so as to be affordable to households making up to and including 80 percent of the AMI, adjusted for household size.
- The second tier should be priced so as to be affordable to households making up to and including 100 percent of the AMI, adjusted for household size.
- The third tier should be priced so as to be affordable to households making up to and including 120 percent of the AMI, adjusted for household size.

However, development proposals may voluntarily designate that more than one-third of the units be provided for households with maximum income limits below 80 percent of the AMI.

Workforce housing in rental developments in wood and masonry building construction types should be allocated to two equal groupings or tiers as follows:

- The first tier should be priced so as to be affordable to households making up to 80 percent of the AMI, adjusted for household size.
- The second tier should be priced so as to be affordable to households making up to 100 percent of the AMI, adjusted for household size.

However, development proposals may voluntarily designate that more than one-half of the units be provided for households with maximum income limits below 80 percent of the AMI.

County of Fairfax, Virginia

MEMORANDUM

DATE: September 10, 2014

TO: Michael Lynskey, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Nicholas Drunasky, Urban Forester II
Forest Conservation Branch, UFMD

SUBJECT: Markham Place, RZ/FDP 2014-MA-003

The site is located within the Annandale Community Business Center Sub Unit A-2 of the Annandale Planning District and consists of an existing bowling alley with a large asphalt parking lot covering most of the site. The only trees present are located around the periphery of the parking lot, some of which appear to be co-owned in fair to poor condition. Tree species consist of eastern white pines, red maple, mulberry, and black cherry.

This review is based on the Application a Rezoning and Final Development Plan RZ/FDP 2014-MA-003 stamped as "Received Department of Planning & Zoning, August 29, 2014."

1. **Comment:** The Applicant has requested a deviation from the tree preservation target in accordance with PFM 12-0508.3A, and has included two of the justifications, along with a brief narrative that provides a site specific explanation of why the Tree Preservation Target cannot be met in accordance with PFM 12-0508.4A, as part of the RZ/FDP in the form of a letter to the Director on sheet C-5. This is something that can and should be requested at this time, but cannot officially be modified by the Director until site plan review. The tree preservation target is not something that can be waived or modified with the rezoning.

   Recommendation: Proffer language containing a directive from the Board of County Supervisors to the Urban Forest Management Division to permit a deviation from the tree preservation target should be provided.

2. **Comment:** It appears that the 27 inch diameter black locust identified on the EVM to be in fair/poor condition that is located within five feet of the proposed limits of clearing and grading is going to be significantly impacted by construction and is therefore not eligible to receive any 10-year canopy credit. In addition, this tree is located in too narrow of tree preservation area to allow for it to be afforded any 10-year canopy credit.

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: 703-653-9550
www.fairfaxcounty.gov/dpwes

Recommendation: The deviation request letter shall be revised to specify no 10-year canopy credit is being afforded to this black locust, along with the 10-year canopy tabulations provided in table 12.10 so that no 10-year canopy credit is being claimed for the preservation of this tree.

In addition, the deviation request letter should be referenced in lines B8 and B9 of this schedule.

Additional trees should be provided in the general vicinity of this tree, so that if removal becomes necessary, additional landscaping has already been provided.

3. **Comment:** Proffer number 20Bi. states "Irrigation information (if any," which does not require irrigation on the parking deck or in the sidewalk 4x4 cut out areas, which will all have a hard time receiving and retaining enough moisture if this is not changed.

   Recommendation: Proffer 20Bi should be revised to simply state "Irrigation information."

4. **Comment:** Part of proffer number 20G states "If the Fire Marshal does not approve such adjustments or other streetscape elements, the Applicant shall be permitted to relocate conflicting trees or make other streetscape adjustments in consultation with the County and without the need for a PCA, CDPA or FDPA." This proffer also allows for categories of trees to be changed, which UFMD does not agree with.

   Recommendation: As we had discussed, this proffer should be revised to state that "If the Fire Marshall does not approve such adjustments to other streetscape and perimeter building areas as necessary to allow for required emergency vehicle access, the Applicant shall be permitted to relocate conflicting trees or make other streetscape adjustments in consultation with the County and without the need for a PCA, CDPA, or FDPA, provided such modifications are made in consultation with DPZ and are in substantial conformance with the CDP/FDP and these Proffers."

5. **Comment:** Given the lack of tree cover on this site, the following development conditions will be instrumental in assuring adequate tree preservation for offsite trees throughout the development process.

   Recommendation: UFMD feels that the following development condition language is necessary to ensure effective tree preservation and landscaping:

   Tree Preservation: "The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of UFMD.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees located within the tree save area living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and 25 feet outside of the proposed limits of clearing, in the undisturbed area and within 10 feet of the proposed limits of clearing in the area to be disturbed. All trees inventoried shall be tagged in the field so they can be easily identified. If permission is not allowed from the offsite property owner to tag trees, it shall be noted on the tree preservation plan by providing written documentation between the applicant and the offsite property owner. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the SE Plat and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, compost tea, Cambistat, radial mulching, notes and details for asphalt removal around trees, and others as necessary, shall be included in the plan."

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 an UFM, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions."

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

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not

been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES."

Site Monitoring: "During any clearing or tree/vegetation on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by the UFMD. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD."

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

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 - 24 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a Certified Arborist or Registered Consulting Arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete."

If you have any questions, please feel free to contact me at 703-324-1770.

NJD/

UFMDID #: 188683

cc: DPZ File

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720, TTY: 703-324-1877, Fax: 703-324-8359
www.fairfaxcounty.gov/dpwes

FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services
Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3200
Falls Church, Virginia 22042

February 20, 2014

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

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

SUBJECT: RZ 2014-MA-003, Markham Place

ACREAGE: 3.44 acres

TAX MAP: 71-1 ((20)) 2

PROPOSAL:
The application requests to rezone the site from PDC district to PRM district. The request would redevelop the site into a mixed use building with 310 mid/high-rise multi-family units. Rezoning 2007-MA-017 rezoned the site from C-6 district to PDC district in 2008 for a mixed use development with 70 multi-family units; however this project was never constructed. The site currently contains the original bowling alley.

ANALYSIS:
School Capacities
The schools serving this area are Mason Crest Elementary, Poe Middle and Falls Church High schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity 2013 / 2018	Enrollment (9/30/13)	Projected Enrollment 2014-15	Capacity Balance 2014-15	Projected Enrollment 2018-19	Capacity Balance 2018-19
Mason Crest ES	689 / 689	569	557	132	600	89
Poe MS	1,341 / 1,341	902	929	412	1,135	206
Falls Church HS	1,958 / 1,958	1,675	1,669	289	2,091	-133

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

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2018-19 and are updated annually. At this time, if development occurs within the next five years, Mason Crest and Poe are projected to have surplus capacity. Falls Church is projected to have a capacity deficit. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects
The 2015-19 Capital Improvement Program (CIP) includes an unfunded project for the renovation of Falls Church High School within the 10-year CIP cycle. This renovation could potentially included capacity enhancements to the school.

Development Impact
Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

Existing (Potential By-right)
For the purposes of the existing student yield calculation the original C-6 zoning will be used because the site was not developed (and the associated school proffers were not paid) under the PDC zoning. C-6 zoning does not permit residential uses.

Proposed

School level	Mid/High-rise Multi-family ratio	Proposed # of units	Estimated Student yield
Elementary	.059	310	18
Middle	.017	310	5
High	.030	310	9
			32 total

2012 Countywide student yield ratios (September 2013)

RECOMMENDATIONS:
Proffer Contribution
A net of 32 new students is anticipated (18 Elementary School, 5 Middle School and 9 High School). Based on the approved Residential Development Criteria, a proffer contribution of $346,400 (32 x $10,825) is recommended to offset the impact that new student growth will have on surrounding schools. It is recommended that the proffer contribution funds be directed as follows:

> *...to be utilized for capital improvements to Fairfax County public schools to address impacts on the school division resulting from [the applicant's development].*

It is also recommended proffer payment occur at the time of site plan or first building permit approval. A proffer contribution at the time of occupancy is not recommended since this does not allow the school system adequate time to use the proffer contribution to offset the impact of new students.

In addition, an "escalation" proffer is recommended. The suggested per student proffer contribution is updated on an annual basis to reflect current market conditions. The amount has decreased over the last several years because of the down turn in the economy and lower construction costs for FCPS. As a result, an escalation proffer would allow for payment of the school proffer based on either the current suggested per student proffer contribution at the time of zoning approval or the per student proffer contribution in effect at the time of development, whichever is greater. This would better offset the impact that new student yields will have on surrounding schools at the time of development. For your reference, below is an example of an escalation proffer that was included as part of an approved proffer contribution to FCPS.

> *Adjustment to Contribution Amounts. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should increase the ratio of students per unit or the amount of contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.*

Proffer Notification
It is also recommended that the developer proffer notification be provided to FCPS when development is likely to occur or when a site plan has been filed with the County. This will allow the school system adequate time to plan for anticipated student growth to ensure classroom availability.

LAP/gjb

Attachment: Locator Map

cc: Sandy Evans, School Board Member, Mason District
Patty Reed, School Board Member, Providence District
Pat Hynes, School Board Member, Hunter Mill District
Megan McLaughlin, School Board Member, Braddock District
Ilryong Moon, Chairman, School Board Member, At-Large
Ryan McElveen, School Board Member, At-Large
Ted Velkoff, School Board Member, At-Large
Jeffrey Platenberg, Assistant Superintendent, Facilities and Transportation Services
Jim Kacur, Cluster II, Assistant Superintendent
Douglas Tyson, Cluster III, Assistant Superintendent
Kevin Sneed, Director, Design and Construction Services
Michael Yohe, Principal, Falls Church High School
Glynn Bates, Principal, Poe Middle School
Brian Butler, Principal, Mason Crest Elementary School

County of Fairfax, Virginia

MEMORANDUM

DATE: February 28, 2014

TO: Michael Lynskey
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No.: RZ/FDP 2014-MA-003**
Tax Map No.: 071-1-20-0002

The 8-inch sewer lines to serve the property for the referenced application do not appear to have adequate capacity to support the development. Therefore, prior to the submission of site plans, the applicant will be required to submit a sewer capacity study for the lines to Wastewater Planning and Monitoring Division for review. If it is determined that any of these lines are inadequate, the applicant will be required to do all the necessary upgrades prior to or concurrent with site plan submission.

FAIRFAX COUNTY
WASTEWATER MANAGEMENT
Quality of Water = Quality of Life

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

Lynskey, Michael

From: Ward, Sandra J.
Sent: Monday, August 11, 2014 8:58 AM
To: Lynskey, Michael
Subject: RE: Markham Place - update

The above set of plans, dated as received by DPZ on August 5, 2014, has been reviewed. These are my comments on this application:

1. A note needs to be added on the plan sheets that all areas identified as fire lanes, fire department turnarounds, fire department access areas or other restricted areas will have bollards, paint, signage and other required identification installed as required prior to structure occupancy.
2. A note needs to be added to the plans that all fire department vehicle accessible areas will be constructed to support their weight. PFM 9-0202.2J(9).

Construction of buildings shall require full compliance with fire protection and access requirements listed in the Statewide Building Code, the Fairfax County Public Facilities Manual and the Statewide Fire Prevention Code as amended by Fairfax County including all fire lane markings. Plans and submittals have been retained by FMO for filing.

Sandra Ward, Engineer III
Fairfax County Fire & Rescue
Fire Prevention – Plans Review
(703) 246 – 4806 : Office
(703) 691-1053 : Fax

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 s submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggared 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
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HC	Highway Corridor Overlay District
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RC	Residential-Conservation
RE	Residential Estate
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SEA	Special Exception Amendment
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
WS	Water Supply Protection Overlay District
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch