



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

December 3, 2014

David S. Houston
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042

RE: Rezoning Application RZ 2014-MA-003

RECEIVED
Department of Planning & Zoning

DEC 16 2014

Zoning Evaluation Division

Dear Mr. Houston:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on December 2, 2014, granting Rezoning Application RZ 2014-MA-003 in the name of Markham Place LLC. The Board's action rezones certain property in the Mason District from the PDC, CRD, HC, and SC Districts to the PRM, CRD, HC, and SC Districts to permit mixed use development, waivers and modifications in a CRD with an overall floor area ratio (FAR) of 2.42, and waiver #4606-WPFM-002-1 to allow underground storm water detention facility in residential development. The subject property is located on the E. side of Markham Street, approximately 263 feet N. of its intersection with Little River Turnpike on approximately 3.44 acres of land, [Tax Map 71-1 ((20)) 2], subject to the proffers dated October 10, 2014.

Please note that on October 30, 2014, the Planning Commission approved Final Development Plan Application FDP 2014-MA-003.

The Board also:

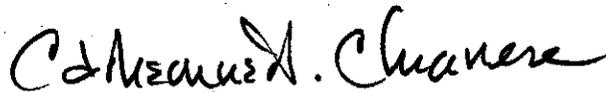
- Modified Section 2-506, Paragraph 2, to allow an architectural projection to exceed maximum height limits, as depicted on the CDP/FDP
- Modified the minimum loading space requirements to allow two indoor loading docks in place of the five spaces required
- Modified Section 17-201, Paragraph 4, to accept 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
- Waived Section 17-201, Paragraph 3a service drive requirement along Little River Turnpike.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
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- Modified Section 17-201, Paragraph 7, to not require installation of “no parking” signs in the area designated as interim street parking on the CDP/FDP
- Approved Waiver #4606-WPFM-002-1 of Section 6-303.8 of the Public Facilities Manual (PFM) to allow an on-site, underground stormwater detention facility in a residential development, subject to the attached conditions, dated April 8, 2014
- Modified Section 11-102, Paragraph 12 and direct the Director of DPWES to modify PFM Section 7-0802, Paragraph 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.
- Directed the Director of DPWES to modify:
 - PFM Section 7-0405, Paragraph 6, to allow a minimum distance of less than 25 feet between entrances, as indicated on the CDP/FDP
 - Tree Preservation Target, per PFM Section 12-0508, Paragraph 3a(3), in lieu of proposed vegetation shown on the CDP/FDP
 - PFM 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 of that shown on the CDP/FDP and/or as proffered

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Penelope Gross, Mason District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay
Michael Davis, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Ajay Rawat, Coordinator, Facilities Planning, Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



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.

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 2nd day of December, 2014, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2014-MA-003**

WHEREAS, Markham Place LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the PDC, CRD, HC and SC Districts to the PRM, CRD, HC and SC Districts, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Mason District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PRM, CRD, HC and SC Districts, and said property is subject to the use regulations of said PRM, CRD, HC and SC Districts, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 2nd day of December, 2014.



Catherine A. Chianese
Clerk to the Board of Supervisors

**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 unit(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 with 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 agree 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 Farnelo
Name: Jonathan Farnelo President of J. Webb, Inc.
Its: General Partner

APPLICANT:

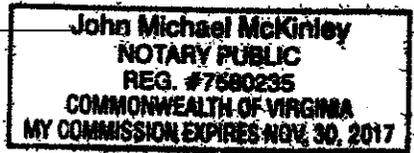
MARKHAM PLACE LLC

By: David Hillman
Name: David H. Hillman
Its: Authorized Agent

Commonwealth of Virginia)
County of Fairfax) to-wit

Subscribed and sworn to before me this 4 day of November, 2014, by David H. Hillman, as authorized agent of Markham Place LLC.

John Michael McKinley
Notary Public



Notary Commission No.:

My commission expires:



MARKHAM PLACE

CONCEPTUAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN



VICINITY MAP 1"=1000'

SHEET INDEX:

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- C-2 NOTES AND TABULATIONS
- C-3 CONTEXT PLAN
- C-4 EXISTING CONDITIONS PLAN
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- C-6 CDR/FDP
- C-7 VEHICULAR CIRCULATION & STRIPING PLAN
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ARCHITECTURAL

- A10 GARAGE LEVEL G-4 & G-5
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- A13 THIRD FLOOR PLAN / GARAGE LEVEL 1
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- A31 NORTH & WEST RENDERED ELEVATIONS
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LANDSCAPE

- L-1 OVERALL LANDSCAPE PLAN
- L-2 LANDSCAPE CALCULATIONS
- L-3 PLANTING NOTES / SPECIFICATIONS
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- L-7 LIGHTING DETAILS

SUPPLEMENTAL

- S-1 AUTOTURN EXHIBIT
- S-2 ULTIMATE ROAD HORIZONTAL / VERTICAL LAYOUT
- S-3 ULTIMATE ROAD SECTIONS
- S-4 UTILITY POLE 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



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



APPLICANT

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

ATTORNEY

REID SMITH, LLP
310 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: PAIK TUGBERK, AIA
(301) 897-9000

ENGINEER

VIKA VIRGINIA LLC
880 GREENSBORO DRIVE, SUITE 200
TYSONS CORNER, VIRGINIA 22022
ATTN: ROBERT COCHRAN, LE
(703) 442-7800

LANDSCAPE ARCHITECT

VIKA VIRGINIA LLC
880 GREENSBORO DRIVE, SUITE 200
TYSONS CORNER, VIRGINIA 22022
ATTN: DOUGLAS KOESSER, RLA, ASLA
(703) 442-7800

TRANSPORTATION

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

NOTES

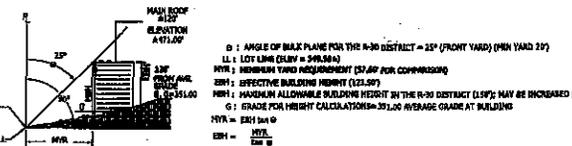
- THE PROPERTY THAT IS THE SUBJECT OF THIS CONYOP CONSISTS OF THE PARCEL IDENTIFIED BY THE FARMAS COUNTY TAX ASSIGNMENT MAP AS 874-1 (200) PARCEL 3. THE PROPERTY IS CURRENTLY ZONED PD, SC, OR, AND HC. THE PURPOSE OF THIS APPLICATION IS TO DEVELOP PARCEL 2 WITH A RESIDENTIAL BUILDING AND TO BE REDZONED TO PD, SC, OR, AND HC.
- THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH 1983.
- THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VIKI VANDERLA, LLC, AND THE CONTOUR INTERVAL IS ONE (1) FOOT (SEE NOTE #3 ON SHEET D-4 FOR SOURCE OF TOPOGRAPHIC INFORMATION).
- THE BOUNDARY INFORMATION WAS PREPARED BY VIKI VANDERLA, LLC.
- THE PROPERTY IS LOCATED IN THE ANNUNDALE PLANNING DISTRICT, ANNUNDALE COMMUNITY BUSINESS CENTER LAND UNIT 4, SUB-UNIT A2 OF THE FARMAS COUNTY COMPREHENSIVE PLAN. THE SITE IS LOCATED WITHIN THE ANNUNDALE COMMERCIAL REZONATION DISTRICT.
- PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
- IF ACQUIRED BY OPDES, 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 CONYOP AND AS REQUIRED BY OPDES DURING SITE PLAN APPROVAL. AN ADEQUATE STORM DRAINAGE SYSTEM WILL BE PROVIDED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL, STANDARDS AND DESIGN CRITERIA OF FARMAS COUNTY. A NUMBER OF UNDERGROUND DETERMINED IN A RESIDENTIAL AREA WAS SUBMITTED UNDER SEPARATE COVER PROPOSED CONCURRENTLY WITH THIS APPLICATION, SEE SHEET C-6 FOR A COPY.
- TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- THE EXISTING STRUCTURE ON THE SUBJECT PROPERTY WILL BE REMOVED. DATE OF CONSTRUCTION WAS 1996.
- THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN A R-30 ZONE, NO FLOODPLAIN, PLJA, OR ENVIRONMENTAL QUALITY CONSERVATION CURRENTLY EXISTS ON THE PROPERTY.
- PLANS OF CLEARING AND GRADING SHOWN ON THE CONYOP ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING, PARTICULARLY IN THE AREA OF PUBLIC RIGHTS OF WAY AND ADJACENTS. THE DEVELOPMENT OF THIS SITE WILL BE IN GENERAL CONFORMANCE WITH THESE LIMITS. PLANS OF CLEARING AND GRADING WILL TAKE INTO CONSIDERATION FINAL SITE ENGINEERING AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY URBAN FORESTER AT THE TIME OF SITE PLAN.
- DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FARMAS COUNTY PLAN PROCESSING AND APPROVAL, SUBJECT TO MARKET CONDITIONS.
- THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET.
- LANDSCAPE OPEN SPACE AS SHOWN HEREON ARE CONCEPTUAL AND MAY BE MODIFIED AT THE TIME OF SITE PLAN IN ACCORDANCE WITH SEC. 15-402 OF THE ZONING ORDINANCE.
- THE BUILDING FOOTPRINTS, GARAGE, PLAZA, WALK AND WALKWAYS REPRESENTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION WITH THE FINAL SITE PLAN. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED BY A MAXIMUM OF 2% SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION, AND THE AMOUNT OF LANDSCAPING AND THE MINIMUM DEPENDS TO THE RESPECTUAL LOT LINES ARE NOT VIOLATED.
- ADDITIONAL SITE FEATURES AND ACCESSORY USES SUCH AS PLAZAS, CANOPIES, FENCES, CONCERES, TRELLIS, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
- PROPOSED DEDICATION AND IMPROVEMENTS ARE ANTICIPATED ALONG HANDBAY STREET, SEE CONYOP.
- THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- THIS 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).
- SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE SECTION 15-403 OR AN ADEQUATE COMPREHENSIVE SIGN PLAN.
- THERE ARE NO SCISSOR ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
- TRANSITIONAL SCREENING AGAINST ADJACENT PROPERTIES IS NOT REQUIRED AS SET FORTH IN E.G. SEC. 15-406 AND THE SUPPLEMENTAL SCREENING AND BARBER HATCHES.
- PARKING LOT LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH E.A. ARTICLE 13 UNLESS WAIVED BY THE DIRECTOR OF DPW & ES.
- THERE ARE NO EXISTING MAJOR UTILITY BASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE. THERE ARE NO MAJOR UNDERGROUND UTILITY GASPIPIES LOCATED ON THIS SITE.
- APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL NUMBER OF DWELLING UNITS, THE AMOUNT OF CELLAR SQUARE FOOTAGE AND THE FINAL USE OF THE BUILDING WITH THE SITE PLAN. THE APPLICANT RESERVES THE RIGHT TO LOCATE SECONDARY AND ACCESSORY USES IN THE BUILDING.
- MODIFICATIONS MAY BE MADE WITH THE SITE PLANS FOR THE SUBJECT PROPERTY PER SECTION 15-403 OF THE ZONING ORDINANCE.
- THE SUBJECT PROPERTY MAY BE EMPLOYED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PARTIAL, ANY PROPOSED SUBDIVISION MAY BE MODIFIED ADJUDICATIVELY BY THE DIRECTOR OF DPW & ES WITHOUT REQUIRING MODIFICATION OF THE CONYOP.
- ACCESSORY AND SECONDARY USES AS IDENTIFIED UNDER ARTICLES 2, 4 AND 10 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING MODIFICATION OF THE CONYOP, THESE USES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - ACCESSORY STRUCTURES
 - PLAZA WALLS
 - FENCES
 - CONCERES, CONCERES, PERENNIAL LAWNS AND OTHER SIMILAR FEATURES
 - OPEN FIRE HAZZONES, FIRE ESCAPES, UNCOVERED STAIRS AND STOPS
 - AIR CONDITIONERS, HEAT PUMPS, BURNING DEVICES AND OTHER SIMILAR EQUIPMENT
 - BUT WINDOVS, DRILLS AND COINMATS
 - ACCESSIBILITY IMPROVEMENTS AND LAWN PARKING SPACE IN FRONT OF THE PROPOSED BUILDING
 - OUTDOOR PATIOS NOT OVER FIVE (5) FEET HIGH ABOVE THE FINISHED GRADE
 - INDICATIVE WALLS FOR LANDSCAPING NOT OVER THREE (3) FEET IN HEIGHT ABOVE THE FINISHED GRADE
 - OUTDOOR CARE SERVICES AREAS
- MARKED CROSSWALK LOCATIONS INDICATED ON THE CONYOP ARE CONCEPTUAL. FINAL LOCATIONS SHALL BE DETERMINED AT SITE PLAN AND UNDER VOOT APPROVAL AND MAY BE MODIFIED WITHOUT THE NEED FOR A CONYOP.
- THE FINAL LOCATION AND TYPE OF ACCESSIBLE WALKWAYS AND STREET ACCESSIBLE PARKING SPACE LOCATIONS SHALL BE DETERMINED AT SITE PLAN.
- ALL ENTRANCES ON PUBLIC STREETS SHALL TYPICALLY BE CONSTRUCTED AS VOOT STANDING ENTRANCE UNLESS INDICATED OTHERWISE AND AS DETERMINED BY VOOT.
- ALL IMPROVEMENTS IN THE PUBLIC SPACE INCLUDING LANDSCAPING, LAWN USE AND BIRD DEVIATIONS (EX. INTERVA, OR PLANNED) ARE SUBJECT TO REVIEW AND APPROVAL BY VOOT AT THE TIME OF FINAL SITE PLAN AND MAY BE MODIFIED WITHOUT THE NEED FOR CONYOP OR CONYOP AMENDMENT.

DEVELOPMENT TABULATIONS OVERALL

SITE AND BUILDING TABULATIONS

SITE AREA 150,000 SF OR 3.4433 AC
 SITE AREA FOR DENSITY PURPOSES 148,000 SF OR 3.3742 AC R²
 *NOTE: THE 20 FOOT STRIP OF PROPERTY, WHICH EXCEEDS FROM THE MAIN SITE TO LITTLE RIVER TURNPIKE (ROUTE 256) IS NOT INCLUDED FOR DENSITY PURPOSES IN THE PAR CALCULATION. THE 20 STRIP AREA TOTALS 8,018 SF.
 PROPOSED ZONING PD, OR, HO AND SO
 GROSS FLOOR AREA
 RESIDENTIAL 248,200 +/- SF
 NON-RESIDENTIAL 8,000 +/- SF
 TOTAL 256,200 +/- SF
 FLOOR AREA RATIO R² 2.42
 NUMBER OF DWELLING UNITS MULTIFAMILY UP TO 210
 AFFORDABLE DWELLING UNITS (ADUM) AND WORKFORCE DWELLING UNITS (WDUM)
 THIS BUILDING IS EXEMPT FROM THE AFFORDABLE DWELLING UNIT (ADUM) PROGRAM AND ORDINANCE PURSUANT TO SECTION 8-200(1) OF THE ZONING ORDINANCE. THE APPLICANT WILL ADDRESS THE WORKFORCE DWELLING POLICY AND RECOMMENDATION IN THE ANNUNDALE COMMUNITY BUSINESS CENTER, WORKFORCE UNITS WILL BE IN THE AMOUNT STATED IN THE PROFFERS.
 MAXIMUM BUILDING HEIGHT MAIN STRUCTURE 120 FT AVE. GRADE = 361.200+
 OPEN SPACE
 REQUIRED 30% 21,000 SF (105,000 +/-) SEE SHEET L-4 FOR PARKING AND BOLLARD FIELD
 PROVIDED 33% 27,000 SF
 DEVELOPED RECREATIONAL OPEN SPACE + 14,000 SF (INCLUDES AREA TO BE DEDICATED)

BULK PLANE ILLUSTRATION FOR 12 STORY BLDG.



R-30 BULK PLANE ILLUSTRATION

THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE PD DISTRICT. THIS GRADING DEVIATION OF THE R-30 DISTRICT REQUIREMENT IS FOR REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR. 4 OF SECTION 15-403 OF THE ZONING ORDINANCE. ACTUAL YARD AND BUILDING HEIGHTS ARE SHOWN ON THE CONYOP.

PARKING AND LOADING TABULATIONS

PRODUCT TYPE	UNIT/STEP	CODE NO.	PARKING RATE	REQ. PARKING	PROVIDED PARKING
Residential	ADUM	1.1	1.0/UNIT	408	408
Non-Residential	1,000 SF	5.3	1/1,000 SF	33	33
				371	441

RETAIL, SALES ESTABLISHMENT REQUIREMENTS: ONE (1) SPACE PER 200 SF OF NET FLOOR AREA FOR THE FIRST 1,000 SF, PLUS SIX (6) SPACES PER EACH ADDITIONAL 1,000 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-8 OF CONYOP) CAN ACCOMMODATE MULTIPLE VEHICLES. (UP TO 2)

Building Unit Count	12th Floor		11th Floor		10th Floor		9th Floor		8th Floor		7th Floor		6th Floor		5th Floor		4th Floor		3rd Floor		2nd Floor		1st Floor	
	Residential	Commercial																						
12th Floor	8	24	8	24	8	24	8	24	8	24	8	24	8	24	8	24	8	24	8	24	8	24	8	24
11th Floor	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24
10th Floor	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24
9th Floor	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24
8th Floor	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24
7th Floor	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24
6th Floor	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24
5th Floor	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24
4th Floor	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24
3rd Floor	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24
2nd Floor	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24
1st Floor	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24	4	24
Total	40	240	40	240	40	240	40	240	40	240	40	240	40	240	40	240	40	240	40	240	40	240	40	240

Product Type	Unit/Step	Code No.	Parking Rate	Req. Parking	Provided Parking
Residential	ADUM	1.1	1.0/UNIT	408	408
Non-Residential	1,000 SF	5.3	1/1,000 SF	33	33
				371	441

WAIVERS AND MODIFICATIONS

ZONING ORDINANCE MODIFICATIONS REQUESTED

- WAIVER AND/OR MODIFICATION OF ZONING ORDINANCE SECTION 2-206-2 PAR. 2 TO ALLOW AN ARCHITECTURAL PROJECTION TO EXCEED MAXIMUM HEIGHT LIMITS, AS DEFINED ON THE CONYOP.
- 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.
- WAIVER AND/OR MODIFICATION OF ZONING ORDINANCE SECTION 11-202-4 REQUIRING LOADING SPACES BE LOCATED NO MORE THAN 40' FROM A TRANSITWAY.
- WAIVER AND/OR MODIFICATION OF ZONING ORDINANCE SECTION 17-201, PAR. 3A SERVICE DRIVE REQUIREMENT ALONG LITTLE RIVER TURNPIKE.
- MODIFICATION OF SECTION 11-201 TO ACCEPT THE PROPOSED IMPROVEMENTS, AS SHOWN ON THE CONYOP, AS EXCEEDING ALL ROADWAY DEDICATION AND CONSTRUCTION REQUIREMENTS AT SITE PLAN STAGE.
- 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 CONYOP.

PFM WAIVERS REQUESTED

- PFM - SECTION 6
 1. WAIVER #4655-WPFD-0031 OF SECTION 6-302.8 OF THE PUBLIC FACILITY MANUAL TO ALLOW AN ON-SITE, UNDERGROUND STORM WATER DETENTION FACILITY IN A RESIDENTIAL DEVELOPMENT.
- PFM - SECTION 7
 1. A MODIFICATION OF SECTION 7-2002 PAR. 2 OF THE PFM AND SECTION 11.110 PAR. 2 OF THE ZONING ORDINANCE TO ALLOW FOR THE PROVISIONS, OF NO MORE THAN FOUR PERCENT (4%) OF THE STALL AREA OF STRUCTURAL COLLAPSE SITE PARKING SPACES IN THE BUILDING STRUCTURE AND TO ALLOW THESE PARKING SPACES TO COURT TOWARDS THE NUMBER OF PARKING SPACES REQUIRED.
- PFM - SECTION 12
 1. A MODIFICATION OF SECTION 7-2005 PAR. 2 TO ALLOW A MINIMUM DISTANCE OF LESS THAN 15 FEET BETWEEN ENTRANCES, AS INDICATED ON THE CONYOP.
- PFM - SECTION 13
 1. MODIFICATION OF SECTION 13-2001 PAR. 2 TO PERMIT THE REDUCTION OF THE MINIMUM PLANTER COVERING AREA FOR TREES USED TO SATISFY THE TREE COVER REQUIREMENT, IN FAVOR FOR OF TWO SHOWING ON THE CONYOP AND AS PROVIDED.

SOILS MAP 1"=500'



SOIL TYPE CLASSIFICATION:

05 - URBAN LAND
 TO W/ # 07-1000 PAR. 1



MARGHAM PLACE
 ANNUNDALE DISTRICT
 FARMAS COUNTY, VIRGINIA

NOTES AND TABULATIONS

VIA REVISIONS

REV.	DATE	BY	CHK.
REV. 1/10/2024			
REV. 4/25/2024			
REV. 10/25/2024			
REV. 11/15/2024			
REV. 1/28/2025			
REV. 1/27/2025			
DATE: DEC 12, 2025			
DES.	DES.	CHK.	CHK.
SCALE: AS SHOWN			
PROJECT FILE NO. VYPS13A			
SHEET NO. C-2			



VIVA
 ARCHITECTS
 PLANNERS LANDSCAPE ARCHITECTS SURVEYORS INTERIORS DESIGNERS
 1000 UNDERWOOD AVE. SUITE 200 TORONTO, ONTARIO M5G 1K2
 (416) 593-1111
 WWW.VIVA.A.COM

MARKHAM PLACE
 WARDEN DISTRICT
 PARRIS COUNTY, VIRGINIA

CONTEXT PLAN

VIVA REVISIONS

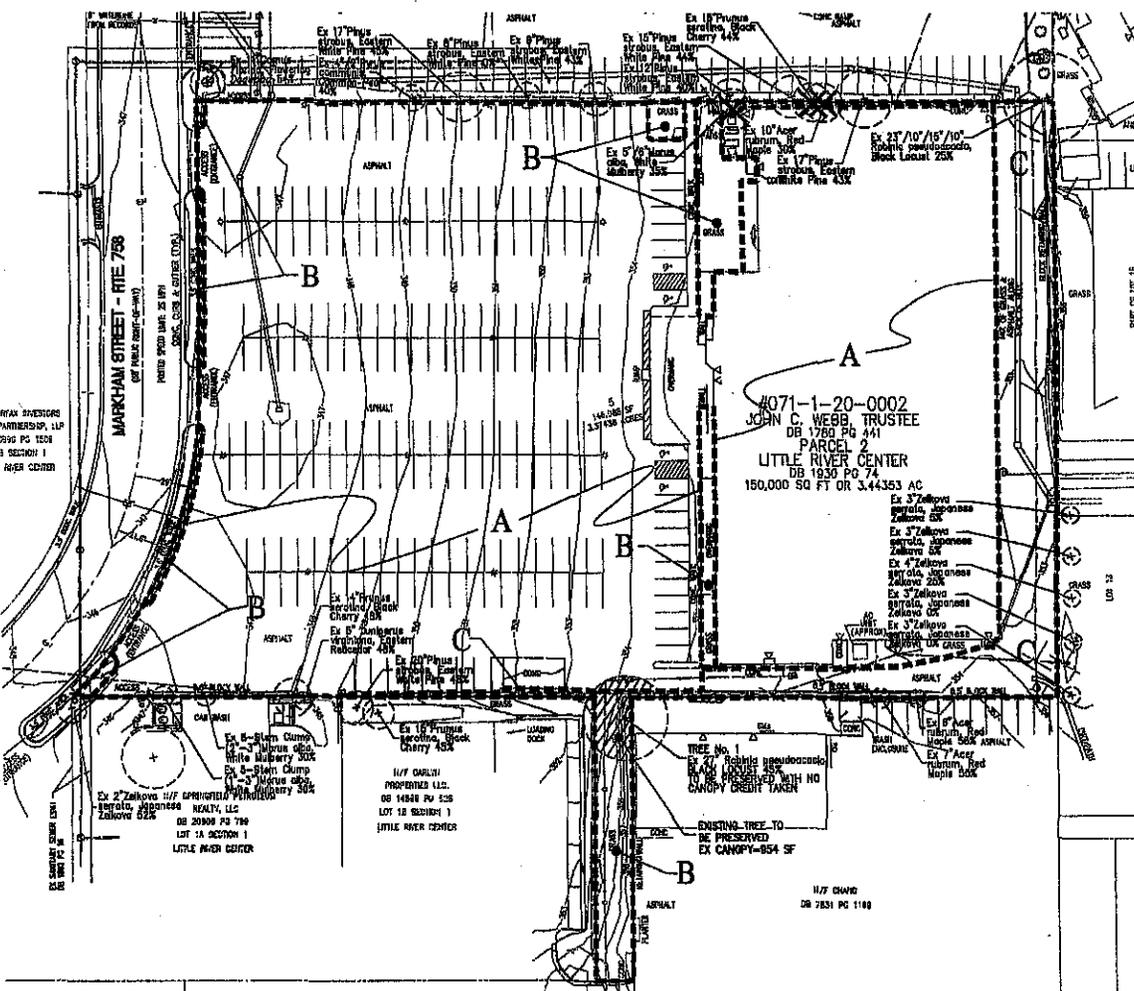
REV.	DATE	BY	CHK	APP
REV. 10/10/2014				
REV. 9/29/2014				
REV. 8/27/2014				
REV. 7/18/2014				
REV. 4/28/2014				
REV. 1/22/2014				

DATE: DEC. 15, 2013

DES.	CHK.	APP.

SCALE: 1"=100'
 PROJECT FILE NO. W7025A
 SHEET NO. C-3





EXISTING VEGETATION TABLE - MARKHAM APARTMENTS

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED / MAINTAINED	N/A	129,096 SF (2,903 AC)	N/A	N/A	DEVELOPED BOWLING FACILITY WITH SURFACE PARKING.
"B"	DEVELOPED & MAINTAINED LANDSCAPING	N/A	7,840 SF (0.180 AC)	POOR/FAR	SEE COVER TYPE TABLE	VARIOUS TREE SPECIES WITH LAWN / TURF AREA SPACES.
"C"	DEVELOPED / MAINTAINED SEM-PERMANENT AREA	N/A	13,070 SF (0.300 AC)	0000	SEE COVER TYPE TABLE	SEM-PERMANENT LANDSCAPING / 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 americana - Black Cherry
 Robinia pseudoacacia - Black Locust

EVM NARRATIVE

100% OF THE SUBJECT SITE HAS BEEN DEVELOPED AS A BOWLING RECREATION FACILITY WITH ASSOCIATED PARKING AND PERIPHERAL LANDSCAPING. ONE OF THE TREE SPECIES INVENTORY AND ASPHALT PARKING AREAS OF THE SITE ARE / TREE COVER SPACES. MOST OF THE LANDSCAPING AREAS ARE UNMAINTAINED. THE MAJORITY OF THE TREES INVENTORY APPEAR TO BE VOLUNTARY PLANT MATERIAL THAT HAS COME TO BEED BY NATURAL CAUSES. THESE TREES INVENTORY WOULD BE CONSIDERED OF LOW VALUE AND SHOULD NOT BE CONSIDERED TO BE PRESERVED. THE REMAINING SIX OF THE TREE SPECIES ARE A SEMI-PERMANENT AREA. THE REMAINING SIX OF THE TREE SPECIES ARE A SEMI-PERMANENT AREA. THE REMAINING SIX OF THE TREE SPECIES ARE A SEMI-PERMANENT AREA. THE REMAINING SIX OF THE TREE SPECIES ARE A SEMI-PERMANENT AREA.

NOTE:
 SEE EVM NARRATIVE NUMBER 8 ON SHEET C-2. SEE TREE PRESERVATION TARGET DETAILED REQUEST ON THIS SHEET.

Markham Place
 Table 12.9 Tree Preservation Target Calculations and Statements

Item	Description	Value	Reference
A	Pre-development total of existing tree canopy (total of all trees on site)	129,096 SF	Table 12.8
B	Percentage of pre-dev tree canopy to be preserved	10.0%	Table 12.9
C	Percentage of tree canopy to be preserved (total of all trees on site)	12,909 SF	Table 12.8
D	Percentage of tree canopy to be preserved (total of all trees on site)	12,909 SF	Table 12.8
E	Percentage of tree canopy to be preserved (total of all trees on site)	12,909 SF	Table 12.8
F	Has the Tree Preservation Target been met?	No	Table 12.9
G	Has the Tree Preservation Target been met?	No	Table 12.9
H	Has the Tree Preservation Target been met?	No	Table 12.9
I	Has the Tree Preservation Target been met?	No	Table 12.9
J	Has the Tree Preservation Target been met?	No	Table 12.9

PLAN PREPARED BY NELSON P. BROWNER, R.A.
 R.A. CERTIFIED ARBORIST No. WA-172044
 SIGNATURE: [Signature] DATE 10/14/2014

LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE PRESERVED WITH NO CANOPY CREDIT TAKEN

October 09, 2014

Mr. Keith Cline, Director UPWD
 Forest Conservation Branch, UPWD
 Department of Public Works and Environmental Services
 1848 Government Center Parkway, Suite 518
 Fairfax, Virginia 22033-0503

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 Gunpowder Community Business Center (CBC) within the Alexandria Planning District per the 2013 Fairfax County Comprehensive Plan. The above referenced site, Markham Place, is associated with the existing Conceptual Development Plan / Final Development Plan (CDP/FDP) submitted on 01/14/2014 and FDP 12/14/2014. The deviation is requested to be made under the following tree preservation conditions as outlined in the Fairfax County Public Facilities Manual (PFM), they are as follows:

12-002E (R2) - 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 at 18-0000 et seq.

12-002B (R2) - where construction activities could be reasonably expected to impact existing trees or landscaped areas used to meet the Tree Preservation Target in the future. This would not apply to the building and site work as the subject site is a subdivision of 10 years in existence with the post-construction standards for trees and landscaped areas provided in PFM 12-10-000 and 12-10-005.

The total existing on-site canopy is 12,909 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 replaced as replacement trees which will grow to meet the target canopy. Additionally, an on-site vegetation condition inspection revealed the subject vegetation has largely not been maintained and in fact shows many areas where the vegetation is in significant decline, with poor structure, buttress by invasive plant material and in circumstances generally. Overall, the existing vegetation provides little canopy credit and does not provide any value vegetation. Along the south boundary an existing tree, located near the existing one (1), is specified to be preserved. The subject tree has 95% of existing canopy. However, tree's existing canopy area has not surfaced into the landscape conceptual plan (Table 12.9 et seq.). A significant portion of the site will be used for existing features (existing building and parking canopy). The re-development will include major reduction of the utility infrastructure.

WPA 10/09/14
 1180 Government Center, Suite 200 A, Alexandria, Virginia 22304-7200
 Markham, VA • 703.648.1200 • www.fairfaxva.gov

Mr. Keith Cline, Director UPWD
 Forest Conservation Branch, UPWD
 Department of Public Works and Environmental Services
 1848 Government Center Parkway, Suite 518
 Fairfax, Virginia 22033-0503
 Mark 2014

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

The basis for this deviation is determined on a result of the site engineering necessary within the portion of the Alexandria CBC and the above and proposed tree values of the existing vegetation. The proposed canopy for the site in PFM which has a 10% canopy requirement. With the re-development of the site the tree vegetation requirements cannot be fulfilled.

It is hereby requested that UPWD approve a deviation to the Tree Preservation Target in order to meet the proposed landscape design which will be provided and installed the 10-year tree canopy requirements. Please refer to the conceptual landscape plan for the landscape design, landscape and construction prepared with this application.

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,
 Nelson P. Browner, R.A.

Nelson P. Browner, R.A.
 Landscape Architect (VA Certified Arborist)
 Associate

NPB/npb

1848 Government Center, Suite 200 A, Alexandria, Virginia 22304-7200
 Markham, VA • 703.648.1200 • www.fairfaxva.gov



PROJECT: MARKHAM PLACE LANDSCAPE ARCHITECTURE: SURVEYING: SUBMITTANCE: CONSTRUCTION: 10/14/2014
 WPA 10/09/14
 1180 Government Center, Suite 200 A, Alexandria, Virginia 22304-7200
 Markham, VA • 703.648.1200 • www.fairfaxva.gov

MARKHAM PLACE
 PARKING DISTRICT
 FAIRFAX COUNTY, VIRGINIA

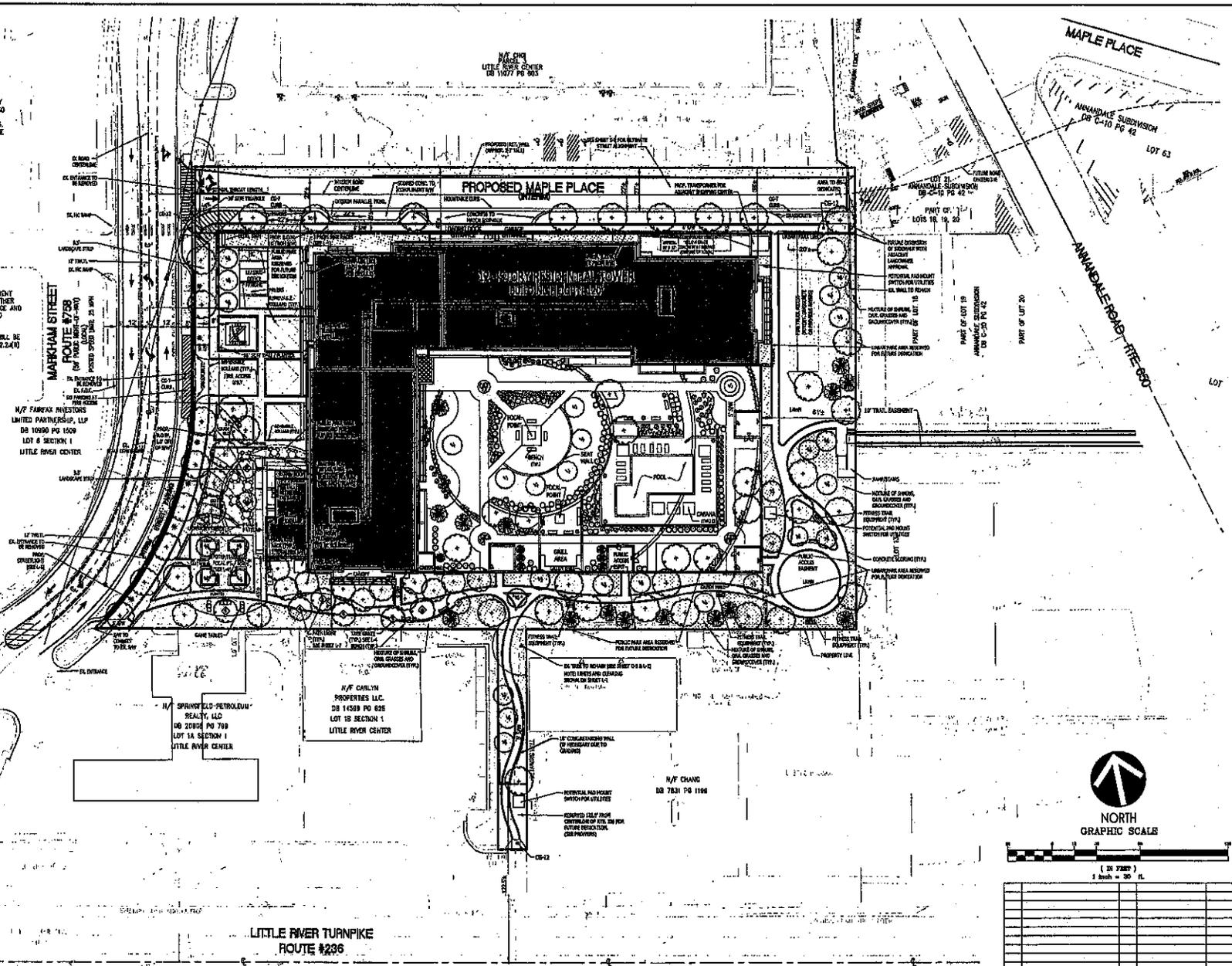
EXISTING VEGETATION MAP

VKA REVISIONS

NO.	DATE	DESCRIPTION
1	10/10/2014	ISSUED FOR PERMIT
2	10/14/2014	REVISED PER TREE PRESERVATION TARGET
3	10/14/2014	REVISED PER TREE PRESERVATION TARGET
4	10/14/2014	REVISED PER TREE PRESERVATION TARGET
5	10/14/2014	REVISED PER TREE PRESERVATION TARGET
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100	10/14/2014	REVISED PER TREE PRESERVATION TARGET

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 NORTHBOUND 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 ADJUTING STREETS. THE FORM OF THE PUBLIC ACCESS EASEMENTS SHALL BE ACCEPTABLE TO THE COUNTY ATTORNEY.

NOTE:
 1. ALL AREAS IDENTIFIED AS FIRE LINES, 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 HEIGHT. (PTM 8-0202.2.4.1)



VIVA
 VIVA ARCHITECTURE
 1000 UNIVERSITY AVENUE, SUITE 200
 ANNAPOLIS, MARYLAND 21403
 (410) 293-1100
 WWW.VIVA.A.A.A.R.C.

MARGHAM PLACE
 PHOENIX DISTRICT
 PUBLIC COUNTY, VIRGINIA

C/D/P/FDP

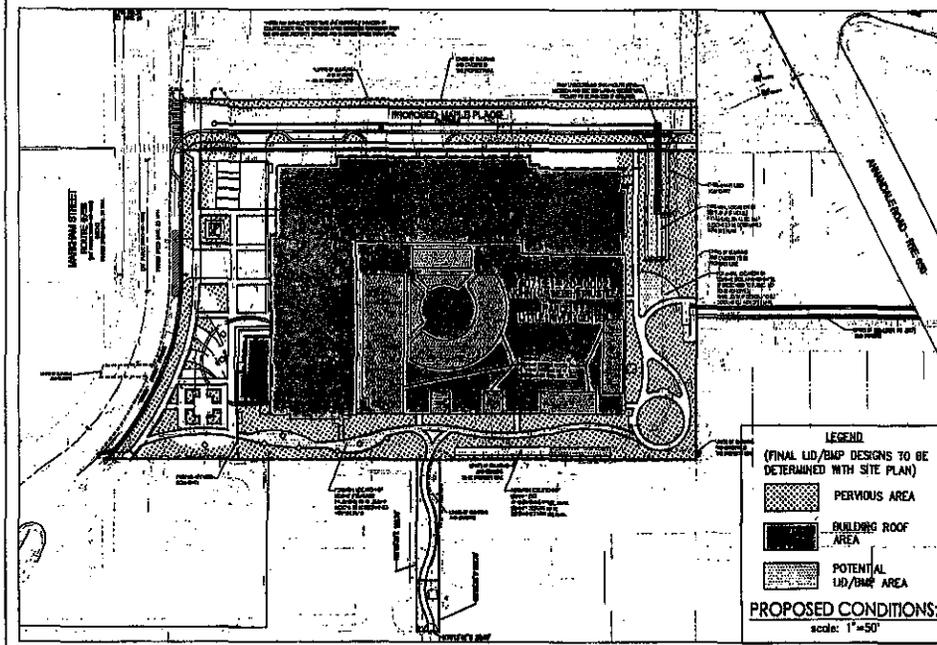
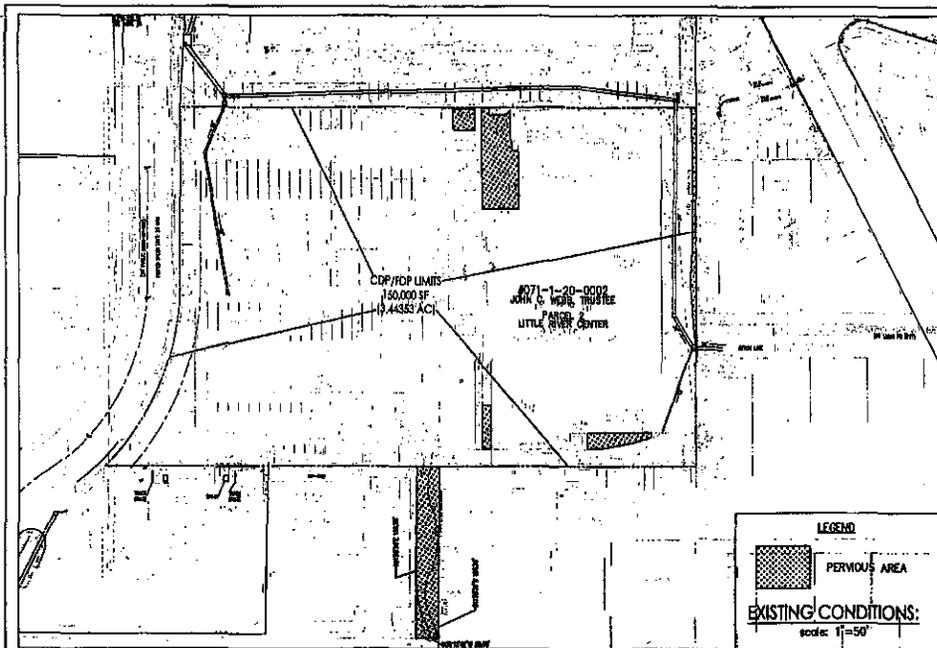
VIVA REVISIONS

REV.	DATE	DESCRIPTION	BY	CHK.
REV. 10/20/2014				
REV. 02/25/2014				
REV. 08/26/2014				
REV. 7/18/2014				
REV. 4/28/2014				
REV. 1/27/2014				
DATE: DEC. 13, 2013				
DES.	DLK	OWN.	DLK	
SCALE:	1"=30'			
PROJECT/FILE NO.	97732A			
SHEET NO.	C-6			

NO.	DESCRIPTION	APPROVED	DATE

REVISION APPROVED BY:
 DIVISION OF DESIGN REVIEW

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



STORMWATER RUNOFF COMPUTATIONS (I_p = 5 min)

REDEVELOPMENT RUNOFF:
 10.345 AC
 IMPERVIOUS=3.87 AC
 PERVIOUS=6.47 AC
 C=0.47
 I_p=5.0, I₀=7.27
 Q₂₄= 18.23 CFS, Q₁₀= 21.78 CFS

EXISTING DEVELOPMENT RUNOFF:
 1.04 AC
 IMPERVIOUS=0.73 AC
 PERVIOUS=0.31 AC
 C=0.37
 I_p=5.0, I₀=7.27
 Q₂₄= 14.44 CFS, Q₁₀= 19.23 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 80% IMPERVIOUS WITH NO EVIDENCE OF EXISTING STORMWATER MANAGEMENT FACILITIES ON SITE FROM RECORD OR VISUAL INSPECTION. THE PROPOSED SITE WILL BE APPROXIMATELY 70% IMPERVIOUS AND WILL PROVIDE STORMWATER MANAGEMENT IN ACCORDANCE WITH THE 2009 STATE SWMP REGULATIONS AND THUS THE ASSOCIATED PPM WATER QUALITY REQUIREMENT FOR REDEVELOPMENT AS DESCRIBED IN PPM SECTION 6-401.01. THE SITE WILL BE GRANTING THROUGH THE PROCESS OUTLINED IN FARRAX 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 GRAZE INLETS AND IS COLLECTED OFFSITE VIA AN EX 18" RCP STORM. THE 18" STORM THEN CONDUCTS TO AN EX 30" RCP STORM DRAIN AND IS CONVEYED IN A NORTHERLY DIRECTION. THE PORT DEVELOPED RAINAGE 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 PPM REQUIREMENTS, AS REFERENCED ABOVE. A WAIVER TO FORGO UNDERGROUND DETENTION FACILITIES IS REQUESTED IF ADDITIONAL DETENTION IS REQUIRED TO MEET LEED REQUIREMENTS.



VA STATE GRID NORTH
 GRAPHIC SCALE
 1" = 100'

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 80% 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 70% (2.71 AC) IMPERVIOUS AND WILL PROVIDE STORMWATER MANAGEMENT IN ACCORDANCE WITH THE 2009 STATE SWMP REGULATIONS AND THUS THE ASSOCIATED PPM WATER QUALITY REQUIREMENT FOR REDEVELOPMENT AS DESCRIBED IN PPM SECTION 6-401.01. THE SITE WILL BE GRANTING THROUGH THE PROCESS OUTLINED IN FARRAX COUNTY TECHNICAL BULLETINS 14-04 AND 14-06.

THE CALCULATION BELOW GIVES THE REQUIRED PHOSPHOROUS REDUCTION FOR THE SUBJECT SITE (PPM SECTION 6-401.02):

$$RP = [(1 - 0.8) / (0.8 + 1)] \times 100$$

$$RP = [(1 - 0.8) / (0.8 + 1)] \times 100$$

$$RP = -0.22\% \text{ REMOVAL REQUIRED}$$

AS EVIDENCED BY THE CALCULATION ABOVE, THE SIGNIFICANT REDUCTION OF IMPERVIOUSNESS FOR THE SUBJECT DEVELOPMENT RESULTS IN A NEGATIVE PHOSPHOROUS REMOVAL REQUIREMENT. THEREFORE, THE PROPOSED REDEVELOPMENT AND ITS ASSOCIATED REDUCTION OF IMPERVIOUS AREA WILL RESULT IN IMPROVED WATER QUALITY AND MEETS THE SWMP REDEVELOPMENT REQUIREMENTS AS SET FORTH IN THE PPM FOR COMPARISON PURPOSES. IF THE SITE WERE REDEVELOPED WITH THE SAME INTENSITY AS THE EXISTING CONDITIONS, A 100% PHOSPHOROUS 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/SMP FACILITIES MAY ALSO BE INCORPORATED TO PROVIDE ADDITIONAL WATER QUALITY TO MEET LEED REQUIREMENTS.

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

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

LEED NARRATIVE:

IN ADDITION TO COMPLYING WITH THE PPM REQUIREMENTS, THE SUBJECT DEVELOPMENT SHALL IMPLEMENT STRATEGIES TO MEET THE REQUIREMENTS OF LEED SS 8.1 AND SS 8.2 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 STORMWATERS, JELLYTENS, ETC.) MAY BE USED TO AUGMENT THE PROPOSED LIDS/SMPs.

UNDERGROUND DETENTION WAIVER REQUEST



March 18, 2014

Mr. Dwight Kharr
 Public County
 Chief Environmental Right over - 8160 Rowan Center
 10000 Commonwealth Center Parkway
 Fairfax, VA 22033

RE: **Underground SWM/SMP Waiver Request (PPM)**
 Marchmont Apartments
 30777 2024-0002
 Fairfax County Tax Map # P1-A-0208-B
 VWA# 17778854

Mr. Kharr:

On behalf of our client, we are submitting this request to waive the requirement of section 6-401.01 of the Fairfax County Public Health Ordinance (PPM) regarding the use of underground stormwater facilities in residential developments. The intent herein of the proposed development does not intend to be converted to grade where Winter Management (WMA) facilities, necessitating the facilities be placed underground. It is anticipated that the significant reduction of imperviousness from the existing conditions in this proposed development will allow the WMA components to be met under the development criteria per PPM section 6-401.01. The reduction in the imperviousness will also result in a reduction in potential runoff thereby addressing other PPM requirements. The proposed residential facility will be within 10' additional detention is required in addition to LEED credits or to address potential adequacy of rainfall issues. The proposed stormwater facility will be located in the parking area to the site and will capture/runoff from the drive aisle and the proposed building footprint. The final site, configuration and location may be required during final engineering.

Accompanying this waiver request are several attachments. These include preliminary information regarding the location and dimensions of the proposed WMA facility. Additional information type and location of storm ponds for the proposed facility have been included on the attached sheets accompanying this waiver request. The WMA facility will have two separate chambers (detention and storm water). The storm water chamber will have one accessible 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/level areas, addressing the standard concerns regarding access points to storm areas. With the release of access to the facility via located in the exterior drive, note that the plan includes whether the final landscape design of the facility is subject to change.

Mr. Kharr
 8160 Rowan Center
 10000 Commonwealth Center Parkway
 Fairfax, VA 22033
 March 18, 2014
 Page 2 of 2

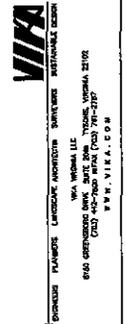
It is noted that due to the high number of residential units proposed in the subject development, care for maintaining and/or replacing these WMA facilities are not expected to place a significant burden on the town or city residents.

City of
 VWA Virginia, LLC

Edward J. Ignazio, PE
 Senior Project Manager/Vice President

EJI/enc

Attachment: (A) CDP/POP Report (to be located elsewhere)
 (B) Preliminary Site/Unit Information and Sheets

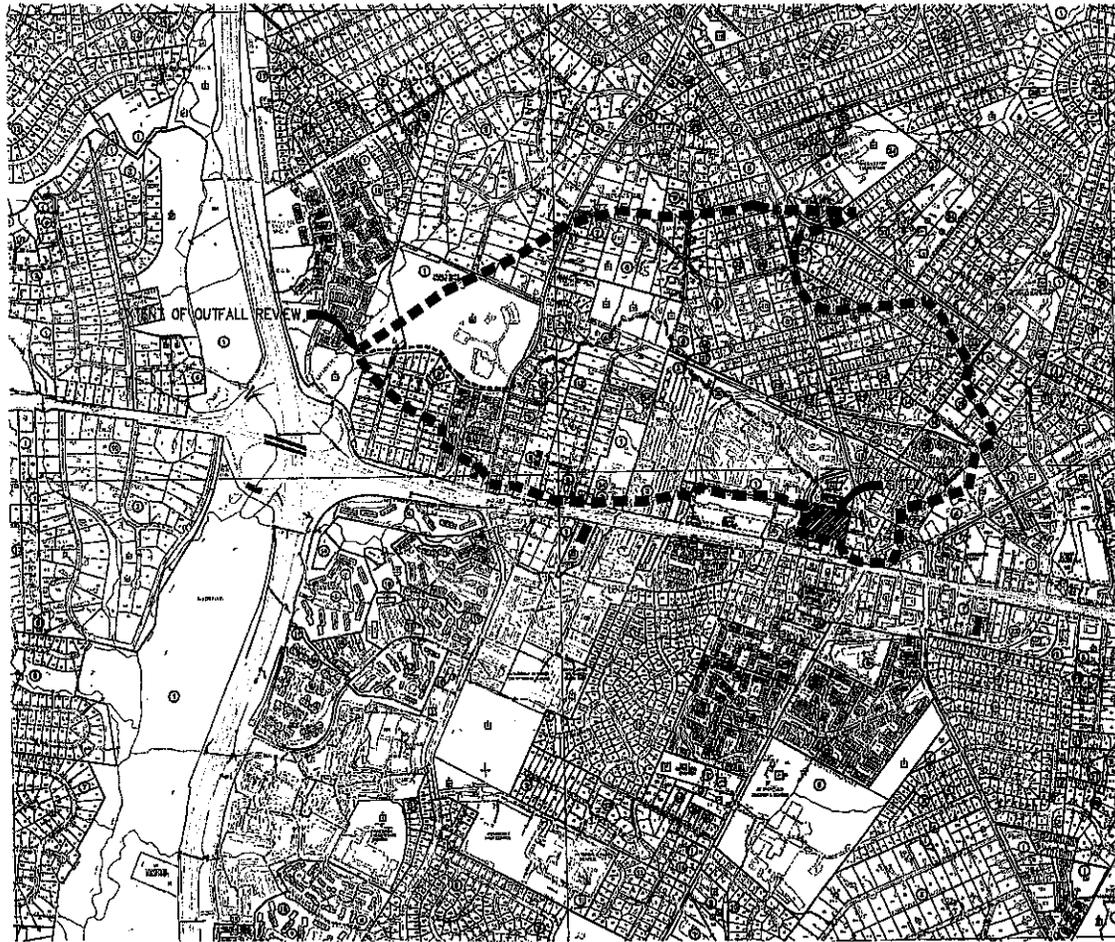


MARCHAM PLACE
 FAIRFAX DISTRICT
 FAIRFAX COUNTY, VIRGINIA

STORMWATER
 MANAGEMENT PLAN
 AND COMPUTATIONS

VWA REVISIONS

REV.	DATE	DESCRIPTION
REV. 01/07/2014		
REV. 02/04/2014		
REV. 05/08/2014		
REV. 7/18/2014		
REV. 10/19/2014		
REV. 10/27/2014		
DATE:	DATE:	DATE:
DD:	MM:	YY:
SCALE:	1"=50'	
PROJECT/FILE NO:	WV2534	
SHEET NO.:	C-5	



DRAINAGE AREA MAP
scale: 1"=400'

ADEQUATE OUTFALL NARRATIVE

THE SUBJECT PROPERTY IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 071-1 (200) 0000 AND IS LOCATED NORTH OF LITTLE RIVER TURNPIKE AND EAST OF MARKHAM STREET. THE SUBJECT PROPERTY IS CURRENTLY ZONED C-4-F 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 18" 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 30" STORM THAT SERVES THE FIRST OUTFALL. FLOWS FROM THIS 30" STORM ARE CONVEYED IN A NORTHERLY AND THEN GENERALLY WESTERLY DIRECTION WITHIN A CLOSED CONDUIT SYSTEM AND ULTIMATELY INTO AN EXISTING NATURAL WOODS CHANNEL AND INTO THE COON BRANCH TRIBUTARY OF ACCOCHUK 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 256 ACRES. EAST OF 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 requirements with justification shall be submitted. Note: Deviations will be noted upon receipt. 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 (S-011, S1 & S2) Special Exceptions (S-011, S1 & S2)
Cluster Subdivision (S-013, (O & N)) Commercial Rehabilitation Ordinance (S-022, SA (S1) & (S4))
Development Plans (PDC) District (S-202, S & A) PDC Plan (S-202, S & A)
PDC or District (Special PDC) (S-202, S & A) PDC District (S-202, S & A)

- 1 Plans in 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 limit of clearing and grading incorporating the stormwater management facility(ies), stormwater pipe systems and outlet protection, pond spillways, access roads, site details, energy dissipation devices, and stream stabilization measures as shown on Sheet 03-B-0.
- NA 3 Provide:

Facility Name / Type & No.	Orifice area served (sq ft)	Orifice area (sq ft)	Drainage area (sq ft)	Footprint area (sq ft)	Storage Volume (cu ft)	Height (ft)
STORMWATER MANAGEMENT FACILITY(IES)						
OUTLET						
- 4 Orifice drainage channels, outfalls and pipe systems as shown on Sheet 03-B-0
Pond inlet and outlet pipe systems are shown on Sheet 03-B-0.
- NA 5 Maintenance access (and) to stormwater management facility(ies) are shown on Sheet 03-B-0.
Type of maintenance access road surface noted on EA 03-B-0 asphalt, concrete, stone, etc.
- NA 6 Landscaping and tree preservation shown to and near the stormwater management facility is shown on Sheet 03-B-0.
- 7 A stormwater management narrative which contains a description of how detention and best management practice requirements will be met is provided on Sheet 03-B-0.
- 8 A description of the existing conditions of each managed site outfall extended downstream from the site to a point which is at least 500 times the site area or which has a drainage area of at least one square mile (if it occurs) is provided on Sheet 03-B-0.
- 9 A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 03-B-0.
- 10 Existing topography with contours and/or elevations of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet 03-B-0.
- 11 A submittal review is required 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

VIKA
ENGINEER ARCHITECT LANDSCAPE ARCHITECTURE SURVEYOR SITEWORK DESIGN
1000 COMMONWEALTH DRIVE, SUITE 200, FARMERSVILLE, VIRGINIA 22122
(703) 426-7800
WWW.VIKA.COM

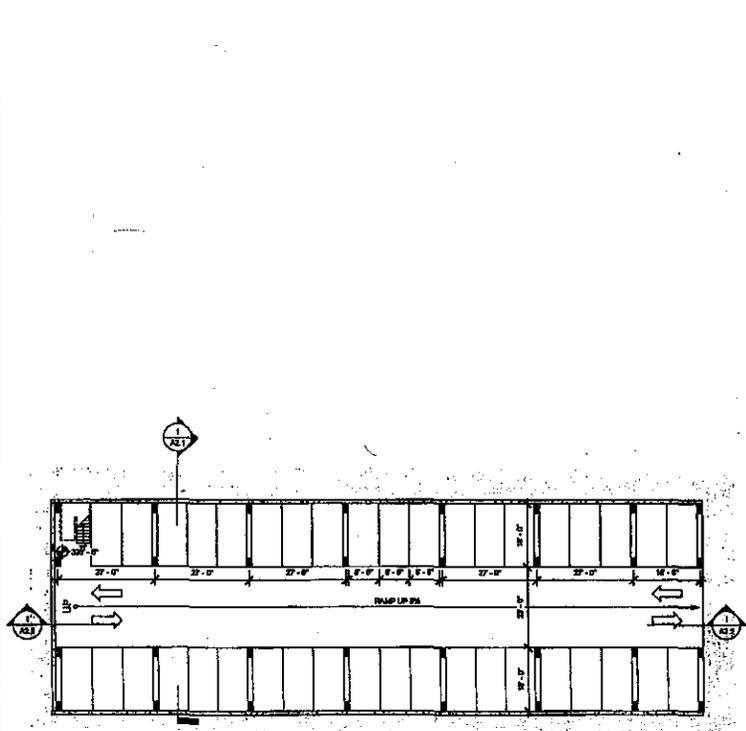
MARKHAM PLACE
INDUSTRIAL CONSTRUCTION
FAIRFAX COUNTY, VIRGINIA

ADEQUATE OUTFALL PLAN AND NARRATIVE

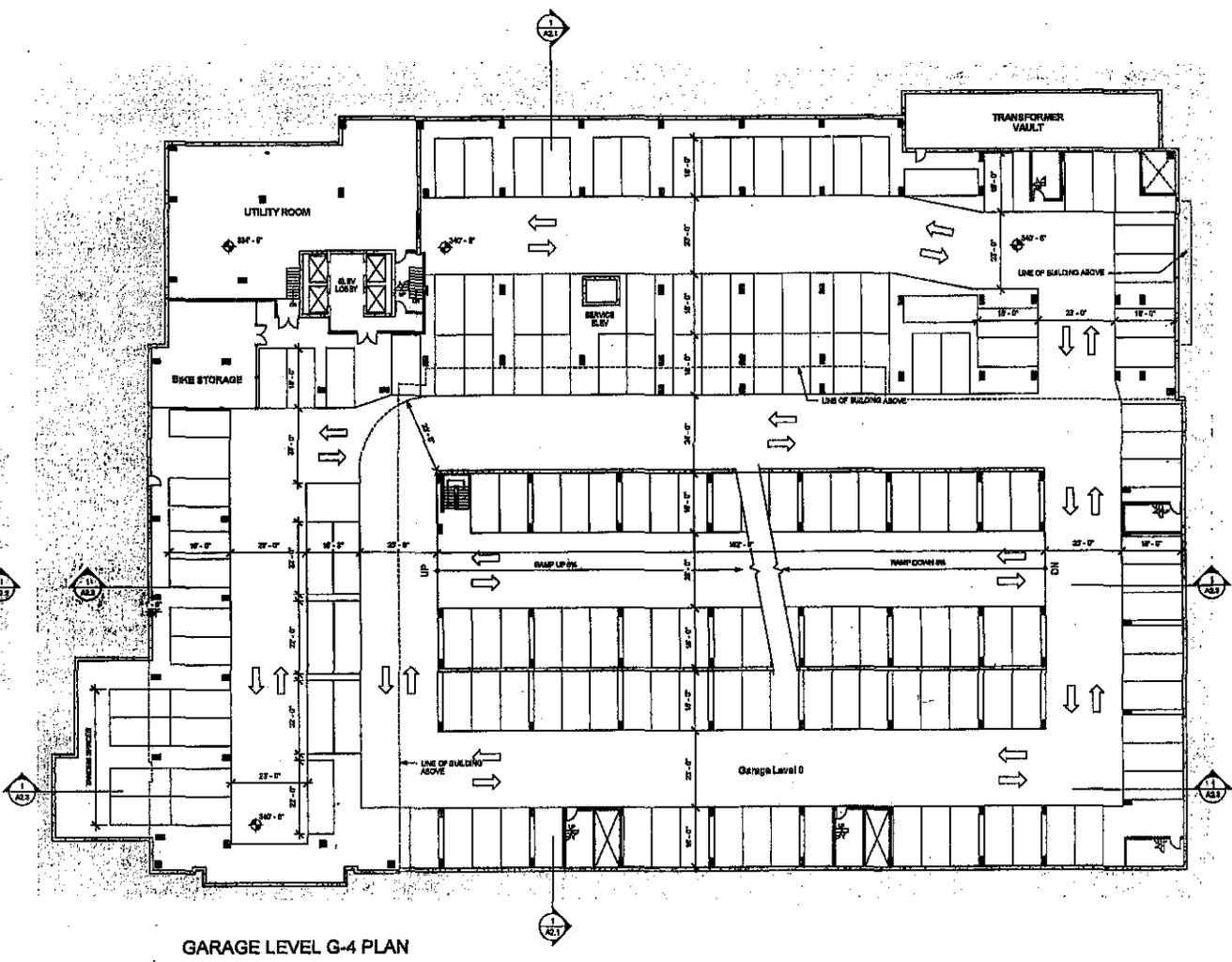
VIKA REVISIONS

REV. 10/15/2014
REV. 02/18/2014
REV. 02/05/2014
REV. 11/18/2013
REV. 02/18/2014
REV. 12/17/2013
DATE: 02/13/2015
DES: EA
DRAWN: KY
SCALE: AS SHOWN
PROJECT/FILE NO. VY7533A
SHEET NO. C-9

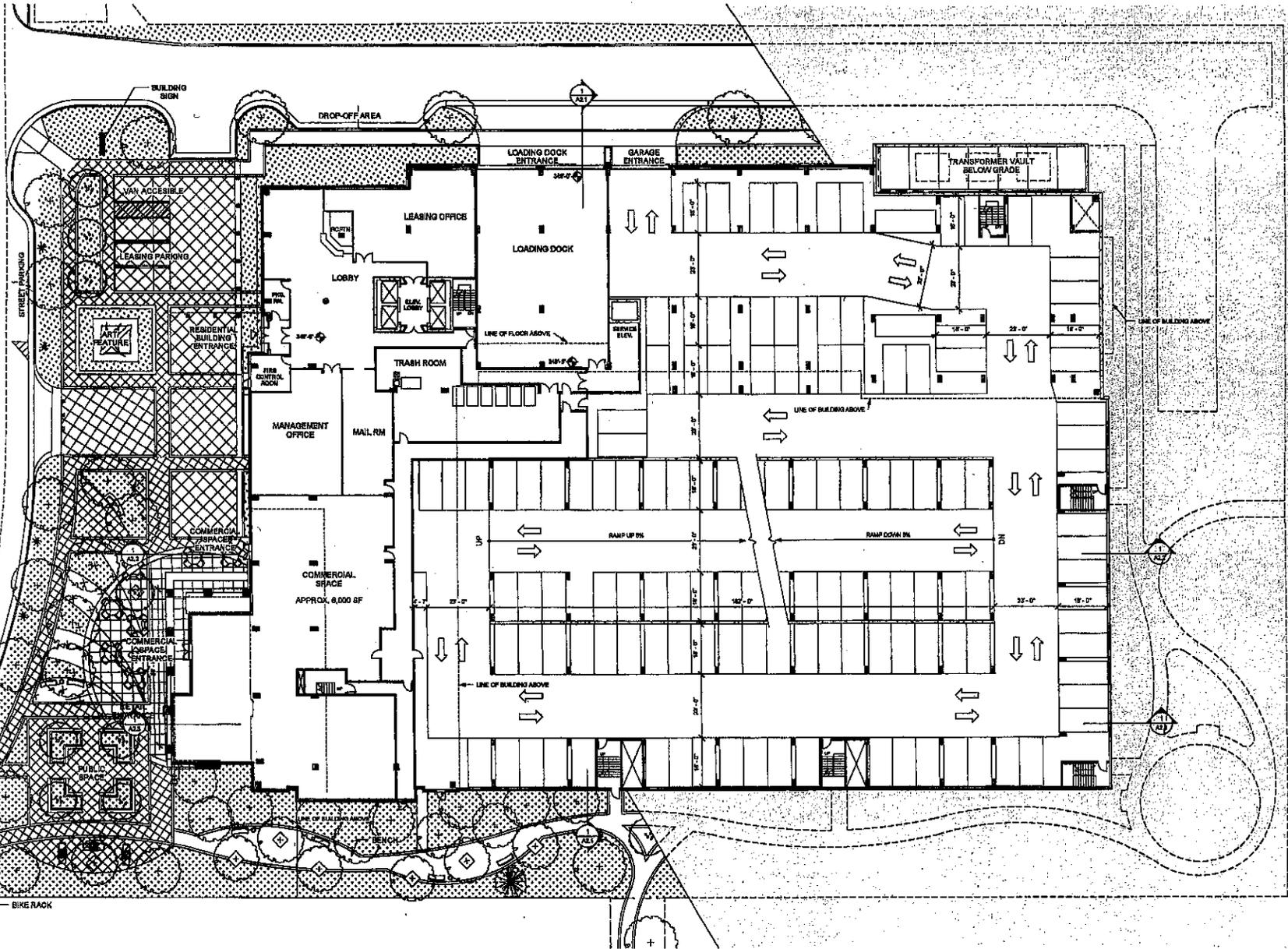
NO.	DESCRIPTION	DATE	APPROVED	DATE
REVISION APPROVED BY: DIVISION OF DESIGN REVIEW				



GARAGE LEVEL G-5 FLOOR PLAN



GARAGE LEVEL G-4 PLAN



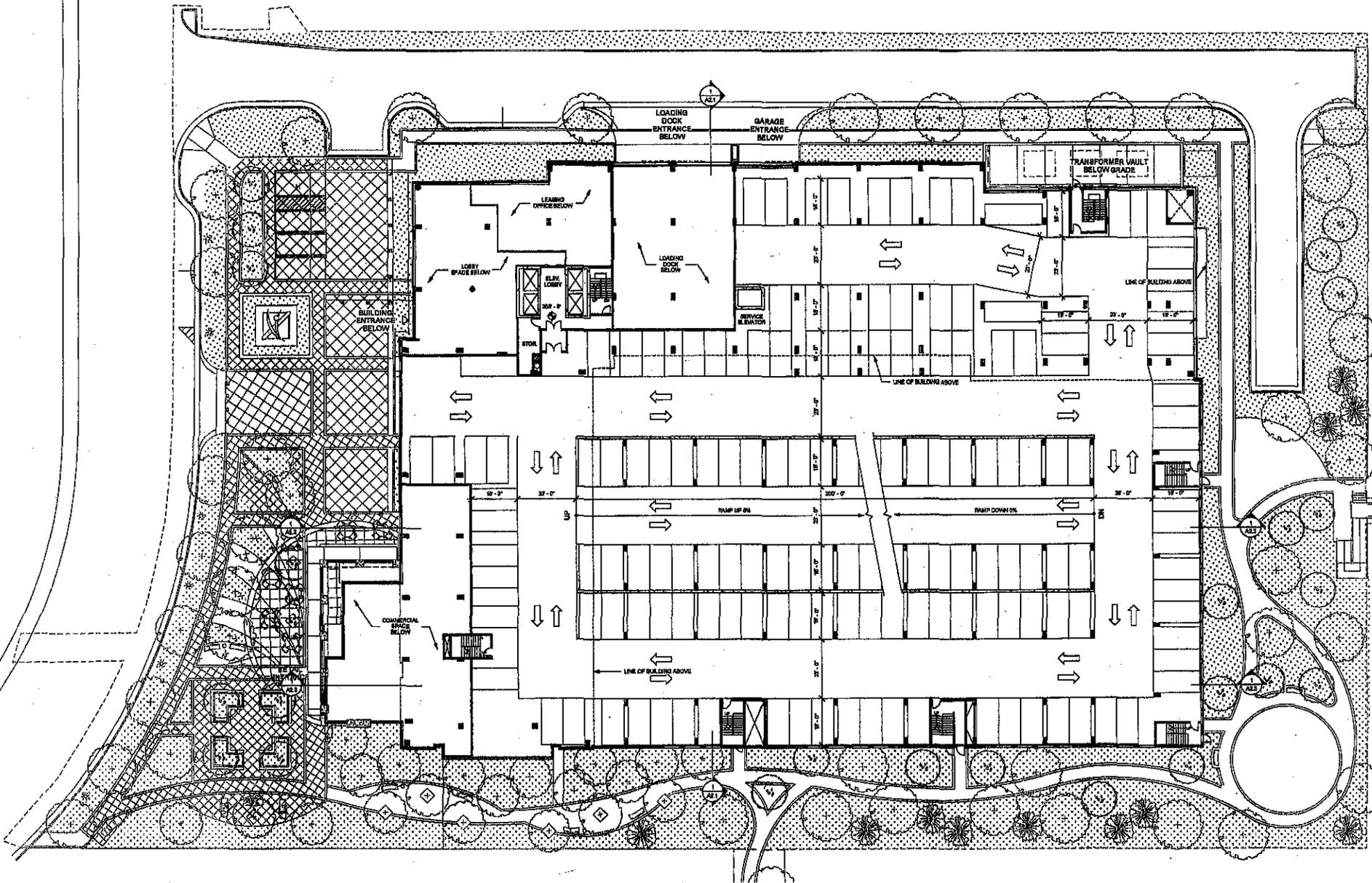
MARKHAM PLACE

Southern Management Corporation
 ARCHITECTS COLLABORATIVE, INC.
 9460 CH2 Corporation Road Bethesda, MD 20814 Phone 301.897.9000 Fax 301.897.9223 asco@aol.com

First Floor Plan/ Garage Level 3

1/8" = 1'-0" DSD0414

A1.1

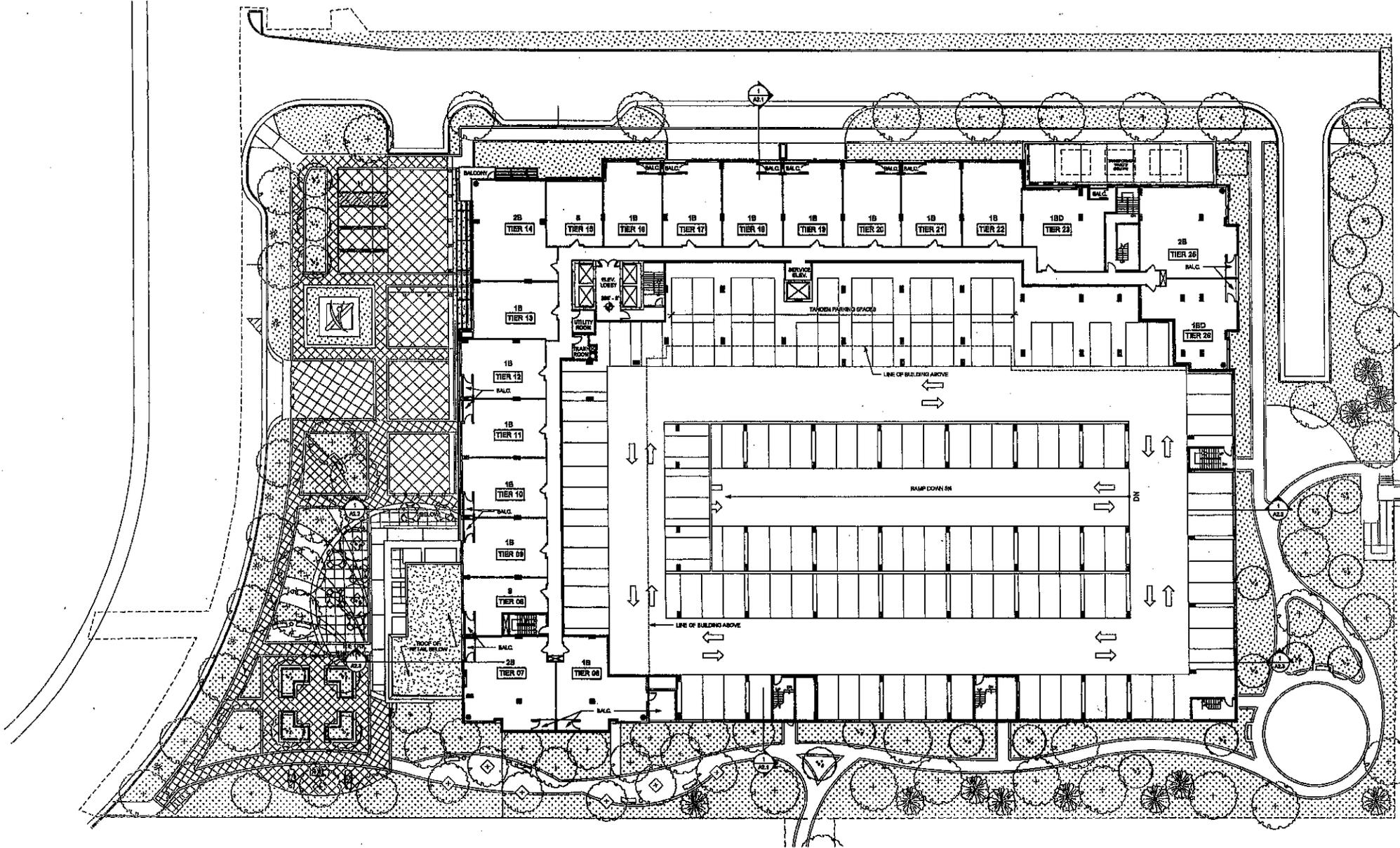


MARKHAM PLACE

Southern Management Corporation
 ARCHITECTS COLLABORATIVE, INC.
 9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 sales@ac1.com

Second Floor Plan/ Garage Level 2

11/8-11/8 05/04/14

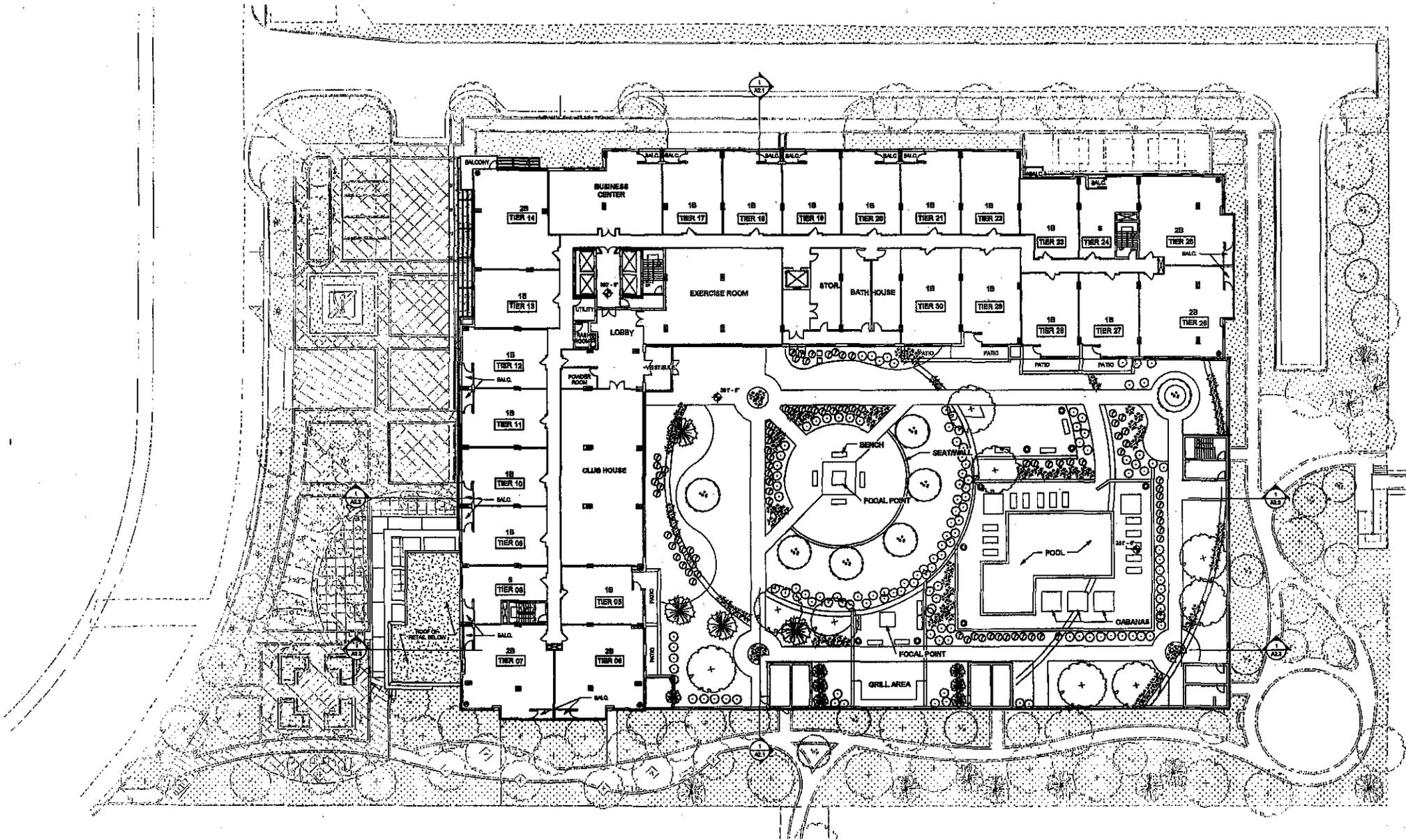


MARKHAM PLACE

Southern Management Corporation
 ARCHITECTS COLLABORATIVE, INC.
 9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 scico@scicoll.com

Third Floor Plan / Garage Level 1

1/8" = 1'-0" 08/04/14

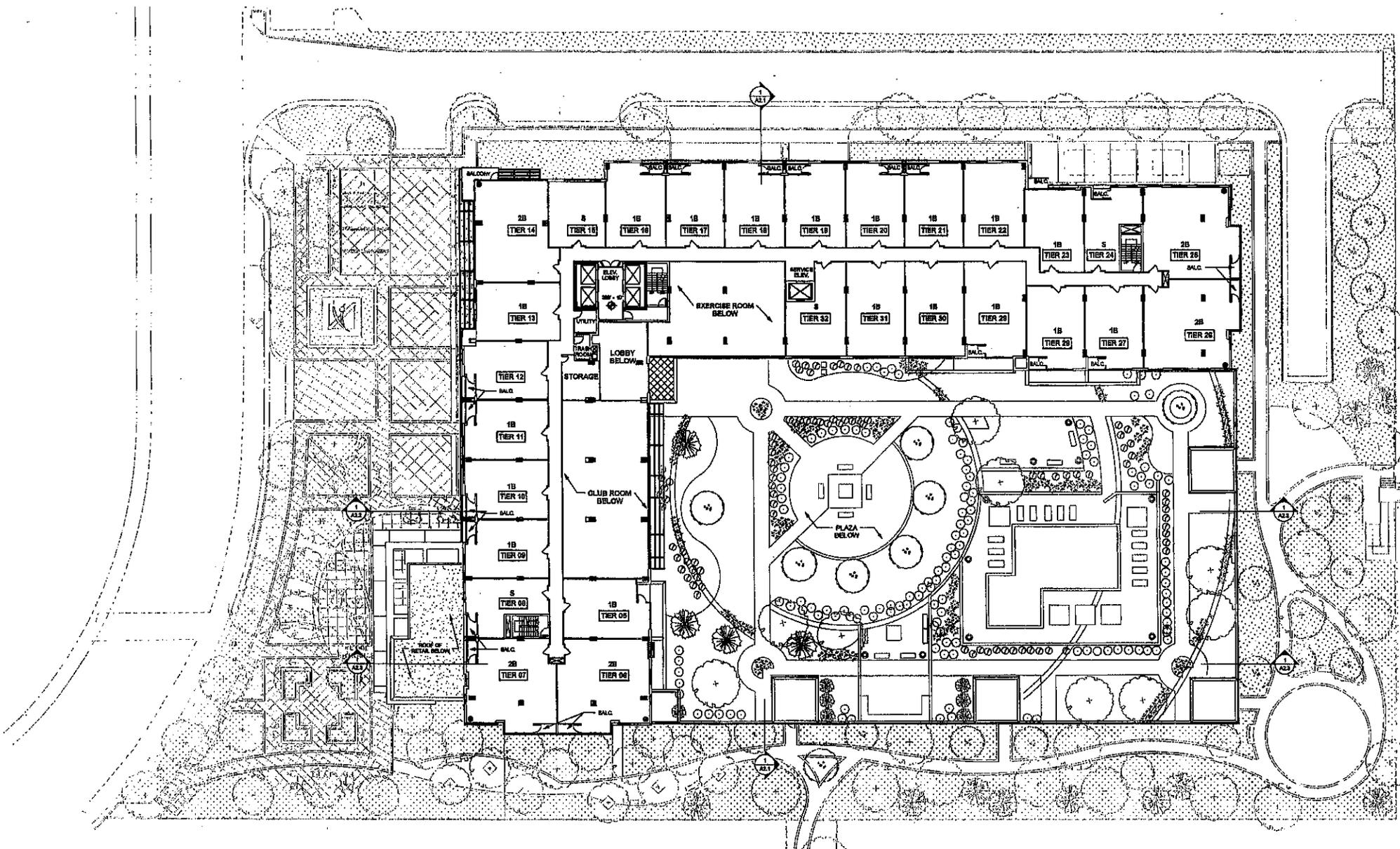


MARKHAM PLACE

Southern Management Corporation
 ARCHITECTS COLLABORATIVE, INC.
 9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.5000 Fax: 301.897.5223 acinfo@aol.com

Fourth Floor / Terrace Floorplan

1/8" = 1'-0" 08/04/14



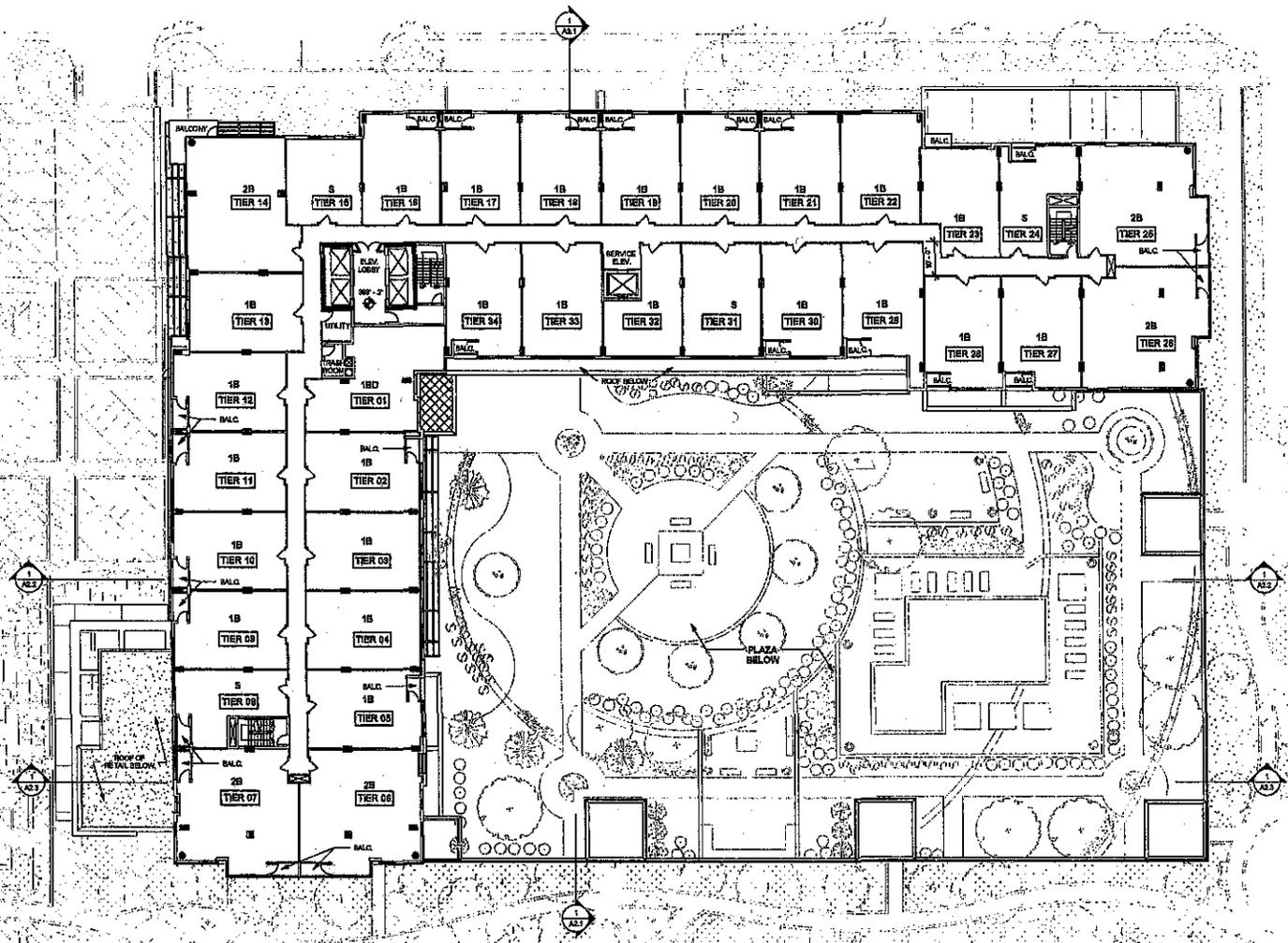
MARKHAM PLACE

Southern Management Corporation
 ARCHITECTS COLLABORATIVE, INC.
 5400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 info@acol.com

Fifth Floorplan

1/16" = 1" 06/04/14

A1.5



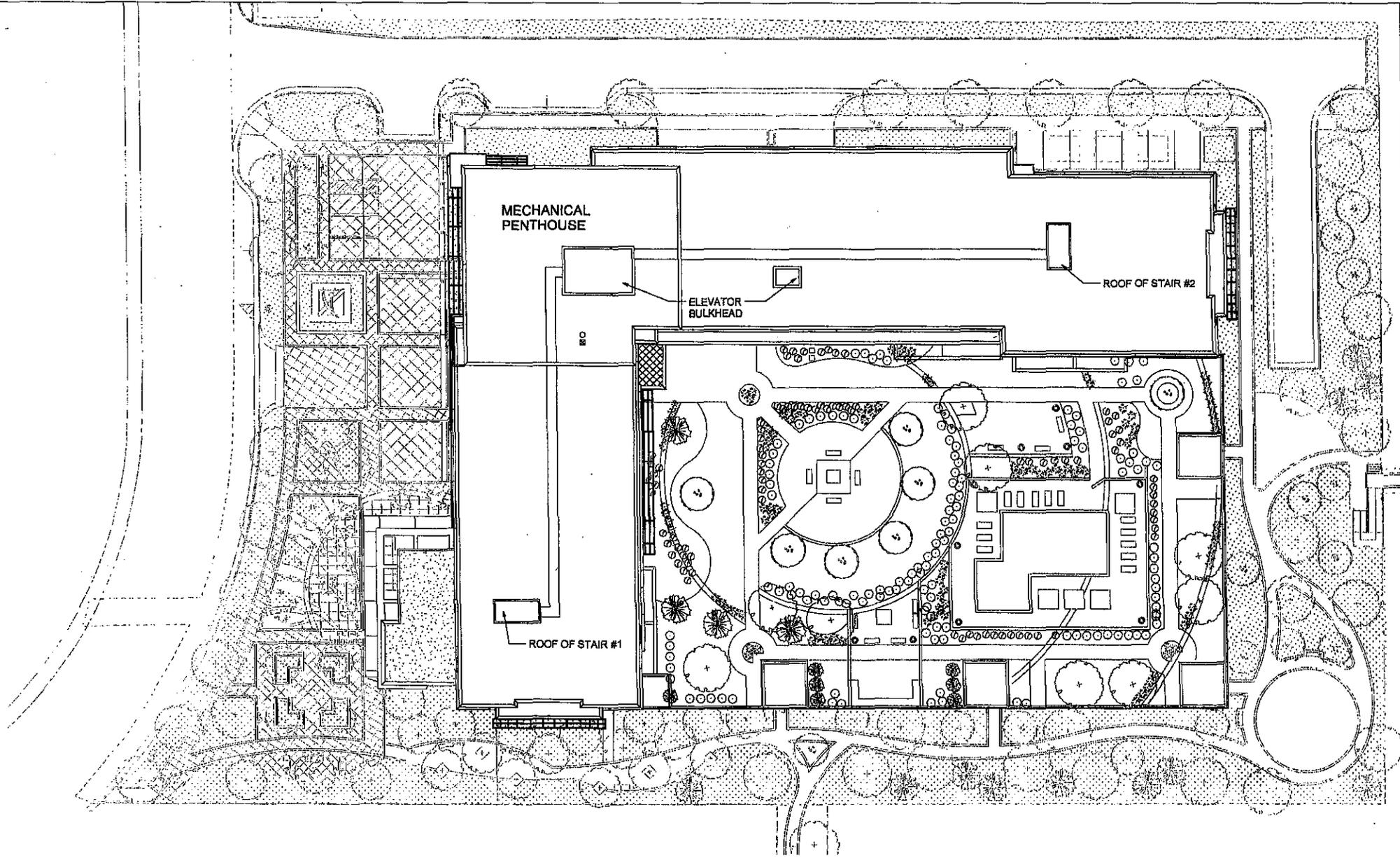
MARKHAM PLACE

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 ARCHITECTS COLLABORATIVE, INC.
 9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.5000 Fax: 301.897.9223 acinfo@acfi.com

6th Thru 12th Floor Plan

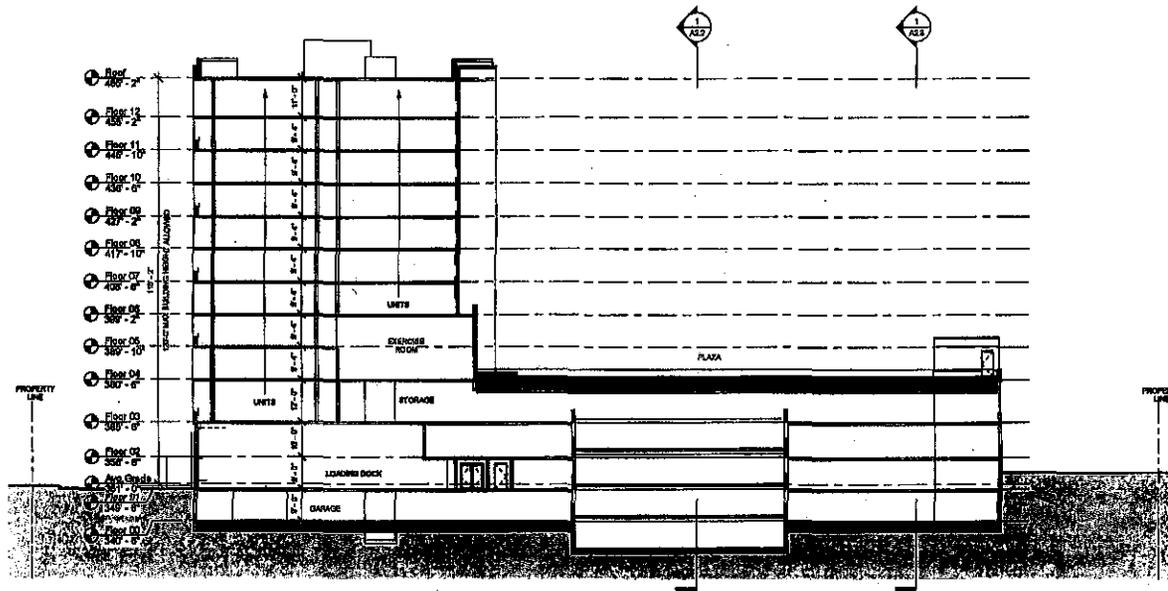
11/8" = 1'-0" 08/04/14

A1.6



MARKHAM PLACE

Southern Management Corporation
 ARCHITECTS COLLABORATIVE, INC.
 9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.697.9000 Fax: 301.697.9223 smc@smc.com



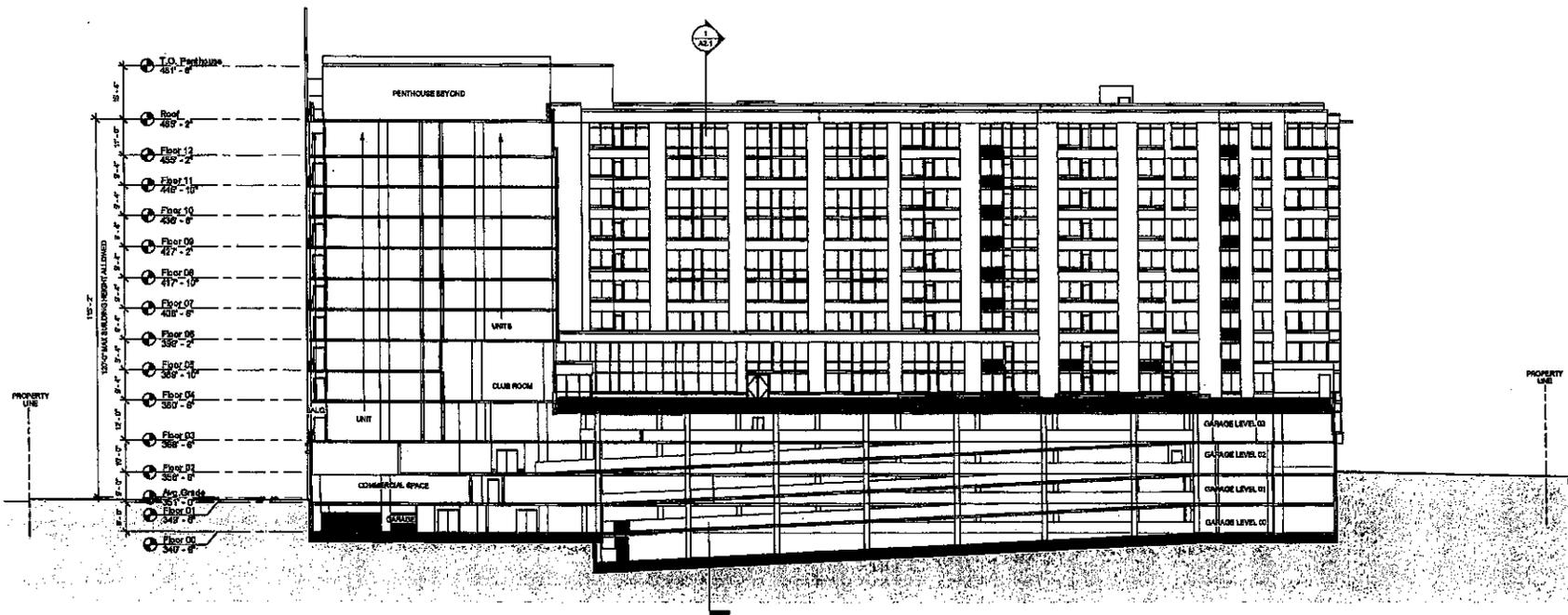
MARKHAM PLACE

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 ARCHITECTS COLLABORATIVE, INC.
 9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.5000 Fax: 301.897.9223 acico@aol.com

Loading Dock Building Section

1/8" = 1'-0" 06/04/14

A2.1



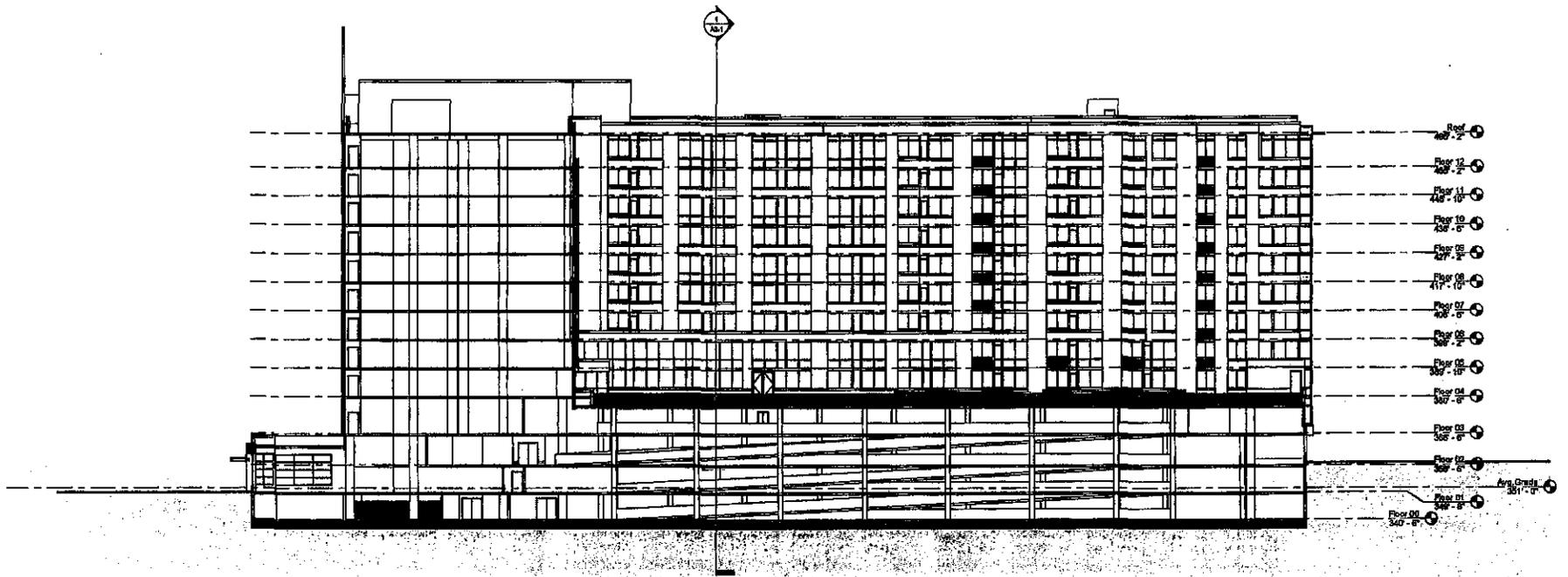
MARKHAM PLACE

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

Garage Ramp Building Section

1/16 - R/P 08/04/14

A2.2



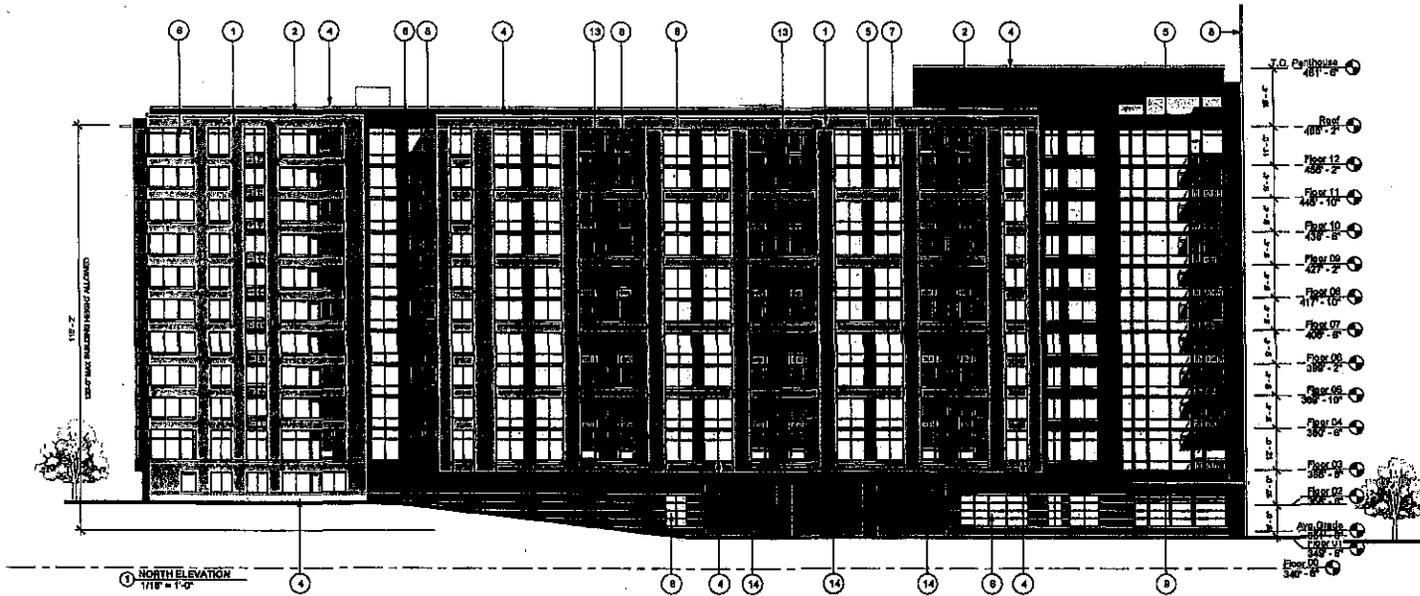
MARKHAM PLACE

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

Commercial Space Building Section

21P-109 08/04/14

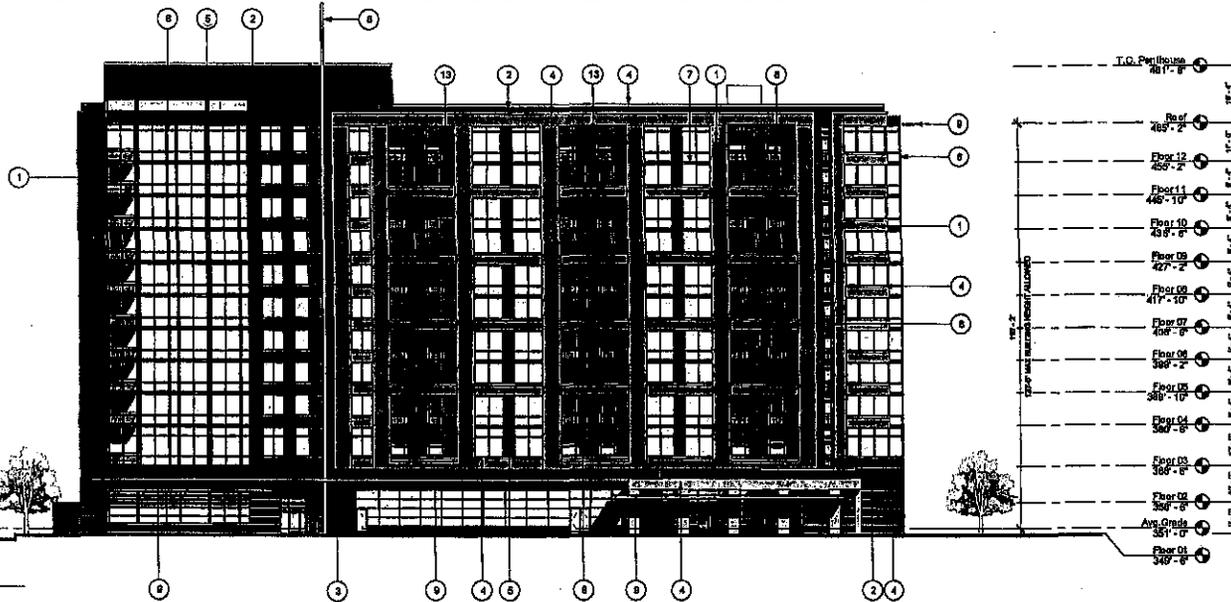
A2.3



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 WINDOWFRAME	
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 FLOADING DOCK DOORS	

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

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



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



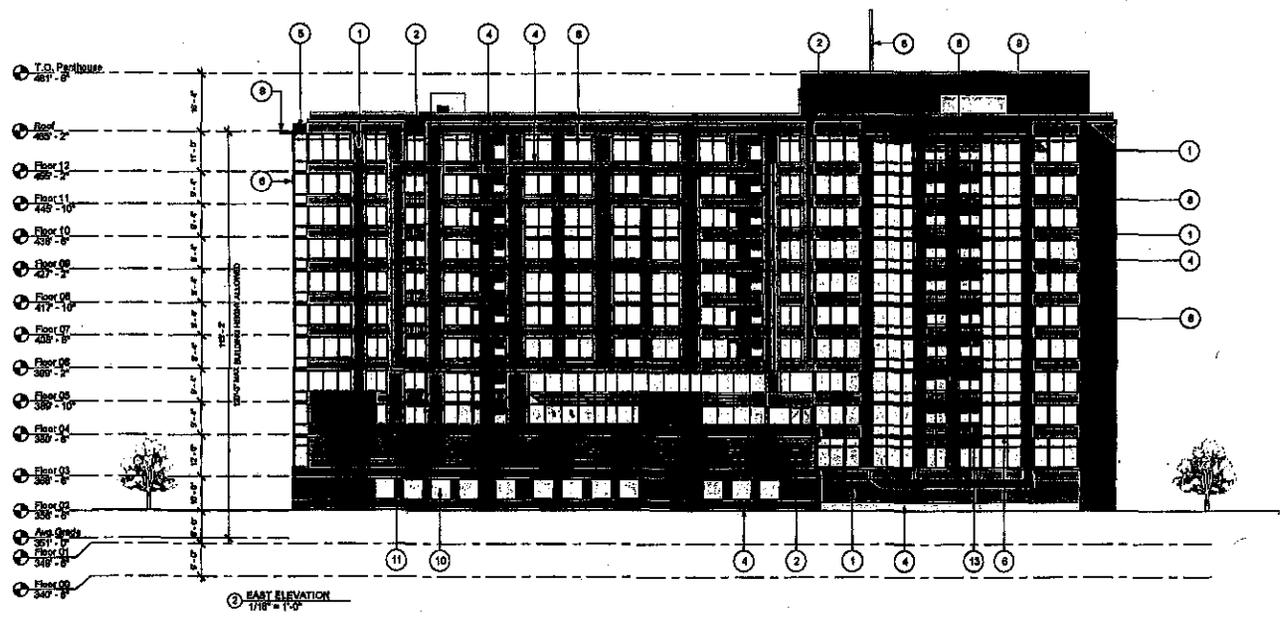
MARKHAM PLACE

Southern Management Corporation
 ARCHITECTS COLLABORATIVE INC.
 9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.597.9000 Fax: 301.897.9223 acinfo@aci.com

North & West Rendered Elevations

As Indicated 08/04/14

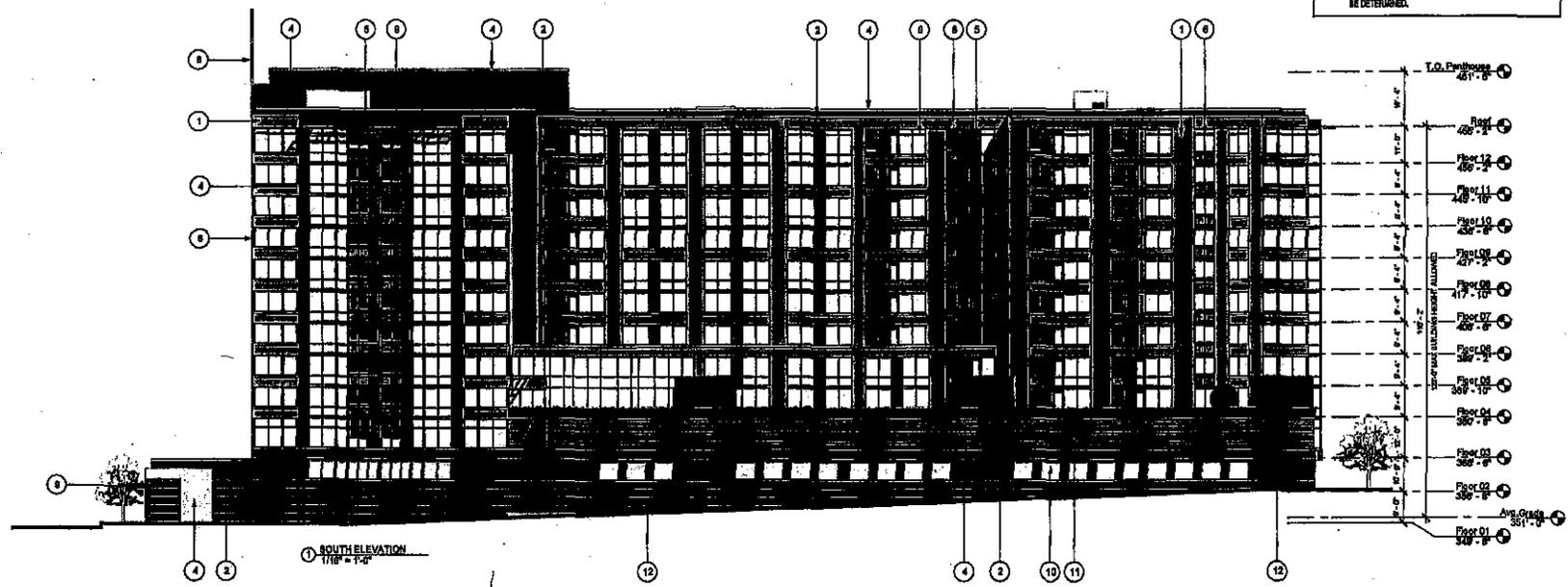
A3.1



MATERIAL LEGEND:

① BRICK - A	-TAN - BROWN
② BRICK - B	-DARK - BROWN
③ GRANITE	-DARK
④ CAST STONE	-BAND, 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 AREA. FINAL LOCATIONS TO BE DETERMINED.



MARKHAM PLACE

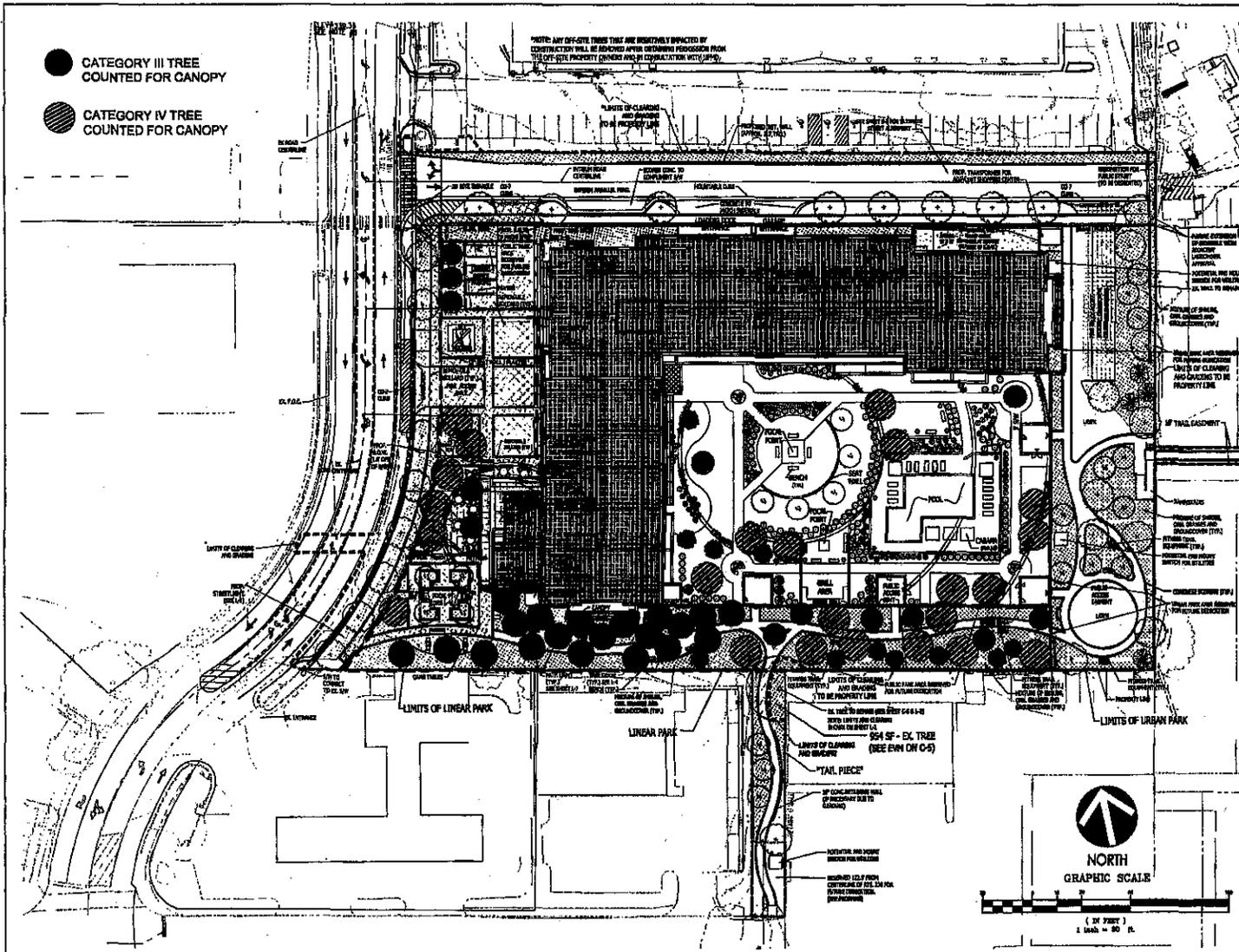
Southern Management Corporation
 ARCHITECTS COLLABORATIVE, INC.
 9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 sales@acil.com

South & East Rendered Elevations

As indicated 08/04/14

● CATEGORY III TREE COUNTED FOR CANOPY

◐ CATEGORY IV TREE COUNTED FOR CANOPY



NOTE: ANY OFF-GATE TREES THAT ARE SIGNIFICANTLY IMPACTED BY CONSTRUCTION SHALL BE REMOVED AFTER OBTAINING PERMISSION FROM THE CITY SITE PERMITS DIVISION AND 10 DAYS BEFORE THE 10/15/18.

Markham Apartments		October 8, 2014	
Table 12.10 10-Year Tree Canopy Calculation Worksheet			
Zone	Tree	Canopy	Notes
A. Tree Preservation Target and Achievement			
A1	Percent of Tree Preservation Target conditions met	100.00%	See 3.12.000.2 for list of required elements and achievement
B. Tree Canopy Provided			
B1	Existing tree canopy area (SF)	150,000	12/08/11.14
B2	Additional area dedicated to public, non-enclosed (SF)	44,700	12/08/11.10
B3	Adjusted area of enclosures (SF)	0	12/08/11.10(1) through 12/08/11.10(2)
B4	Adjusted area of enclosures (SF)	100,500	12/08/11.10(1)
B5	Adjusted area of enclosures (SF)	0	12/08/11.10(1)
B6	Percent of 10-year tree canopy required	95.0%	12/08/11.10 and Table 12.10
B7	Area of 10-year tree canopy provided (SF)	100,500	Exceeds but
B8	Modification of 10-year Tree Canopy Requirement	0	Yes or No
B9	Is it a tree that will be removed when construction is completed?	0	04
C. Tree Preservation			
C1	Tree Preservation Target Area (SF)	110	Square Feet
C2	Total canopy area provided through all 12.000 (SF)	0	Square Feet
C3	Total canopy area provided through all 12.000 (SF)	0	Square Feet
C4	Total canopy area provided through all 12.000 (SF)	0	Square Feet
C5	Total canopy area provided through all 12.000 (SF)	0	Square Feet
C6	Total canopy area provided through all 12.000 (SF)	0	Square Feet
C7	Total canopy area provided through all 12.000 (SF)	0	Square Feet
C8	Total canopy area provided through all 12.000 (SF)	0	Square Feet
C9	Total canopy area provided through all 12.000 (SF)	0	Square Feet
C10	Total canopy area provided through all 12.000 (SF)	0	Square Feet
D. Tree Planting			
D1	Area of canopy to be met through tree planting (S.F.)	10,500	Square Feet
D2	Area of canopy provided for tree planting (S.F.)	0	Square Feet
D3	Area of canopy provided for tree planting (S.F.)	0	Square Feet
D4	Area of canopy provided for tree planting (S.F.)	0	Square Feet
D5	Area of canopy provided for tree planting (S.F.)	0	Square Feet
D6	Area of canopy provided for tree planting (S.F.)	0	Square Feet
D7	Area of canopy provided for tree planting (S.F.)	0	Square Feet
D8	Area of canopy provided for tree planting (S.F.)	0	Square Feet
D9	Area of canopy provided for tree planting (S.F.)	0	Square Feet
D10	Area of canopy provided for tree planting (S.F.)	0	Square Feet
D11	Area of canopy provided for tree planting (S.F.)	0	Square Feet
D12	Area of canopy provided for tree planting (S.F.)	0	Square Feet
D13	Area of canopy provided for tree planting (S.F.)	0	Square Feet
D14	Area of canopy provided for tree planting (S.F.)	0	Square Feet
D15	Area of canopy provided for tree planting (S.F.)	0	Square Feet
D16	Area of canopy provided for tree planting (S.F.)	0	Square Feet
D17	Area of canopy provided for tree planting (S.F.)	0	Square Feet
D18	Area of canopy provided for tree planting (S.F.)	0	Square Feet
D19	Area of canopy provided for tree planting (S.F.)	0	Square Feet
D20	Area of canopy provided for tree planting (S.F.)	0	Square Feet
D21	Area of canopy provided for tree planting (S.F.)	0	Square Feet
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through all 12.000 (SF)	0	Square Feet
E2	Total of canopy area provided through all 12.000 (SF)	11,000	Square Feet
E3	Total of canopy area provided through all 12.000 (SF)	0	Square Feet
E4	Total of 10-year Tree Canopy Provided (SF)	11,000	Total of 10-year Tree Canopy Provided (SF)

PRELIMINARY PLANT LIST

KEY	TREE TYPE	SPECIES	QTY	CALIPER (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 II DECIDUOUS	LINDEN, RIVER BRICH, TUPELO	33	2"	150	160	4,950
	CATEGORY III EVERGREEN	CYRPTOMERA, AMERICAN HOLLY	11	2" (8-10 HT)	150	160	1,650
TOTAL:							11,000

PARK CALCULATIONS

URBAN PARK = +/- 16,800 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

NOTE: COMPUTATION CS IN TABLE 12.10 PURPOSEDOES NOT SHOW A BONUS CALCULATION OF 1.28%.
 THIS SHEET FOR LANDSCAPE PURPOSES, ONLY

NO.	DATE	DESCRIPTION
		COUNTY REVISIONS

VIXA

MARKHAM PLACE
 MARKHAM DISTRICT
 FAIRFAX COUNTY, VIRGINIA

LANDSCAPE CALCULATIONS

VIXA REVISIONS

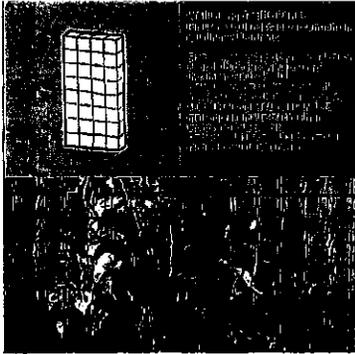
REV. 12/10/2014
 REV. 08/28/2014
 REV. 08/28/2014
 REV. 11/05/2014
 REV. 02/20/2014
 REV. 02/20/2014
 REV. 02/20/2014

DWG. DATE: 08.15.2014
 DWG. DLK
 DWG. DLK

SCALE: 1"=30'

PROJECT FILE NO. V072834

SHEET NO. L-2



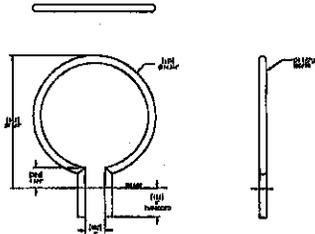
GREEN SCREEN

Wall Hung Trellis Panel
 Material/Color: Matte Black
 Size: Individual Panel = 4' Wide x 12' High
 ph.: 800.496.0487
 hv-associates.com
 www.greenscreen.com



OR ACCEPTABLE EQUAL - AS APPROVED BY FAIRFAX COUNTY

① GREEN SCREEN
SCALE: NTS



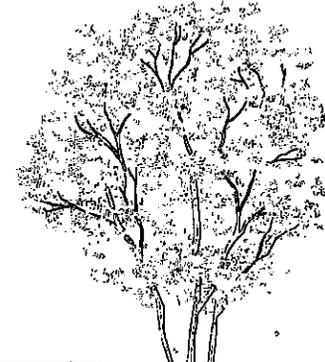
landscapeforma®

landscapeforma®
 Ring Bike Rack
 Material/Color: Stainless Steel
 Height: 27.25"
 ph.: 500.521.2546
 431 Layndale Ave.
 Kalamazoo, MI 49048

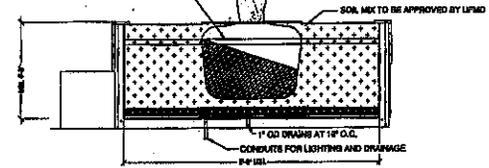


OR ACCEPTABLE EQUAL - AS APPROVED BY FAIRFAX COUNTY

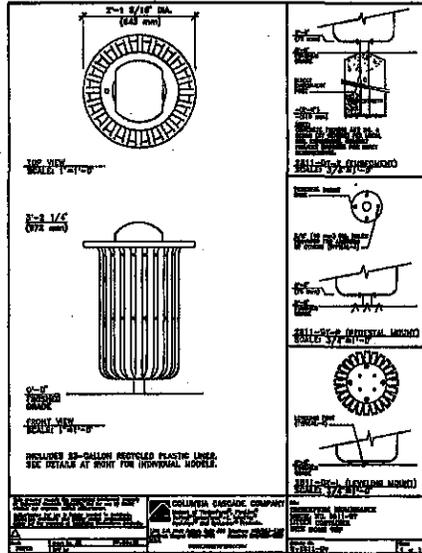
② BIKE RACK DETAIL
SCALE: NTS



IF GALVANIZED METAL STRIPS TO THE VERTICAL SUPPORTS TOGETHER, INSTALL STRIPS BETWEEN PLANTER RIBS IN THIS SECTION.

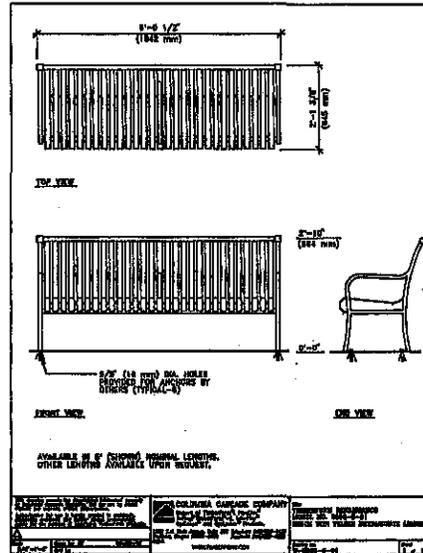


③ TREE ON STRUCTURE / ROOF TOP (TYP.)
SCALE: NTS



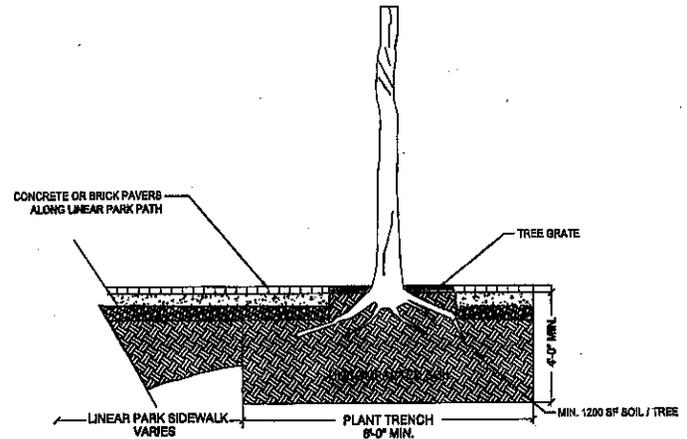
OR ACCEPTABLE EQUAL - AS APPROVED BY FAIRFAX COUNTY

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

VIKA REVISIONS

NO.	DATE	BY	CHK	APP
1	12/15/2014			
2	1/15/2015			
3	2/10/2015			
4	2/10/2015			
5	2/10/2015			
6	2/10/2015			
7	2/10/2015			
8	2/10/2015			
9	2/10/2015			
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99	2/10/2015			
100	2/10/2015			

HADCO
LED Composite Inground (LL116)
 Material/Color: Bronze
 ph.: 800-937-5483
 100 Craftway Drive
 Littleton, CO 80120



LED Composite Inground (LL116) Specification Sheet

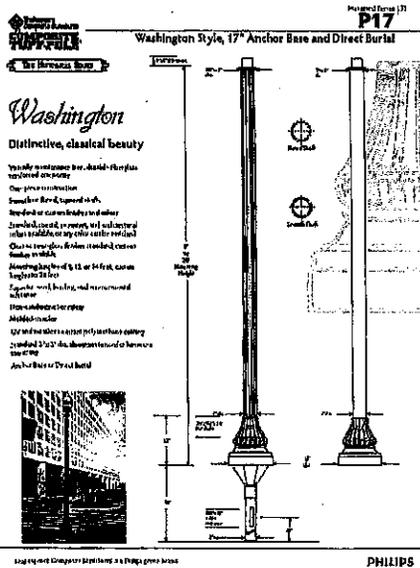
Product Name: LED Composite Inground
 Item No: 1116
 Material: Bronze
 Color: RAL 8002



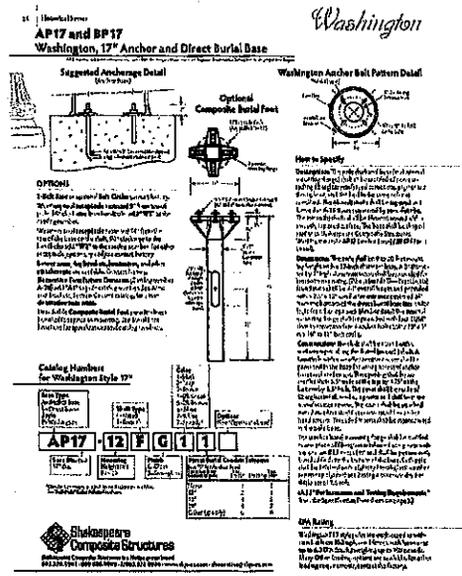
Item No.	Description	Quantity	Unit
1116	LED Composite Inground	1	Each

1 PATH LIGHTING - PUBLIC PARK
 SCALE: NTS

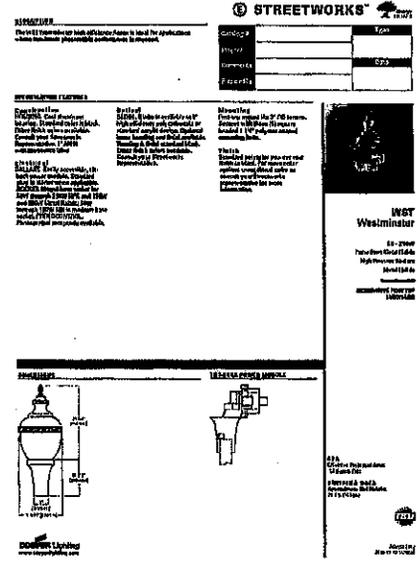
PHILIPS
 LED Composite Inground (LL116) Specification Sheet



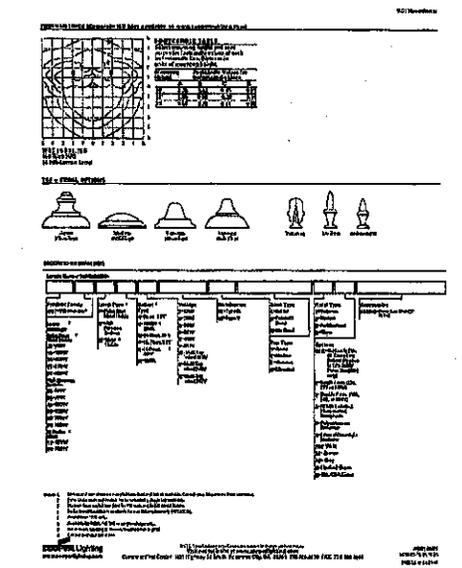
2 LIGHT POLE DETAIL - MARKHAM ST.
 SCALE: NTS



OR ACCEPTABLE EQUAL - AS APPROVED BY FAIRFAX COUNTY



3 LIGHT GLOBE DETAIL - MARKHAM ST.
 SCALE: NTS

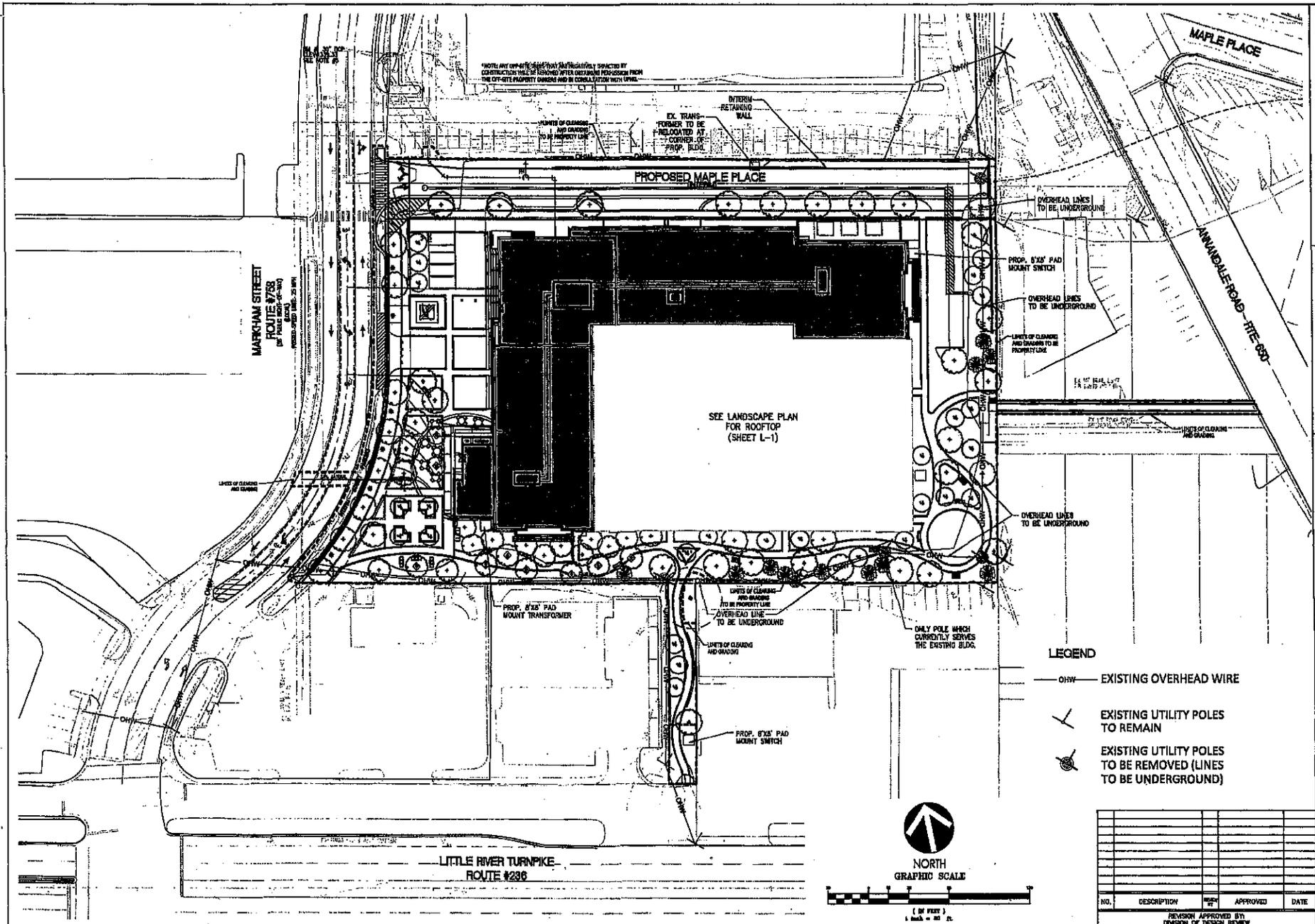


LIGHTING DETAILS

VIXA REVISIONS

REV.	DATE	BY	CHKD.
REV. 01/27/2014			
REV. 02/26/2014			
REV. 03/26/2014			
REV. 04/28/2014			
REV. 07/27/2014			

SCALE: N.T.S.
 PROJECT/FILE NO. V17523A
 SHEET NO. L-7



NOTICE: ANY UTILITIES THAT ARE NOT SHOWN ON THIS PLAN AND ARE NOT IDENTIFIED BY THE CITY-ORIGINATED PROPERTY MAPS MAY BE COVERED BY THE CITY-ORIGINATED PROPERTY MAPS.

MARKHAM STREET
ROUTE #768
(OFF MAPLE PLACE)

PROPOSED MAPLE PLACE

MAPLE PLACE

MIDDLE ROAD - RTE 680

SEE LANDSCAPE PLAN
FOR ROOFTOP
(SHEET L-1)

LITTLE RIVER TURNPIKE
ROUTE #236

LEGEND

- OHW — EXISTING OVERHEAD WIRE
- ⊕ — EXISTING UTILITY POLES TO REMAIN
- ⊗ — EXISTING UTILITY POLES TO BE REMOVED (LINES TO BE UNDERGROUND)



NORTH
GRAPHIC SCALE



1" = 10'
1" = 30.48'

VIFA
VIRGINIA INFRASTRUCTURE ASSOCIATION
100 COMMON LANE, SUITE 200, WASHINGTON, VA 22202
(703) 440-7800 FAX (703) 781-0207
WWW.VIFA.ORG

MARKHAM PLACE
MASON DISTRICT
FAUQUIER COUNTY, VIRGINIA

UTILITY
POLE PLAN

VIFA REVISIONS

REV.	DATE	DESCRIPTION
REV. 10/01/2014		
REV. 02/02/2014		
REV. 04/02/2014		
REV. 07/02/2014		
REV. 08/02/2014		
REV. 10/02/2014		
DATE: AUG 13, 2013		
DRS: DLK	DWG: KEA	
SCALE: 1"=30'		
PROJECT/FILE NO. W7831A		
SHEET NO. 5-4		

NO.	DESCRIPTION	REV.	APPROVED BY	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW



DECEMBER 9, 2013

DESCRIPTION OF PARCEL TWO
LITTLE RIVER CENTER
DEED BOOK 1930 PAGE 74
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

Being all of the land acquired by John C. Webb, Trustee as recorded in Deed Book 1780 at page 441 among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning for the same at a rebar on the Easterly Right-of-Way line of Markham Street - Route #236 (58' Public Right-of-Way); thence leaving said Easterly Right-of-Way line of Markham Street and running with the Southerly property line of Parcel 3 of Little River Center as recorded in Deed Book 1930 at Page 74, among the aforementioned Land Records the following course and distance:

1. South 78°11'12" East, 453.00 feet to a point, said point lying on the Westerly property line of Lot 21 of Annandale Subdivision, as recorded in Deed Book C-10 at Page 42, among the aforementioned Land Records; thence running with said Westerly property line of Lot 21, part of Lots 18, 19, & 20, and Lot 13 the following course and distance
2. South 11°58'38" West, 317.11 feet to a point lying on the Westerly property line of Lot #13 of said Annandale Subdivision and being the northeast property corner of Chang's property, as recorded in Deed Book 7831 at Page 1199, among the aforementioned Land Records; thence running with the Northerly and Westerly lines of said Chang's property the following two courses and distances
3. North 78°11'12" West, 225.00 feet to a point; thence
4. South 11°58'38" West, 150.76 feet to a point on the Northerly Right-of-Way line of Little River Turnpike - Route #236 (Right-of-Way width varies); thence running with said Northerly Right-of-Way line of Little River Turnpike the following course and distance
5. North 78°12'42" West, 20.00 feet to a point marking the southeast corner of Lot 1-B of Section 1 of Little River Center, as recorded in Deed Book 5574 at Page 1929, among the aforementioned Land Records; thence running with the Easterly and Northerly property lines of said Lot 1-B and Lot 1-A the following two courses and distances
6. North 11°58'38" East, 150.76 feet to an iron pipe found (held), said iron pipe marking the northeast corner of said Lot 1-B; thence
7. North 78°11'12" West, 274.54 feet to a point, said point marking the northwest corner of Lot 1-A of Section 1 of Little River Center, as recorded in Deed Book 5574 at Page 1929, among the aforementioned Land Records, said point also lying on said Easterly Right-of-Way line of Markham Street; thence running with said Easterly Right-of-Way the following two courses and distances

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

RECEIVED
Department of Planning & Zoning
DEC 16 2013
Zoning Evaluation Division

8. 179.11 feet along the arc of a curve to the left having a radius of 229.00 feet and a chord bearing and distance of North 34°23'02" East, 174.58 feet to a point of tangency, said point lying on said Easterly Right-of-Way line of Markham Street; thence

9. North 11°58'38" East, 155.91 feet to the point of beginning, and containing 150,000 square feet or 3.44353 acres of land and being more particularly shown on a plat entitled "Certified Plat, Property of John C. Webb, Trustee" prepared by VIKI Virginia, LLC and dated December 12, 2013.

X:\DATA\7000-9000\7553\MARKHAM PLACE LEGAL DESCRIPTION.docx



REVITALIZATION



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: RZ/FDP 2014-MA-003
 (Assigned by staff)

RECEIVED
 Department of Planning & Zoning
 JAN 29 2014
 Zoning Evaluation Division

APPLICATION FOR A REZONING
 (PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Markham Place LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the PDC District to the PRM District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA ()	CDP (X)	FDP (X)	CDPA ()	FDPA ()
----------------------	---------	---------	---------	----------	----------

LEGAL DESCRIPTION:

See attached				
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

71-1	20		2	3.44 acres
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

4245 Markham Street, Annandale, Virginia 22003

ADVERTISING DISCRIPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

East side of Markham Street approximately 263 feet north of its intersection with Little River Turnpike	
PRESENT USE: Commercial	PROPOSED USE: Multifamily Residential w/ 1st Floor Retail
MAGISTERIAL DISTRICT: Mason	OVERLAY DISTRICT (S): CRD, SC, H-C

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

David S. Houston

Type or Print Name

Reed Smith LLP, 3110 Fairview Park Dr., Ste 1400

Address Falls Church, VA 22042

Signature of Applicant or Agent

(Work) 703-641-4224

(Mobile)

Telephone Number

Please provide name and telephone number of contact if different from above:

RZ/FDP 2013-0354/0355

MPC
1/31/14

DO NOT WRITE BELOW THIS SPACE

Date application accepted: January 31, 2014

Fee Paid \$ 32,660.00

RZ 2014-MA-003

Zoning Application Closeout Summary Report

Printed: 12/10/2014

General Information

APPLICANT: MARKHAM PLACE LLC
DECISION DATE: 12/02/2014
CRD: YES
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: MICHAEL LYNSKEY
SUPERVISOR DISTRICT: MASON

DECISION SUMMARY:

ON DECEMBER 2, 2014, THE BOARD OF SUPERVISORS VOTED UNANIMOUSLY, ON A MOTION BY SUPERVISOR GROSS, TO APPROVE RZ-2014-MA-003, SUBJECT TO PROFFERS DATED OCTOBER 10, 2014.

THE BOARD ALSO VOTED TO APPROVE THE ASSOCIATED WAIVERS AND MODIFICATIONS, DATED OCTOBER 30, 2014.

ON OCTOBER 30, 2014, THE PLANNING COMMISSION VOTED UNANIMOUSLY, ON A MOTION BY COMMISSIONER HALL, TO APPROVE FDP 2014-MA-003.

APPLICATION DESCRIPTION:

MIXED USE

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
PDC	3.44 ACRES	PRM	3.44 ACRES	PRM	3.44 ACRES

Tax Map Numbers

0711 ((20)) ()0002

Approved Land Uses

Zoning District: PRM

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
MFD	310	3.44 ACRES		62			
TOTALS	310	3.44 ACRES		62			

Approved Waivers/Modifications

MODIFY LOADING SPACE REQUIREMENT
 WAIVE PFM STANDARD FOR UNDERGROUND SWM FACILITY
 MODIFY PFM STANDARDS FOR PLANTING WIDTH
 WAIVE ALL/PART REQUIREMENTS OF ZO SECT. 17-201
 DEVIATION FROM TREE PRESERVATION TARGET PERCENTAGE
 WAIVE MINIMUM ENTRANCE STANDARDS
 MODIFY ADDITIONAL STANDARD 1
 WAIVE SERVICE DRIVE REQUIREMENT

Approved Proffers

PROFFER STATEMENT DATE: 10-10-2014

PROFFER	DUE	TRIG #	TRIG EVENT	CONTRIB AMT	EXPIR. DTE
ACCESSIBLE DWELLING (ADA)	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / GREEN BUILDING / LEEDS	01-01-0001	0	SITE PLAN	\$0	01-01-0001
UTILITIES UNDERGROUND	01-01-0001	0	SITE PLAN	\$0	01-01-0001
PRIVATE STREET - STANDARDS	01-01-0001	0	SITE PLAN	\$0	01-01-0001
PUBLIC AMENITIES	01-01-0001	0	RUP	\$0	01-01-0001
OTHER - GENERAL	01-01-0001	0	SITE PLAN	\$0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
EASEMENT / MAINTENANCE - SWM	01-01-0001	0	SITE PLAN	\$0	01-01-0001
FRONTAGE IMPROVEMENTS	01-01-0001	0	SITE PLAN	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
SECONDARY USES IN P DISTRICT	01-01-0001	0	N/A	\$0	01-01-0001
STREETSCAPE	01-01-0001	0	SITE PLAN	\$0	01-01-0001
INTERPARCEL ACCESS	01-01-0001	0	SITE PLAN	\$0	01-01-0001
TRANSPORTATION DEMAND MANAGEMENT PROGRAM (TDM)	01-01-0001	0	BLDG PRMT APRV	\$0	01-01-0001
ALTERNATIVE SWM MEASURES	01-01-0001	0	SITE PLAN	\$0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	SITE PLAN	\$0	01-01-0001
OTHER - TRANSPORTATION	01-01-0001	0	SITE PLAN	\$0	01-01-0001
CONTRIBUTION - FCPA / RECREATION	01-01-0001	0	RUP	\$0	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
PARTIAL PCA PERMITTED	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001
PARKING	01-01-0001	0	N/A	\$0	01-01-0001
BICYCLE RELATED FACILITIES	01-01-0001	0	SITE PLAN	\$0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	\$0	01-01-0001
HEIGHT - BUILDING / STRUCTURE	01-01-0001	0	N/A	\$0	01-01-0001
ANTENNAS	01-01-0001	0	N/A	\$0	01-01-0001
LIGHTING / GLARE	01-01-0001	0	N/A	\$0	01-01-0001
ACCESS EASEMENTS - TRANSPORTATION	01-01-0001	0	SITE PLAN	\$0	01-01-0001
SIGHT DISTANCE	01-01-0001	0	SITE PLAN	\$0	01-01-0001
TRAFFIC SIGNAL WARRANT ANALYSIS / STUDY	01-01-0001	0	SITE PLAN	\$0	01-01-0001
CONTRIBUTION - SCHOOLS	01-01-0001	0	RUP	\$0	01-01-0001
PARKING GARAGES	01-01-0001	0	SITE PLAN	\$0	01-01-0001
HYDROLOGICAL IMPROVEMENTS	01-01-0001	0	SITE PLAN	\$0	01-01-0001
RECREATION FACILITIES	01-01-0001	0	SITE PLAN	\$0	01-01-0001
WORKFORCE HOUSING	01-01-0001	0	SITE PLAN	\$0	01-01-0001
DENSITY / DWELLING UNITS PER ACRE (DU/AC)	01-01-0001	0	SITE PLAN	\$0	01-01-0001
NOISE ATTENUATION (STUDY / WALL)	01-01-0001	0	SITE PLAN	\$0	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	SITE PLAN	\$0	01-01-0001
DEDICATION - BOS	01-01-0001	0	SITE PLAN	\$0	01-01-0001

12/10/2014

FDP 2014-MA-003

Zoning Application Closeout Summary Report

Printed: 12/10/2014

General Information

APPLICANT: MARKHAM PLACE LLC
DECISION DATE: 10/30/2014
CRD: YES
HEARING BODY: PC
ACTION: APPROVE
STAFF COORDINATOR: MICHAEL LYNSKEY
SUPERVISOR DISTRICT: MASON

DECISION SUMMARY:

THE PLANNING COMMISSION VOTED UNANIMOUSLY ON OCTOBER 30, 2014, ON A MOTION BY COMMISSIONER HALL, TO APPROVE FDP 2014-MA-003, SUBJECT TO BOARD APPROVAL OF RZ 2014-MA-003 (WHICH THE BOARD APPROVED ON DECEMBER 2, 2014).

APPLICATION DESCRIPTION:

MIXED USE

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PRM	3.44 ACRES

Tax Map Numbers

0711 ((20)) ()0002

Approved Land Uses

Zoning District:

LAND USE	DUS	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
TOTALS							

12/10/2014