APPLICATION ACCEPTED: February 5, 2014
PLANNING COMMISSION: January 8, 2015
BOARD OF SUPERVISORS: January 27, 2015
@4:00 P.M.

County of Fairfax, Virginia

December 23, 2014

STAFF REPORT

APPLICATIONS PCA A-502, DPA A-502-07, & PRC A-502-03
WAIVER #8260-WPFM-001-1

HUNTER MILL DISTRICT

APPLICANT:	Lake Anne Development Partners LLC
ZONING:	PRC (Planned Residential Community District), Historic Overlay District (HD), and Commercial Revitalization Area (CRA)
PARCELS:	17-2 ((8)) 6 C, 17-2 ((14)) (1) 2 G, 17-2 ((16)) 1 A, and 17-2 ((7)) 6 B2 and 6 B3, 17-2 ((1)) 7, 17-2 ((31)) 1645, 17-2 ((31)) common elements (part) (parking lot), and portion of Village Road to be vacated/abandoned
ACREAGE:	24.3 acres
FAR/DENSITY:	1.11 FAR
PLAN MAP:	Residential Planned Community
PROPOSAL:	To add proffered conditions, amend a development plan, and approval of a PRC Plan to permit the redevelopment of a portion of the Lake Anne Village Center with mixed use development.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA A-502, subject to the execution of proffered conditions consistent with those contained in Appendix 1.

Staff recommends approval of DPA A-502-07.

Mary Ann Tsai, AICP

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

Staff recommends approval of PRC A-502-03, subject to the proposed PRC development conditions contained in Appendix 2.

Staff recommends approval of a waiver of Par. 2 of Sect. 6-306 of the Zoning Ordinance for privacy yards a minimum of 200 feet for Buildings D12 and D21-D24

Staff recommends approval of a modification of Sect. 11-203 of the Zoning Ordinance for the minimum required loading spaces for residential, office, retail, and other uses to that shown on the DPA/PRC Plan.

Staff recommends approval of a waiver of Par. 2 of Sect. 11-302 of the Zoning Ordinance on the requirement that no private streets in a residential development shall exceed 600 feet in length.

Staff recommends approval of a waiver of Par. 1 of Sect. 17-305 of the Zoning Ordinance for transitional screening and barriers between uses.

Staff recommends approval of Waiver #8260-WPFM-001-1 to permit underground stormwater facilities within a residential development in accordance with Section 6-0303.6 of the Public Facilities Manual, subject to the conditions contained in Attachment A of Appendix 8A, dated June 18, 2014.

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

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

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

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

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

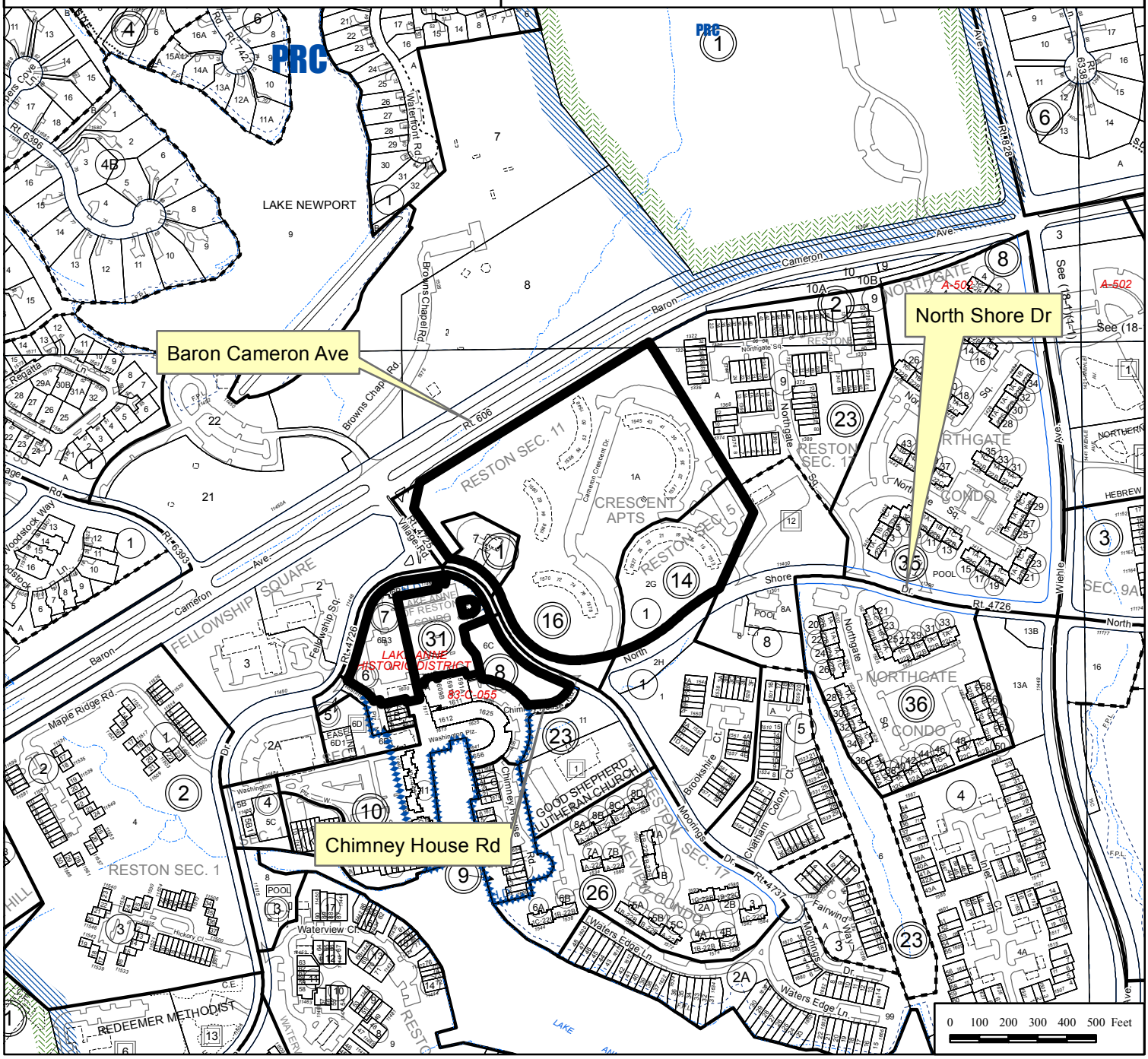
Planned Residential Community

PRC -A -502-3

Applicant: LAKE ANNE DEVELOPMENT PARTNERS LLC
Accepted: 02/05/2014
Proposed: MIXED USE
Area: 24.3 AC OF LAND; DISTRICT - HUNTER MILL

Located: SOUTH SIDE OF BARON CAMERON AVE AT ITS INTERSECTION WITH VILLAGE ROAD

Zoning: PRC
Plan Area: 3
Map Ref Num: 017-2- /01/ /0007 /07/ /0006B2 /07/ /0006B3 /08/ /0006C /14/01/0002G /16/ /0001A /31/ /1645 /31/ COMMON ELEMENTS (PART) (PARKING LOT);
PORTION OF VILLAGE ROAD TO BE VACATED/ABANDONED



Development Plan Amendment

DPA -A -502-07

Applicant: LAKE ANNE DEVELOPMENT PARTNERS LLC
Accepted: 02/05/2014
Proposed: MIXED USE
Area: 24.3 AC OF LAND; DISTRICT - HUNTER MILL

Zoning Dist Sect:
Located: SOUTH SIDE OF BARON CAMERON AVE AT ITS INTERSECTION WITH VILLAGE ROAD

Zoning: PRC
Overlay Dist: 3
Map Ref Num: 017-2- /01/ /0007 /07/ /0006B2 /07/ /0006B3 /08/ /0006C /14/01/0002G /16/ /0001A /31/ /1645 COMMON ELEMENTS (PART) (PARKING LOT); PORTION OF VILLAGE ROAD TO BE VACATED/ABANDONED

Proffered Condition Amendment

PCA -A -502

Applicant: LAKE ANNE DEVELOPMENT PARTNERS LLC
Accepted: 02/05/2014
Proposed: MIXED USE
Area: 24.3 AC OF LAND; DISTRICT - HUNTER MILL

Zoning Dist Sect:
Located: SOUTH SIDE OF BARON CAMERON AVE AT ITS INTERSECTION WITH VILLAGE ROAD

Zoning: PRC
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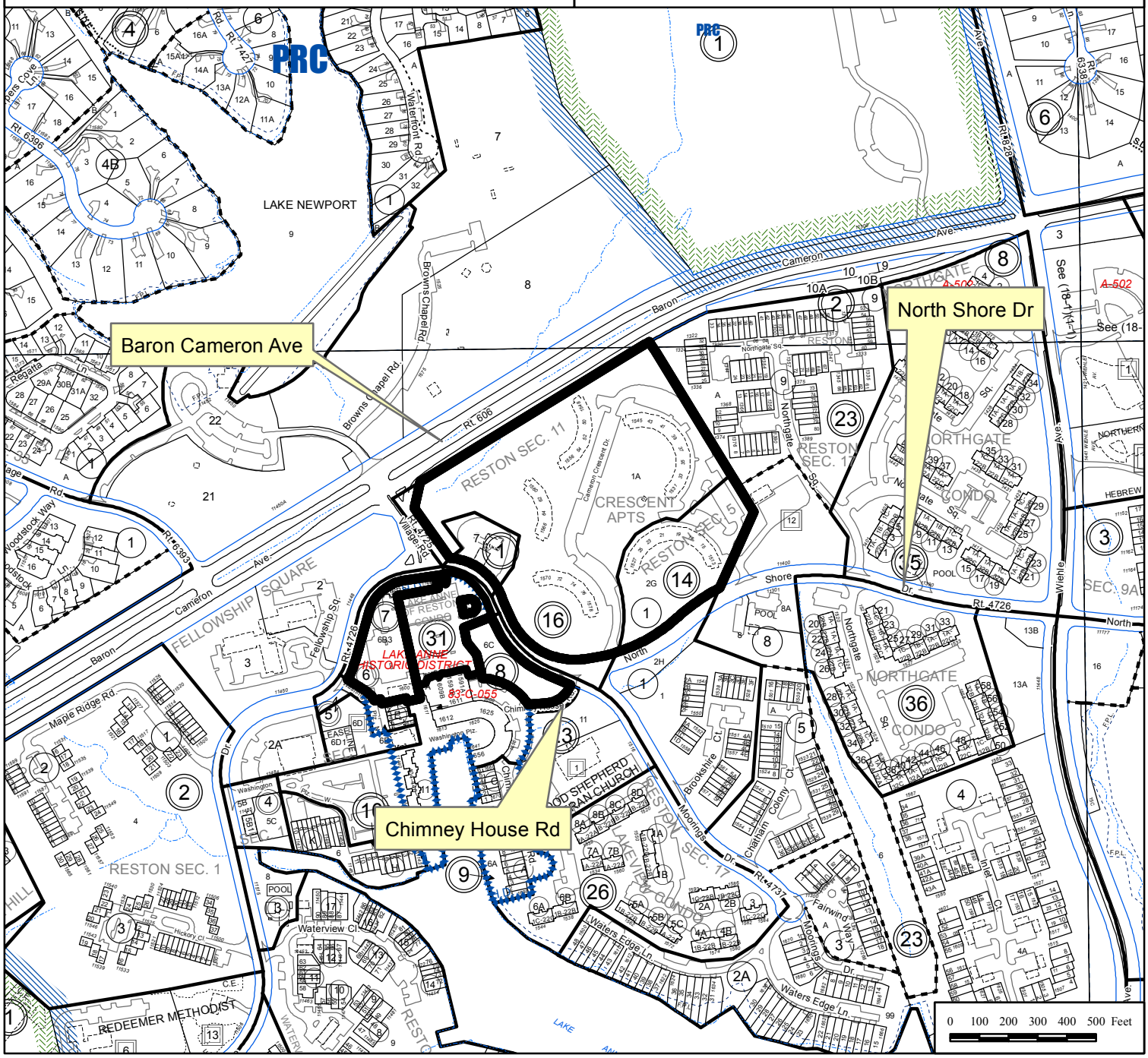
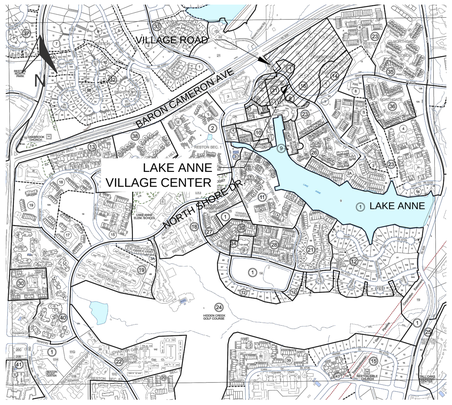


Lake Anne Village Center

Hunter Mill District Fairfax County, Virginia

PRC/DPA Plan
Proffer Condition Amendment (PCA)

APPLICANTS:
- Lake Anne Development Partners LLC



VICINITY MAP
SCALE 1" = 1000'
Fairfax County, Virginia

FAIRFAX COUNTY, VIRGINIA

LAKE ANNE DEVELOPMENT PARTNERS LLC:

DEVELOPER:	**REPUBLIC LAND DEVELOPMENT LLC**
MARKET RATE HOUSING CO-DEVELOPER:	**TO BE DETERMINED**
AFFORDABLE HOUSING CO-DEVELOPER:	**COMMUNITY PRESERVATION DEVELOPMENT CORPORATION**

DESIGN TEAM:

LEAD PLANNER, MARKET RATE HOUSING/ COMMERCIAL ARCHITECT:	**HICKOK COLE ARCHITECTS, INC.**
PLANNER/ LANDSCAPE ARCHITECT:	**CARVALHO & GOOD, PLLC**
AFFORDABLE HOUSING ARCHITECT:	**GRIMM+PARKER ARCHITECTS, INC.**
CIVIL ENGINEER:	**DEWBERRY CONSULTANTS LLC**
TRAFFIC/ TRANSPORTATION:	**WELLS + ASSOCIATES, INC.**
LAND USE ATTORNEY:	**WALSH, COLUCCI, LUBELEY & WALSH, P.C.**

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LAKE ANNE DEVELOPMENT PARTNERS LLC
BESTON. RENEWED.

Hickok Cole ARCHITECTS

CGLA landscape architecture planning, urban design

Dewberry

GRIMM AND PARKER

Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia

SEAL

COMMONWEALTH OF VIRGINIA
ANDREW K. KIOKO
Lic. No. 050348
11/21/2014
PROFESSIONAL ENGINEER

SCALE

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY .
APPROVED BY .
CHECKED BY .
DATE December 9, 2013

TITLE

COVER SHEET

C-1

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS PLANNED RESIDENTIAL COMMUNITY (PRC) PLAN AND PROFFERED CONDITION AMENDMENT (PCA) - THE COMBINED APPLICATION - IS IDENTIFIED ON THE FAIRFAX COUNTY 2014 ZONING MAP AS 17-2((16)0001A, 17-2((14))(01)00002G, 17-2((01)0007, 17-2((8))0006C, 17-2((7))6B2, 17-2((7))0006B3, 17-2((31))1645, 17-2((31)) (PORTION OF COMMON ELEMENT), AND A PORTION OF VILLAGE ROAD PROPOSED FOR VACATION/ABANDONMENT.

   THE PRC PLAN LAND CONTAINS APPROXIMATELY 24.3± ACRES (INCLUDING THE PORTION OF VILLAGE ROAD TO BE VACATED/ABANDONED). THE PROPERTY IS CURRENTLY DEVELOPED AS MIXED USE, RESIDENTIAL, COMMERCIAL, RETAIL, OFFICE AND OPEN SPACE.

   THE PROPERTY IS ZONED PLANNED RESIDENTIAL COMMUNITY (PRC). THE ORIGINAL REZONING APPLICATION WAS APPROVED IN 1962 AS A-502.

   A PORTION OF THE SUBJECT PROPERTY IS INCLUDED IN THE LAKE ANNE HISTORIC OVERLAY DISTRICT (83-C-055) AND IS SUBJECT TO THE PROVISIONS OF SECTION 7-200 OF THE ZONING ORDINANCE.

2. THE PCA HAS BEEN FILED TO IMPOSE PROFFERS ON THE SUBJECT PROPERTY AND TO PROVIDE FOR THE REDEVELOPMENT OF THE PROPERTY WITH A MIXED USE DEVELOPMENT COMPRISED OF MULTI-FAMILY RESIDENTIAL BUILDINGS AND TOWNHOMES (APPROXIMATELY 1037 UNITS IN TOTAL) WHICH SHALL INCLUDE AFFORDABLE AND WORKFORCE UNITS, OFFICE USES (APPROXIMATELY 77,960 SQ. FT OF GFA) AND RETAIL USES (APPROXIMATELY 58,213± SQ. FT. OF GFA).

3. THE BOUNDARY INFORMATION SHOWN ON THE GRAPHIC IS BY DEWBERRY CONSULTANTS, LLC.

4. THE TOPOGRAPHY SHOWN ON THE GRAPHIC IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM A FIELD SURVEY PERFORMED BY DEWBERRY CONSULTANTS LLC.

5. IT SHALL BE UNDERSTOOD THAT THE PRC PLAN SHALL BE THE ENTIRE PLAN RELATIVE TO THE POINTS OF ACCESS, THE GENERAL LOCATION OF BUILDINGS, ON-SITE CIRCULATION, AND COMMON OPEN SPACE AREAS, AND THAT THE DEVELOPER HAS THE OPTION TO REQUEST A DPA IN THE FUTURE FROM THE PLANNING COMMISSION FOR ALL OR A PORTION OF THE PLAN IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 16-300 OF THE ZONING ORDINANCE.

6. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.

7. AVAILABLE FIRE FLOW WILL BE DETERMINED BY FAIRFAX COUNTY WATER AUTHORITY PRIOR TO FINAL SITE PLAN.

8. PUBLIC WATER AND SEWER ARE CURRENTLY AVAILABLE IN PROXIMITY TO THE SITE AND WILL BE EXTENDED ON SITE TO SERVE THE PROPOSED DEVELOPMENT PROGRAM. AT THE TIME OF SUBMISSION OF A SITE PLAN CORRESPONDING TO THIS PRC PLAN, THE APPLICANT SHALL PROVIDE DPWES WITH AN ANALYSIS OF THE CAPACITY OF THE SANITARY SEWER LINES SERVING THE PROPERTY. IF THE COUNTY DETERMINES THAT ANY SEWER LINE SERVING THE PROPERTY IS INADEQUATE, THE APPLICANT SHALL UPGRADE OR IMPROVE OFFSITE SANITARY SEWER LINES, AS NECESSARY, TO ACCOMMODATE ALL FUTURE PHASES OF THE PROPOSED DEVELOPMENT IN CONFORMANCE WITH THIS PRC PLAN.

9. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY, AND NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) LOCATED ON THE SUBJECT PROPERTY.

10. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE LOCATED ON THE SUBJECT PROPERTY.

11. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) FOR THE PROPOSED DEVELOPMENT PROGRAM HAVE BEEN PROVIDED - SEE SHEETS C-17, C-18 AND C-18A.

12. THERE IS NO ANGLE OF BULK PLANE REQUIREMENT PRESCRIBED IN THE PRC DISTRICT. THE CONVENTIONAL ZONING DISTRICT THAT MOST CLOSELY CHARACTERIZES THE PROPOSED DEVELOPMENT IS THE R-30 DISTRICT. THE ANGLE OF BULK PLANE REQUIREMENTS FOR THE R-30 DISTRICT ARE PRESENTED ON THIS SHEET FOR GENERAL CONFORMANCE BY THE PROPOSED DEVELOPMENT AT THE PRC PERIPHERAL BOUNDARY.

13. GIVEN THE NATURE OF THE PROPOSED MIXED USE DEVELOPMENT PROGRAM FOR THE SUBJECT PROPERTY AND THE NATURE OF THE EXISTING AND PROPOSED DEVELOPMENT PROGRAMS ON THE ADJACENT PROPERTIES, IT IS OUR JUDGEMENT THERE IS NO TRANSITIONAL SCREENING YARD OR BARRIER REQUIREMENTS ON ANY OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY.

14. PARKING SPACES FOR THE PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE AS MAY BE AMENDED IN ACCORDANCE WITH THE GRAPHIC AND THE TABULATION (SEE SHEET C-2A). A MAJORITY OF THE PARKING SPACES WILL BE PROVIDED IN STRUCTURES/GARAGES.

15. THE APPLICANT SHALL REQUEST A REDUCTION IN THE NUMBER OF REQUIRED PARKING SPACES AS MAY BE APPROVED BY THE BOARD OF SUPERVISORS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PARS. 4, 26 AND/OR 28 OF SECT. 11-102 OF THE ZONING ORDINANCE.

16. LOADING SPACES FOR THE PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY HAVE BEEN/WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE EXCEPT AS QUALIFIED BELOW:

   AS REPRESENTED IN THE TABULATION AND ON SHEET C-2A OF THIS PRC PLAN, ONLY ELEVEN (11) LOADING SPACES ARE PLANNED FOR THE PROPOSED MIXED USE DEVELOPMENT PROGRAM. BY STRICT APPLICATION OF THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE, 22 LOADING SPACES ARE REQUIRED. A REQUEST IS HEREBY MADE FOR THE BOARD OF SUPERVISORS TO APPROVE A MODIFICATION OF THIS STANDARD IN FAVOR OF THE 11 PROPOSED LOADING SPACES.

   THE LIMITS OF CLEARING AND GRADING WILL BE CONFINED TO THE IMMEDIATE AREA OF THE PROPOSED DEVELOPMENT PROGRAM AS REPRESENTED ON SHEET C-6.

17. TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PROPOSED BUILDING PROGRAM WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE SUBSTANCES THAT MAY BE UTILIZED, STORED AND DISPOSED OF IN CONJUNCTION WITH THE PROPOSED BUILDING PROGRAM AND/OR THE MAINTENANCE OF THE BUILDING PROGRAM AND GROUNDS WILL BE IN ACCORDANCE WITH SAID REGULATIONS. NOTE: THE EXISTING GAS STATION (SE 2013-HM-013) SHALL REMAIN AS AN INTERIM USE UNTIL SUCH TIME AS IT WILL BE REMOVED WITH FUTURE DEVELOPMENT IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

18. AMENITIES IN THE FORM OF A FITNESS CENTER WILL BE LOCATED WITHIN THE BUILDING FOOTPRINTS AND WILL BE PROVIDED FOR THE BENEFIT/ENJOYMENT OF THE RESIDENTS, TENANTS AND VISITORS OF THE PROPOSED MIXED USE DEVELOPMENT PROGRAM. IT IS CURRENTLY ANTICIPATED THESE FACILITIES WILL BE LOCATED IN EACH MULTIFAMILY RESIDENTIAL BUILDING OR CLUSTER OF BUILDINGS ON THE PROPERTY BUT MAY BE REVISED WITH FUTURE ARCHITECTURAL AND ENGINEERING DESIGN.

19. THE ARCHITECTURE OF THE PROPOSED DEVELOPMENT PROGRAM AND RELATED PARKING STRUCTURE WILL BE DESIGNED TO COMPLEMENT AND BE HARMONIOUS WITH THE EXISTING AND PROPOSED BUILDINGS IN THE VICINITY OF THE SUBJECT PROPERTY.

20. THE EXACT LOCATIONS, SHAPES AND SIZES OF THE PROPOSED BUILDINGS AND RELATED PARKING STRUCTURE FOOTPRINT(S) SHOWN ON THE GRAPHIC ARE PRELIMINARY AND SCHEMATIC AND ARE NOT TO BE CONSIDERED FINAL. THEY ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING, ENVIRONMENTAL FEATURES AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS ON THE PRC PLAN. THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHT PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. THE OPEN SPACE AS REPRESENTED IN THE TABULATION AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES OF THE PRC DISTRICT AS REPRESENTED ON THE GRAPHIC ARE TO BE CONSIDERED MINIMUMS WITH THE UNDERSTANDING THAT ALL DIMENSIONS SHOWN ON THE GRAPHIC ARE SUBJECT TO MINOR MODIFICATION IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 16-403 OF THE ZONING ORDINANCE.

   THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF GROSS FLOOR AREA FROM THE TOTAL REPRESENTED IN THE TABULATION AND THE BUILDING FOOTPRINT(S) AND ASSOCIATED PARKING MAY BE REDUCED/MODIFIED ACCORDINGLY. THE APPLICANT RESERVES THE FURTHER RIGHT TO PROVIDE ADDITIONAL PARKING SPACES WHERE A BUILDING FOOTPRINT IS REDUCED, SHIFTED OR MODIFIED SO LONG AS THE PARKING SPACES DO NOT REDUCE THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION.

   LASTLY, THE APPLICANT RESERVES THE RIGHT TO SHIFT UP TO 20,000 SQUARE FEET OF RESIDENTIAL GROSS FLOOR AREA THAT IS REPRESENTED IN THE TABULATION FROM ONE BUILDING TO ANOTHER WITH THE UNDERSTANDING THAT THE RESULTANT BUILDING FOOTPRINTS WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE FOOTPRINTS REPRESENTED ON THE GRAPHIC AND THE MAXIMUM COMBINED TOTAL NUMBER OF UNITS AND GROSS FLOOR AREA REPRESENTED IN THE TABULATION WILL NOT BE EXCEEDED.

21. THE FLOOR AREAS REPRESENTED IN THE TABULATION ARE GROSS FLOOR AREAS AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE. IN ADDITION, IT IS UNDERSTOOD THAT THE BUILDINGS MAY HAVE CELLAR SPACE WHICH SPACE WILL BE CALCULATED FOR OFF-STREET PARKING REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 25 OF SECT. 11-102 OF THE ZONING ORDINANCE.

22. THE PROPOSED BUILDING(S) WILL HAVE PENTHOUSES DESIGNED IN PART TO SHIELD THE MECHANICAL EQUIPMENT LOCATED ON THE ROOFS. THE HEIGHT AND ROOF AREA COVERAGE OF THE PENTHOUSES WILL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE; WILL BE COMPATIBLE WITH THE HEIGHT AND SCALE OF THE BUILDING(S); AND WILL BE CONSTRUCTED OF MATERIALS THAT ARE AN EXTENSION OF OR HARMONIOUS WITH THE ARCHITECTURAL MATERIALS OF THE MAIN BUILDING(S). THESE PROVISIONS ARE ALL SUBJECT TO THE RESTON ASSOCIATION'S DESIGN REVIEW BOARD AND THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD APPROVAL FOR THE AREA WITHIN THE LAKE ANNE HISTORIC OVERLAY DISTRICT. THE BUILDING HEIGHT(S) REPRESENTED IN THE DRAWINGS DO NOT INCLUDE THE HEIGHT OF THE PENTHOUSE(S).

23. IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, BENCHES, COVERED WALKWAYS, FLAGPOLES, TRELLISES, WATER FOUNTAINS OR FEATURES, SIGNS, WALLS, FENCES, LIGHT STANDARDS AND/OR UTILITY MAINTENANCE STRUCTURES NOT REPRESENTED ON THE PRC PLAN MAY BE PROVIDED AS LONG AS THE RESULTANT PROPOSED DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THAT REPRESENTED ON THE DEVELOPMENT PLAN. IT IS ALSO UNDERSTOOD THAT MOBILE AND LAND-BASED TELECOMMUNICATION FACILITIES MAY BE PROVIDED ON SITE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-514 OF THE ZONING ORDINANCE.

24. ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE UNLESS MODIFIED UNDER A COMPREHENSIVE SIGN PLAN APPROVAL.

25. ALL LIGHTING ON SITE WILL BE SHIELDED AND LOCATED IN SUCH A MANNER AS TO REDUCE GLARE ON ADJACENT PROPERTIES IN ACCORDANCE WITH THE STANDARDS SET FORTH IN ARTICLE 14 OF THE ZONING ORDINANCE.

26. INTENSITY/DENSITY CREDIT FOR ANY DEDICATION OF LAND FOR PUBLIC USE THAT MAY BE REQUIRED SHALL BE RESERVED FOR THE SUBJECT PROPERTY IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 2-308 OF THE ZONING ORDINANCE.

27. IT IS CURRENTLY ANTICIPATED THAT, SUBJECT TO MARKET CONDITIONS, THE PROPOSED DEVELOPMENT PROGRAM WILL COMMENCE AS SOON AS REQUISITE PLANS AND PERMITS ARE APPROVED. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE DEVELOPMENT IN ONE CONTINUOUS PHASE.

28. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT AS MAY BE QUALIFIED ABOVE OR IN THE LIST OF REQUESTED WAIVERS ON SHEET C-2A.

29. SOLID WASTE WILL BE COLLECTED ONSITE BY A PRIVATE CONTRACTOR, THE TYPE AND SIZE OF CONTAINERS WILL BE PROVIDED WITH THE FINAL SITE PLAN.

30. PROPOSED UTILITY ALIGNMENTS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN. FULL DESIGNS WITH REQUIRED COMPUTATIONS TO BE PROVIDED WITH FINAL SITE PLAN.

31. ALL LANE DESIGNATIONS, PAVEMENT MARKINGS AND CROSSWALKS DEPICTED IN THE DRAWINGS ARE SUBJECT TO VDOT APPROVAL AND MAY BE MODIFIED/REVISED IN CONSULTATION WITH FCDOT.

32. THE DESIGN VEHICLE TYPICALLY USED ON THE PLAN IS AN SU-30 AND A WB-50 AT ALL VDOT ROAD INTERSECTIONS

33. ALL NECESSARY DEDICATIONS AND/OR EASEMENTS WILL BE PROVIDED AT TIME OF SITE PLAN APPROVAL AS MAY BE FURTHER QUALIFIED BY THE PROFFERS.

34. THE LANDSCAPING CONCEPTS, SCREENING MEASURES, AND TREE COVER PROVIDED WITH THE FINAL SITE PLAN FOR THIS PROJECT SHALL COMPLY WITH THE DEVELOPMENT CONDITIONS ASSOCIATED WITH THE PRC PLAN AND THE PROFFERS.

35. IN CONJUNCTION WITH THE PROPOSED PLAN, A PORTION OF VILLAGE ROAD RIGHT-OF-WAY WILL BE VACATED/ABANDONED AND ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED TO RELOCATE VILLAGE ROAD TO THE WEST AS DELINEATED ON THE DEVELOPMENT PLAN.

36. THE FINAL LOCATION OF THE PROPOSED TRAILS ON THE SITE PERIMETER SHALL BE DETERMINED IN COORDINATION WITH THE RESTON ASSOCIATION AT SITE PLAN.

TABULATION

LAND AREA (1,058,508±SF)	24.3± AC
PARCEL A (VILLAGE CENTER)	6.79± AC
PARCEL D (HIGH DENSITY RESIDENTIAL)	17.31± AC
VACATED PORTION OF VILLAGE ROAD	0.20± AC
(HIGH DENSITY RESIDENTIAL)	
EXISTING ZONING	PRC
PROPOSED ZONING	PRC
PROPOSED TOTAL GROSS FLOOR AREA - ULTIMATE DEVELOPMENT PROGRAM	1,173,173 SF*
OFFICE	77,960± SF
RETAIL	58,213± SF
RESIDENTIAL	1,037,000± SF
FLOOR AREA RATIO (FAR)*	1.11
PROPOSED RESIDENTIAL UNITS:	
MULTI-FAMILY	732 DU
MULTI-FAMILY REPLACEMENT AFFORDABLE DWELLING UNITS	185 DU
SINGLE FAMILY ATTACHED	120 DU
TOTAL	1037 DU
MAXIMUM BUILDING HEIGHTS	
OFFICE/RETAIL (5 FLOORS)	65± FT
RESIDENTIAL (18 FLOORS)	200± FT

SEE SHEET C-2A FOR PARKING REQUIREMENTS

LOADING SPACE TABULATION

TOTAL REQUIRED LOADING	22 SPACES
77,960 GSF OFFICE (@ 1SP./10,000 GSF + 1SP./20,000 GSP)	5 SPACES
58,213 GSF RETAIL (@ 1SP./10,000 GSF + 1SP./15,000 GSP)	5 SPACES
1,037,000 GSF RESIDENTIAL (@ 1SP./25,000 GSF + 1SP./100,000 GSF)	12 SPACES
LOADING SPACES PROPOSED	11 SPACES
OPEN SPACE REQUIRED (There is no open space requirement per the Zoning Ordinance)	N/A
EXISTING	13.49± AC
PROPOSED	7.53± AC

* PROVIDED FOR INFORMATIONAL PURPOSES ONLY. DENSITY IN THE PRC DISTRICT IS CALCULATED ON THE BASIS OF POPULATION PER ACRE (SEE SHEET C-3).

Lake Anne Proposed Building Information

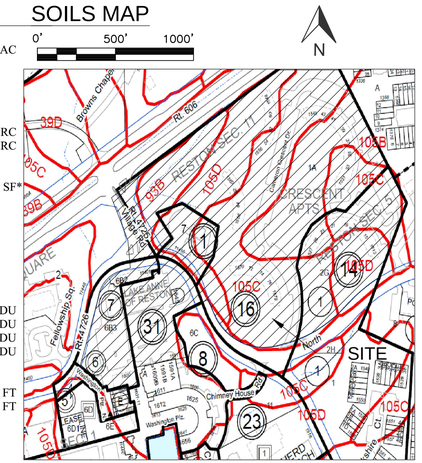
** Land Unit	Building	Use	Square Footage	Dwelling Units	Stories	Parking Spaces
A	A1	Retail	28,543		1	
		Office	17,730		1	
		Residential		54	3	
		Garage			2	210
	A2	Retail	13,870		1	
		Office	30,230		1	
		Residential		48	2	
		Garage			3	366
	A3	Garage			2	*
D	D1	Retail	15,800		1	
		Office	30,000		2	
		Residential		165	15	
		Garage			2	232
	D2	Garage			3-5***	153
	D3/D4	Residential		185	5/6	250
	D5/D6	Residential		310	12/12	385
	D7/D8	Residential		155	5/5	210
	D9-D12 & D21-D25	Residential (Traditional)		72	4	144
	D13-D20	(Hybrid)		48	3	96
C	A3	Garage			2	120 *

* A portion of the A3 Garage (Approx. 30 spaces) is located on Land Unit A.

** Please note that the Land Unit designations are consistent with those shown on the Comprehensive Plan Amendment 2013-III-UPI

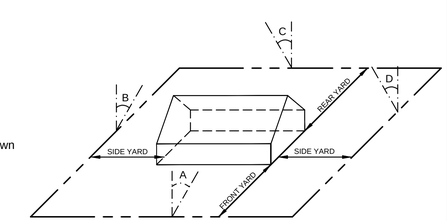
*** The number of stories in the D2 Garage may increase based upon the results of any parking occupancy counts.

SOILS MAP



SOILS LEGEND

Fairfax County, Virginia (VA059)	
Map Unit Symbol	Map Unit Name
39B	Glenelg silt loam, 2 to 7 percent slopes
39C	Glenelg silt loam, 7 to 15 percent slopes
39D	Glenelg silt loam, 15 to 25 percent slopes
50	Hattontown silt loam, 0 to 25 percent slopes
93B	Sumerduck loam, 2 to 7 percent slopes
95	Urban land
105B	Wheaton-Glenelg complex, 2 to 7 percent slopes
105C	Wheaton-Glenelg complex, 7 to 15 percent slopes
105D	Wheaton-Glenelg complex, 15 to 25 percent slopes
108B	Wheaton-Sumerduck complex, 2 to 7 percent slopes



FRONT YARD : ∠.1 A 25° WITH A BUILDING HEIGHT OF 165', THE FRONT YARD = 77' BUT NOT LESS THAN 40'

SIDE YARD : ∠.1 B NO REQUIREMENT

REAR YARD : ∠.1 C 20° WITH A BUILDING HEIGHT OF 165', THE REAR YARD = 60' BUT NOT LESS THAN 25'

ANGLE OF BULK PLANE

MINIMUM REQUIRED YARD FOR BUILDING WITH 165' HEIGHT

NOTE:
THERE IS NO ANGLE OF BULK PLANE REQUIREMENT FOR THE PRC DISTRICT. THIS GRAPHIC DEPICTION IS OF THE R-30 DISTRICT CONSIDERATION OF THE PROPOSED BUILDINGS AT THE PERIPHERAL BOUNDARY LINES AND THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE.

LAKE ANNE DEVELOPMENT PARTNERS LLC
RESTON. RENEWED.

Hickok Cole ARCHITECTS

CGLA landscape architecture planning, urban design

Dewberry

GRIMM AND PARKER

Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia

SEAL

COMMONWEALTH OF VIRGINIA
ANDREW K. KIOKO
Lic. No. 050348
11/21/2014
PROFESSIONAL ENGINEER

SCALE

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY .
APPROVED BY .
CHECKED BY .
DATE December 9, 2013

TITLE

GENERAL NOTES

C-2

PARKING TABULATION

Lake Anne Village Center
Lake Anne Parking Tabulation Summary

Area	Land Use	Land Unit-Building	Amount	Unit	Article 11 - Parking Rates	Required Spaces	ULI Shared Parking Reduction Reduction Model	Proposed Required Spaces	Percent Reduction from Article 11	
WEST	Office (New)	A1	17,730	GFA						
		A2	30,230	GFA						
		D1	30,000	GFA						
		A1, A2, D1	77,960	GFA	3.6 Spaces/1,000 GFA	281				
	Retail (New)	A1	28,543	GFA						
		A2	13,870	GFA						
		D1	15,800	GFA						
		A1, A2, D1	58,213	GFA						
	Retail (Existing)(1)	F	38,579	GFA			Includes all non-residential uses with residential visitors where (A2, A2, D1 residential visitors) based on 0.15 Spaces/ DU, and ULI 2nd Ed. Shared Parking methodologies	643		
			96,792	GFA	4.0 Spaces/1,000 GFA	388				
	Place of Worship (Existing)(1)	F	6,500	GFA						
			100	Seats	1.0 Space/4 seats	25				
	Eating Establishment (Existing)(1)	F	12,860	GFA						
			406	Seats	1.0 Space/4 table seats	102				
			46	Seats	1.0 Space/2 counter seats	23				
			65	Employees	1.0 Space/2 employees	33				
	Residential-Multi Family (New)	A1	54	DU						
		A2	48	DU						
		D1	165	DU						
		A1, A2, D1	267	DU	1.6 Spaces/DU - *1.45 Spaces/DU = 388 resident spaces* - *0.15 Spaces/DU = 40 visitor spaces*	428	1.45 Spaces/DU (excludes visitors per above)	388		
					Total - Article 11 Requirement	**1,280**	**Total**	**1,031**	19.5% (249) Spaces	
							Proposed Parking Supply	**1,081**	50 Spaces	Surplus/(Shortfall)

Area	Land Use	Land Unit-Building	Amount	Unit	Article 11 - Parking Rates	Required Spaces	TDM Parking Reduction Rates	Proposed Required Spaces		
EAST	Residential-Multi Family - Replacement Affordale Dwelling Units (New)	D3, D4	185	DU	1.6 Spaces/DU	296	1.35 Spaces/DU	250	15.6%	
	Residential-Multi Family (New)	D5, D6	310	DU	1.6 Spaces/DU	496	1.35 Spaces/DU	419	15.6%	
	Residential-Multi Family (New)	D7, D8	155	DU	1.6 Spaces/DU	248	1.35 Spaces/DU	209	15.6%	
	Residential-Single Family Attached (New)	D9 - D25	120	DU	2.7 Spaces/DU	324	2.15 Spaces/DU	258	20.4%	
			770	DU	**Total**	**1,364**	**Total**	**1,136**	16.7% (228) Spaces	
							Proposed Parking Supply	**1,141**	5 Spaces	Surplus/(Shortfall)

Area	Land Use	Land Unit-Building	Amount	Unit	Article 11 - Parking Rates	Required Spaces	Parking Reduction Rates	Proposed Required Spaces		
EAST + WEST	Office (New)	A1	17,730	GFA						
		A2	30,230	GFA						
		D1	30,000	GFA						
			77,960	GFA	3.6 Spaces/1,000 GFA	281				
	Retail (New)	A1	28,543	GFA						
		A2	13,870	GFA						
		D1	15,800	GFA						
			58,213	GFA						
	Retail (Existing)(1)	F	38,579	GFA			Includes all non-residential uses with residential visitors where (A2, A2, D1 residential visitors) based on 0.15 Spaces/ DU, and ULI 2nd Ed. Shared Parking methodologies	643		
			96,792	GFA	4.0 Spaces/1,000 GFA	388				
	Place of Worship (Existing)(1)	F	6,500	GFA						
			100	Seats	1.0 Space/4 seats	25				
	Eating Establishment (Existing)(1)	F	12,860	GFA						
			406	Seats	1.0 Space/4 table seats	102				
			46	Seats	1.0 Space/2 counter seats	23				
			65	Employees	1.0 Space/2 employees	33				
		A1	54	DU						
		A2	48	DU						
		D1	165	DU						
	Residential-Multi Family (New)	A1, A2, D1	267	DU	1.6 Spaces/DU	428	1.45 Spaces/DU (excludes visitors per above)	388		
	Residential-Multi Family - Replacement Affordale Dwelling Units (New)	D3, D4	185	DU	1.6 Spaces/DU	296	1.35 Spaces/DU	250		
	Residential-Multi Family (New)	D5, D6	310	DU	1.6 Spaces/DU	496	1.35 Spaces/DU	419		
	Residential-Multi Family (New)	D7, D8	155	DU	1.6 Spaces/DU	248	1.35 Spaces/DU	209		
	Residential-Single Family Attached (New)	D9 - D25	120	DU	2.7 Spaces/DU	324	2.15 Spaces/DU	258		
			1,037	DU	**Total**	**2,644**	**Total**	**2,167**	18.0% (477) Spaces	
							Proposed Parking Supply with TDM Red. 1,081 (WEST Supply) + 1,141 (EAST Supply)	**2,222**	55 Space	Surplus/(Shortfall)
							Parking Requirement without TDM red. (2) 1,031 (WEST Red.) + 1,364 (EAST Code)	**2,395**	9.4% (249) Spaces	

Note(s):
(1) Total Existing Non-Residential Uses (As Provided by the Applicant) = 57,939 GFA (51,439 GFA retail/restaurants + 6,500 GFA Place of Worship = 57,939 GFA), comprised of:
- 38,579 GFA of Shopping Center Retail (51,439 GFA - 12,860 GFA = 38,579 GFA)
- 12,860 GFA of eating establishment (non-fast food) assuming 25% of total existing non-residential area (51,439 GFA x 25% = 12,860 GFA) is an eating establishment.
- 6,500 GFA of existing church space with 100 seats per FX Co street files.
(2) Need to show provision for 173 spaces if TDM not successful (2,395 - 2,222 = 173)

WELLS + ASSOCIATES

PARKING PHASING TABULATION

Lake Anne Village Center
Parking Tabulation by Phase

Phase	Area	Building-Land Unit	Use	Amount	Unit	Required and Provided Parking	Spaces
Phase I	West Side Parking Required	D1	Office	30,000	GSF	3.6 per 1,000 GSF	108
		D1	Retail	15,800	GSF	4.3 per 1,000 GSF	68
			Various Existing Uses (1)			Existing Requirement (1)	216
						Required	**392**
	West Side Parking Supply					D1 Garage	232
						D2 Surface	53
						Existing Supply	216
						Provided	**501**
	East Side Parking Required	D3/D4	Multi-family	185	DU	1.35 per dwelling unit	250
		D13-16,18,24-25	Townhome	56	DU	2.15 per dwelling unit	121
						Required	**371**
	East Side Parking Supply					Townhome Parking	112
						Surface Spaces	27
						D3/D4 Parking	250
						Provided	**389**
						Total Required	**763**
						Total Provided	**890**
Phase II Construction	West Side Parking Required	D1	Office	30,000	GSF	3.6 per 1,000 GSF	108
		D1	Retail	15,800	GSF	4.3 per 1,000 GSF	68
			Various Existing Uses (1)			Existing Requirement (1)	216
						Required	**392**
	West Side Parking Supply					D1 Garage	232
						D2 Surface	53
						Existing Supply	216
						Provided	**501**
	East Side Parking Required	D3/D4	Multi-family	185	DU	1.35 per dwelling unit	250
		D13-16,18,24-25	Townhome	56	DU	2.15 per dwelling unit	121
						Required	**371**
	East Side Parking Supply					Townhome Parking	112
						Surface Spaces	27
						D3/D4 Parking	250
						Provided	**389**
						Total Required	**763**
						Total Provided	**890**
Phase II	West Side Parking Required	D1	Office	30,000	GSF	3.6 per 1,000 GSF	108
		D1	Retail	15,800	GSF	4.3 per 1,000 GSF	68
			Various Existing Uses (1)			Existing Requirement (1)	216
						Required	**392**
	West Side Parking Supply					D1 Garage	232
						D2 Surface	53
						A3 Garage	120
						Existing Supply	216
						Provided	**621**
	East Side Parking Required	D3/D4	Multi-family	185	DU	1.35 per dwelling unit	250
		D13-25	Townhome	101	DU	2.15 per dwelling unit	218
						Required	**468**
	East Side Parking Supply					Townhome Parking	202
						Surface Spaces	27
						D3/D4 Parking	250
						Provided	**479**
						Total Required	**860**
						Total Provided	**1,100**
Phase III Construction	West Side Parking Required	D1	Office	30,000	GSF	3.6 per 1,000 GSF	108
		D1	Retail	15,800	GSF	4.3 per 1,000 GSF	68
			Various Existing Uses (2)			Existing Requirement (2)	143
						Required	**319**
	West Side Parking Supply					D1 Garage	232
						A3 Garage	120
						Provided	**352**
	East Side Parking Required	D3/D4	Multi-family	185	DU	1.35 per dwelling unit	250
		D13-25	Townhome	101	DU	2.15 per dwelling unit	218
						Required	**468**
	East Side Parking Supply					Townhome Parking	202
						Surface Spaces	27
						D3/D4 Parking	250
						Provided	**479**
						Total Required	**787**
						Total Provided	**831**
Phase III (Build Out)	West Side Parking Required	A1,A2,D1	Office	77,960	GSF		
		A1,A2,D1,F	Retail	96,792	GSF		
		F	Church	100	Seats	Shared Parking Reduction	643
		F	Eating Est.	406	Table Seats		
				46	Bar Seats		
				65	Employees		
		A1,A2,D1	Multi-family	267	DU	1.45 per dwelling unit	388
						Required	**1,031**
	West Side Parking Supply					D1 Garage	232
						D2 Garage	153
						A1 Garage	210
						A2 Garage	366
						A3 Garage	120
						Provided	**1,081**
	East Side Parking Required	D3/D4	Multi-family	185	DU	1.35 per dwelling unit	250
		D5/D6	Multi-family	310	DU	1.35 per dwelling unit	419
		D7/D8	Multi-family	155	DU	1.35 per dwelling unit	209
		D9-25	Townhome	120	DU	2.15 per dwelling unit	258
						Required	**1,136**
	East Side Parking Supply					Townhome Parking	240
						Surface Spaces	56
						D3/D4 Parking	250
						D5/D6 Parking	385
						D7/D8 Parking	210
						Provided	**1,141**
						Total Required	**2,167**
						Total Provided	**2,222**

Note(s):
(1) Represents the existing non-residential uses that exist today which have historically been served by the 216 spaces in the Washington Plaza parking lot.
(2) According to the Applicant, the non-residential uses to be razed (±19,600 GSF), as a result of the Phase III construction period, currently require 73 spaces out of the 216 space parking supply serving Washington Plaza. As a result, 143 spaces (216-73 = 143) will need to be maintained for those remaining uses. The uses to remain are accounted for in the West Side Phase III (build out) program.

WELLS + ASSOCIATES

REQUESTED TRANSPORTATION WAIVERS

Lake Anne Village Center Redevelopment

Required Waivers Matrix

Design Criteria	Minor Arterial	Baron Cameron Avenue	Collector	Village Road	North Shore Drive
Entrance Throat	35 - 75 ft	✓	35 - 75 ft	✓	✓
Signal Spacing	1,050 ft @ 35-45 MPH	✓	660 ft @ 30 MPH or less	Waiver Required (1)	Waiver Required (1)
Unsignalized Spacing	660 ft @ 35-45 MPH	✓	440 ft @ 30 MPH or less	✓	✓
Partial Access Spacing	250 ft @ 35-45 MPH	✓	200 ft @ 30 MPH or less	✓	✓
Driveway Spacing	470 ft @ 35-45 MPH	✓	225 ft @ 30 MPH or less	✓	Waiver Required (1)
Right Turn Taper	If Warranted	✓	If Warranted	✓	Waiver Required (2)
Right Turn Lane	If Warranted	✓	If Warranted	Waiver Required (2)	Waiver Required (2)
Left Turn Lane	If Warranted	✓	If Warranted	✓	Waiver Required (2)

Notes:
✓ Indicates waiver is not required
1 AM-E_1 addresses signal spacing along Village Road between Baron Cameron Avenue and North Shore Drive (325 ft provided).
AM-E_2 addresses signal spacing along North Shore Drive between Village Road and Washington Plaza North (480 ft provided).
2 Waiver LD-448_1 address the right turn lane requirements at the A2/3 driveway along North Shore Drive.
Waiver LD-448_2 addresses the right turn lane requirements at the D1/2 driveway along North Shore Drive.
Waiver LD-448_3 addresses the right turn requirements at Cameron Crescent Drive along North Shore Drive.
Waiver LD-448_4 addresses the left turn requirements at the A1 driveway along North Shore Drive.
Waiver LD-448_5 addresses the left turn requirements at the A2/3 driveway along North Shore Drive.
Waiver LD-448_6 addresses the left turn requirements at the D1/2 driveway along North Shore Drive.
Waiver LD-448_7 addresses the left turn requirements at Chimney House Drive along North Shore Drive.
Waiver LD-448_8 addresses the right turn lane requirements at Village Drive along North Shore Drive.
Waiver LD-448_9 addresses the right turn lane requirements at Baron Cameron Avenue along Village Road.
Waiver LD-448_10 addresses the left turn requirements at Cameron Crescent Drive along North Shore Drive.

REQUESTED GENERAL WAIVERS & MODIFICATIONS

Lake Anne Village Center
Zoning Ordinance and PFM Waivers Requested

Requirement	Requested Waiver or Modification	Description	Location
Zoning Ordinance; Article 6 - Planned Development District			
6-306-2	Waiver of the requirement that single family attached shall have privacy yards with a minimum area of 200 SF.	Some townhomes have privacy yards with an area of less than 200 SF	D12, D24, D23, D22 and D21
Zoning Ordinance; Article 11 - Parking			
11-201&203	Modification of the minimum required loading spaces for residential, office, retail and other uses to those shown on the PRC.	Total loading spaces required = 22 Total loading spaces provided = 11	Sheet C-2
11-302-2	Waiver of the requirement that no private street in a residential development that is to be owned and maintained by a non-profit organization shall exceed six hundred (600) feet in length.	A number of private streets within the Crescent area exceed 600 feet and will be maintained by the HOA	Road D, Road E and Road B
Public Facilities Manual			
6-0303.8	Waiver to allow the use of underground SWM and BMP in a residential development	Underground SWM and BMPs have been used on site	Sitewide - See Sheet C-17

SWM WAIVER APPROVAL RECOMMENDATION

County of Fairfax, Virginia

MEMORANDUM

DATE: June 18, 2014

TO: Mary Ann Tsai; Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: PRC Plan Application# DPA A-502-07/PCA-A-502/PRC A-502-3 Lake Anne Village center, 8260-ZONA-002-1, Hunter Mill District

REFERENCE: Waiver #8260-WPFM-001-1 for the Location of Underground Facilities in a Residential Area

We have reviewed the referenced submission for consistency with Section 6-0303.8 of the Public Facilities Manual (PFM) which restricts use of underground Stormwater management facilities located in a residential development (Attachment B). The Board of Supervisors (Board) may grant a waiver after taking into consideration possible impacts on public safety, the environment, and the burden placed on prospective property owners for maintenance. Underground Stormwater management facilities located in residential developments allowed by the Board:

- shall be privately maintained,
- shall be disclosed as part of the chain of title to all future owners responsible for maintenance of the facilities,
- shall not be located in a County storm drainage easement, and
- shall have a private maintenance agreement, in a form acceptable to the Director of the Department of Public Works and Environmental Services (DPWES), executed before the construction plan is approved.

The developer of the subject property would like to have ability to use on-site detention to meet the PFM's detention requirements and has proposed an underground facility on the development plan. The underground detention facility is proposed to be maintained privately by the Homeowner's Association.

Department of Public Works and Environmental Services
Land Development Services, Site Development and Inspections Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359

Mary Ann Tsai; Staff Coordinator
Waiver #8260-WPFM-001-1, Lake Anne Village Center
Page 2 of 4

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

Impacts on Public Safety –The access points to the facilities will be highly visible. Unofficial access to the facilities will be easily noticed.

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

Impacts on the Environment – Low impact development Techniques for SWM have been proposed in this site. Adequacy of each outfall must be demonstrated and water quality requirements must be met before a site plan can be approved. Staff does not believe that there will be any adverse impact on the environment from the construction and maintenance of the underground facilities.

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

A minimum height of 72 inches for underground Stormwater structures is generally required to facilitate maintenance (PFM 6-1306.3H). Accessibility to the underground facilities is a concern and sufficient head room is necessary for maintenance purposes.
If it is the intent of the Board to approve the waiver request, the property owner must execute a maintenance agreement prior to site plan approval. Staff recommends that a financial plan must be established for the operation, inspection, and maintenance of the underground facilities. The property owner should be required to establish a fund for the annual maintenance. Staff recommends that the property owner provide an initial deposit in an escrow account in an amount equal to the estimated costs for the first 20 years of maintenance of the facility.
The engineer has provided estimates of the annual maintenance cost for facility as $81,500; staff finds the estimates reasonable. Before site plan approval, $1,630,000.00 should be placed into escrow to fund 20 years of maintenance. These monies would not be available to the owner until bond release.

The property owner should also be required, as a waiver condition, to address future replacement of the underground facilities as part of its private maintenance agreement with the County. The replacement reserve fund must be separate from the annual maintenance fund to ensure the monies are available at the time replacement is necessary and have not been previously spent on maintenance activities.

Mary Ann Tsai; Staff Coordinator
Waiver #8260-WPFM-001-1, Lake Anne Village Center
Page 3 of 4

The engineer has estimated 20 year replacement cost of the facility to be about $8943,000.00; staff finds this estimate reasonable. The estimate doesn't reflect how much the non-residential areas are expected to contribute.

RECOMMENDATION

DPWES recommends that the Board approve the waiver to locate underground facility at Lake Anne Village Center, a mixed use development. If it is the intent of the Board to approve the waiver, DPWES recommends the approval be subject to Waiver #8260-WPFM-001-1 Conditions, Lake Anne Village Center, dated June 18, 2014, as contained in Attachment A.

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

ATTACHED DOCUMENTS
Attachment A – Waiver #8260-WPFM-001-1 Conditions, Lake Anne Village Center, dated June 18, 2014
Attachment B – PFM Section 6-0303.8

cc: Robert A. Stalzer, Deputy County Executive
James Patteson, Director, DPWES
Audrey Clark, Director, LDS, DPWES
Jack Weyant, Director, SDID
William Hicks, Director, MSMD
Shahab Baig, Chief, North Branch
Waiver File

LAKE ANNE DEVELOPMENT PARTNERS LLC
RESTON. RENEWED.

Hickok Cole ARCHITECTS

CGLA landscape architecture planning. urban design

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G+P GRIMM AND PARKER

Lake Anne Village Center
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SEAL
COMMONWEALTH OF VIRGINIA
ANDREW K. KIOKO
Lic. No. 050348
11/21/2014
PROFESSIONAL ENGINEER

SCALE

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY .
APPROVED BY .
CHECKED BY .
DATE December 9, 2013

TITLE
PARKING TABULATION & WAIVERS

C-2A

MAXIMUM OVERALL PRC DISTRICT DENSITY COMPUTATION

Reston Planned Residential Community (PRC) District
Residential Development Potential
Including Approved Site Plans since May 2008 County Baseline density tabulation
November 30, 2013

Density Calculation			
Unit Type	Unit Count	Population Factor (as amended 3/26/2007)	Number of Persons
Single family detached	4,247	3.0 persons	12,741
Single family attached	8,205	2.7 persons	22,154
Multiple family	14,864	2.1 persons	31,215
		Current Population	66,110
		Persons per acre	10.62

Remaining Available Development Potential
Based on Maximum Population Calculation of 80,912 persons

(6,224 acres @ 13 persons / acre = 80,912 persons)

80,912 maximum population – 66,110 current population = 14,802 persons of available density based on inclusion of approved PRC Applications

14,802 persons of available density translates to a development potential of:

4,934 single family detached units
Or
5,482 single family attached units
Or
7,049 multiple family units

Site Plan Approved

Since May 2008 County Baseline Density tabulation
December 31, 2013

Project	# Units	Type	#Persons	Status
Athena Renaissance/ ParcReston*	110	MF	231	Site Plan Approved (6311-SP-003)
Reston TC Block 16**	27	MF	57	Site Plan Approved (7067-SPV-019-B-1)
Reston Heights Sec 40 Block 1C and 1D	404	MF	848	Site Plan Approved (6888-SP-001-1)
Total Number of Units	541		1,136	

* Original PCA approved for 696 units, of which 586 are in staff unit count. 418 of the 586 are existing.

** 359 units proposed, 332 units included in staff unit count

Current Application (DPA A-502-07)

Existing Population: 66,110 persons
+ 1,870 persons with current applications
67,980 persons

120 SFA x 2.7 persons = 324 persons
736 MF x 2.1 persons = 1,546 persons
(917 – 181 existing = 736 net new) 1,870 persons

67,980 persons / 6,224 ACRES = 10.92 persons/acre

10.92 persons /per acre < 13 persons per acre

REQUIREMENT MET

MAXIMUM OVERALL PRC DISTRICT DENSITY COMPUTATION

Reston Planned Residential Community (PRC) District
Residential Development Potential
Including Approved Site Plans & Approved PRC Plans
Since May 2008 County Baseline density Tabulation
November 30, 2013

Density Calculation			
Unit Type	Unit Count	Population Factor (as amended 3/26/2007)	Number of Persons
Single family detached	4,247	3.0 persons	12,741
Single family attached	8,33	2.7 persons	22,500
Multiple family	17,511	2.1 persons	36,774
		Population	72,015
		Persons per acre	11.57

Remaining Available Development Potential
Based on Maximum Population Calculation of 80,912 persons

(6,224 acres @ 13 persons / acre = 80,912 persons)

80,912 maximum population – 72,015 people – 8,897 persons of available density

8,897 persons of available density translates to a development potential of:

2,966 single family detached units
Or
3,295 single family attached units
Or
4,237 multiple family units

Pending Applications***

November 30, 2013

Project	# Units	Type	#Persons	Status
Oracle Site/Excelsior	457	MF	960	PRC Plan Approved (PRC 86-C-121-03)
Colts Neck Road LLC	210	MF	441	PRC Plan Approved (0365-SP-002-3)
Spectrum/Lerner	1422	MF	2987	PRC Plan Approved (PRC 86-C-121-04)
Four Seasons	11	MF	24	PRC Plan Approved (PRC 87-C-088)
Fairway Apartments	328	MF****	689	PRC Plan Approved (PRC-A-502-02)
	128	SFA	+346	
			1,035	
Section 89-3 (Winwood)	125	MF	263	PRC Plan Approved (PRC 86-C-121-2)
Section 91A (Boston Properties)	549	MF	1153	
TOTAL	3,102	MF	6,517	
	128	SFA	+ 346	
			6,863	

***"Pending" pertains to the fact that these units will not count against the density cap until site plan approval.
**** 676 MF units proposed – 348 existing MF units to be removed = 328 MF unit increase

RESTON PRC DENSITY

November 21, 2014

RESTON HIGH DENSITY RESIDENTIAL CATEGORY DENSITY
Includes Approved PRC Applications
High density residential category density not to exceed 60 persons/acre

SECTION	ACRES	UNITS	UNIT TYPE	PERSONS	PERSONS/ACRE
S. 1-B.12A, 12B, 12C, 12D	17.4565	146	SFA	394	
S. 1-B.13	5.9599	238	MFH	500	
S. 1-B.6-B-1a, 6-B2, 6-C, 7-A, Lake Anne of Reston Condominium Common Element	7.639	102	MFH	214	
S. 11*, S.5 B.1P.2A	16.6907	815	MFH	1712	
		120	SFA	324	
S. 7A	12.3691	261	MFG	548	
S. 15A-B.2A	11.4107	501	MFH	1052	
		69	SFA	186	
S. 15-B.1	7.4106	175	MFH	368	
		59	SFA	159	
S.15A-B.3 & 4	3.8756	11	SFA	30	
S. 17-B.2	7.6561	105	MFG	221	
S. 17, B.3	2.28	18	SFA	49	
S. 17-B. 10, 7 & 13	25.2458	442	MFG	928	
S. 19-B.5, 6 & 7	17.3139	240	MFG	504	
S. 24A-B, 2 & 3		50	SFA	150	
S. 28-B.1	17.71	178	SFA	481	
S. 28-B.2	12.4248	240	MFG	504	
S. 28-B.3	11.0459	204	MFG	428	
S. 28-B.4	2.4167	0	Open	0	
S. 30-B.1	4.3277	210	MFH	441	
S. 30-B.2A		60	SFA	162	
S. 30-B.2B	11.1481	154	SFA	416	
S. 34.B.1	19.455	360	MFG	756	
S. 34.B.2,4	17.8416	300	MFG/Open	630	
S. 34.B.2A	8.6	60	SFA	162	
S. 34.B.3	1.5639	0	Open	0	
S. 38B-B.10	9.9146	200	MFG	420	
S. 39, B.9	6.57	44	SFA	119	
S. 40, B.1	15	193	MFH	405	
S. 40, B. 1C & 1D	9.9633	498	MFH	1046	
S. 41, B.1	11.1271	145	SFA	392	
S. 41, B.1A	5.6	73	SFA	197	
S. 43	31.91	400	MFG	840	
S. 46-B.1 & 2A	23.7188	300	MFG	630	
		38	SFA	103	
S. 50-B.7 & 8A-8A2	23.104	152	SFA	410	
		248	MFG	521	
S.52-B.1A & 1B	22.0424	140	SFA	378	
S. 52-B.2 & 3	14.5075	156	MFG	328	
S. 54-B-1A, 2A & 2B	23.7858	450	MFG	945	
S. 57, B.2	8.97	168	MFG	353	
S. 63, B.1	14.33	250	MFG	525	
S. 74-B.3	6.37	46	SFA	124	
S. 76-B.1, 4 & 5	5.4159	38	SFA	103	
S. 76, B.2A [2C]	6.28	78	SFA	234	
S. 76, B.2B [2E]	10.26	153	SFA	413	
S. 76, B.3	3.37	20	SFA	54	
S. 78, B.3	6.17	40	SFA	108	
S. 78-B.4	2.44	0	Church	0	
S. 80, B.1C	3.8037	38	SFA	103	
S. 80, B.1D	3.08	27	SFA	73	
S. 80, B.1E	2.37	17	SFA	46	
S. 81, B.1	9.77	182	MFG	382	
S. 81, B.2	13.22	514	MFH	1079	
S. 82-B.1A, 4 & 5	17.6676	124	SFA	335	
S. 82, B.2A	12.35	216	MFG	454	
S.83-B.3, 4 & 5	7.65	0	COMM	0	
S. 85	9.12	344	MFH	722	
S. 86, B.1	6.92	35	SFA	95	
S. 86, B.2	12.36	65	SFA	176	
S. 87	17.61303	880	MFH	1848	
S. 89, B.1	0.78	30	SFA	81	
S. 89, B.2	9.61929	185	MFG	389	
S.89, B.3	2.03	125	MFH	263	
S.89, B.4	1.18	0	MFH	0	
S.89, B.5	2.01	100	MFH	210	
S. 91A	75.13	2249	MFH	4723	
S.91	9.7013	542	MFH	1138	
S.95 B1	5.93	296	MFH	622	
S.95 B2	22.24	457	MFH	960	
S. 931, B.4A	10.3	174	MFG	365	
S. 931, B.4B	13.55	80	SFA	216	
S. 933	49	455	SFA	1229	
TOTAL	**820.0859**	**16,083**		**35,476**	**43.259**

(less than 60 persons/acre)

Persons/Unit Factors Used:

Multifamily elevator unit	**2.1**
Multifamily garden apartment	**2.1**
Single family attached unit	**2.7**
Single family detached unit	**3.0**

Source of Information:

Records maintained by Westerra Reston
Approved Town Center Concept Plan for S. 933
Approved Development Plan for S. 43
Approved Development Plan for S. 85
Approved Development Plan for S. 57, B.4A & 4B
Approved Development Plan for S. 40, B.1
Approved Site Plan for S. 91A, B. 19-20
Approved Development Plan for S. 81, B. 1 & 2
Approved Concept Plan for S. 89, B. 5
Proposed Development Plan for S. 91A, B. 1, 4 & 15
Proposed Concept Plan for S. 95 B. 2
(Section and Block information derived from title search from County reported records)

*** Section 11 includes proposed 0.2022 Acres of vacated portion of Village Road.**

Note: The relevant Lake Anne Sections and Blocks have been changed to reflect the dwelling unit counts as proposed in DPA-A-502-07 and PCA A-502 and the number of persons per acre based on the current application has changed to reflect the new dwelling unit counts

LAKE ANNE DEVELOPMENT PARTNERS LLC
RESTON. RENEWED.

Hickok Cole ARCHITECTS
CGLA landscape architecture planning, urban design
Dewberry
GRIMM AND PARKER

Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia

SEAL

COMMONWEALTH OF VIRGINIA
ANDREW K. KIOKO
Lic. No. 050348
11/21/2014
PROFESSIONAL ENGINEER

SCALE

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY
APPROVED BY
CHECKED BY
DATE December 9, 2013

TITLE

PRC DISTRICT DENSITY COMPUTATIONS

C-3

N

LIMITS OF PRC/PCA

PROPERTY LINE

LAND UNIT LIMITS

ROAD CENTERLINE

LAKE ANNE DEVELOPMENT PARTNERS LLC
BESTON. RENEWED.

Hickok Cole ARCHITECTS

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Fairfax County, Virginia

SEAL

COMMONWEALTH OF VIRGINIA
ANDREW K. KIOKO
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11/21/2014
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SCALE

Not to Scale

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY .
APPROVED BY .
CHECKED BY .
DATE December 9, 2013

TITLE

LIMITS OF PCA
PRC PLAN

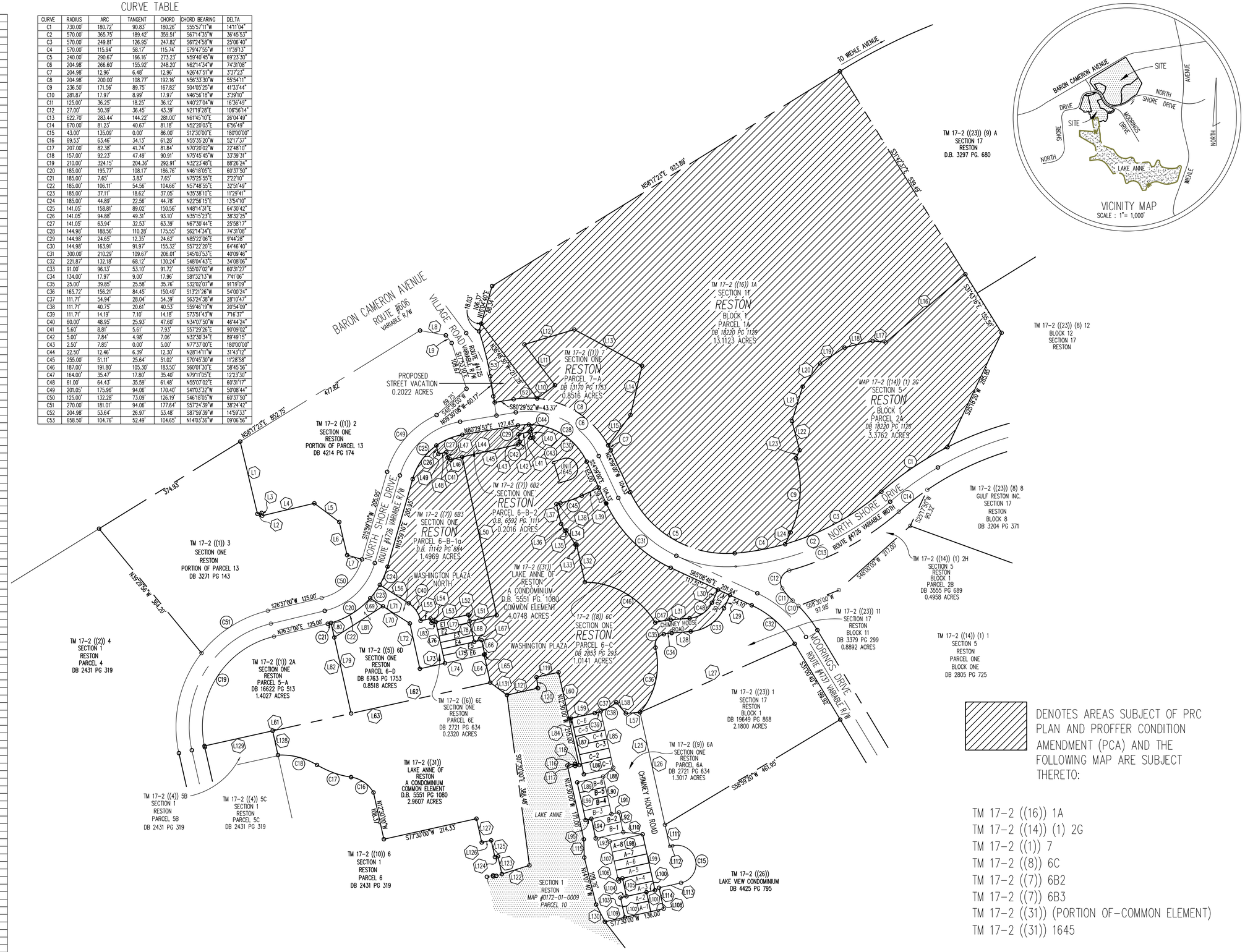
C-4

LINE TABLE

LINE	BEARING	DISTANCE
L1	S13°23'00"E	167.99'
L2	N76°37'00"E	9.67'
L3	S13°23'00"E	6.50'
L4	N76°37'00"E	121.00'
L5	S53°04'29"E	70.33'
L6	S13°23'00"E	77.00'
L7	S74°00'50"E	35.00'
L8	S79°29'03"E	59.13'
L9	S37°04'31"E	21.89'
L10	N53°11'30"E	50.00'
L11	N36°48'30"W	115.00'
L12	N73°17'50"E	117.57'
L13	S61°48'40"E	173.59'
L14	S13°11'00"W	114.00'
L15	S36°15'20"W	85.22'
L16	S49°30'00"W	237.03'
L17	N83°33'23"W	29.51'
L18	S76°39'45"W	65.56'
L19	S56°51'15"W	65.56'
L20	S37°02'45"W	65.56'
L21	S17°14'15"W	81.70'
L22	S14°49'28"E	68.24'
L23	S24°59'57"W	19.89'
L24	S25°02'04"W	29.62'
L25	N12°30'00"W	310.49'
L26	N12°30'00"W	260.47'
L27	N66°03'52"E	382.16'
L28	N85°22'50"E	43.00'
L29	N24°51'14"E	32.53'
L30	S24°51'14"W	32.53'
L31	S85°22'50"W	43.00'
L32	N12°30'00"W	87.26'
L33	S77°30'00"W	2.50'
L34	N32°17'10"W	38.49'
L35	S77°30'00"W	3.50'
L36	N28°21'40"W	17.56'
L37	N13°30'00"W	46.00'
L38	N76°30'00"E	9.40'
L39	N65°01'00"E	42.69'
L40	S12°23'00"E	18.90'
L41	N12°23'00"W	14.50'
L42	S77°30'00"W	26.40'
L43	S12°23'00"E	17.40'
L44	S77°24'08"W	156.83'
L45	S77°24'08"W	129.83'
L46	S77°24'08"W	27.00'
L47	N12°23'00"W	12.50'
L48	S77°37'00"W	18.60'
L49	N12°23'00"W	19.78'
L50	S12°17'54"E	366.23'
L51	S77°30'00"W	62.61'
L52	N12°30'00"W	15.00'
L53	S77°30'00"W	85.00'
L54	N12°30'00"W	10.00'
L55	S77°30'00"W	23.04'
L56	N57°30'00"W	77.46'
L57	S85°39'22"W	32.28'
L58	N40°40'45"W	33.12'
L59	S77°30'00"W	59.85'
L60	N12°30'00"W	107.74'
L61	S77°30'00"W	339.38'
L62	S77°30'00"W	322.00'
L63	N77°30'00"E	503.74'
L64	N12°30'00"W	65.00'
L65	N77°30'00"E	1.50'
L66	N12°30'00"W	33.06'
L67	S77°30'00"W	17.00'
L68	N12°30'00"W	47.60'
L69	S57°30'00"E	33.88'
L70	S57°30'00"E	72.12'
L71	S57°30'00"E	106.00'
L72	S12°30'00"E	105.00'
L73	N77°30'00"E	58.00'
L74	N77°30'00"E	148.50'
L75	N77°30'00"E	92.00'
L76	N12°30'00"W	95.66'
L77	S77°30'00"W	75.00'
L78	S12°30'00"E	62.60'
L79	N12°30'00"W	176.00'
L80	N12°30'00"W	33.69'
L81	N57°20'00"E	130.50'
L82	S12°30'00"E	209.70'
L83	S77°30'00"W	10.00'
L84	N77°30'00"E	6.00'
L85	S12°30'00"E	130.56'
L86	S77°30'00"W	68.00'
L87	N12°30'00"W	129.66'
L88	S48°43'48"W	30.41'
L89	N77°30'00"E	60.00'
L90	S12°30'00"E	87.00'
L91	N77°30'00"E	17.33'
L92	S12°30'00"E	45.66'
L93	S77°30'00"W	64.00'
L94	N12°30'00"W	45.33'
L95	S77°30'00"W	13.33'
L96	N12°30'00"W	87.33'
L98	N77°30'00"E	76.00'
L99	S12°30'00"E	129.67'
L100	S77°30'00"W	19.83'
L101	S12°30'00"E	45.00'
L102	S77°30'00"W	60.00'
L103	N12°30'00"W	45.66'
L104	N77°30'00"E	13.83'
L105	N12°30'00"W	41.68'
L106	S77°30'00"W	10.00'
L107	N12°30'00"W	87.33'
L108	S77°30'00"W	29.85'
L109	S77°30'00"W	46.15'
L110	S83°51'30"E	43.80'
L111	S12°30'00"E	50.02'
L112	N77°50'00"E	6.99'
L113	S77°30'00"W	51.00'
L114	S12°30'00"E	48.60'
L115	N01°30'00"W	41.18'
L116	N77°30'00"E	17.00'
L117	S12°30'00"E	5.00'
L118	N77°30'00"E	9.00'
L119	S77°30'00"W	50.82'
L120	S07°30'00"E	25.09'
L121	S77°30'00"W	71.82'
L122	S72°29'24"W	65.31'
L123	N12°30'00"W	40.99'
L124	S77°30'00"W	7.00'
L125	N12°30'00"W	38.67'
L126	S77°30'00"W	21.97'
L127	N12°30'00"W	55.00'
L128	N12°30'00"W	56.04'
L129	S77°30'00"W	157.64'
L130	N27°00'50"W	43.62'
L131	N53°23'03"W	47.07'
LINE	BEARING	DISTANCE

CURVE TABLE

CURVE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	DELTA
C1	730.00'	180.72'	90.83'	180.26'	S55°57'11"W	14°11'04"
C2	570.00'	365.75'	189.42'	359.51'	S67°14'35"W	36°45'53"
C3	570.00'	249.81'	126.95'	247.82'	S81°24'58"W	25°06'40"
C4	570.00'	115.94'	58.17'	115.74'	S79°47'55"W	11°39'13"
C5	240.00'	290.67'	166.16'	273.23'	N59°40'45"W	69°23'30"
C6	204.98'	266.60'	155.92'	248.20'	N62°14'34"W	74°31'08"
C7	204.98'	12.96'	6.48'	12.96'	N26°47'51"W	3°37'23"
C8	204.98'	200.00'	108.77'	192.16'	N56°33'30"W	55°54'11"
C9	236.50'	171.56'	89.75'	167.82'	S04°05'25"W	41°33'44"
C10	281.87'	17.97'	8.99'	17.97'	N46°56'16"W	3°39'10"
C11	125.00'	36.25'	18.25'	36.12'	N40°27'04"W	16°36'49"
C12	27.00'	50.39'	36.45'	43.39'	N21°19'28"E	106°56'14"
C13	622.70'	283.44'	144.22'	281.00'	N61°45'10"E	26°04'49"
C14	670.00'	81.23'	40.67'	81.18'	N52°20'03"E	6°56'49"
C15	43.00'	135.09'	0.00'	86.00'	S12°30'00"E	180°00'00"
C16	69.53'	63.46'	34.13'	61.28'	N55°35'20"W	52°17'37"
C17	207.00'	82.38'	41.74'	81.84'	N70°20'02"W	22°48'10"
C18	157.00'	92.23'	47.49'	90.91'	N75°45'45"W	33°39'31"
C19	210.00'	324.15'	204.36'	292.91'	N32°23'48"E	88°26'24"
C20	185.00'	195.77'	108.17'	186.76'	N46°18'05"E	60°37'50"
C21	185.00'	7.65'	3.83'	7.65'	N75°25'55"E	2°22'10"
C22	185.00'	106.11'	54.56'	104.66'	N57°48'55"E	32°51'49"
C23	185.00'	37.11'	18.62'	37.05'	N35°38'10"E	11°29'41"
C24	185.00'	44.89'	22.56'	44.78'	N22°56'15"E	13°54'10"
C25	141.05'	158.81'	89.02'	150.56'	N48°14'31"E	64°30'42"
C26	141.05'	94.88'	49.31'	93.10'	N33°15'23"E	38°32'25"
C27	141.05'	63.94'	32.53'	63.39'	N67°30'44"E	25°58'17"
C28	144.98'	188.56'	110.28'	175.55'	S62°14'34"E	74°31'08"
C29	144.98'	24.65'	12.35'	24.62'	N85°22'06"E	9°44'28"
C30	144.98'	163.91'	91.97'	155.32'	S57°22'20"E	64°46'40"
C31	300.00'	210.29'	109.67'	206.01'	S45°03'53"E	40°09'46"
C32	221.87'	132.18'	68.12'	130.24'	S48°04'43"E	34°08'06"
C33	91.00'	96.13'	53.10'	91.72'	S55°07'02"W	60°31'27"
C34	134.00'	17.97'	9.00'	17.96'	S81°32'13"W	7°41'06"
C35	25.00'	39.85'	25.58'	35.76'	S32°02'07"W	91°19'09"
C36	165.72'	156.21'	84.45'	150.49'	S13°21'26"W	54°00'24"
C37	111.71'	54.94'	28.04'	54.39'	S63°24'38"W	28°10'47"
C38	111.71'	40.75'	20.61'	40.53'	S59°46'19"W	20°54'09"
C39	111.71'	14.19'	7.10'	14.18'	S73°51'43"W	7°16'37"
C40	60.00'	48.95'	25.93'	47.60'	N34°07'50"W	46°44'24"
C41	5.60'	8.81'	5.61'	7.93'	S57°29'26"E	90°09'02"
C42	5.00'	7.84'	4.98'	7.06'	N32°30'34"E	89°49'15"
C43	2.50'	7.85'	0.00'	5.00'	N77°37'00"E	180°00'00"
C44	22.50'	12.46'	6.39'	12.30'	N28°14'11"W	31°43'12"
C45	255.00'	51.11'	25.64'	51.02'	S70°45'30"W	11°28'58"
C46	187.00'	191.80'	105.30'	183.50'	S60°01'30"E	58°45'56"
C47	164.00'	35.47'	17.80'	35.40'	N79°11'05"E	12°23'30"
C48	61.00'	64.43'	35.59'	61.46'	N55°07'02"E	60°31'17"
C49	201.05'	175.96'	94.06'	170.40'	S41°03'32"W	50°08'44"
C50	125.00'	132.28'	73.09'	126.19'	S46°18'05"W	60°37'50"
C51	270.00'	181.01'	94.06'	177.64'	S57°24'39"W	38°24'42"
C52	204.98'	53.64'	26.97'	53.48'	S87°59'39"W	14°59'33"
C53	658.50'	104.76'	52.49'	104.65'	N14°03'36"W	09°06'56"



DENOTES AREAS SUBJECT OF PRC PLAN AND PROFFER CONDITION AMENDMENT (PCA) AND THE FOLLOWING MAP ARE SUBJECT THERETO:

TM 17-2 ((16)) 1A
TM 17-2 ((14)) (1) 2G
TM 17-2 ((1)) 7
TM 17-2 ((8)) 6C
TM 17-2 ((7)) 6B2
TM 17-2 ((7)) 6B3
TM 17-2 ((31)) (PORTION OF-COMMON ELEMENT)
TM 17-2 ((31)) 1645

CURRENT ZONING: PRC (A PORTION BEING IN THE "LAKE ANNE HISTORIC DISTRICT")

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Fairfax County, Virginia

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COMMONWEALTH OF VIRGINIA
BRYANT L. ROBINSON
Lic. No. 1932
9-26-14
LAND SURVEYOR

SCALE

No.	DATE	BY	Description
1	09/26/14		RESPONSE TO COUNTY COMMENTS

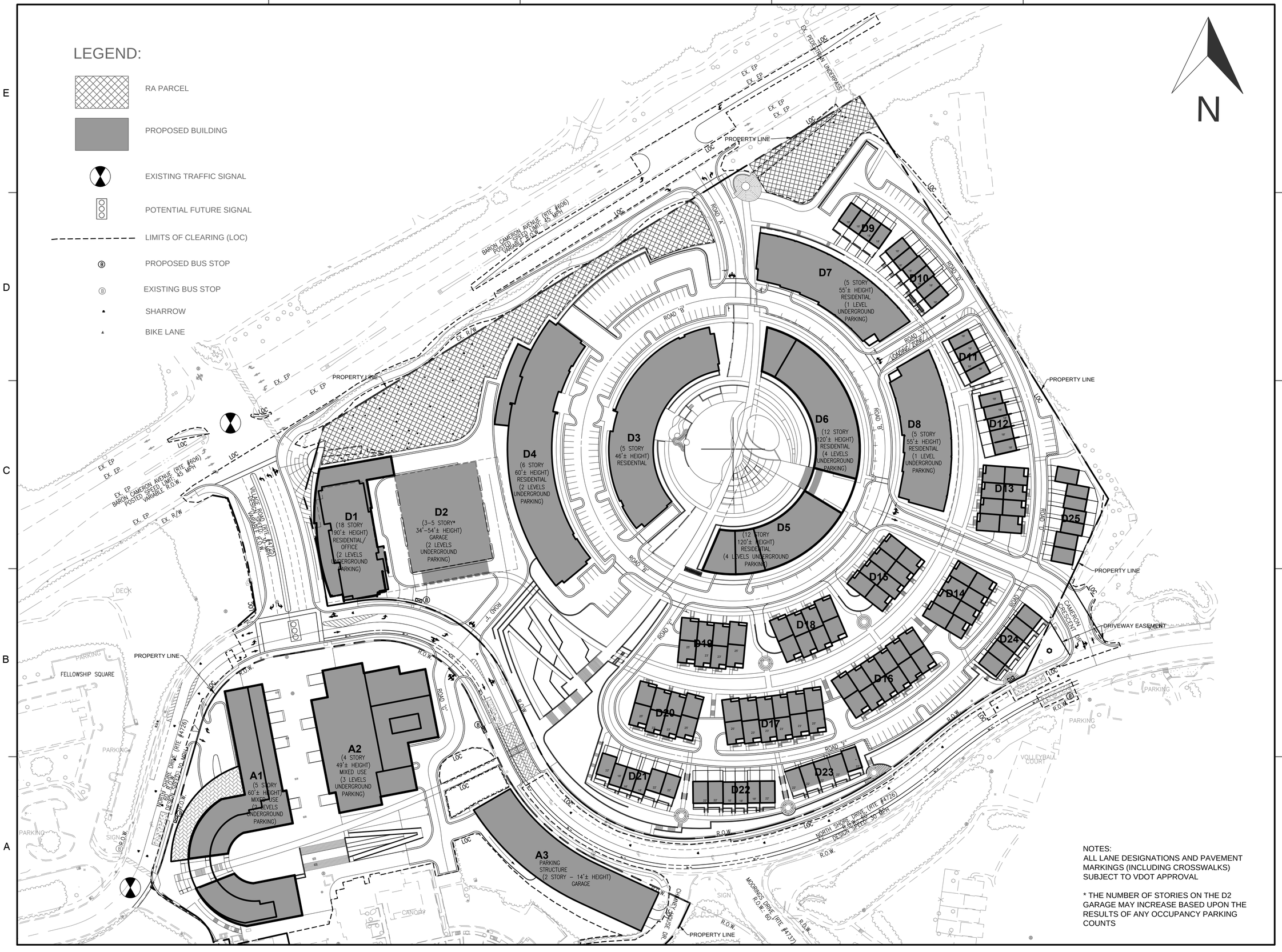
REVISIONS

DRAWN BY	LNM
APPROVED BY	BR
CHECKED BY	JMC
DATE	December 9, 2013

TITLE

BOUNDARY EXHIBIT

C-5



NOTES:
ALL LANE DESIGNATIONS AND PAVEMENT MARKINGS (INCLUDING CROSSWALKS) SUBJECT TO VDOT APPROVAL

* THE NUMBER OF STORIES ON THE D2 GARAGE MAY INCREASE BASED UPON THE RESULTS OF ANY OCCUPANCY PARKING COUNTS

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ANDREW K. KIOKO
Lic. No. 050348
11/21/2014
PROFESSIONAL ENGINEER

SCALE

0' 60' 120'

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/26/14		RESPONSE TO COUNTY COMMENTS

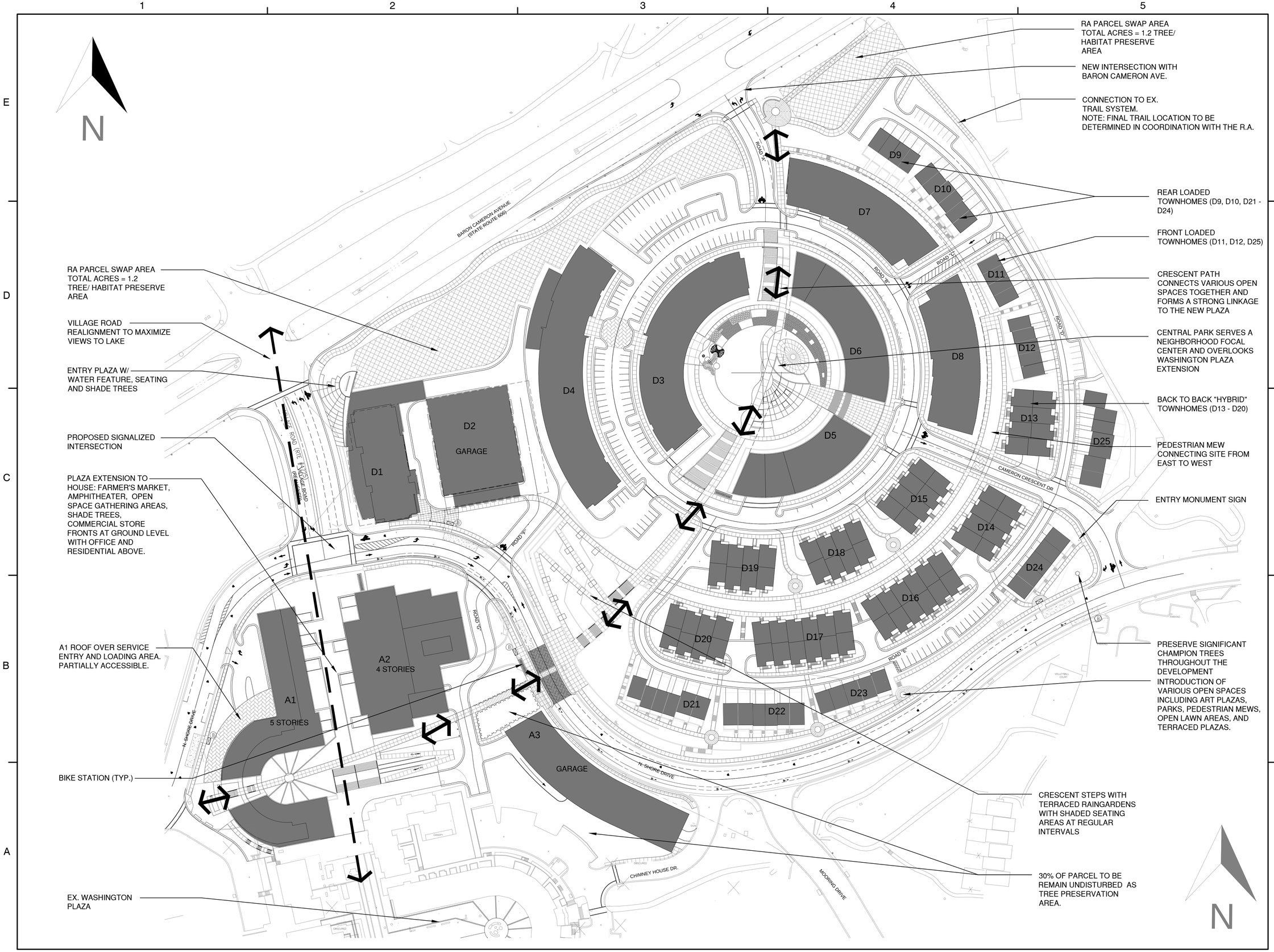
REVISIONS

DRAWN BY .
APPROVED BY .
CHECKED BY .
DATE December 9, 2013

TITLE

PRC PLAN

C-6



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COMMONWEALTH OF VIRGINIA
BRUNO P. CARVALHO
Cert. No. 001374
11-21-2014
LANDSCAPE ARCHITECT

SCALE

0' 60' 120'

No.	DATE	BY	Description
4	11/24/14		Response to County Comments
3	11/05/14		Response to County Comments
2	10/27/14		Response to County Comments
1	09/26/14		Response to County Comments

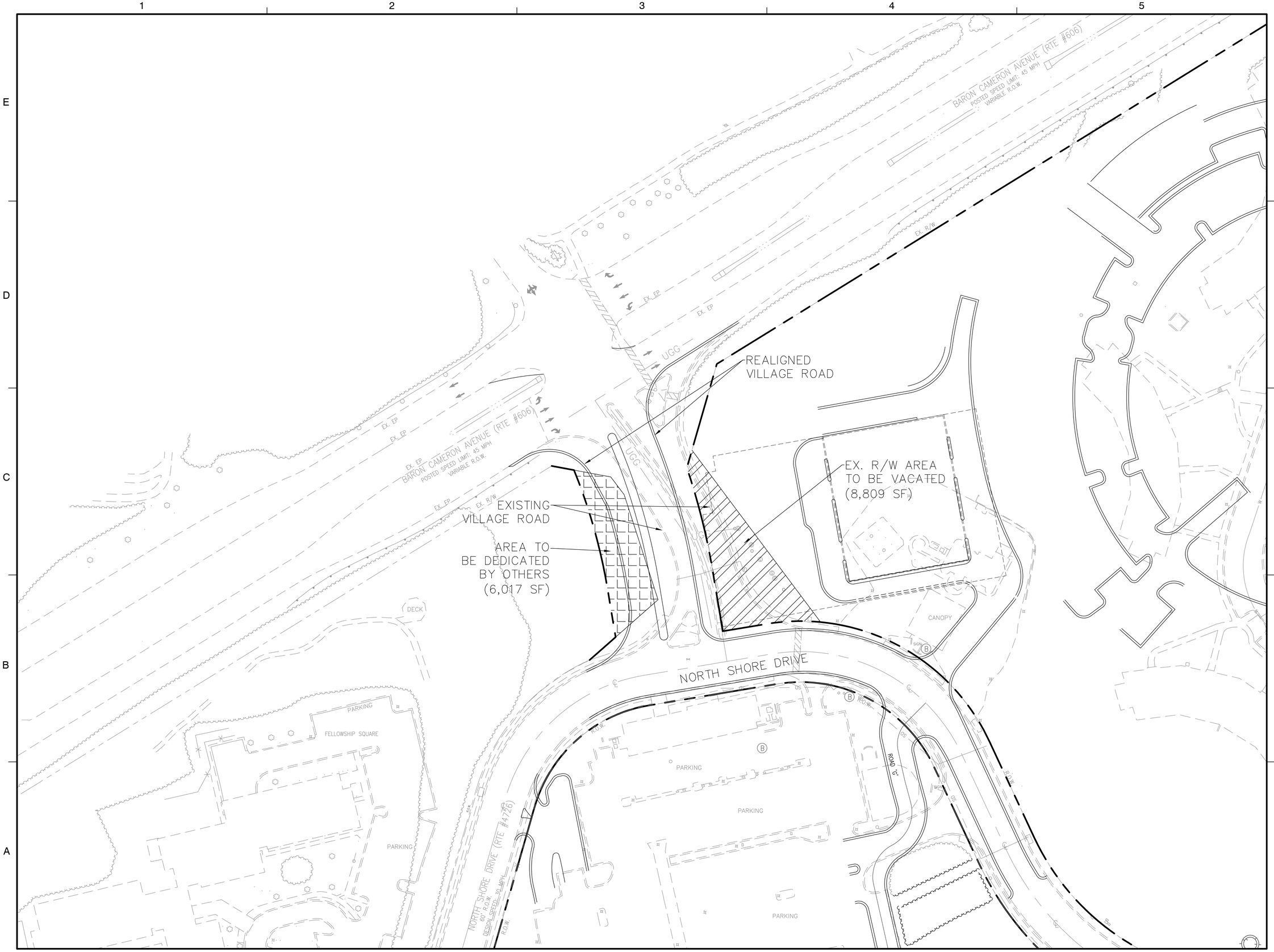
REVISIONS

DRAWN BY	IK
APPROVED BY	BPC
CHECKED BY	BPC
DATE	December 9, 2013

TITLE

Development Plan Key Features

C-7



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SCALE

0' 40' 80'

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/26/14		RESPONSE TO COUNTY COMMENTS

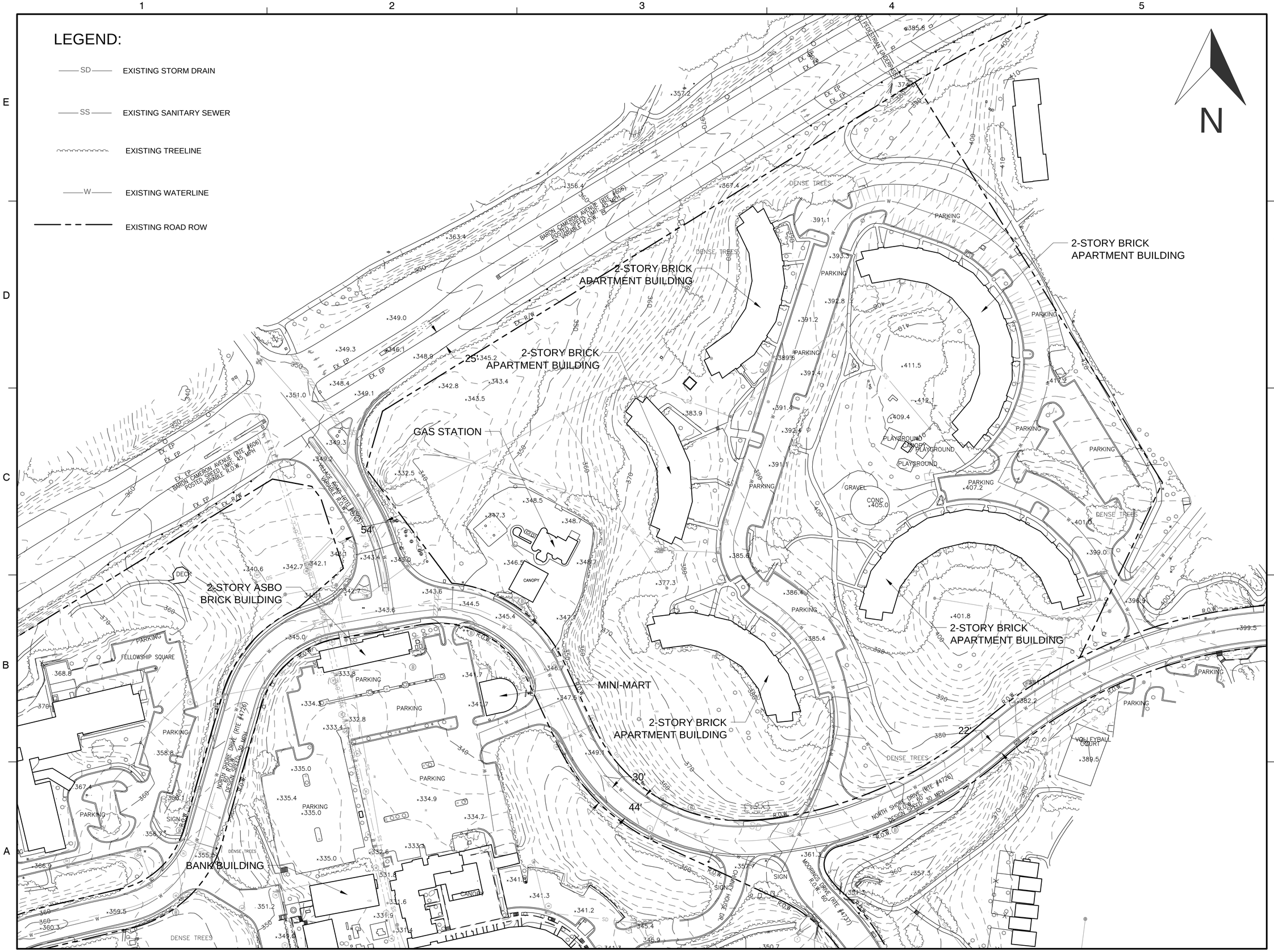
REVISIONS

DRAWN BY .
APPROVED BY .
CHECKED BY .
DATE December 9, 2013

TITLE

VILLAGE ROAD REALIGNMENT

C-8



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SCALE

0' 60' 120'

No.	DATE	BY	Description
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2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

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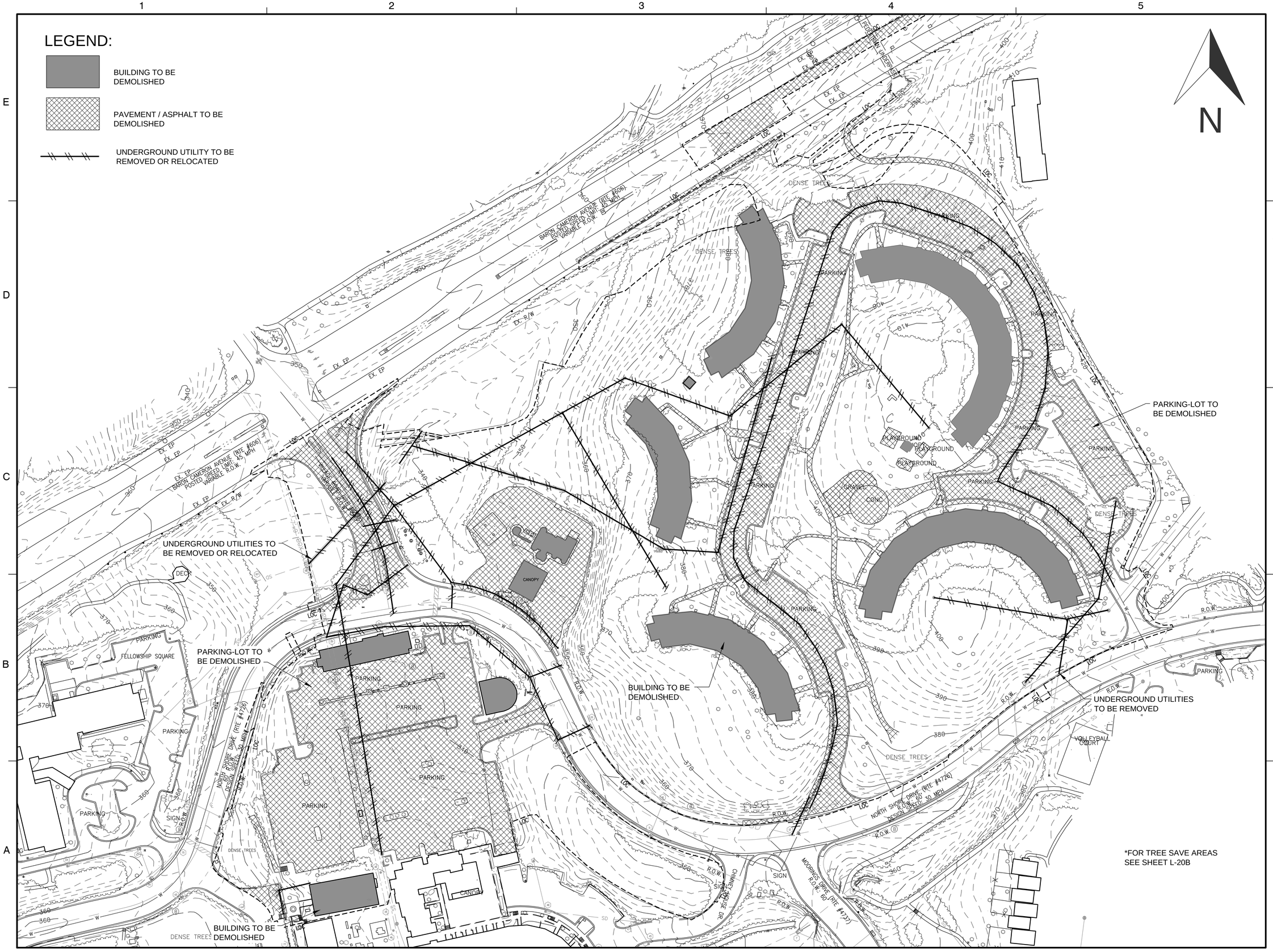
APPROVED BY .
CHECKED BY .
DATE December 9, 2013

TITLE

EXISTING SITE CONDITIONS

C-9



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SCALE

0' 60' 120'

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
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2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY .
APPROVED BY .
CHECKED BY .
DATE December 9, 2013

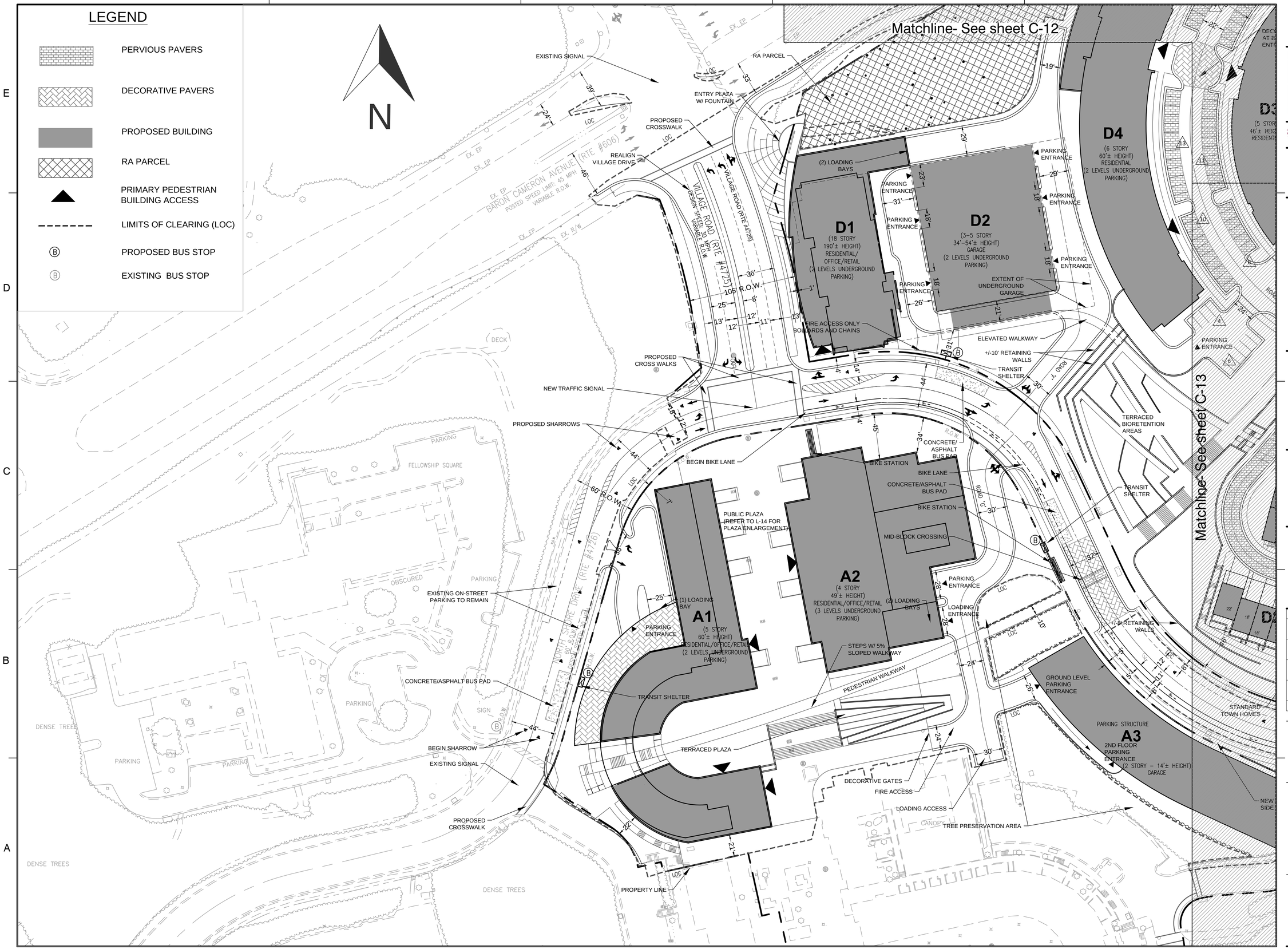
TITLE

FINAL DEMOLITION PLAN

C-10

LEGEND

- PERVIOUS PAVERS
- DECORATIVE PAVERS
- PROPOSED BUILDING
- RA PARCEL
- PRIMARY PEDESTRIAN BUILDING ACCESS
- LIMITS OF CLEARING (LOC)
- PROPOSED BUS STOP
- EXISTING BUS STOP



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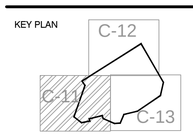
KEY PLAN



SCALE

0' 40' 80'

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY	LNM
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CHECKED BY	JMC
DATE	December 9, 2013

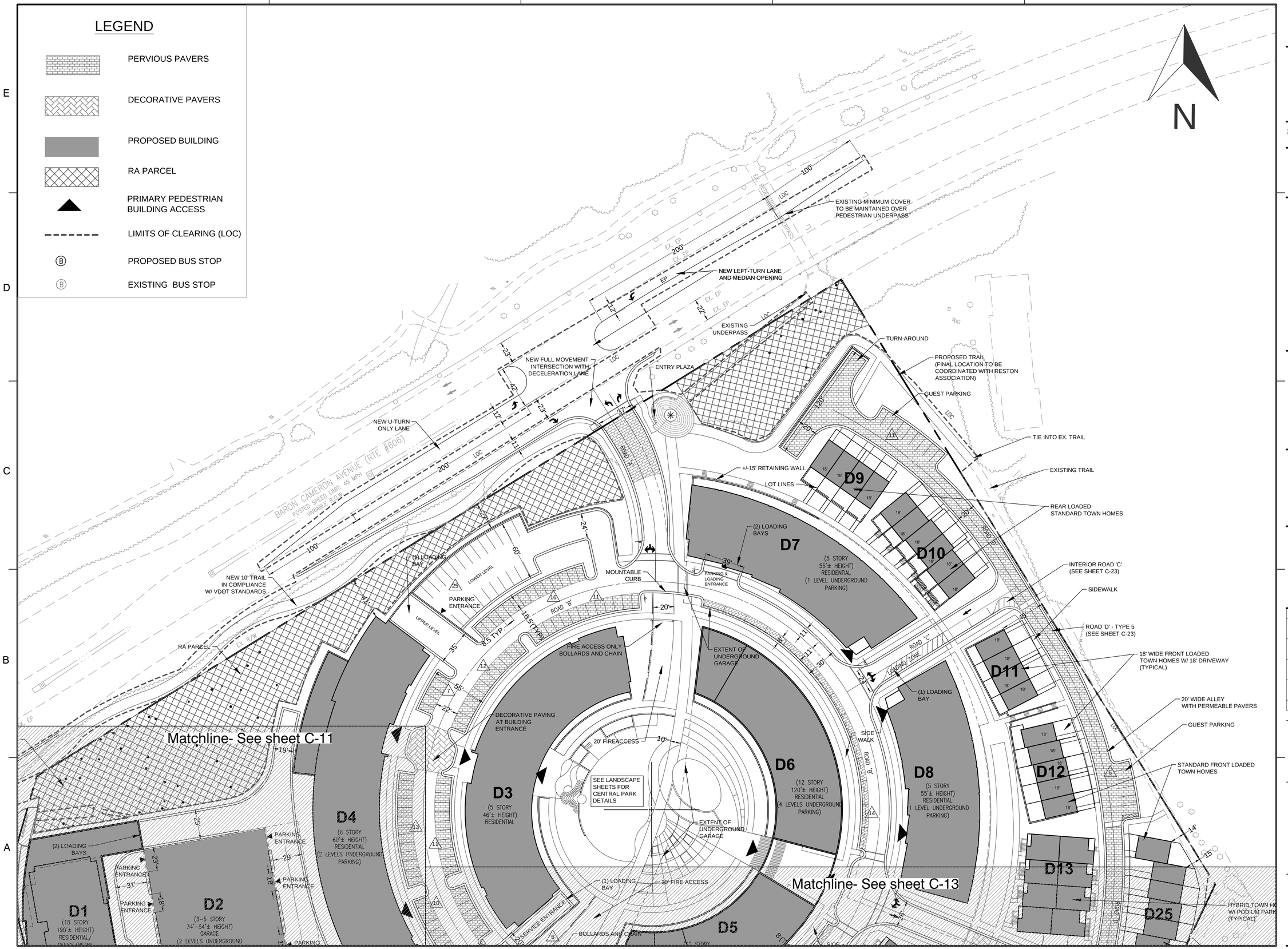
TITLE

SITE LAYOUT PLAN

C-11

LEGEND

- PERVIOUS PAVERS
- DECORATIVE PAVERS
- PROPOSED BUILDING
- RA PARCEL
- PRIMARY PEDESTRIAN BUILDING ACCESS
- LIMITS OF CLEARING (LOC)
- PROPOSED BUS STOP
- EXISTING BUS STOP



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KEY PLAN

C-12 C-11 C-13

SCALE

0' 40' 80'

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/26/14		RESPONSE TO COUNTY COMMENTS

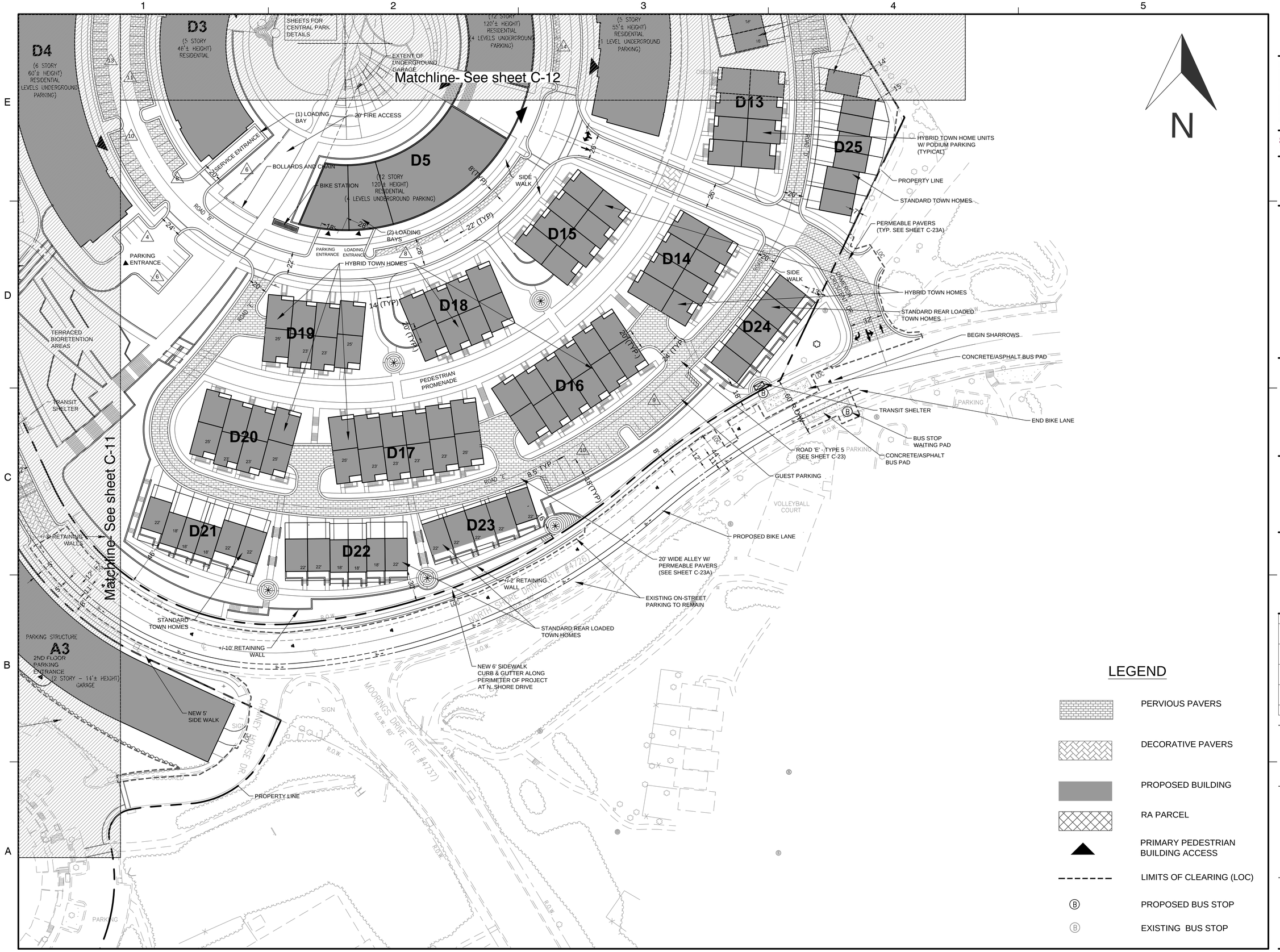
REVISIONS

DRAWN BY	LNM
APPROVED BY	BE
CHECKED BY	JMC
DATE	December 9, 2013

TITLE

SITE LAYOUT PLAN

C-12



LEGEND

- PERVIOUS PAVERS
- DECORATIVE PAVERS
- PROPOSED BUILDING
- RA PARCEL
- PRIMARY PEDESTRIAN BUILDING ACCESS
- LIMITS OF CLEARING (LOC)
- Ⓑ PROPOSED BUS STOP
- Ⓑ EXISTING BUS STOP

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KEY PLAN

C-12
C-11
C-13

SCALE

0' 40' 80'

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY	LNM
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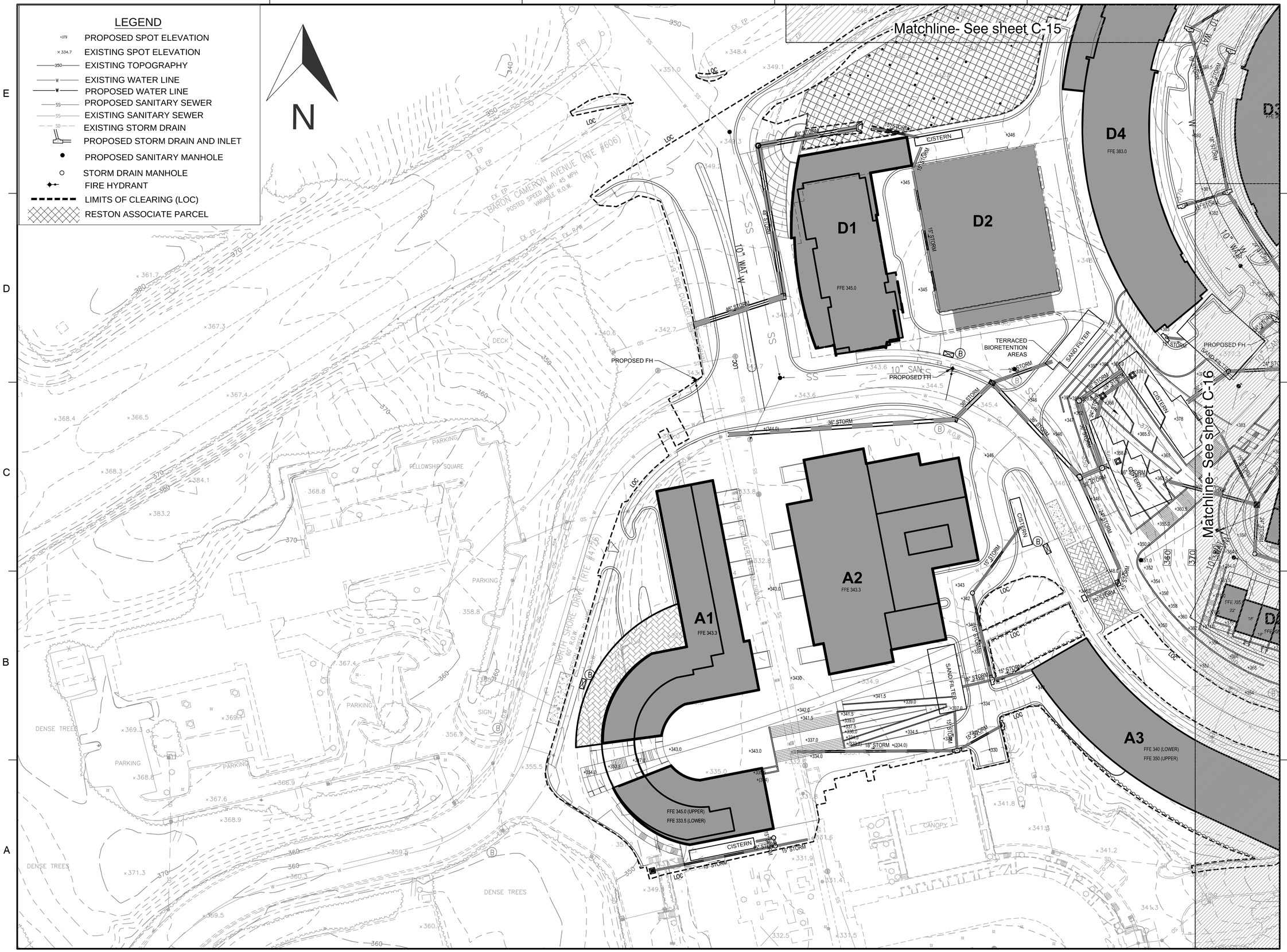
CHECKED BY	JMC
DATE	December 9, 2013

TITLE

SITE LAYOUT PLAN

C-13



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KEY PLAN

C-15
C-14
C-16

SCALE

0' 40' 80'

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY	LNM
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CHECKED BY	JMC
DATE	December 9, 2013

TITLE

UTILITY PLAN

C-14

LEGEND

- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING TOPOGRAPHY
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN AND INLET
- PROPOSED SANITARY MANHOLE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- LIMITS OF CLEARING (LOC)
- RESTON ASSOCIATE PARCEL

N

D1 D2 D3 D4 D5 D6 D7 D8 D9 D10 D11 D12 D13 D25

Matchline- See sheetC-14

Matchline- See sheet C-16

BARON CAMERON AVENUE (RTE #606)

PROPOSED FH

CISTERN

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KEY PLAN

C-14 C-15 C-16

SCALE

0' 40' 80'

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4	11/24/14		RESPONSE TO COUNTY COMMENTS
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1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY	LNM
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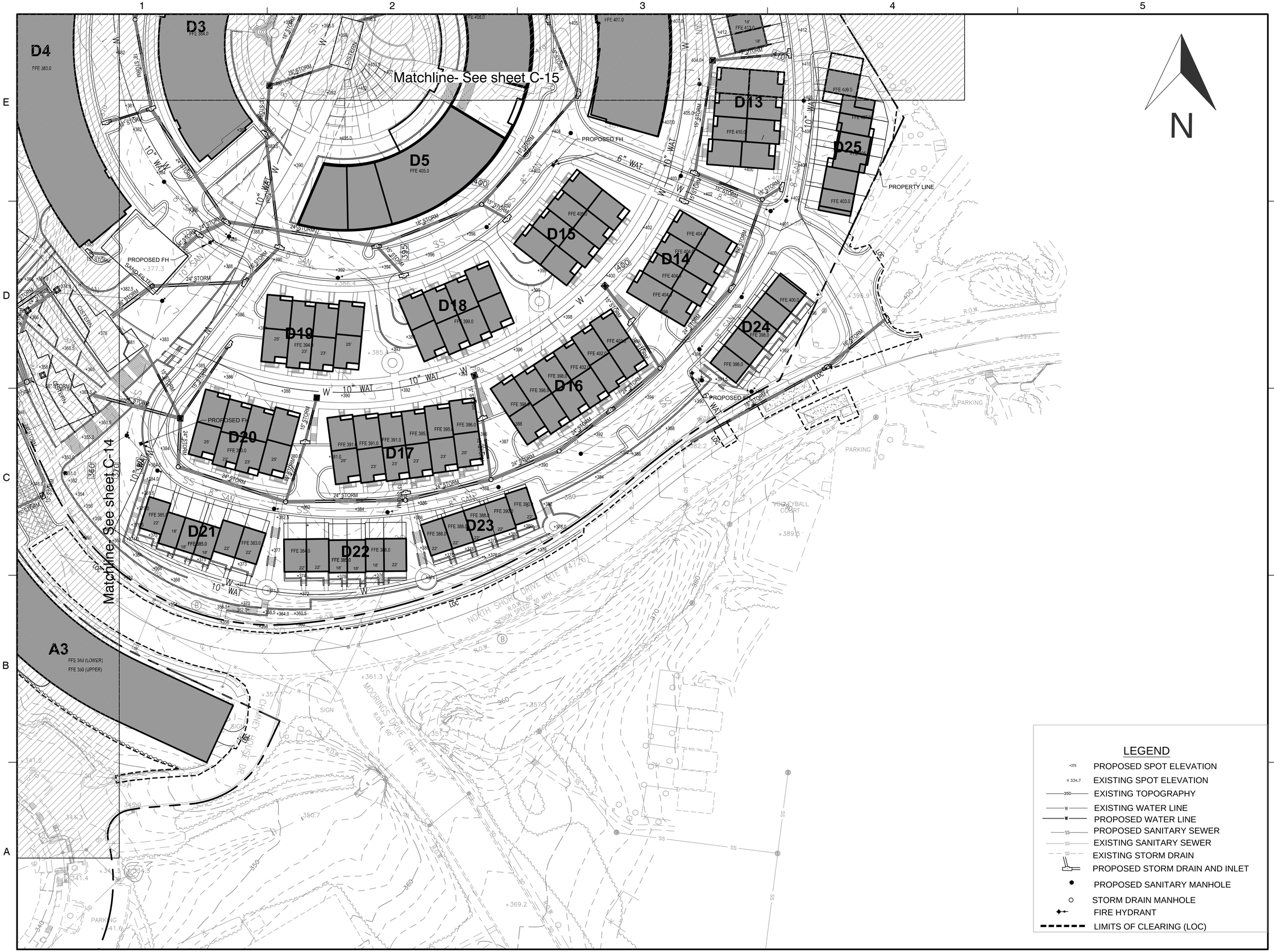
CHECKED BY	JMC
DATE	December 9, 2013

TITLE

UTILITY PLAN

C-15



LEGEND

- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING TOPOGRAPHY
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN AND INLET
- PROPOSED SANITARY MANHOLE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- LIMITS OF CLEARING (LOC)

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KEY PLAN

C-15
C-14
C-16

SCALE

0' 40' 80'

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY	LNM
APPROVED BY	BE
CHECKED BY	JMC
DATE	December 9, 2013

TITLE

UTILITY PLAN

C-16

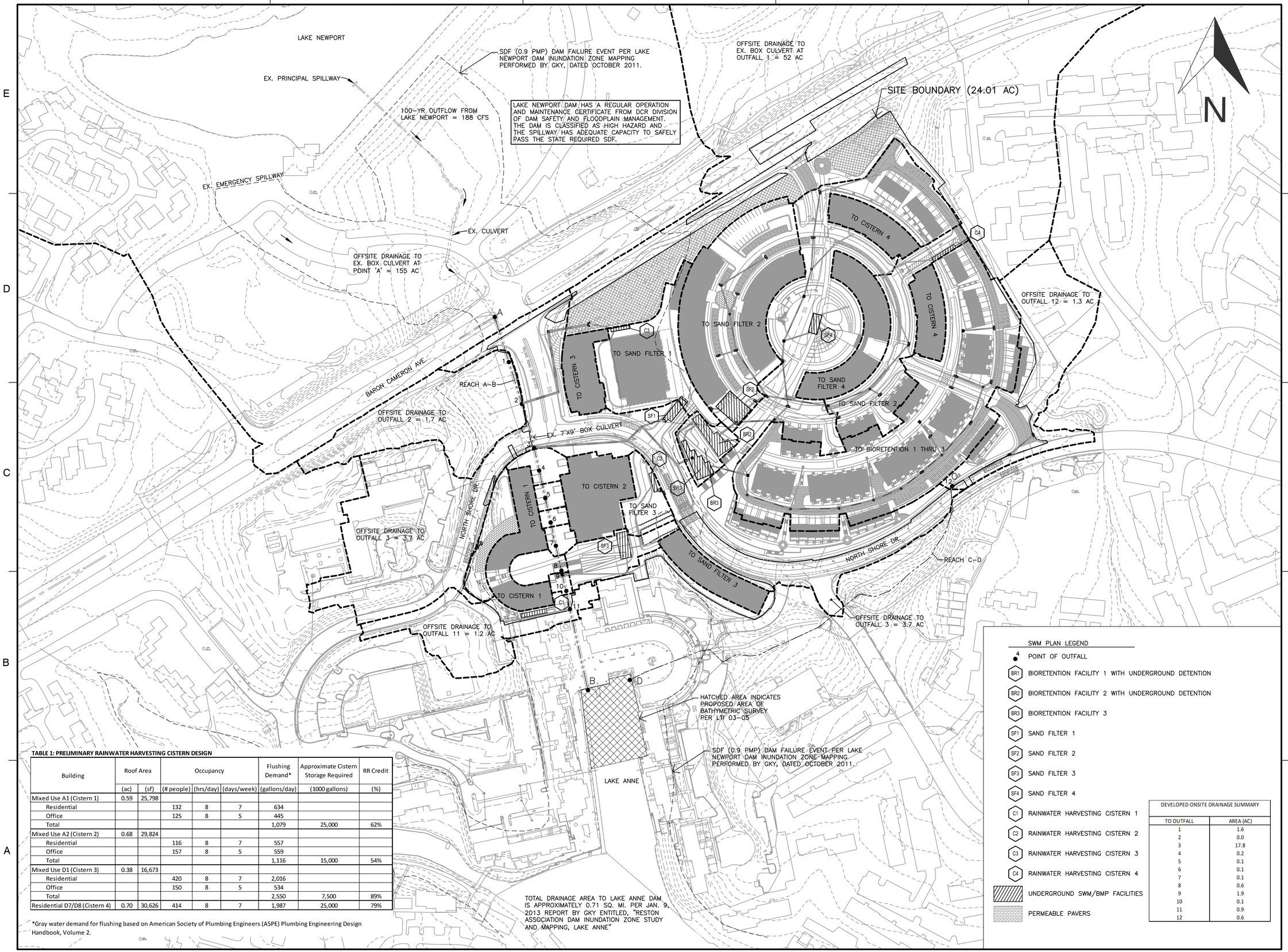

TABLE 1: PRELIMINARY RAINWATER HARVESTING CISTERN DESIGN

Building	Roof Area		Occupancy			Flushing Demand*	Approximate Cistern Storage Required	RR Credit
	(ac)	(sf)	(# people)	(hrs/day)	(days/week)	(gallons/day)	(1000 gallons)	(%)
Mixed Use A1 (Cistern 1)	0.59	25,798						
Residential			132	8	7	634		
Office			125	8	5	445		
Total						1,079	25,000	62%
Mixed Use A2 (Cistern 2)	0.68	29,824						
Residential			116	8	7	557		
Office			157	8	5	559		
Total						1,116	15,000	54%
Mixed Use D1 (Cistern 3)	0.38	16,673						
Residential			420	8	7	2,016		
Office			150	8	5	534		
Total						2,550	7,500	89%
Residential D7/D8 (Cistern 4)	0.70	30,626	414	8	7	1,987	25,000	79%

*Gray water demand for flushing based on American Society of Plumbing Engineers (ASPE) Plumbing Engineering Design Handbook, Volume 2.

SWM PLAN LEGEND

- POINT OF OUTFALL
- BR1 BIORETENTION FACILITY 1 WITH UNDERGROUND DETENTION
- BR2 BIORETENTION FACILITY 2 WITH UNDERGROUND DETENTION
- BR3 BIORETENTION FACILITY 3
- SF1 SAND FILTER 1
- SF2 SAND FILTER 2
- SF3 SAND FILTER 3
- SF4 SAND FILTER 4
- C1 RAINWATER HARVESTING CISTERN 1
- C2 RAINWATER HARVESTING CISTERN 2
- C3 RAINWATER HARVESTING CISTERN 3
- C4 RAINWATER HARVESTING CISTERN 4
- UNDERGROUND SWM/BMP FACILITIES
- PERMEABLE PAVERS

DEVELOPED ONSITE DRAINAGE SUMMARY

TO OUTFALL	AREA (AC)
1	1.6
2	0.0
3	17.8
4	0.2
5	0.1
6	0.1
7	0.1
8	0.6
9	1.9
10	0.1
11	0.9
12	0.6

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PROFESSIONAL ENGINEER

SCALE

0' 100' 200'

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY	JTB
APPROVED BY	BE
CHECKED BY	SCC
DATE	December 9, 2013

TITLE

STORMWATER MANAGEMENT PLAN

C-17

STORMWATER MANAGEMENT PLAN NARRATIVE

THE STORMWATER MANAGEMENT PLAN FOR THIS DEVELOPMENT APPLICATION HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE CRITERIA UNDER ARTICLE 4 OF THE FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE (REV 11/14/13). THE STORMWATER MANAGEMENT ORDINANCE (ORDINANCE) IS USED AS THE BASIS OF DESIGN BECAUSE A VSMP PERMIT FOR THIS PROJECT WILL NOT BE APPROVED ON OR BEFORE JULY 1, 2014, WHEN THE NEW ORDINANCE IS SCHEDULED TO TAKE EFFECT.

I. SITE AREA

THE SITE AREA EVALUATED FOR WATER QUALITY AND WATER QUANTITY IS 24.01 AC. THE SITE BOUNDARY IS CALLED OUT ON SHEET C–17.

II. WATER QUALITY

BECAUSE THE SITE IS LOCATED ON PRIOR DEVELOPED LANDS, THE SITE QUALIFIES AS REDEVELOPMENT, WHICH REQUIRES COMPLIANCE WITH THE FOLLOWING:

FOR AREAS OF INCREASED IMPERVIOUS COVER, THE REQUIRED TARGET PHOSPHORUS LOAD SHALL BE CALCULATED AS 0.41 LB/AC/YR.

FOR AREAS OF NO NET INCREASE IN IMPERVIOUS COVER FROM THE PREDEVELOPMENT CONDITION, THE TOTAL PHOSPHORUS LOAD SHALL BE REDUCED AT LEAST 20% BELOW THE PREDEVELOPMENT TOTAL PHOSPHORUS LOAD.

IF THE SITE WAS DEVELOPED WITHOUT BMP CONTROLS IT WOULD GENERATE 41.55 LB/YR OF PHOSPHORUS. A TOTAL PHOSPHORUS LOAD REDUCTION OF 19.03 LB/YR IS REQUIRED IN ORDER TO SATISFY REQUIREMENTS 1 AND 2 ABOVE. COMPLIANCE HAS BEEN DETERMINED USING THE VIRGINIA RUNOFF REDUCTION (VRR) METHOD. A SUMMARY PRINT OF THE VRR WORKSHEET IS PROVIDED ON SHEET C–18A.

ALL PROPOSED BMPS HAVE BEEN PRELIMINARY SIZED AND SITED USING STANDARDS AND SPECIFICATIONS PROVIDED ON THE VIRGINIA STORMWATER BMP CLEARINGHOUSE WEBSITE AND IN ACCORDANCE WITH APPLICABLE RESTRICTIONS AND CONDITIONS OF PROPOSED AMENDMENTS TO CHAPTER 6 (STORM DRAINAGE) OF THE PFM.

THE LOCATION OF ALL PROPOSED SWM/BMP FACILITIES ARE SHOWN ON SHEET C–17 WITH A SUMMARY OF EACH PROVIDED IN TABLE 1 ON THIS SHEET.

III. WATER QUANTITY

A. DESCRIPTION OF OUTFALL

A1. CONCENTRATED FLOW

THERE ARE 12 PIPE OUTFALLS WHERE CONCENTRATED FLOW LEAVES THE DEVELOPED SITE. THESE ARE SHOWN ON SHEET C–17.

PIPE OUTFALLS 1 THRU 11 DISCHARGE INTO AN EXISTING 7 FT WIDE X 9 FT HIGH BOX CULVERT STORM SEWER (REACH A–B ON SHEET C–17). THIS BOX CULVERT BEGINS JUST NORTH OF BARON CAMERON AVE AND FLOWS SOUTH INTO LAKE ANNE. A PRELIMINARY HYDRAULIC ANALYSIS OF THE BOX CULVERT INDICATES THAT IT HAS 100–YEAR CAPACITY AND RECEIVES ALMOST 70 PERCENT OF ITS DRAINAGE FROM DEVELOPED LANDS NORTH OF BARON CAMERON AND THE REMAINING 30 PERCENT BETWEEN BARON CAMERON AND LAKE ANNE. SHEET C–17 SHOWS THE PROPOSED DRAINAGE AREAS AND DIVIDES TO THE BOX CULVERT. ACCORDING TO THE DESIGN DRAWINGS OBTAINED THROUGH RESTON ASSOCIATION, THE BOX CULVERT WAS CONSTRUCTED IN THE 1960'S. THE STRUCTURAL INTEGRITY OF THE BOX CULVERT IS NOT KNOWN AND IT'S RECOMMENDED THAT A LICENSED PROFESSIONAL STRUCTURAL ENGINEER INSPECT THE CULVERT PRIOR TO SITE PLAN APPROVAL. THE INSPECTION WOULD REQUIRE THAT LAKE ANNE BE LOWERED APPROXIMATELY 7 FT IN ORDER FOR ENGINEERS TO WALK AND VISUALLY INSPECT THE CULVERT.

PIPE OUTFALL 12 DISCHARGE INTO AN EXISTING STORM SEWER AND OPEN CHANNEL SYSTEM THAT ALSO DAYLIGHTS AT LAKE ANNE (REACH C–D). THE OPEN CHANNELS SHOW MODERATE SIGNS OF EROSION.

FROM REACHES A–B AND C–D, RUNOFF IS CONVEYED THROUGH LAKE ANNE TO A COMBINED PRINCIPAL/EMERGENCY DROP INLET SPILLWAY. LAKE ANNE IS ABOUT 30 ACRES AND RECEIVES APPROXIMATELY 0.71 SQUARE MILES OF DRAINAGE BASED ON AN OCTOBER 2011 REPORT BY GKY. THE SHORELINE OF LAKE ANNE SHOWS NO APPRECIABLE SIGNS OF EROSION AND IS MAINTAINED WELL BY RESTON ASSOCIATION.

AFTER PASSING THROUGH THE SPILLWAY, RUNOFF OUTFALLS INTO COLVIN RUN, WHICH FLOWS INTO LAKE FAIRFAX LOCATED APPROXIMATELY 4,200 FT DOWNSTREAM. THE TOTAL DRAINAGE AREA TO LAKE FAIRFAX DAM IS ABOUT 4.2 SQUARE MILES. BETWEEN LAKE ANNE DAM AND 150 FT DOWNSTREAM ALONG COLVIN RUN THE CHANNEL CONSISTS MAINLY OF RIP–RAP, SAND AND GRAVEL.

A2. SHEET FLOW

AREAS OF FLOW THAT ARE NOT CONCENTRATED WILL LEAVE THE DEVELOPED SITE AS SHEET FLOW. BECAUSE THE PROPOSED SWM/BMP PRACTICES INTERCEPT MOST OF THE SITE DRAINAGE, THERE WILL BE A DECREASE IN SHEET FLOW VOLUME COMPARED TO EXISTING CONDITIONS. SHEET FLOW IS EXPECTED TO OCCUR IN COMMON AREAS AND THE REAR YARDS OF THE RESIDENTIAL DEVELOPMENT. BECAUSE SHEET FLOW VOLUME WILL BE REDUCED OVERALL, NO ADDITIONAL WATER QUANTITY CONTROLS ARE REQUIRED PROVIDED THESE AREAS ARE PROPERLY STABILIZED TO PREVENT EROSION, SEDIMENTATION, AND/OR FLOODING, WHICH IS THE INTENT.

B. HOW OUTFALL REQUIREMENTS WILL BE SATISFIED

THE RECEIVING OUTFALLS FOR THIS PROJECT ARE MANMADE SYSTEMS AND, AS SUCH, CHANNEL PROTECTION WILL BE DEMONSTRATED IN ACCORDANCE WITH SECTION 124–4–4(B)(1)(A) OF THE SWM ORDINANCE. FLOOD PROTECTION WILL BE DEMONSTRATED IN ACCORDANCE WITH SECTION 124–4–4(C)(1 AND/OR 2), AS APPROPRIATE. IF CHANNEL PROTECTION AND/OR FLOOD PROTECTION CRITERIA CANNOT BE SATISFIED THEN ADEQUATE DETENTION AND/OR IMPROVEMENTS TO EXISTING STORMWATER CONVEYANCE SYSTEMS WILL BE MADE TO MAKE THE DRAINAGE SYSTEMS ADEQUATE. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO DRAINAGE/FLOODING COMPLAINTS ON FILE.

REACH A–B (BOX CULVERT) IS REQUIRED TO CONVEY THE 10–YEAR 24–HOUR STORM WITHOUT CAUSING EROSION AT THE CULVERT OUTFALL. PRELIMINARY ANALYSES INDICATE THAT REACH A–B HAS ADEQUATE CAPACITY TO CONVEY THE DEVELOPED PEAK FLOWS WITHOUT CAUSING FLOODING. THERE ARE NO EXISTING OR PROPOSED BUILDINGS LOCATED IN THE 100–YEAR FLOODPLAIN OF REACH A–B AS THE 100–YEAR FLOOD IS CONTAINED TO THE CULVERT. IF REQUIRED, EROSION CONTROL STONE WILL BE PLACED AT THE OUTFALL OF THE CULVERT AT LAKE ANNE. NO PROPOSED CHANNEL PROTECTION OR FLOODING IMPROVEMENTS ARE ANTICIPATED DOWNSTREAM OF THE BOX CULVERT THROUGH LAKE ANNE AND COLVIN RUN. LAKE ANNE IS A STATE REGULATED DAM OWNED AND OPERATED BY RESTON ASSOCIATION.

REACH C–D (SYSTEM OF STORM SEWER AND MANMADE OPEN CHANNELS) IS REQUIRED TO CONTAIN THE 10–YEAR 24–HOUR STORM. OPEN CHANNELS ARE REQUIRED TO CONVEY THE 2–YEAR 24–HOUR STORM WITHOUT CAUSING EROSION. IT APPEARS REACH C–D HAS ADEQUATE CAPACITY TO CONTAIN THE REQUIRED STORM FLOWS WITHOUT CAUSING EROSION. 100–YEAR FLOOD IMPACTS MAY NEED TO BE EVALUATED ON REACH C–D WHERE IT PASSES BELOW AN EXISTING BUILDING BEFORE DISCHARGING INTO LAKE ANNE. TO THE BEST OF OUR KNOWLEDGE THERE HAS NOT BEEN ANY FLOODING COMPLAINTS AT THIS BUILDING AND UNDER DEVELOPED CONDITIONS THE DRAINAGE AREA THAT REACHES THIS POINT WILL BE REDUCED AND REDIRECTED TO REACH A–B. IF REQUIRED, EROSION CONTROL STONE WILL BE PLACED AT THE OUTFALL OF THE STORM SEWER PIPE AT LAKE ANNE.

C. DETENTION

THE SITE POST–DEVELOPMENT PEAK FLOWS FOR THE 2– AND 10–YEAR 24–HOUR STORM EVENTS WILL BE RELEASED AT A RATE THAT IS EQUAL TO OR LESS THAN SITE PRE–DEVELOPMENT PEAK FLOW RATES FROM THE 2– AND 10–YEAR 24–HOUR STORM EVENTS, RESPECTIVELY. TABLE 2 ON THIS SHEET SUMMARIZES THE APPROXIMATE REDUCTION IN PEAK FLOW RATES REQUIRED FOR THE SITE AS WELL AS THE APPROXIMATE DETENTION VOLUME REQUIRED AND PROPOSED. DETENTION WILL BE MET BY UTILIZING ALL PROPOSED ONSITE BMP FACILITIES. THIS PROJECT IS NOT LOCATED IN THE FOUR MILE RUN WATERSHED SO 100–YEAR DETENTION IS NOT REQUIRED.

IV. REQUEST FOR WAIVER

IN ACCORDANCE WITH SECTION 6–0303.8 OF THE PFM, THIS DEVELOPMENT APPLICATION WILL REQUIRE A WAIVER FROM THE BOARD OF SUPERVISORS FOR THE USE OF UNDERGROUND SWM/BMP FACILITIES IN A RESIDENTIAL DEVELOPMENT. THE PRELIMINARY SIZE AND LOCATION OF THESE UNDERGROUND FACILITIES, IDENTIFIED AS SAND FILTERS 1 THRU 4, CISTERNS 1 THRU 4 AND THE DETENTION VAULTS, ARE SHOWN ON SHEET C–17. THESE FACILITIES ARE PROPOSED IN ORDER TO MEET THE WATER QUANTITY AND WATER QUALITY REQUIREMENTS OF THE STORMWATER MANAGEMENT ORDINANCE. THESE FACILITIES ONLY CONTROL ONSITE DRAINAGE AND WILL BE PRIVATELY OWNED AND MAINTAINED. ACCESS INTO THESE FACILITIES WILL BE FROM FINISHED GRADE VIA 2 FT DIAMETER MANHOLE COVERS AND 4 FT X 4FT BILCO DOORS OR EQUIVALENT. MANHOLE COVERS WILL BE PER VDOT STANDARDS AND SPECIFICATIONS AND BILCO DOORS WILL REMAIN LOCKED AT ALL TIMES WHEN NOT IN USE BY THE OWNER.

V. RAINWATER HARVESTING SYSTEM (RWHS)

BUILDINGS A1, A2, D1, D7 & D8 PROPOSED IN THIS PLAN ARE DESIGNED WITH A RWHS TO SERVE A PORTION OF THE INDOOR FLUSHING DEMAND. SEE TABLE 1: PRELIMINARY RAINWATER HARVESTING CISTERN DESIGN TABLE ON SHEET C–17 FOR ASSUMPTIONS AND COMPUTATIONAL SUMMARY. DEMAND HAS BEEN CALCULATED USING THE AMERICAN SOCIETY OF PLUMBING ENGINEERS (ASPE) PLUMBING ENGINEERING DESIGN HANDBOOK, VOLUME 2. OCCUPANCY RATES FOR RESIDENTIAL BUILDINGS WERE ESTIMATED BY ASSUMING AN AVERAGE OCCUPANCY OF 2 PERSONS PER STUDIO AND ONE BEDROOM UNITS AND 3 PERSONS PER TWO BEDROOM UNIT. NON–RESIDENTIAL OCCUPANCY RATES WERE CALCULATED BY ESTIMATING THE AVERAGE NUMBER OF PEOPLE PER SQUARE FOOT OF FLOOR AREA FOR THE RESPECTIVE USAGE DESIGNATION.

BACK–UP WATER SUPPLY SHALL BE PROVIDED BY THE MUNICIPAL SYSTEM. OVERFLOW FROM THE CISTERNS WILL BE DISCHARGED TO THE STORM SEWER AT THE APPROXIMATE LOCATIONS SHOWN ON SHEET C–17.

THE PROPOSED ROOFTOPS ARE ASSUMED TO BE FLAT WITH A MINIMUM SLOPE OF 0.5%. SEE TABLE ON SHEET C–17 FOR ROOF AREAS. IT IS ASSUMED THAT THE ROOF DRAINAGE SYSTEM WILL RUN INTERNAL TO THE BUILDINGS AND WILL BE DESIGNED AND DETAILED WITH THE ARCHITECTURAL/MEP PLANS.

CISTERNS ARE TO BE LOCATED OUTSIDE OF THE ASSOCIATED BUILDING IN THE LOCATIONS SHOWN ON SHEET C–17. CISTERN MATERIAL, DIMENSIONS, PRETREATMENT AND DISTRIBUTION SYSTEMS SHALL BE DETAILED AT SITE PLAN. CISTERN TREATMENT VOLUME SIZING IS DETERMINED BY THE VIRGINIA DEQ CISTERN DESIGN MS–EXCEL SPREADSHEET, V1.6 AND IS SUMMARIZED IN TABLE 1 ON SHEET C–17. REQUIRED TREATMENT VOLUME WAS DETERMINED BY APPROXIMATING THE INFLECTION POINT OF THE OVERFLOW FREQUENCY AND RUNOFF REDUCTION CURVES FOR EACH. CALCULATED TREATMENT VOLUME DOES NOT REFLECT ACTUAL CISTERN SIZE. ACTUAL SIZE IS DEPENDENT ON LOW LEVEL VOLUME CUTOFF, WHICH IS DETERMINED BY PUMP SELECTION TO BE SPECIFIED IN ARCHITECTURAL/MEP PLANS. NO STORAGE VOLUME ABOVE THE TREATMENT VOLUME IS REQUIRED. EMERGENCY OVERFLOW SIZE/ELEVATION TO BE DESIGNED AT SITE PLAN.

VI. BATHYMETRIC SURVEY(S) LTI 03–05

THE PURPOSE OF THE BATHYMETRIC SURVEY PER LTI 03–05 IS TO DETERMINE THE AMOUNT OF SEDIMENT THAT MAY ACCUMULATE AT THE BOTTOM OF A PERMANENT POOL DUE TO CONSTRUCTION ACTIVITIES. THIS REQUIRES SURVEYING THE BOTTOM OF THE PERMANENT POOL IMMEDIATELY BEFORE AND IMMEDIATELY AFTER CONSTRUCTION TO DETERMINE THE VOLUME OF SEDIMENT THAT MAY HAVE ACCUMULATED DURING CONSTRUCTION. LAKE ANNE IS ALMOST 30 ACRES WITH MULTIPLE INFLOW POINTS. THE TOTAL DRAINAGE AREA TO LAKE ANNE IS ABOUT 450 ACRES (0.7 SQ MI) WITH LAKE ANNE VILLAGE CENTER REPRESENTING ONLY ABOUT 5 PERCENT (24 ACRES) OF THE WATERSHED. IT WOULD BE VERY DIFFICULT TO DETERMINE WHICH USES IN THE WATERSHED MIGHT CONTRIBUTE TO SEDIMENT DEPOSITION IN THE LAKE DURING CONSTRUCTION OF THE PROJECT. IT'S THEREFORE REQUESTED THAT ANY BATHYMETRIC SURVEY(S) FOR THIS PROJECT, THAT MAY BE REQUIRED PER LTI 03–05, BE CONFINED TO THE PROPOSED AREA OF LAKE ANNE THAT IS SHOWN HATCHED ON SHEET C–17. ISOLATING THE BATHYMETRIC SURVEY(S) TO THIS AREA WILL GIVE A FAIR REPRESENTATION OF ANY SEDIMENTS THAT MAY ACCUMULATE AT THE BOTTOM OF LAKE ANNE DUE TO CONSTRUCTION OF THE PROJECT, AND HOW ANY SEDIMENTS SHOULD BE DEALT WITH UNDER LTI 03–05.

VII. DISCLAIMER

THE TYPE, SIZE AND LOCATION OF ALL SWM/BMP PRACTICES REFLECTED ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT AT FINAL ENGINEERING AND SITE PLAN.

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

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

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 10I)

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

☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet C–17.

☒ 3. Provide:

Facility Name/ Type & No. (e.g. dry pond A, infil. trench, underground vault, etc.)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
		SEE TABLE 1 THIS SHEET				
Totals						

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet C–17. Pond inlet and oulet pipe systems are shown on Sheet N/A. (NO PONDS)

☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet C–17. (I.E. PARKING LOT) Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.).

☒ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet L–10, L–11 & L–12.

☒ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet C–18.

☒ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet C–18.

☒ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet C–18.

☒10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets C–17.

☐11. A submission waiver is requested for USE OF UNDERGROUND SWM/BMP FACILITIES IN A RESIDENTIAL DEVELOPMENT.

☐12. Stormwater management is not required because N/A.

TABLE 1: PROPOSED BMP FACILITIES

FACILITY NAME/TYPE & NO.	ON–SITE AREA SERVED (ACRES)	OFF–SITE AREA SERVED (ACRES)	DRAINAGE AREA (ACRES)	FOOTPRINT AREA (SF)	STORAGE VOLUME (CF)**	IF POND, DAM HEIGHT (FT)
RAINWATER HARVESTING (CISTERN 1)	0.59	0.00	0.59	650	4,680	N/A
RAINWATER HARVESTING (CISTERN 2)	0.68	0.00	0.68	480	3,340	N/A
RAINWATER HARVESTING (CISTERN 3)	0.38	0.00	0.38	380	2,010	N/A
RAINWATER HARVESTING (CISTERN 4)	0.70	0.00	0.70	650	4,680	N/A
PERMEABLE PAVERS (LEVEL 1)	1.07	0.00	1.07	46,600	3,690	N/A
BIORETENTIONS 1 THRU 3 (LEVEL 2)***	4.02*	0.00	4.02*	10,000	11,960	N/A
SAND FILTER 1 (LEVEL 1)	1.45	0.00	1.45	1,480	4,550	N/A
SAND FILTER 2 (LEVEL 1)	3.49*	0.00	3.49*	3,520	10,800	N/A
SAND FILTER 3 (LEVEL 1)	0.76*	0.00	0.76*	1,710	4,030	N/A
SAND FILTER 4 (LEVEL 1)	0.79	0.00	0.79	1,060	2,520	N/A
TOTALS	13.93	0.00	13.93	73,710	52,260	N/A

*AREAS DO NOT INCLUDE DRAINAGE FROM UPSTREAM BMP'S
**TREATMENT VOLUME REPORTED FOR PERMEABLE PAVERS & BIORETENTIONS
***ASSUMED MINIMUM INFILTRATION RATE OF 0.5 IN/HR

TABLE 2: ON–SITE DETENTION REQUIREMENTS***

PARAMETER	2–YEAR STORM EXISTING	2–YEAR STORM PROPOSED	10–YEAR STORM EXISTING	10–YEAR STORM PROPOSED
SITE AREA (ACRES)	24.01	24.01	24.01	24.01
TIME OF CONCENTRATION (MIN)	15	10	15	10
CURVE NUMBER	87	93	87	93
ADJUSTED CURVE NUMBER*	87	91	87	91
APPROXIMATE SITE PEAK FLOW RATE (CFS)	51	69	82	101
APPROXIMATE PEAK FLOW RATE REDUCTION REQ'D (CFS)		18		19
APPROXIMATE PEAK FLOW RATE TO DETENTION VAULT (CFS)		35		51
APPROXIMATE PEAK FLOW RATE FROM DETENTION VAULT (CFS)		17		30
APPROXIMATE PEAK FLOW RATE REDUCTION PROVIDED (CFS) **		18		21

* CURVE NUMBER ADJUSTED DUE TO RUNOFF REDUCTION PRACTICES
** DETENTION PROVIDED IN UNDERGROUND VAULTS BELOW BIORETENTION FACILITIES 1 AND 2 (SEE SHEET C–17)
*** SEE DETENTION CALCULATIONS SHEET C–18E

TABLE 3: ADJUSTED CURVE NUMBER

OUTFALL	PRE-DEVELOPED DA (ac)	WOODS CN=77 (ac)	IMP CN=98 (ac)	TURF CN=80 (ac)	CN	DEVELOPED DA (ac)	WOODS CN=77 (ac)	IMP CN=98 (ac)	TURF CN=80 (ac)	CN	$RV_{no\text{-}rr}$ (watershed-in)	Cv_{redDA} (cf)	V_{rr} (watershed-in)	CN_{adj}
Site 2-year	24.01	4.67	9.56	9.78	87	24.01	0.72	17.30	5.99	93	2.30	16,741	2.11	91
Site 10-year	24.01	4.67	9.56	9.78	87	24.01	0.72	17.30	5.99	93	3.82	16,741	3.62	91
To Detention 2-year						12.22	0.00	9.43	2.79	94	2.40	12,826	2.11	91
To Detention 10-year						12.22	0.00	9.43	2.79	94	3.92	12,826	3.63	91

Variables:

- Cv_{redDA} Runoff reduction volume achieved
- CN Weighted curve number[1]
- CN_{adj} Adjusted curve number that generates a runoff volume equal to the drainage area runoff volume with runoff reduction practices (Eqn. 17)[1]
- DA On-site drainage area
- $RV_{no\text{-}rr}$ Runoff volume of the developed condition with runoff reduction measures (Eqn. 15)[2,3]
- V_{rr} Runoff volume with runoff reduction (Eqn. 16)[2,4]

Notes:

1) Site soils consist of Hydrologic Soil Group D.
2) Variables computed using respective equations in *Virginia Runoff Reduction Method Users Guide v.2.5.*
3) Rainfall depth (P) used for the 1-year 24-hour storm is 2.7".
4) Equation 16 in *Virginia Runoff Reduction Method Users Guide v.2.5* should read: $V_{rr} = Rv_{no\text{-}rr} \cdot (Cv_{redDA}/3630/DA)$.

LAKE ANNE DEVELOPMENT PARTNERS LLC
RESTON. RENEWED.

Hickok Cole ARCHITECTS
CGLA landscape architecture planning, urban design
Dewberry
GRIMM AND PARKER

Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia

SEAL

COMMONWEALTH OF VIRGINIA
ANDREW K. KIOKO
Lic. No. 050348
11/21/2014
PROFESSIONAL ENGINEER

SCALE

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY .TIB
APPROVED BY BE
CHECKED BY SCC
DATE December 9, 2013

TITLE

STORMWATER MANAGEMENT NARRATIVE

C-18

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014

Site Data Summary

Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.73	0.73	*3.04*
Turf (acres)	0.00	0.00	0.00	5.62	5.62	*23.41*
Impervious (acres)	0.00	0.00	0.00	17.66	17.66	*73.55*
					24.01	*100.00*

Site Rv	0.76
Post Development Treatment Volume (ft^3)	66133
Post Development TP Load (lb/yr)	41.55
Post Development TN Load (lb/yr)	297.25
Total TP Load Reduction Required (lb/yr)	19.03

Total Runoff Volume Reduction (ft^3)	16741
Total TP Load Reduction Achieved (lb/yr)	19
Total TN Load Reduction Achieved (lb/yr)	111.28
Adjusted Post Development TP Load (lb/yr)	22.12
Remaining Phosphorous Load Reduction (Lb/yr) Required	0.00

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	*0.00*
Turf (acres)	0.00	1.52	0.46	0.18	0.00	*2.16*
Impervious (acres)	1.70	5.01	3.80	1.26	0.00	*11.77*
						13.93

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	2.22	9.78	5.42	2.02	0.00	*19.43*
TN Load Red. (lb/yr)	12.24	65.02	23.97	10.05	0.00	*111.28*

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	*0.00*
Turf (acres)	0.00	0.00	0.00	0.00	0.00	*0.00*
Impervious (acres)	0.00	0.00	0.00	1.70	1.70	*100.00*
					1.70	

BMP Selections

Practice	Credit Area (acres)		Downstream Practice
2.h. To Rainwater Harvesting (Spec #6)	**impervious acres captured**	**0.59**	
3.a. Permeable Pavement #1 (Spec #7)	**acres of permeable pavement + acres of "external" (upgradient) impervious pavement**	**0.32**	
11.a.Filtering Practice #1 (Spec #12)	**Impervious:**	**0.79**	
	Turf (Pervious):	**0**	

Total Impervious Cover Treated (acres)	1.70
Total Turf Area Treated (acres)	0.00
Total TP Load Reduction Achieved in D.A. A (lb/yr)	2.22
Total TN Load Reduction Achieved in D.A. A (lb/yr)	12.24

Drainage Area B Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	*0.00*
Turf (acres)	0.00	0.00	0.00	1.52	1.52	*23.28*
Impervious (acres)	0.00	0.00	0.00	5.01	5.01	*76.72*
					6.53	

BMP Selections

Practice	Credit Area (acres)		Downstream Practice
2.h. To Rainwater Harvesting (Spec #6)	**impervious acres captured**	**0.38**	
3.a. Permeable Pavement #1 (Spec #7)	**acres of permeable pavement + acres of "external" (upgradient) impervious pavement**	**0.68**	**6.b. Bioretention #2**
6.b. Bioretention #2 (Spec #9)	**Impervious:**	**2.72**	
	Turf (Pervious):	**1.3**	
11.a.Filtering Practice #1 (Spec #12)	**Impervious:**	**1.23**	
	Turf (Pervious):	**0.22**	

Total Impervious Cover Treated (acres)	5.01
Total Turf Area Treated (acres)	1.52
Total TP Load Reduction Achieved in D.A. A (lb/yr)	9.78
Total TN Load Reduction Achieved in D.A. A (lb/yr)	65.02

Drainage Area C Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	*0.00*
Turf (acres)	0.00	0.00	0.00	0.46	0.46	*10.80*
Impervious (acres)	0.00	0.00	0.00	3.80	3.80	*89.20*
					4.26	

BMP Selections

Practice	Credit Area (acres)		Downstream Practice
2.h. To Rainwater Harvesting (Spec #6)	**impervious acres captured**	**0.7**	
3.a. Permeable Pavement #1 (Spec #7)	**acres of permeable pavement + acres of "external" (upgradient) impervious pavement**	**0.07**	**11.a. Filtering Practice #1**
11.a.Filtering Practice #1 (Spec #12)	**Impervious:**	**3.03**	
	Turf (Pervious):	**0.46**	

Total Impervious Cover Treated (acres)	3.80
Total Turf Area Treated (acres)	0.46
Total TP Load Reduction Achieved in D.A. A (lb/yr)	5.42
Total TN Load Reduction Achieved in D.A. A (lb/yr)	23.97

Drainage Area D Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	*0.00*
Turf (acres)	0.00	0.00	0.00	0.18	0.18	*12.50*
Impervious (acres)	0.00	0.00	0.00	1.26	1.26	*87.50*
					1.44	

BMP Selections

Practice	Credit Area (acres)		Downstream Practice
2.h. To Rainwater Harvesting (Spec #6)	**impervious acres captured**	**0.68**	**11.a. Filtering Practice #1**
11.a.Filtering Practice #1 (Spec #12)	**Impervious:**	**0.58**	
	Turf (Pervious):	**0.18**	

Total Impervious Cover Treated (acres)	1.26
Total Turf Area Treated (acres)	0.18
Total TP Load Reduction Achieved in D.A. A (lb/yr)	2.02
Total TN Load Reduction Achieved in D.A. A (lb/yr)	10.05

Channel and Flood Protection

	Weighted CN	1-year storm Adjusted CN	2-year storm Adjusted CN	10-year storm Adjusted CN
Target Rainfall Event (in)		2.70	3.20	5.20
D.A. A CN	98	95	95	95
D.A. B CN	94	88	89	89
D.A. C CN	96	95	95	95
D.A. D CN	96	93	94	94

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COMMONWEALTH OF VIRGINIA
ANDREW K. KIOKO
Lic. No. 050348
11/21/2014
PROFESSIONAL ENGINEER

SCALE

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
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1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY	.TIB
APPROVED BY	BE
CHECKED BY	SCC
DATE	December 9, 2013

TITLE

VRR METHOD WORKSHEET SUMMARY

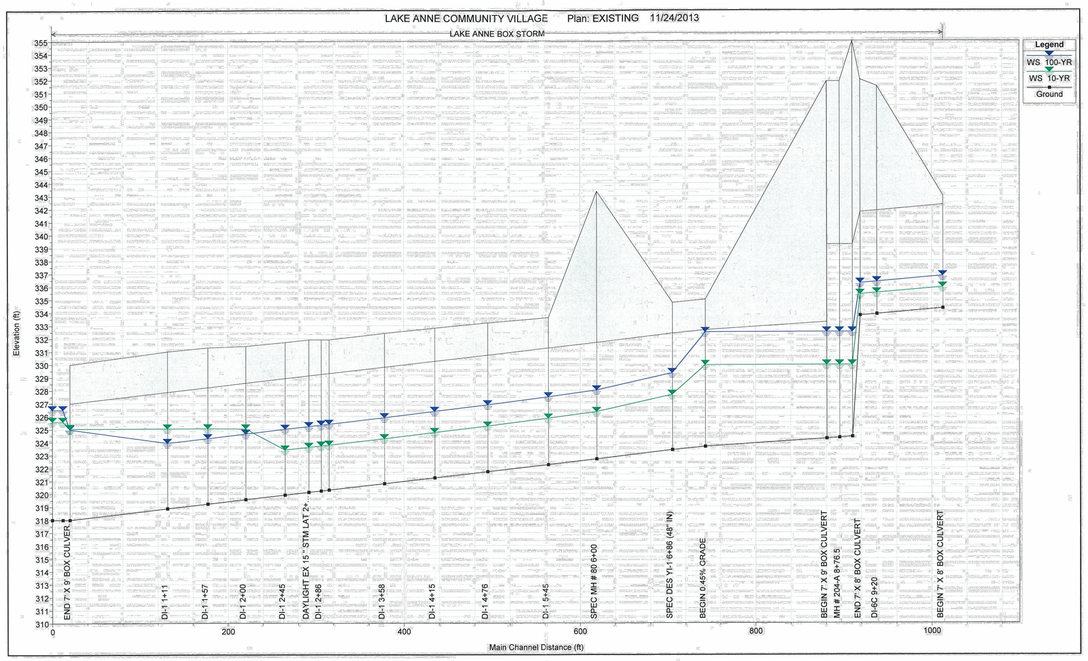
C-18A

AS REQUESTED BY CAMYLYN LEWIS (SDID STORMWATER ENGINEER), A DIGITAL COPY OF THE HEC-RAS HYDRAULIC MODEL REFLECTING THE OUTPUT SHOWN ON THIS SHEET HAS BEEN SUBMITTED WITH THIS APPLICATION ON CD, DATED 10-24-14.

THE PURPOSE OF THIS SHEET IS TO DEMONSTRATE THAT THE 100-YEAR FLOOD IS CONTAINED TO THE EXISTING CULVERT SYSTEM THAT PASSES THROUGH THE PROPOSED SITE.

Profile Output Table - Standard Table 1

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
BOX STORM	995	100-YR	199.00	334.32	336.82	337.25	338.83	0.006001	11.38	17.48	7.00	1.27
BOX STORM	995	10-YR	107.00	334.32	335.94	336.26	337.33	0.006002	9.47	11.30	7.00	1.31
BOX STORM	920	100-YR	199.00	333.87	336.36	336.79	338.38	0.006022	11.40	17.46	7.00	1.27
BOX STORM	920	10-YR	107.00	333.87	335.50	335.80	336.87	0.005840	9.38	11.41	7.00	1.29
BOX STORM	901	100-YR	199.00	333.76	336.25	336.68	338.27	0.006022	11.40	17.46	7.00	1.27
BOX STORM	901	10-YR	107.00	333.76	335.39	335.69	336.76	0.005840	9.38	11.41	7.00	1.29
BOX STORM	892	100-YR	199.00	324.41	332.50	327.34	332.70	0.000287	3.51	56.66	7.00	0.22
BOX STORM	892	10-YR	107.00	324.41	329.94	326.35	330.06	0.000211	2.76	38.73	7.00	0.21
BOX STORM	876.5	100-YR	199.00	324.33	332.50	327.26	332.69	0.000280	3.48	57.21	7.00	0.21
BOX STORM	876.5	10-YR	107.00	324.33	329.94	326.26	330.06	0.000204	2.72	39.29	7.00	0.20
BOX STORM	862	100-YR	199.00	324.26	332.50	327.19	332.69	0.000275	3.45	57.69	7.00	0.21
BOX STORM	862	10-YR	107.00	324.26	329.94	326.20	330.05	0.000198	2.69	39.77	7.00	0.20
BOX STORM	861.9	100-YR	199.00	324.26	332.50	327.19	332.69	0.000275	3.45	57.69	7.00	0.21
BOX STORM	861.9	10-YR	107.00	324.26	329.94	326.20	330.05	0.000198	2.69	39.77	7.00	0.20
BOX STORM	724	100-YR	199.00	323.64	332.48	326.58	332.64	0.000232	3.21	61.90	7.00	0.19
BOX STORM	724	10-YR	107.00	323.64	329.93	325.57	330.02	0.000153	2.43	44.04	7.00	0.17
BOX STORM	686	100-YR	577.00	323.38	329.33	329.33	332.31	0.005127	13.86	41.64	7.00	1.00
BOX STORM	686	10-YR	350.00	323.38	327.65	327.65	329.78	0.004387	11.71	29.89	7.00	1.00
BOX STORM	600	100-YR	577.00	322.68	328.01	328.63	331.73	0.006763	15.47	37.29	7.00	1.18
BOX STORM	600	10-YR	350.00	322.68	326.33	326.94	329.24	0.006611	13.69	25.57	7.00	1.26
BOX STORM	545	100-YR	577.00	322.25	327.49	328.18	331.33	0.007045	15.73	36.69	7.00	1.21
BOX STORM	545	10-YR	350.00	322.25	325.84	326.52	328.85	0.006941	13.94	25.10	7.00	1.30
BOX STORM	476	100-YR	577.00	321.71	326.88	327.67	330.83	0.007287	15.94	36.21	7.00	1.23
BOX STORM	476	10-YR	350.00	321.71	325.24	325.98	328.36	0.007241	14.16	24.71	7.00	1.33
BOX STORM	415	100-YR	577.00	321.24	326.38	327.19	330.37	0.007406	16.04	35.97	7.00	1.25
BOX STORM	415	10-YR	350.00	321.24	324.74	325.51	327.91	0.007388	14.27	24.52	7.00	1.34
BOX STORM	358	100-YR	577.00	320.79	325.89	326.75	329.94	0.007543	16.15	35.72	7.00	1.26
BOX STORM	358	10-YR	350.00	320.79	324.27	325.06	327.48	0.007521	14.37	24.36	7.00	1.36
BOX STORM	295	100-YR	577.00	320.30	325.38	326.26	329.47	0.007612	16.21	35.59	7.00	1.27
BOX STORM	295	10-YR	350.00	320.30	323.77	324.57	326.99	0.007558	14.39	24.32	7.00	1.36
BOX STORM	286	100-YR	577.00	320.23	325.32	326.17	329.39	0.007605	16.21	35.60	7.00	1.27
BOX STORM	286	10-YR	350.00	320.23	323.71	324.50	326.92	0.007545	14.38	24.33	7.00	1.36
BOX STORM	272	100-YR	577.00	320.12	325.21	326.07	329.28	0.007592	16.20	35.63	7.00	1.27
BOX STORM	272	10-YR	350.00	320.12	323.60	324.39	326.81	0.007520	14.37	24.36	7.00	1.36
BOX STORM	245	100-YR	577.00	319.91	325.00	325.87	329.07	0.007574	16.18	35.66	7.00	1.26
BOX STORM	245	10-YR	350.00	319.91	323.40	324.18	326.59	0.007482	14.34	24.41	7.00	1.35
BOX STORM	200	100-YR	577.00	319.56	324.64	325.52	328.73	0.007625	16.22	35.56	7.00	1.27
BOX STORM	200	10-YR	350.00	319.56	325.04	323.83	326.33	0.002321	9.13	38.33	7.00	0.69
BOX STORM	157	100-YR	577.00	319.22	324.28	325.18	328.40	0.007687	16.28	35.45	7.00	1.27
BOX STORM	157	10-YR	350.00	319.22	325.05	323.48	326.19	0.001985	8.58	40.80	7.00	0.63
BOX STORM	111	100-YR	577.00	318.87	323.93	324.82	328.05	0.007687	16.28	35.45	7.00	1.27
BOX STORM	111	10-YR	350.00	318.87	325.05	323.14	326.07	0.001714	8.09	43.27	7.00	0.57
BOX STORM	0	100-YR	577.00	318.00	325.00	323.94	327.15	0.003433	11.78	48.98	7.00	0.78
BOX STORM	0	10-YR	350.00	318.00	325.06	322.27	325.84	0.001237	7.09	49.39	7.00	0.47
BOX STORM	-8	100-YR	577.00	318.00	326.50		326.50	0.000008	0.52	1104.90	129.99	0.03
BOX STORM	-8	10-YR	350.00	318.00	325.60		325.60	0.000004	0.35	987.90	129.99	0.02
BOX STORM	-20	100-YR	577.00	318.00	326.50	318.85	326.50	0.000008	0.52	1104.89	129.99	0.03
BOX STORM	-20	10-YR	350.00	318.00	325.60	318.61	325.60	0.000004	0.35	987.89	129.99	0.02



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11/21/2014
PROFESSIONAL ENGINEER

SCALE

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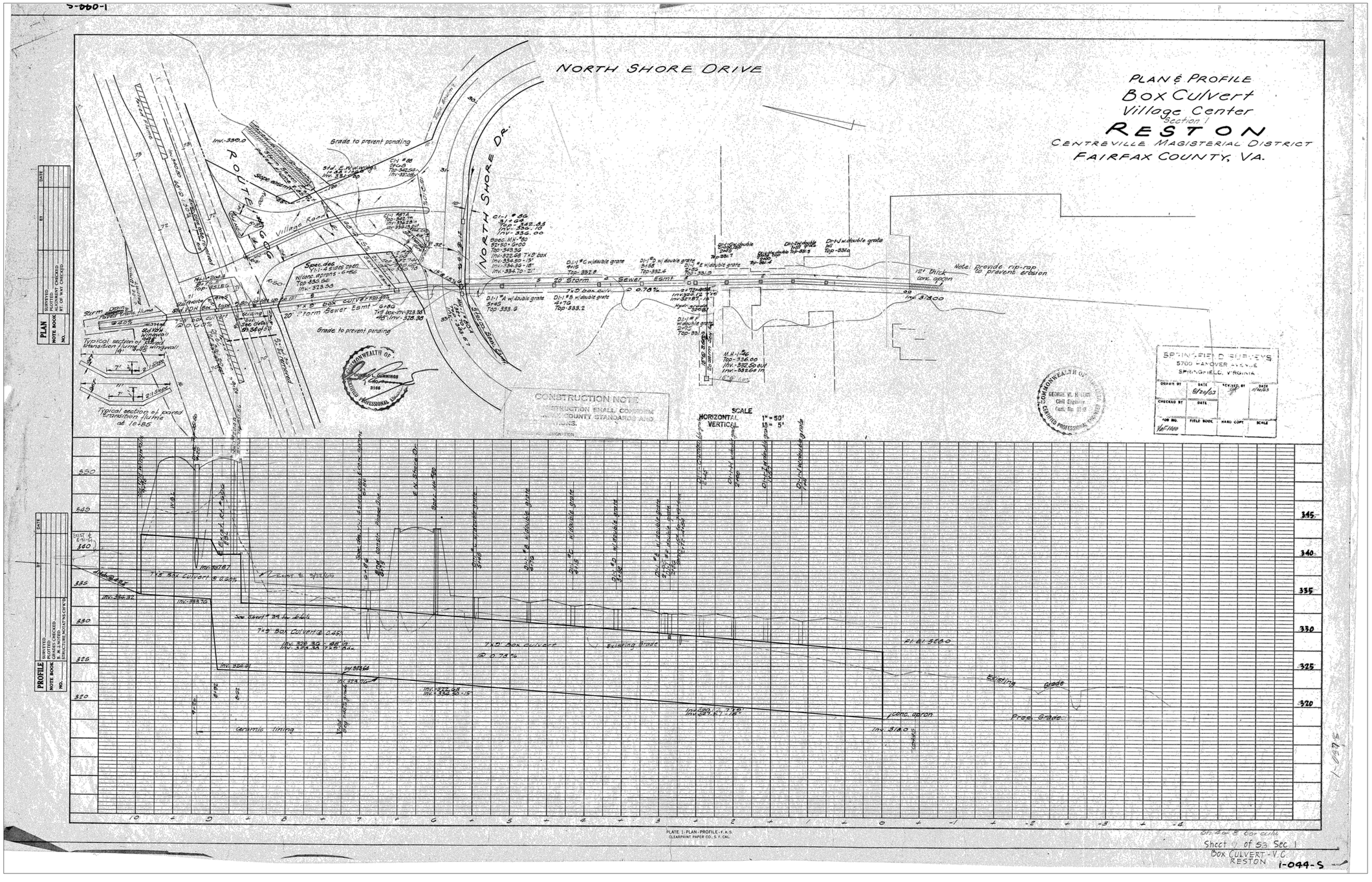
REVISIONS

DRAWN BY JIB
APPROVED BY BE
CHECKED BY SCC
DATE December 9, 2013

TITLE

BOX CULVERT HYDRAULIC MODE

C-18B



THIS SHEET TAKEN FROM RESTON ASSOCIATION SITE PLAN RECORDS..PROVIDED HERE AS INFORMATION ONLY.

INFORMATION ON THIS SHEET WAS USED TO DEVELOP THE HEC–RAS HYDRAULIC MODEL WITH OUTPUT AND FLOOD PROFILE PROVIDED ON SHEET C–18B.

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NTS

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REVISIONS

DRAWN BY	JTIB
APPROVED BY	BE
CHECKED BY	SCC
DATE	December 9, 2013

TITLE

EX BOX CULVERT DESIGN PROFILE

C-18C

```
                                   X    X  XXXXXXX  XXXXX         X
                                   X    X  X      X     X       XX
                                   X    X  X      X             X
                                   XXXXXXX  XXXX   X       XXXXX X
                                   X    X  X      X             X
                                   X    X  X      X     X       X
                                   X    X  XXXXXXX  XXXXX       XXX

THIS PROGRAM REPLACES ALL PREVIOUS VERSIONS OF HEC-1 KNOWN AS HEC1 (JAN 73), HEC1GS, HEC1DB, AND HEC1KW.

THE DEFINITIONS OF VARIABLES -RTIMP- AND -RTIOR- HAVE CHANGED FROM THOSE USED WITH THE 1973-STYLE INPUT STRUCTURE.
THE DEFINITION OF -AMSKK- ON RM-CARD WAS CHANGED WITH REVISIONS DATED 28 SEP 81. THIS IS THE FORTRAN77 VERSION
NEW OPTIONS: DAMBREAK OUTFLOW SUBMERGENCE , SINGLE EVENT DAMAGE CALCULATION, DSS:WRITE STAGE FREQUENCY,
DSS:READ TIME SERIES AT DESIRED CALCULATION INTERVAL   LOSS RATE:GREEN AND AMPT INFILTRATION
KINEMATIC WAVE: NEW FINITE DIFFERENCE ALGORITHM

1                                          HEC-1 INPUT                                          PAGE  1

  LINE          ID.......1.......2.......3.......4.......5.......6.......7.......8.......9......10

    1           ID       LAKE ANNE COMMUNITY VILLAGE
    2           ID       FAIRFAX COUNTY, VIRGINIA
    3           ID       100-YR 24-HOUR HYPOTHETICAL STORM
    4           ID       NOAA ATLAS 14, VOL 2, VER 3 DEPTH DURATION DATA
    5           ID       COORDINATES: 38.7616, -77.2961, EL: 314 FT
    6           ID       OUTFALL ANALYSIS
                *DIAGRAM
    7           IT       1                  1600
    8           IO       5
                *
                *
                *
    9           KK      LN
   10           KM  BASIN LN RUNOFF TO LAKE NEWPORT
   11           KO                                  22
   12           BA   0.212
   13           PH                0   0.739    1.48    3.13    3.87     4.2    5.24    6.65    8.15
   14           LS               88
   15           UD    0.25
                *
   16           KK  LAKE_N
   17           KM  ROUTE BASIN LN THROUGH LAKE NEWPORT
   18           KO                                  22
   19           RS       1    ELEV     370
                * STAGE-AREA CURVE PER GKY DAM BREAK REPORT
   20           SA       0     0.5       1       1.5       2       2.5       3       4       6       7
   21           SA       8      11      12      18      23
   22           SE     346     348     350     352     354     356     358     360     362     364
   23           SE     366     368     370     375     380
                * RATING CURVE DERIVED BY DEWBERRY PER GKY DAM BREAK REPORT
   24           SQ       0      72     150     312     983    1938    3109    4461    5973
   25           SE     370     371     372     373     374     375     376     377     378
                *
   26           KK     LA1
   27           KM  BASIN LA1 RUNOFF TO LAKE ANNE
   28           KO                                  22
   29           BA   0.032
   30           LS               81
   31           UD     0.1
                *
   32           KK    ADD1
   33           KM  COMBINE LA1 AND LAKE_N
   34           KO                                  22
   35           HC       2
                *
   36           KK     LA2
   37           KM  BASIN LA2 RUNOFF TO LAKE ANNE
   38           KO                                  22
   39           BA   0.093
   40           LS               82
   41           UD    0.15
                *
   42           KK     LA3
   43           KM  BASIN LA3 RUNOFF TO LAKE ANNE
   44           KO                                  22
   45           BA   0.026
   46           LS               93
   47           UD    0.05
                *
   48           KK    ADD2
   49           KM  COMBINE ADD1 AND LA2 AND LA3
   50           KO                                  22
   51           HC       3
                *
   52           KK     LA4
   53           KM  BASIN LA4 RUNOFF TO LAKE ANNE
   54           KO                                  22
   55           BA   0.557
   56           LS               89
   57           UD    0.45
                *
   58           KK    ADD3
   59           KM  COMBINE ADD2 AND LA4
   60           KO                                  22
   61           HC       2
                *
   62           KK  LAKE_A
   63           KM  ROUTE ADD3 THROUGH LAKE ANNE
   64           KO                                  22
   65           RS       1    ELEV   324.7
                * STAGE-AREA CURVE PER GKY DAM BREAK REPORT
   66           SA       0       1       9      24      34      45      56
   67           SE     290     300     310     320     330     335     340
                * RATING CURVE DERIVED BY DEWBERRY PER GKY DAM BREAK REPORT
   68           SQ       0      15     133     263     315     359     399     435     468     499
   69           SE   324.7     325     326     327     328     329     330     331     332     333
                *
   70           ZZ
```

```
                    SCHEMATIC DIAGRAM OF STREAM NETWORK
INPUT
 LINE      (V) ROUTING          (--->) DIVERSION OR PUMP FLOW

 NO.       (.) CONNECTOR        (<---) RETURN OF DIVERTED OR PUMPED FLOW

  9          LN
             V
             V
 16       LAKE_N
             .
             .
 26          .        LA1
             .         .
             .         .
 32       ADD1...........
             .
             .
 36          .        LA2
             .         .
             .         .
 42          .         .        LA3
             .         .         .
             .         .         .
 48       ADD2......................
             .
             .
 52          .        LA4
             .         .
             .         .
 58       ADD3...........
             V
             V
 62       LAKE_A
```

```
                                   RUNOFF SUMMARY
                             FLOW IN CUBIC FEET PER SECOND
                           TIME IN HOURS,  AREA IN SQUARE MILES

                                                PEAK   TIME OF    AVERAGE FLOW FOR MAXIMUM PERIOD     BASIN    MAXIMUM   TIME OF
          OPERATION     STATION                FLOW    PEAK                6-HOUR   24-HOUR   72-HOUR    AREA     STAGE   MAX STAGE
+
          HYDROGRAPH AT
+                            LN                 619.   12.28       109.      38.      34.      .21
          ROUTED TO                                                                                                          100-YR OUTFLOW FROM LAKE NEWPORT
                                                                                                                             100-YR MAX STAGE AT LAKE NEWPORT
+                        LAKE_N                 184.   12.82       100.      38.      34.      .21
+                                                                                                          372.21    12.82
          HYDROGRAPH AT
+                           LA1                 119.   12.12        15.       5.       5.      .03
          2 COMBINED AT                                                                                                      100-YR INFLOW TO BOX CULVERT
+                          ADD1                 199.   12.77       114.      43.      39.      .24
          HYDROGRAPH AT
+                           LA2                 306.   12.17        44.      15.      14.      .09
          HYDROGRAPH AT
+                           LA3                 132.   12.07        14.       5.       5.      .03
          3 COMBINED AT                                                                                                      100-YR OUTFLOW FROM BOX CULVERT
+                          ADD2                 577.   12.13       170.      63.      57.      .36
          HYDROGRAPH AT
+                           LA4                1254.   12.48       289.     102.      92.      .56
          2 COMBINED AT
+                          ADD3                1594.   12.45       457.     165.     149.      .92
          ROUTED TO                                                                                                          100-YR OUTFLOW FROM LAKE ANNE
                                                                                                                             100-YR MAX STAGE AT LAKE ANNE
+                        LAKE_A                 365.   13.65       338.     156.     140.      .92
+                                                                                                          329.15    13.67

 *** NORMAL END OF HEC-1 ***
+                                                                                                          326.50    12.13
```

100-YR STAGE AT LAKE ANNE WHEN PEAK FLOW OCCURS IN BOX CULVERT (577 CFS) AT TIME 12.13 HRS. THIS ELEVATION IS USED AS THE STARTING WATER-SURFACE ELEVATION FOR THE BOX CULVERT HEC-RAS ANALYSIS.

LAKE ANNE DEVELOPMENT PARTNERS LLC
RESTON. RENEWED.

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1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY .TIB
APPROVED BY BE
CHECKED BY .SCC
DATE December 9, 2013

TITLE

BOX CULVERT HYDROLOGIC MODEL

C-18D

```
X    X  XXXXXXX   XXXXX         X
X    X  X       X    X        XX
X    X  X       X              X
XXXXXXX  XXXX    X       XXXXX  X
X    X  X       X              X
X    X  X       X    X         X
X    X  XXXXXXX   XXXXX        XXX


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KINEMATIC WAVE: NEW FINITE DIFFERENCE ALGORITHM

1                                   HEC-1 INPUT                                    PAGE  1

  LINE          ID.......1.......2.......3.......4.......5.......6.......7.......8.......9......10

    1           ID       LAKE ANNE
    2           ID       FAIRFAX COUNTY, VIRGINIA
    3           ID       CUSTOM 24-HOUR RAINFALL DISTRIBUTION
    4           ID       NOAA ATLAS 14 RAINFALL DEPTHS (2- & 10-YR STORMS)
    5           ID       EXISTING & PROPOSED CONDITIONS TO SITE OUTFALL
                *DIAGRAM
    6           IT      5                    300
    7           IO      5
                *

    8           KK    EX 2
    9           KM  EXISTING SITE TO LAKE ANNE RUNOFF HYDROGRAPH  (2-YR)
   10           KO                                      22
   11           PH              0   0.426   0.856    1.48    1.74    1.85    2.27    2.75    3.17
   12           BA  0.0375
   13           LS             87
   14           UD    0.15
                *

   15           KK    PR 2
   16           KM  PROPOSED SITE TO LAKE ANNE RUNOFF HYDROGRAPH (2-YR)
   17           KO                                      22
   18           BA  0.0375
   19           LS             91
   20           UD     0.1
                *

   21           KK   PRD 2
   22           KM  PROPOSED SITE TO DETENTION VAULT RUNOFF HYDROGRAPH (2-YR)
   23           KO                                      22
   24           BA   0.019
   25           LS             91
   26           UD     0.1
                *

   27           KK   DTN 2
   28           KM  PROPOSED DETENTION VAULT UNDER BIORETENTIONS (2-YR)
   29           KO                                      22
   30           RS       1    ELEV       336.5
   31           SA   0.122   0.122
   32           SE   336.5   344.5
   33           SL  337.25    1.77     0.6     0.5
   34           SS   343.5       9       3     1.5
                *

   35           KK    EX 10
   36           KM  EXISTING SITE TO LAKE ANNE RUNOFF HYDROGRAPH (10-YR)
   37           KO                                      22
   38           PH              0   0.565    1.14    2.16    2.56    2.75    3.36    4.12    4.87
   39           BA  0.0375
   40           LS             87
   41           UD    0.15
                *

   42           KK    PR 10
   43           KM  PROPOSED SITE TO LAKE ANNE RUNOFF HYDROGRAPH (10-YR)
   44           KO                                      22
   45           BA  0.0375
   46           LS             91
   47           UD     0.1
                *

   48           KK  PRD 10
   49           KM  PROPOSED SITE TO DETENTION VAULT RUNOFF HYDROGRAPH (10-YR)
   50           KO                                      22
   51           BA   0.019
   52           LS             91
   53           UD     0.1
                *

   54           KK  DTN 10
   55           KM  PROPOSED DETENTION VAULT UNDER BIORETENTIONS (10-YR)
   56           KO                                      22
   57           RS       1    ELEV       336.5
   58           SA   0.122   0.122
   59           SE   336.5   344.5
   60           SL  337.25    1.77     0.6     0.5
   61           SS   343.5       9       3     1.5
                *
   62           ZZ
```

```
                    SCHEMATIC DIAGRAM OF STREAM NETWORK
INPUT
 LINE     (V) ROUTING          (--->) DIVERSION OR PUMP FLOW

 NO.      (.) CONNECTOR        (<---) RETURN OF DIVERTED OR PUMPED FLOW

  8        EX 2
            .
            .
 15         .       PR 2
            .         .
            .         .
 21         .         .      PRD 2
            .         .        V
            .         .        V
 27         .         .      DTN 2
            .         .        .
            .         .        .
 35         .         .        .      EX 10
            .         .        .        .
            .         .        .        .
 42         .         .        .        .      PR 10
            .         .        .        .        .
            .         .        .        .        .
 48         .         .        .        .        .      PRD 10
            .         .        .        .        .        V
            .         .        .        .        .        V
 54         .         .        .        .        .      DTN 10
```

RUNOFF SUMMARY
FLOW IN CUBIC FEET PER SECOND
TIME IN HOURS, AREA IN SQUARE MILES

	OPERATION	STATION	PEAK FLOW	TIME OF PEAK	AVERAGE FLOW FOR MAXIMUM PERIOD 6-HOUR	24-HOUR	72-HOUR	BASIN AREA	MAXIMUM STAGE	TIME OF MAX STAGE	
+	HYDROGRAPH AT	EX 2	51.	12.17	6.	2.	2.	.04			2-YR EXISTING PEAK FLOW FROM 24.01 AC SITE
+	HYDROGRAPH AT	PR 2	69.	12.17	7.	2.	2.	.04			2-YR PROPOSED PEAK FLOW FROM 24.01 AC SITE
+	HYDROGRAPH AT	PRD 2	35.	12.17	4.	1.	1.	.02			2-YR PROPOSED PEAK INFLOW TO DETENTION VAULT
+	ROUTED TO	DTN 2	17.	12.33	4.	1.	1.	.02			2-YR PEAK PROPOSED OUTFLOW FROM DETENTION VAULT
+									341.14	12.33	
+	HYDROGRAPH AT	EX 10	82.	12.17	11.	3.	3.	.04			10-YR EXISTING PEAK FLOW FROM 24.01 AC SITE
+	HYDROGRAPH AT	PR 10	101.	12.17	12.	4.	4.	.04			10-YR PROPOSED PEAK FLOW FROM 24.01 AC SITE
+	HYDROGRAPH AT	PRD 10	51.	12.17	6.	2.	2.	.02			10-YR PROPOSED PEAK INFLOW TO DETENTION VAULT
+	ROUTED TO	DTN 10	30.	12.33	6.	2.	2.	.02			10-YR PROPOSED PEAK OUTFLOW FROM DETENTION VAULT
+									343.94	12.33	10-YR PROPOSED PEAK STAGE IN DETENTION VAULT*

*** NORMAL END OF HEC-1 ***

NOTES:
* ELEVATIONS SUBJECT TO CHANGE BASED ON FINAL DESIGN
** SEE TABLE 2, SHEET C-18 FOR DETENTION SUMMARY
*** SEE SHEET TABLE 3, SHEET C-18 FOR ADJUSTED CURVE NUMBER COMPUTATIONS

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11/21/2014
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SCALE

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/26/14		RESPONSE TO COUNTY COMMENTS

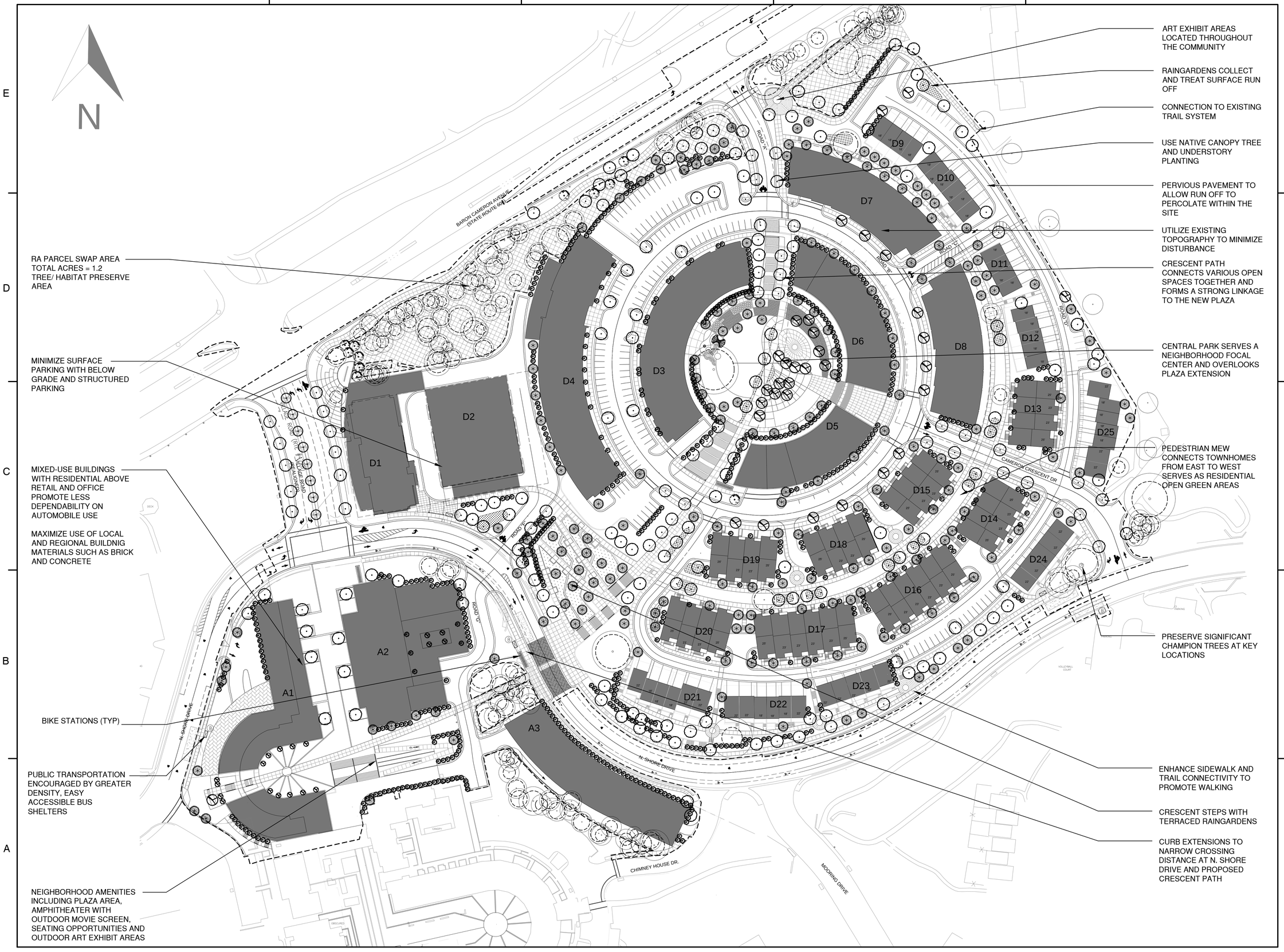
REVISIONS

DRAWN BY JTB
APPROVED BY BE
CHECKED BY SCC
DATE December 9, 2013

TITLE

DETENTION
HEC-1 MODEL

C-18E



RA PARCEL SWAP AREA
TOTAL ACRES = 1.2
TREE/ HABITAT PRESERVE AREA

MINIMIZE SURFACE PARKING WITH BELOW GRADE AND STRUCTURED PARKING

MIXED-USE BUILDINGS WITH RESIDENTIAL ABOVE RETAIL AND OFFICE PROMOTE LESS DEPENDABILITY ON AUTOMOBILE USE

MAXIMIZE USE OF LOCAL AND REGIONAL BUILDNIG MATERIALS SUCH AS BRICK AND CONCRETE

BIKE STATIONS (TYP)

PUBLIC TRANSPORTATION ENCOURAGED BY GREATER DENSITY, EASY ACCESSIBLE BUS SHELTERS

NEIGHBORHOOD AMENITIES INCLUDING PLAZA AREA, AMPHITHEATER WITH OUTDOOR MOVIE SCREEN, SEATING OPPORTUNITIES AND OUTDOOR ART EXHIBIT AREAS

ART EXHIBIT AREAS LOCATED THROUGHOUT THE COMMUNITY

RAINGARDENS COLLECT AND TREAT SURFACE RUN OFF

CONNECTION TO EXISTING TRAIL SYSTEM

USE NATIVE CANOPY TREE AND UNDERSTORY PLANTING

PERVIOUS PAVEMENT TO ALLOW RUN OFF TO PERCOLATE WITHIN THE SITE

UTILIZE EXISTING TOPOGRAPHY TO MINIMIZE DISTURBANCE

CRESCENT PATH CONNECTS VARIOUS OPEN SPACES TOGETHER AND FORMS A STRONG LINKAGE TO THE NEW PLAZA

CENTRAL PARK SERVES A NEIGHBORHOOD FOCAL CENTER AND OVERLOOKS PLAZA EXTENSION

PEDESTRIAN MEW CONNECTS TOWNHOMES FROM EAST TO WEST SERVES AS RESIDENTIAL OPEN GREEN AREAS

PRESERVE SIGNIFICANT CHAMPION TREES AT KEY LOCATIONS

ENHANCE SIDEWALK AND TRAIL CONNECTIVITY TO PROMOTE WALKING

CRESCENT STEPS WITH TERRACED RAINGARDENS

CURB EXTENSIONS TO NARROW CROSSING DISTANCE AT N. SHORE DRIVE AND PROPOSED CRESCENT PATH

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BRUNO P. CARVALHO
Cert. No. 001374
11-21-2014
LANDSCAPE ARCHITECT

SCALE

0' 60' 120'

No.	DATE	BY	Description
4	11/24/14		Response to County Comments
3	11/05/14		Response to County Comments
2	10/27/14		Response to County Comments
1	09/26/14		Response to County Comments

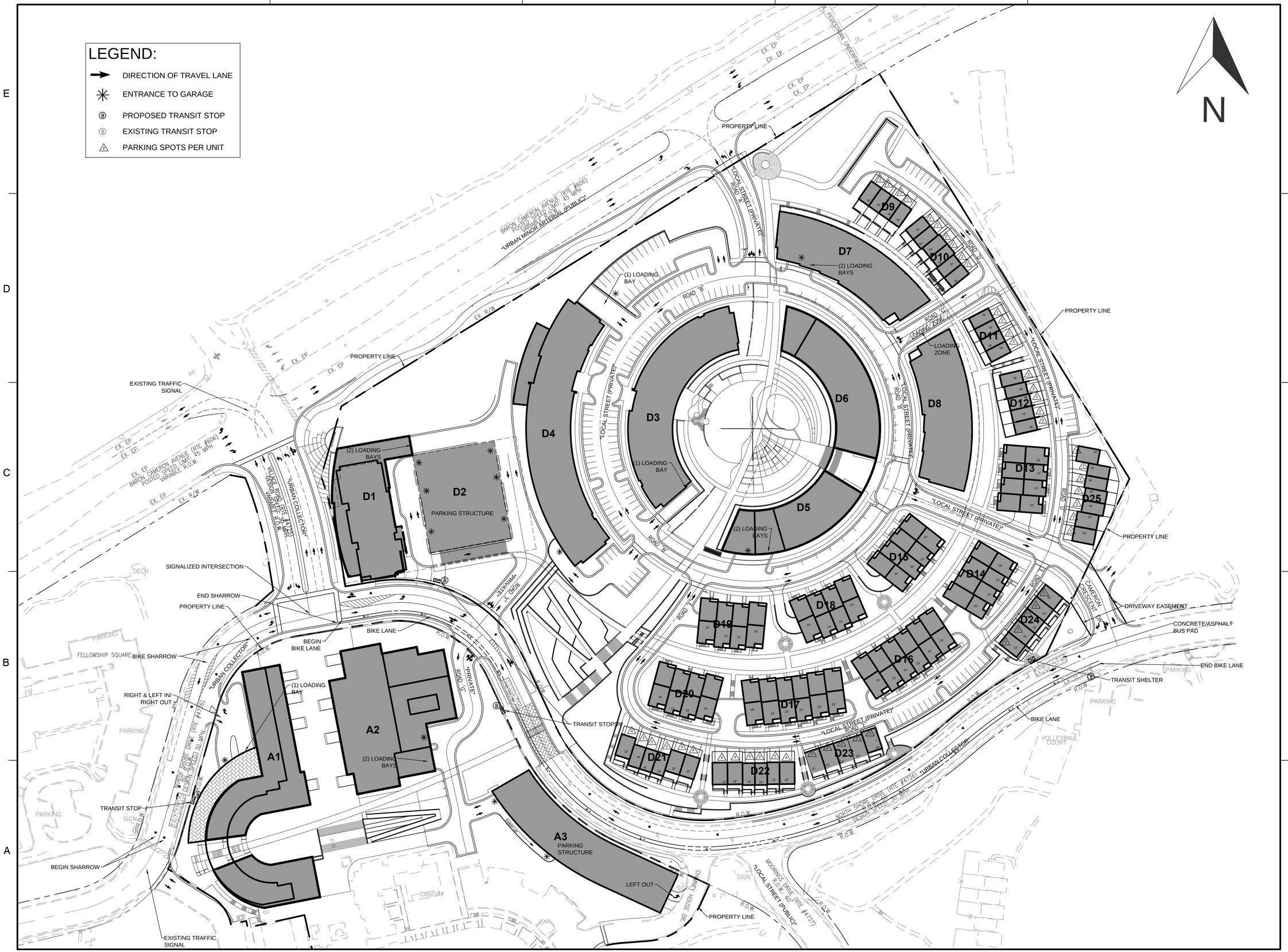
REVISIONS

DRAWN BY	IK
APPROVED BY	BPC
CHECKED BY	BPC
DATE	December 9, 2013

TITLE

Sustainability Design Principles

C-19



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PROFESSIONAL ENGINEER

SCALE

0' 60' 120'

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1	09/26/14		RESPONSE TO COUNTY COMMENTS

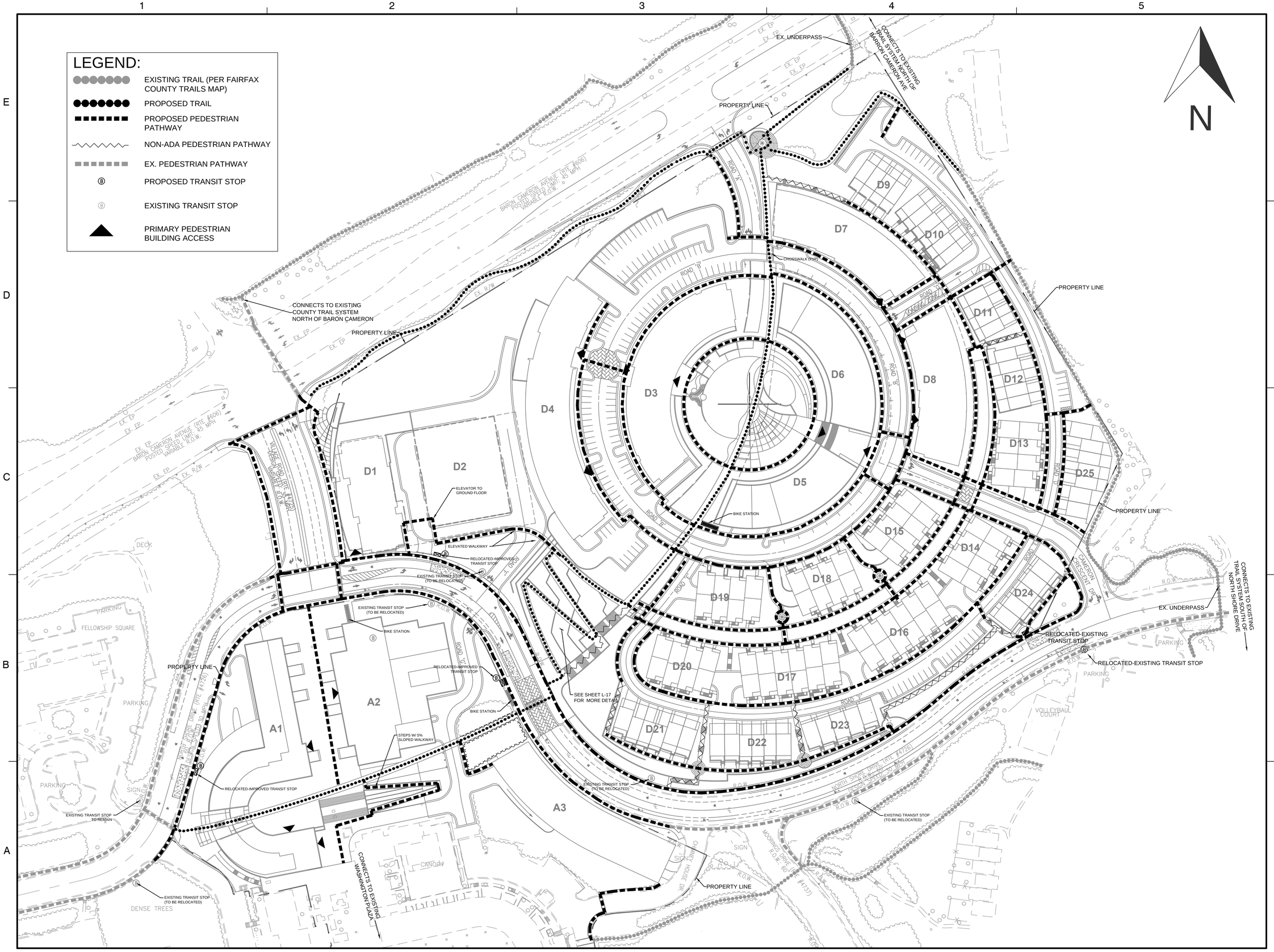
REVISIONS

DRAWN BY .
APPROVED BY .
CHECKED BY .
DATE December 9, 2013

TITLE

TRAFFIC CIRCULATION PLAN

C-20



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0' 60' 120'

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REVISIONS

DRAWN BY -
APPROVED BY -
CHECKED BY -
DATE December 9, 2013

TITLE

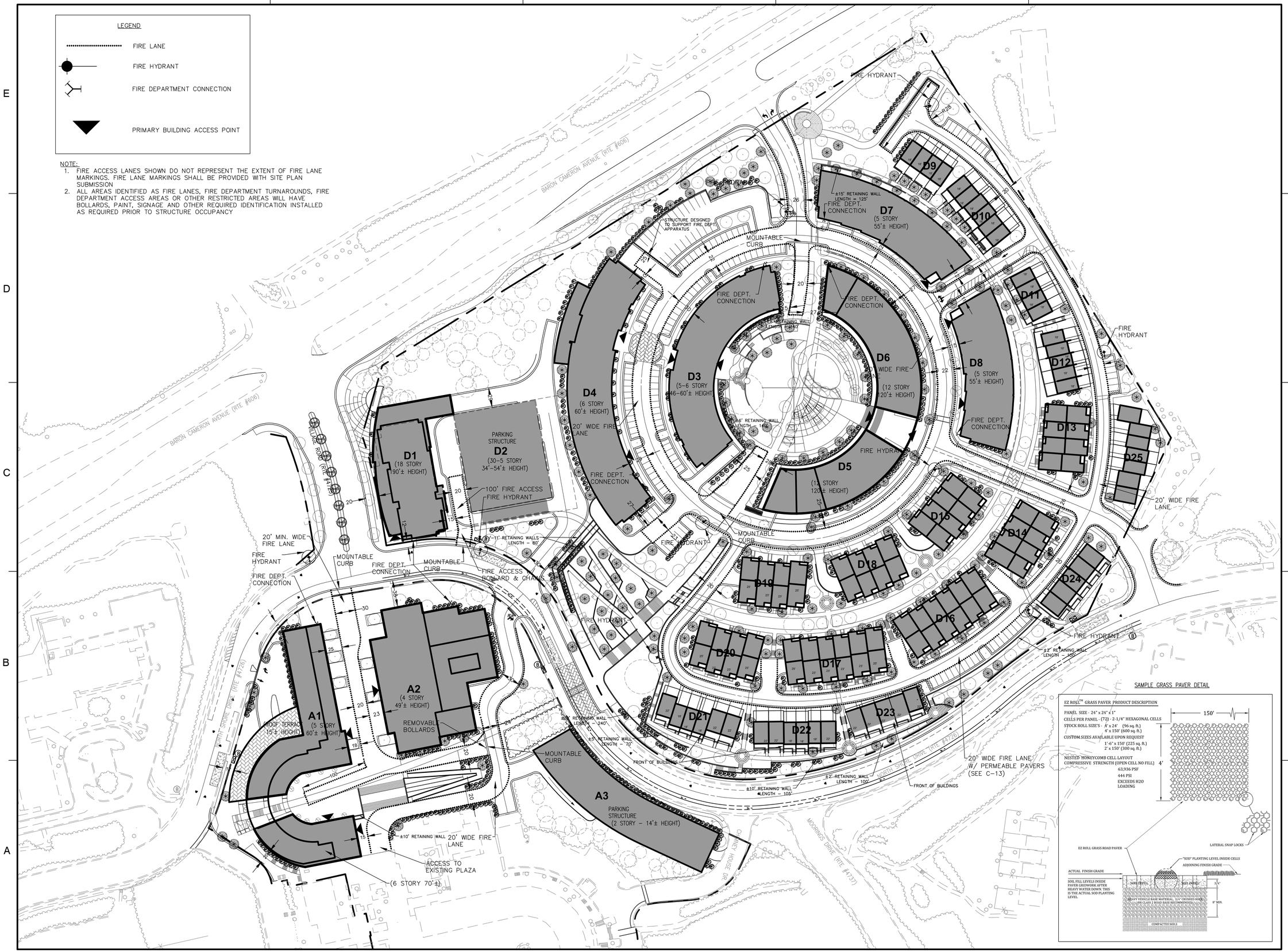
PEDESTRIAN CIRCULATION PLAN

C-21

LEGEND

- FIRE LANE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- PRIMARY BUILDING ACCESS POINT

NOTE:
1. FIRE ACCESS LANES SHOWN DO NOT REPRESENT THE EXTENT OF FIRE LANE MARKINGS. FIRE LANE MARKINGS SHALL BE PROVIDED WITH SITE PLAN SUBMISSION
2. ALL AREAS IDENTIFIED AS FIRE LANES, FIRE DEPARTMENT TURNAROUNDS, FIRE DEPARTMENT ACCESS AREAS OR OTHER RESTRICTED AREAS WILL HAVE BOLLARDS, PAINT, SIGNAGE AND OTHER REQUIRED IDENTIFICATION INSTALLED AS REQUIRED PRIOR TO STRUCTURE OCCUPANCY



SAMPLE GRASS PAVER DETAIL

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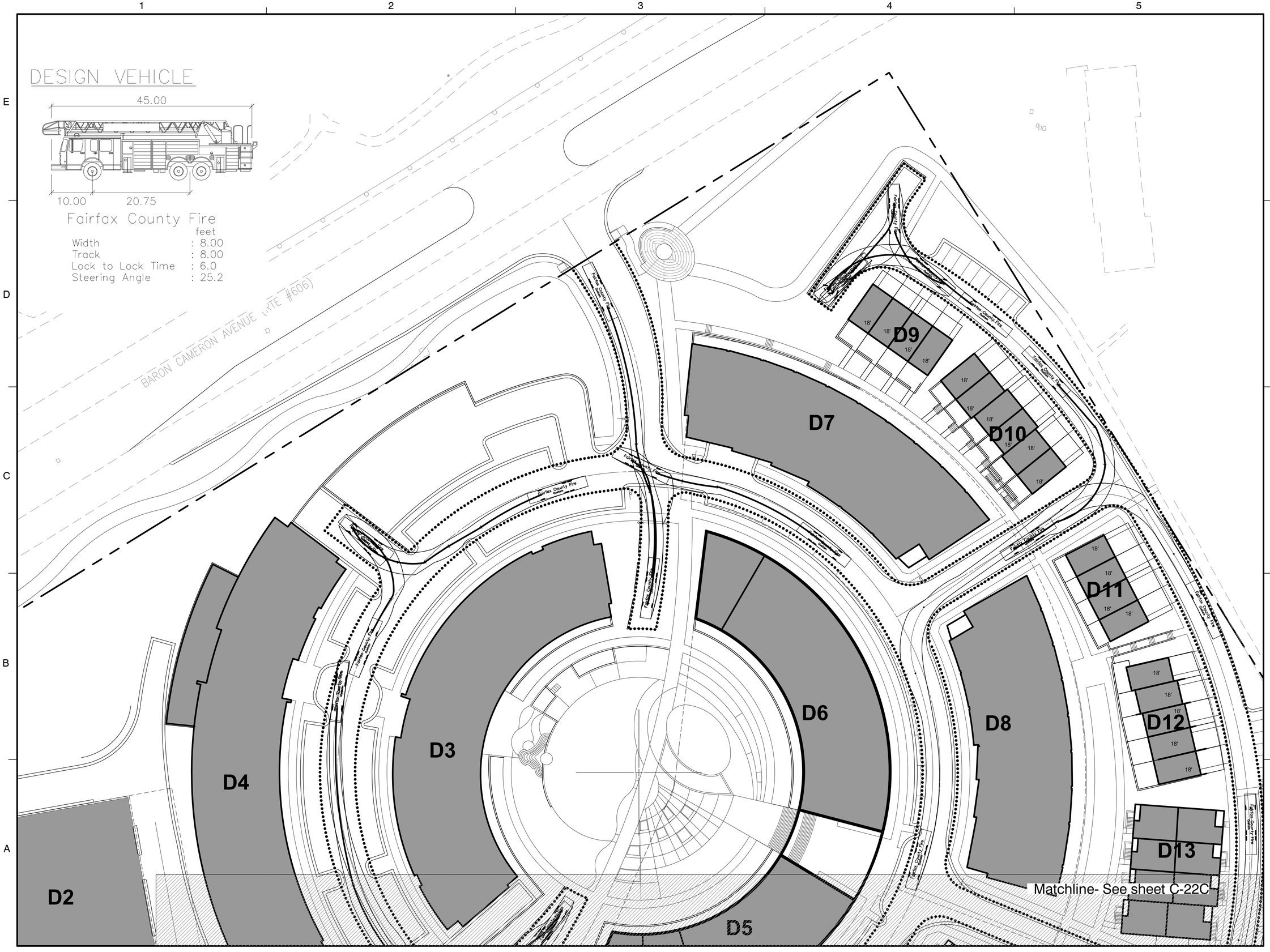
REVISIONS

DRAWN BY -
APPROVED BY -
CHECKED BY -
DATE December 9, 2013

TITLE

FIRE ACCESS PLAN

C-22



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SCALE

0' 30' 60'

No.	DATE	BY	Description
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1	09/26/14		RESPONSE TO COUNTY COMMENTS

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DATE December 9, 2013

TITLE

FIRE TRUCK AUTOTURN EXHIBIT

C-22A

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SCALE

0' 30' 60'

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1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY -
APPROVED BY -
CHECKED BY -
DATE December 9, 2013

TITLE

FIRE TRUCK AUTOTURN EXHIBIT

C-22B

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SCALE

0' 30' 60'

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1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

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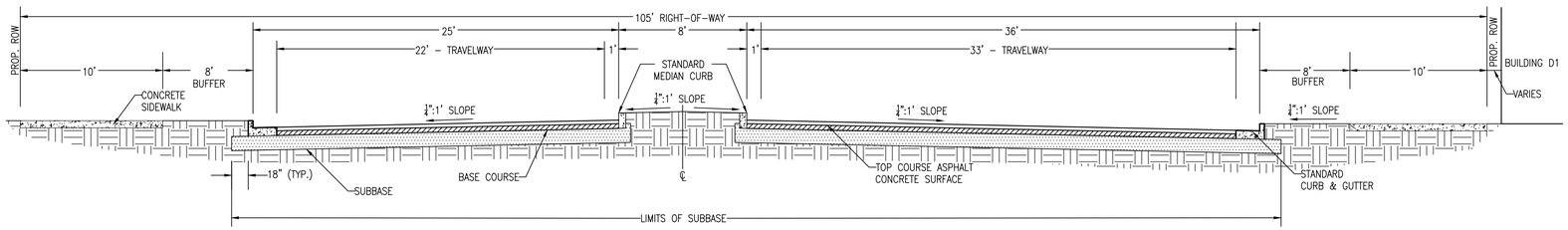
APPROVED BY
CHECKED BY
DATE December 9, 2013

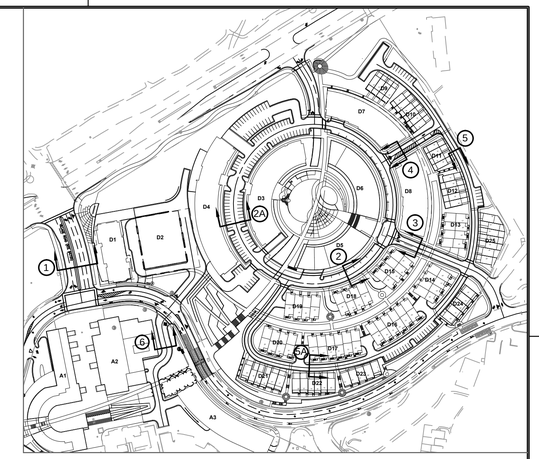
TITLE

FIRE TRUCK AUTOTURN EXHIBIT

C-22C

TYPE 1: VILLAGE ROAD

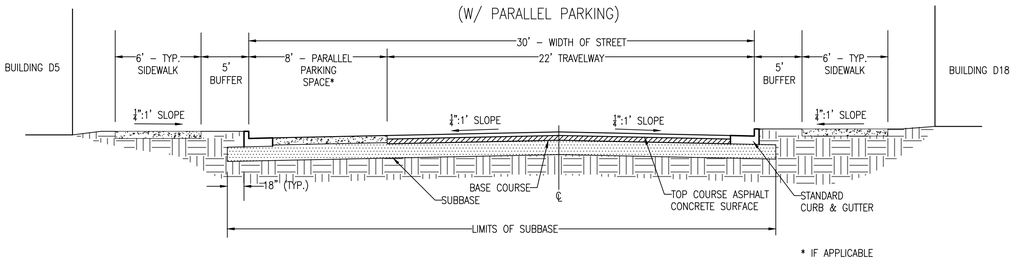




KEY PLAN
SCALE: 1"=200'

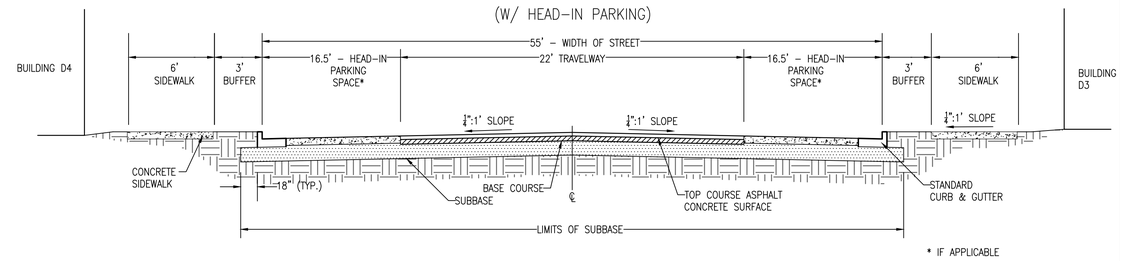
TYPE 2: ROAD B

(W/ PARALLEL PARKING)

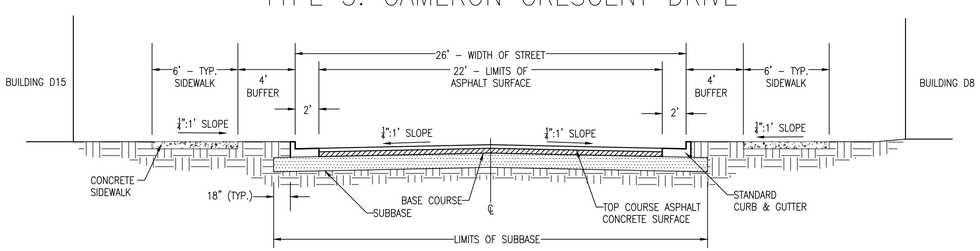


TYPE 2A: ROAD B

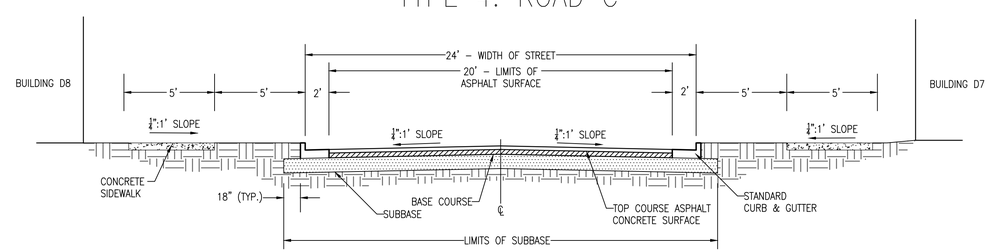
(W/ HEAD-IN PARKING)



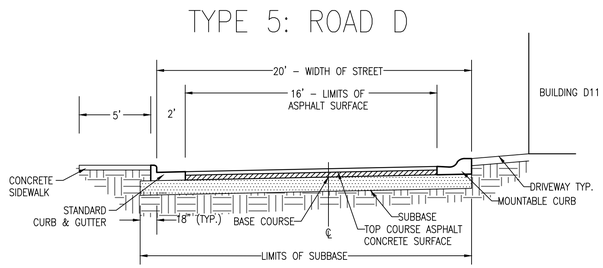
TYPE 3: CAMERON CRESCENT DRIVE



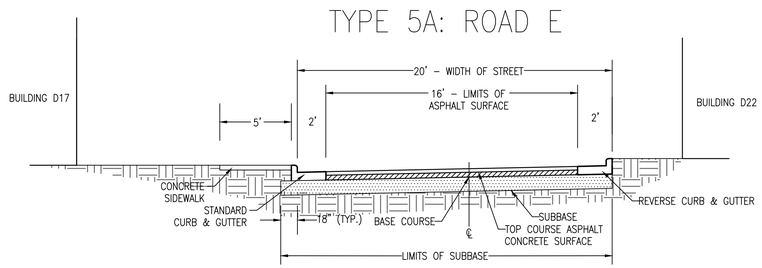
TYPE 4: ROAD C



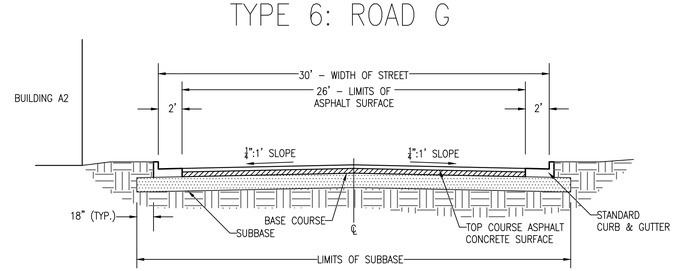
TYPE 5: ROAD D



TYPE 5A: ROAD E



TYPE 6: ROAD G



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11/21/2014
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1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

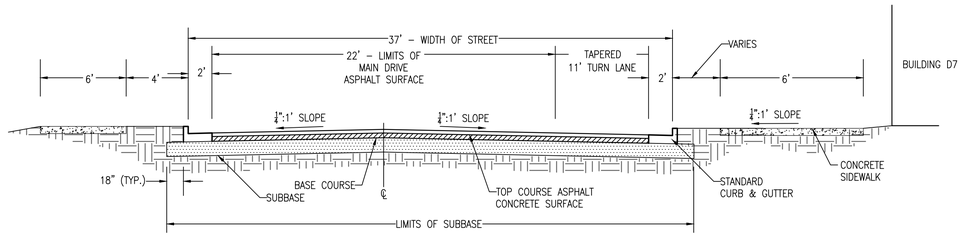
DRAWN BY
APPROVED BY
CHECKED BY
DATE December 9, 2013

TITLE

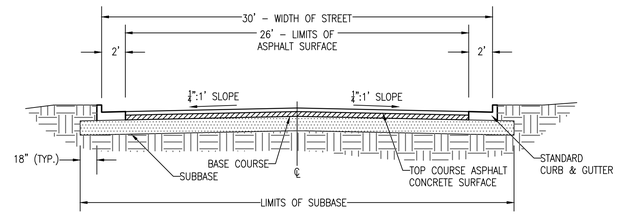
TYP. STREET CROSS SECTIONS

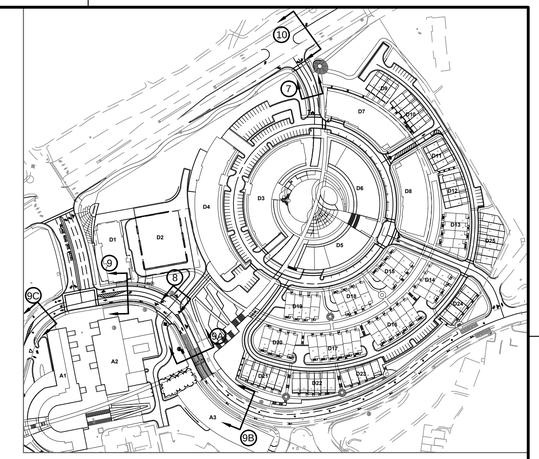
C-23

TYPE 7: ROAD A



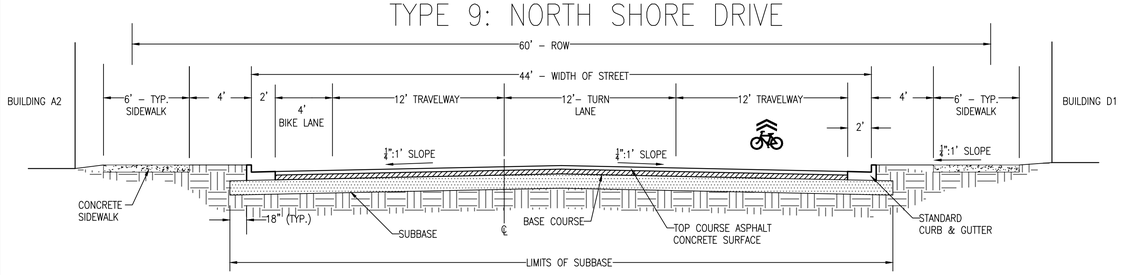
TYPE 8: ROAD F



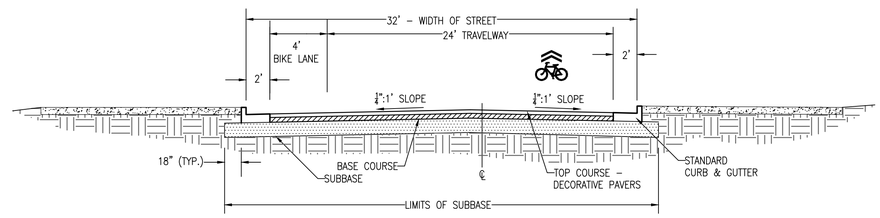


KEY PLAN
SCALE: 1"=200'

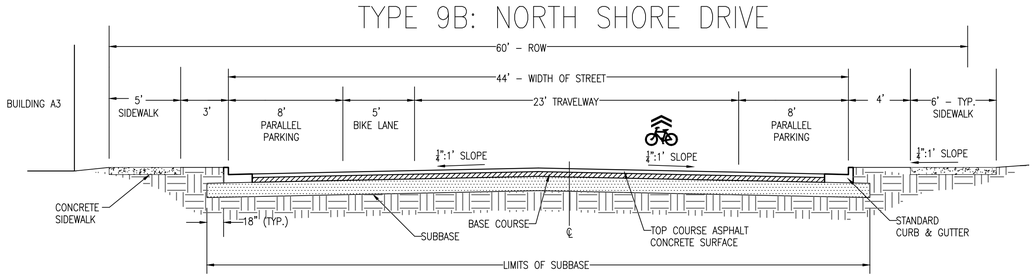
TYPE 9: NORTH SHORE DRIVE



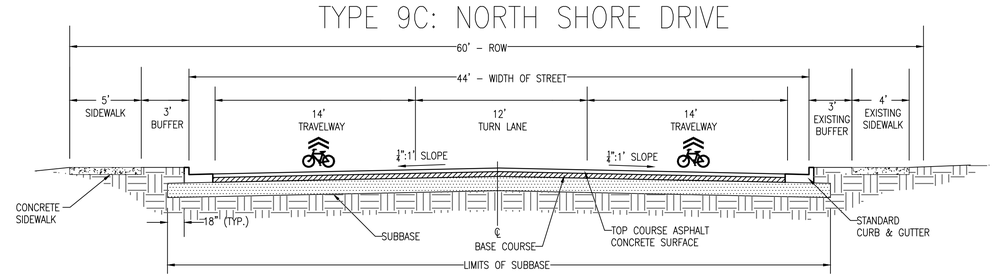
TYPE 9A: NORTH SHORE DRIVE



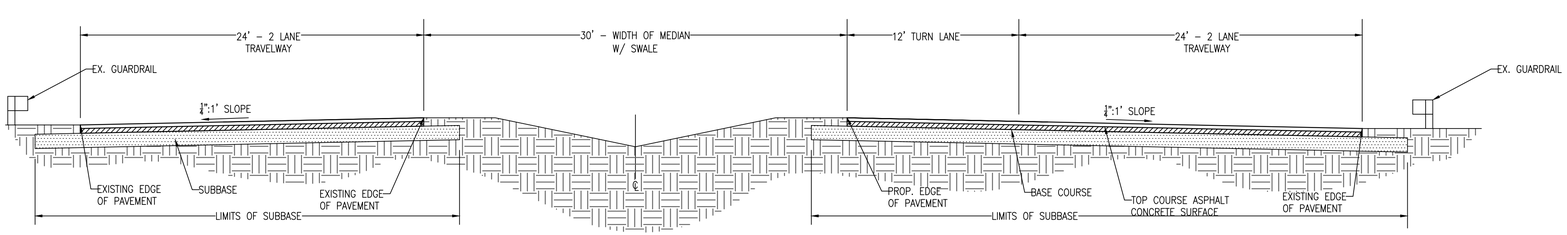
TYPE 9B: NORTH SHORE DRIVE



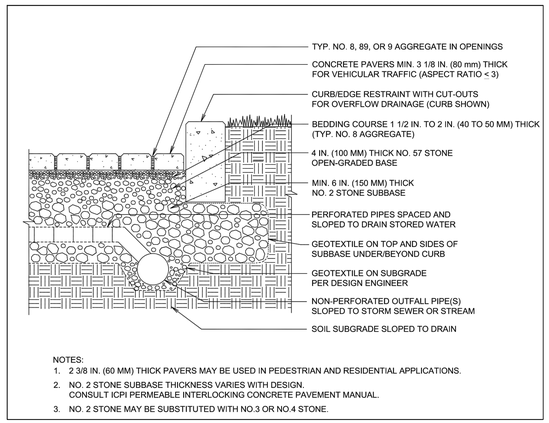
TYPE 9C: NORTH SHORE DRIVE



TYPE 10: BARON CAMERON AVE



SAMPLE PERMIABLE PAVER DETAIL



NOTES:
1. 2 3/8 IN. (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN AND RESIDENTIAL APPLICATIONS.
2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.
3. NO. 2 STONE MAY BE SUBSTITUTED WITH NO.3 OR NO.4 STONE.

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SCALE

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1	09/26/14		RESPONSE TO COUNTY COMMENTS

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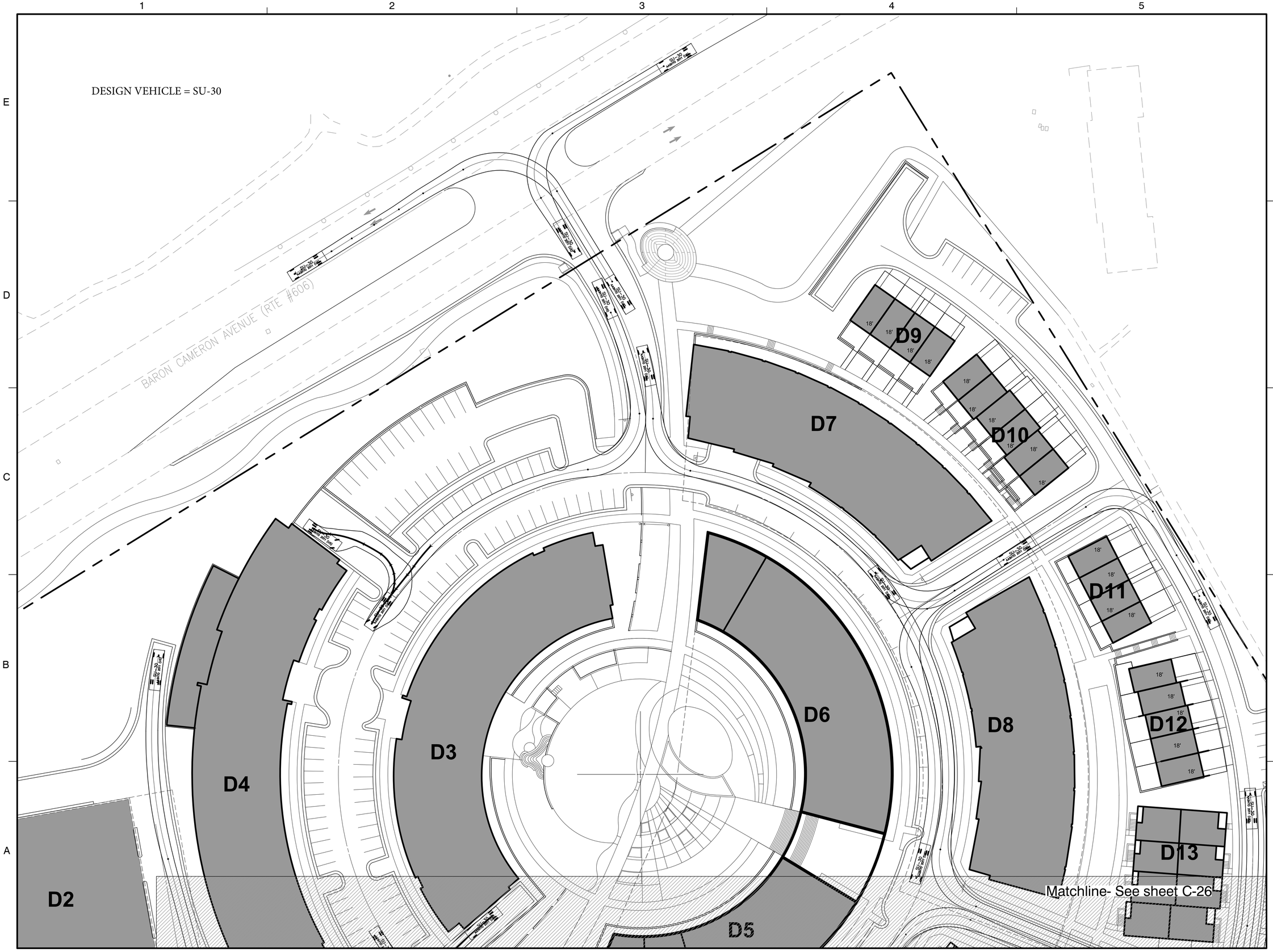
TITLE

TYP. STREET CROSS SECTIONS

C-23A



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0' 30' 60'

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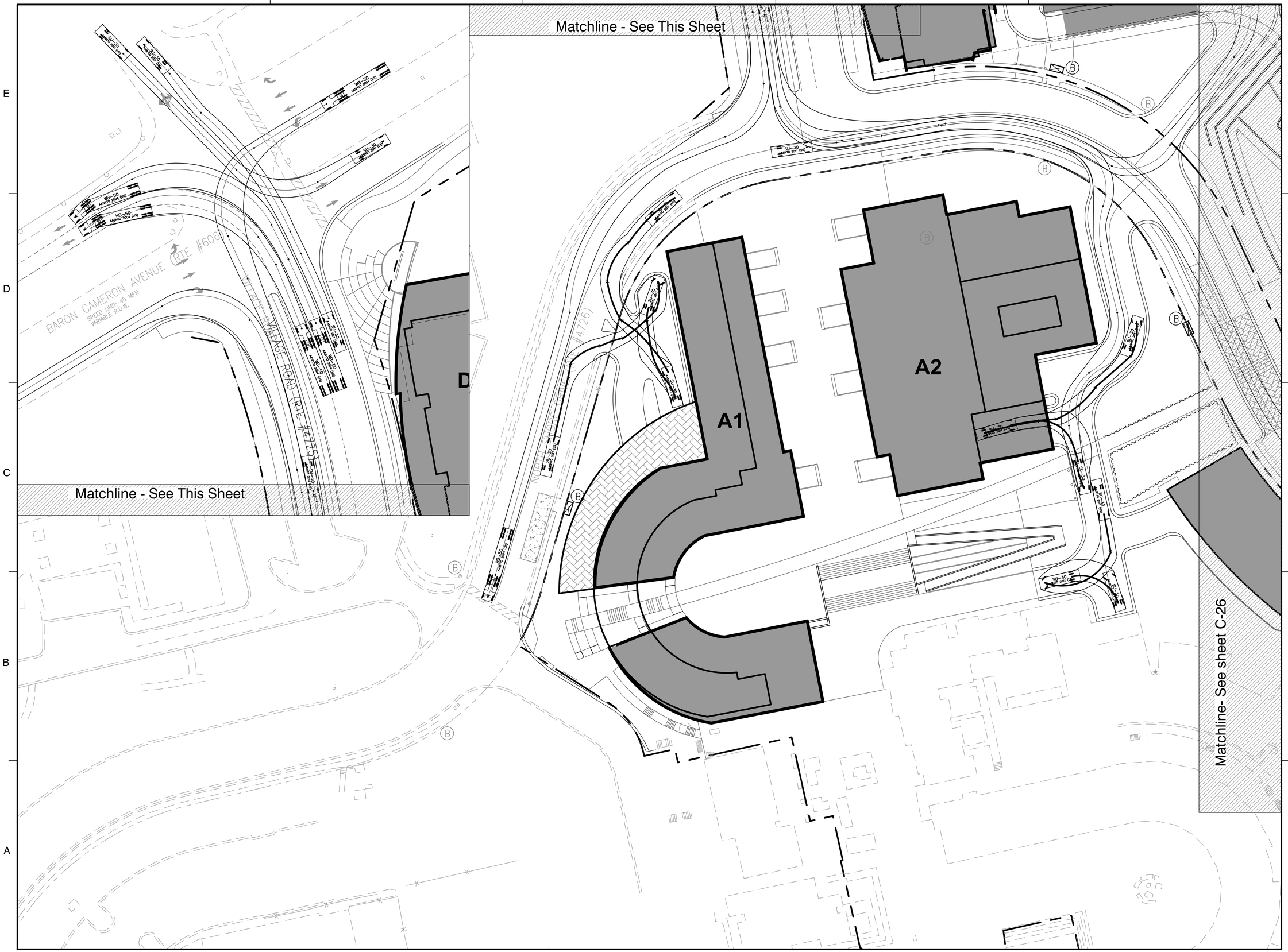
TITLE

AUTOTURN EXHIBIT

C-24



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SCALE

0' 30' 60'

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1	09/26/14		RESPONSE TO COUNTY COMMENTS

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AUTOTURN EXHIBIT

C-25

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0' 30' 60'

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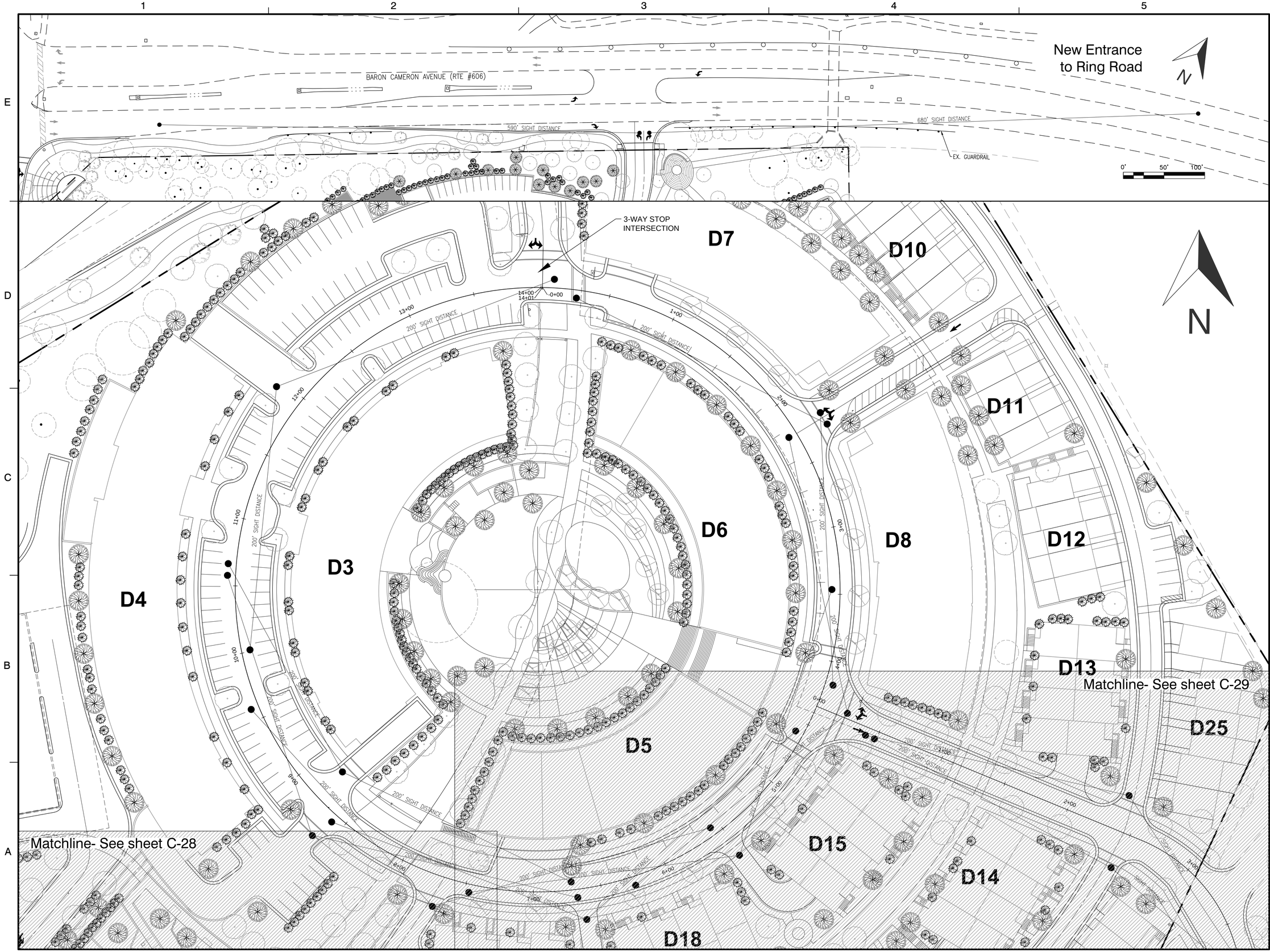
TITLE

AUTOTURN EXHIBIT

C-26



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0' 30' 60'

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1	09/26/14		RESPONSE TO COUNTY COMMENTS

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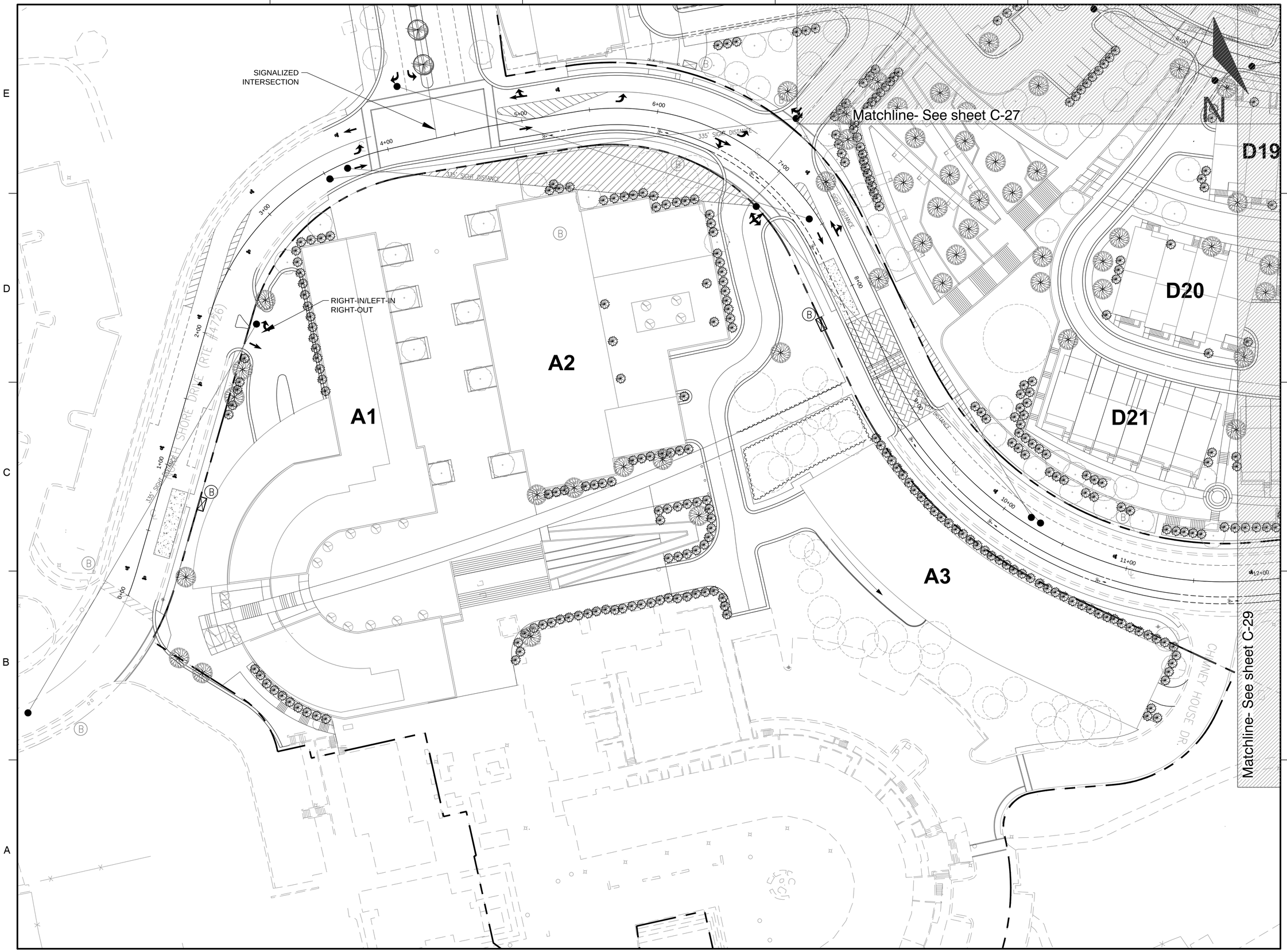
TITLE

INTERSECTION SIGHT DISTANCE PLAN

C-27



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0' 30' 60'

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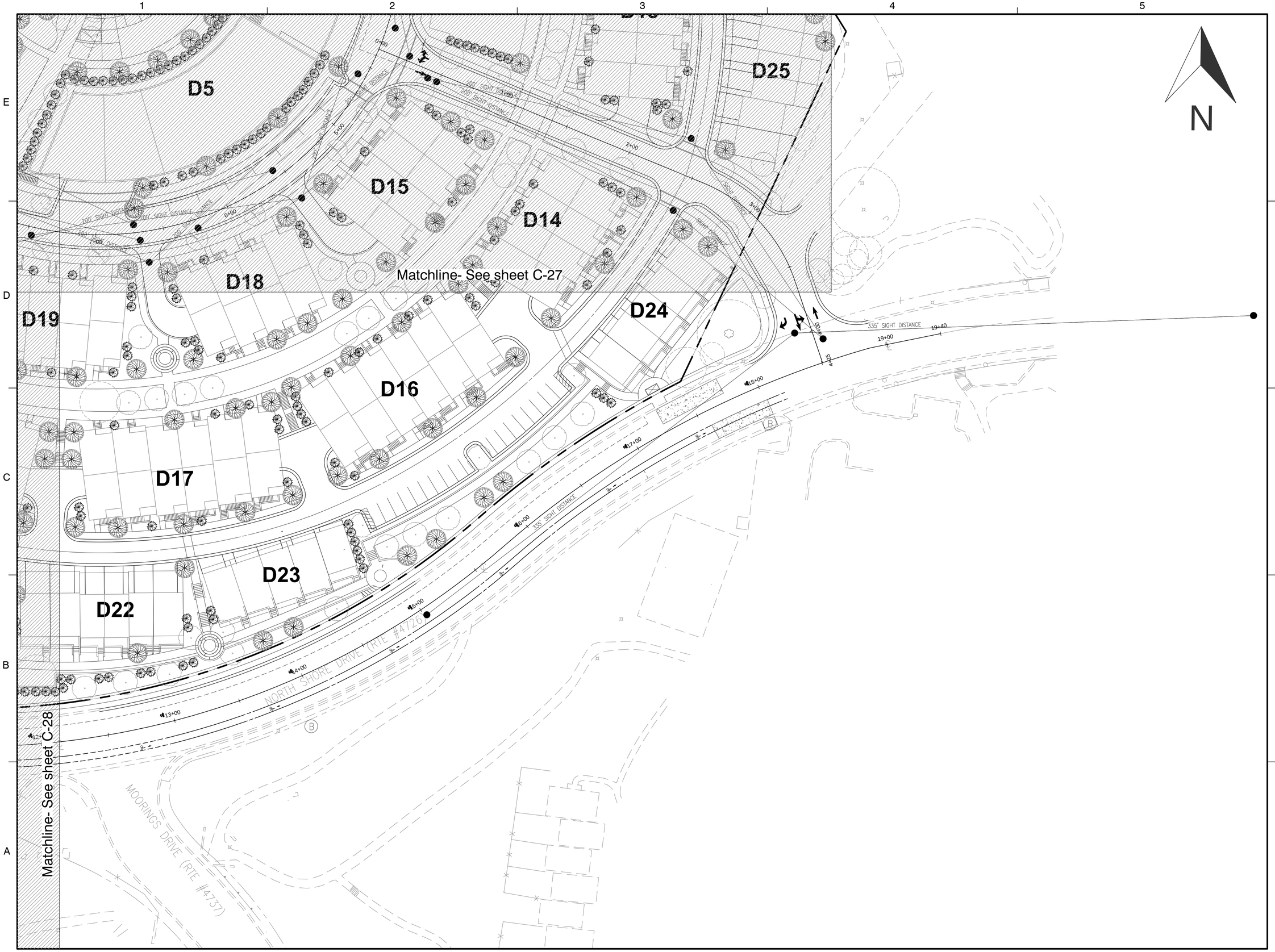
TITLE

INTERSECTION SIGHT DISTANCE PLAN

C-28



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0' 30' 60'

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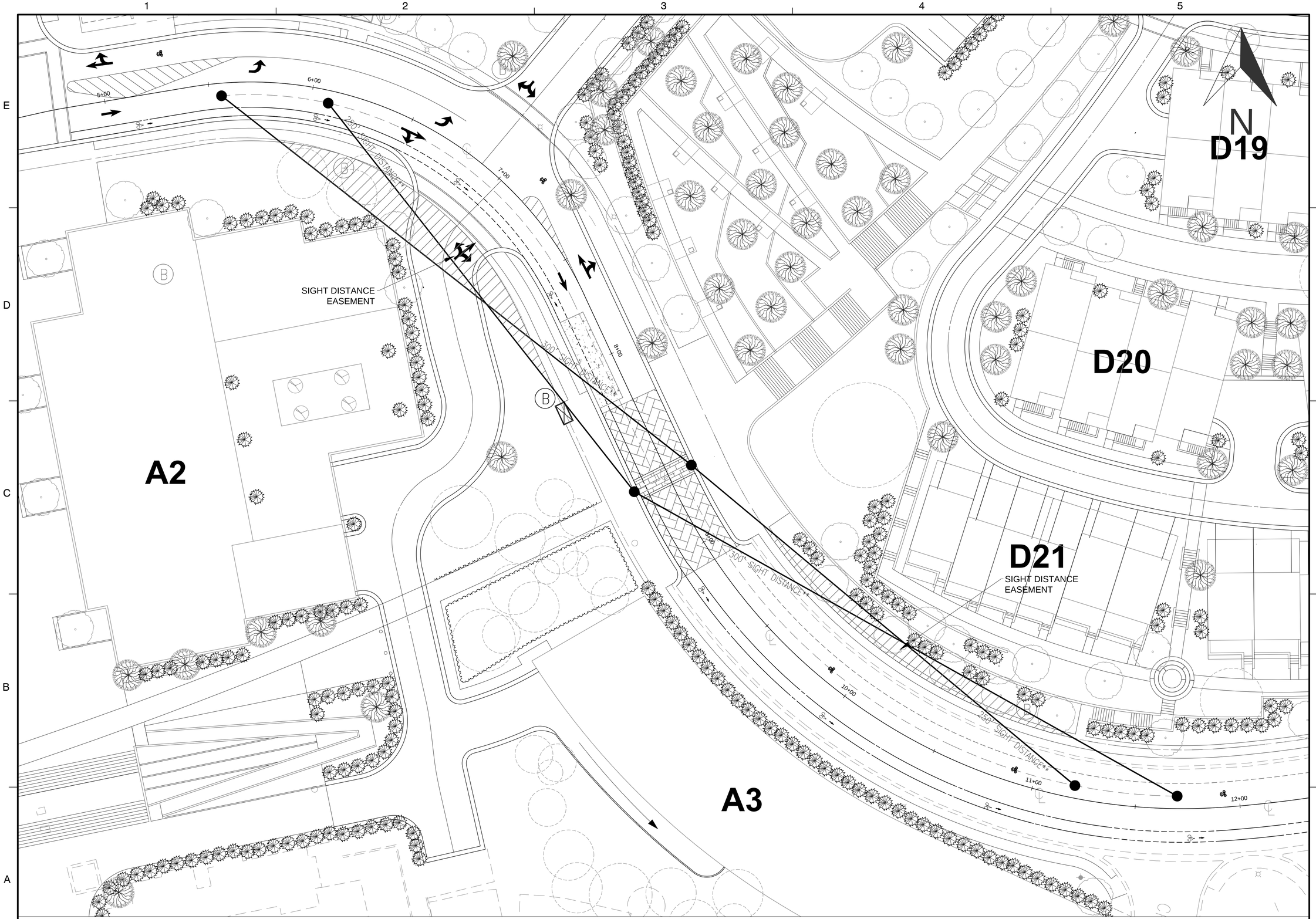
INTERSECTION SIGHT DISTANCE PLAN

C-29



** SIGHT DISTANCE IS MEASURED ALONG THE CENTERLINE OF THE ADJACENT TRAVELWAY

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SCALE

0' 20' 40'

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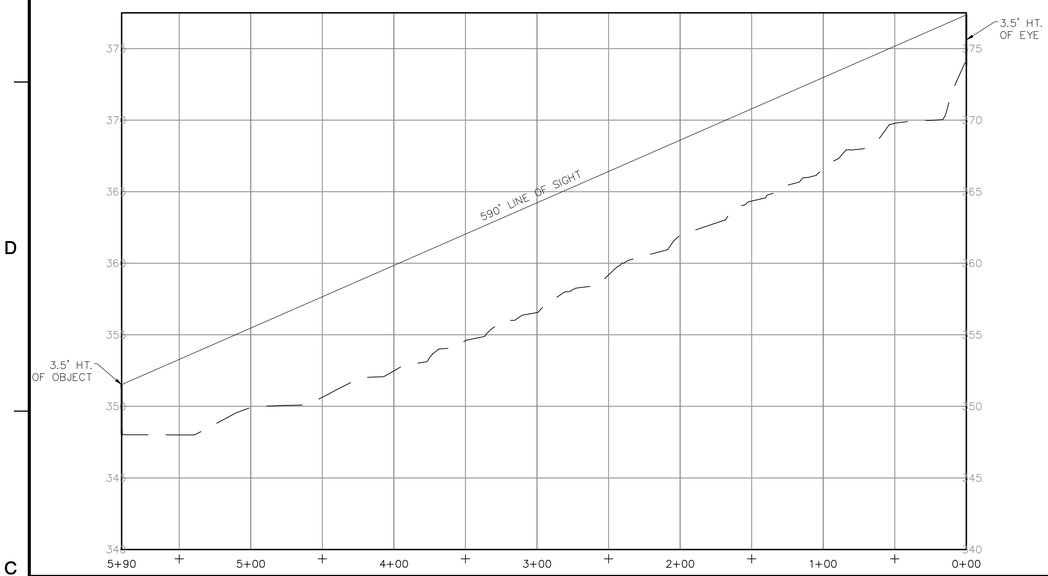
TITLE

PEDESTRIAN SIGHT DISTANCE PLAN

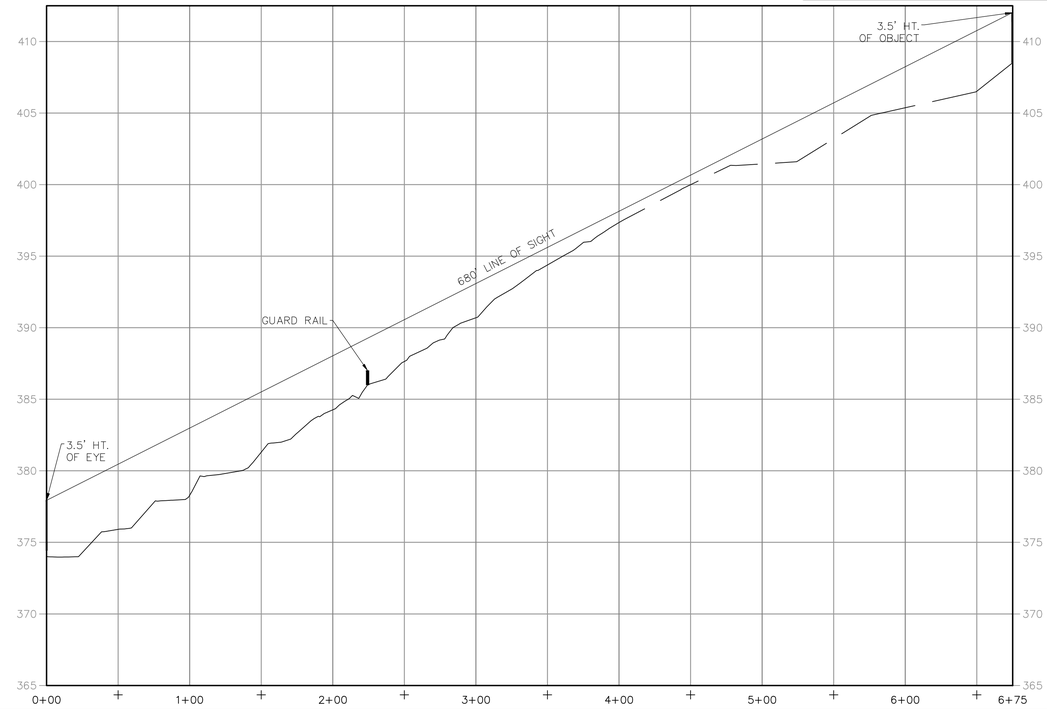
C-30

ROAD 'A' SIGHT DISTANCE (LEFT)



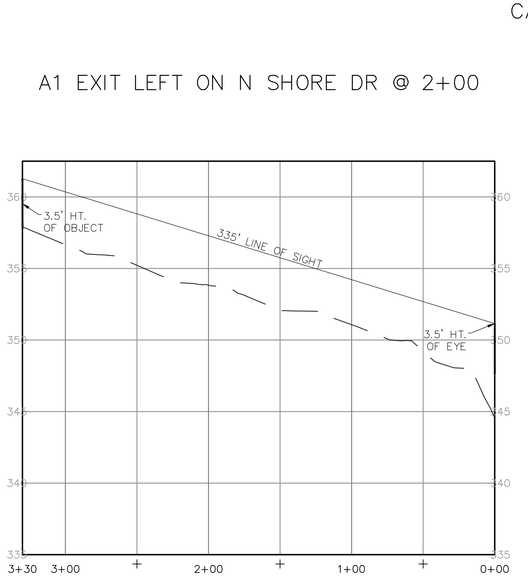
ROAD 'A' SIGHT DISTANCE (RIGHT)

LEGEND
EXISTING SURFACE ALONG SIGHT DISTANCE LINE
PROPOSED SURFACE ALONG SIGHT DISTANCE LINE

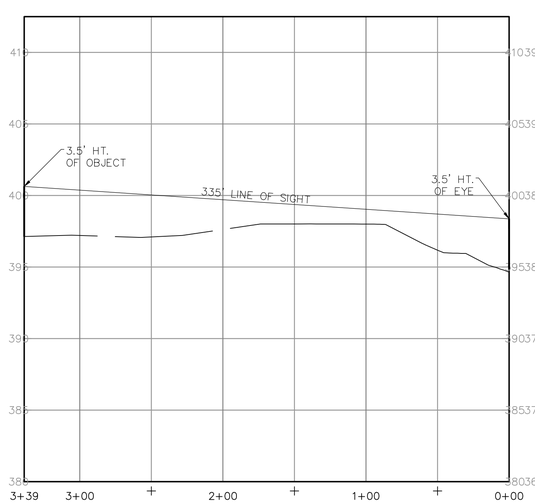


LEGEND
EXISTING SURFACE ALONG SIGHT DISTANCE LINE
PROPOSED SURFACE ALONG SIGHT DISTANCE LINE

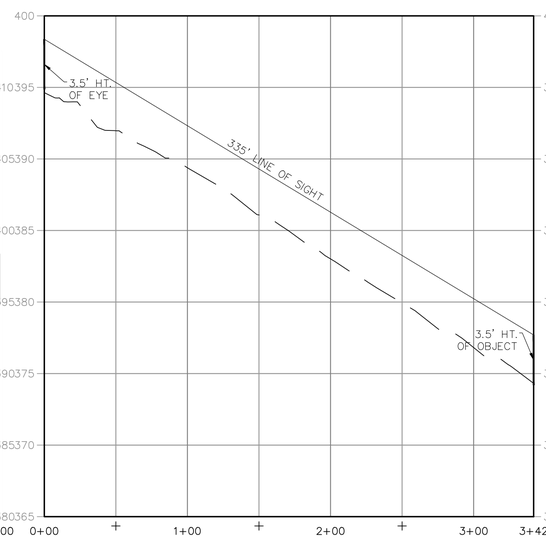
VILLAGE ROAD LEFT ON N SHORE DR @ 4+00



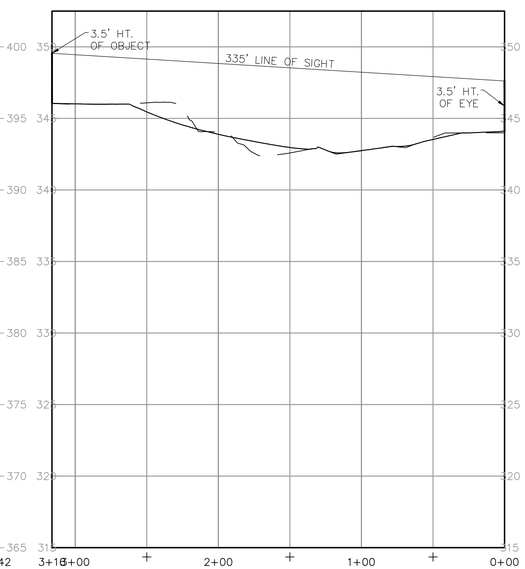
CAMERON CRESCENT RIGHT ON N SHORE DR @ 18+50



CAMERON CRESCENT LEFT ON N SHORE DR @ 18+50



A1 EXIT LEFT ON N SHORE DR @ 2+00



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TITLE

SIGHT DISTANCE PROFILES

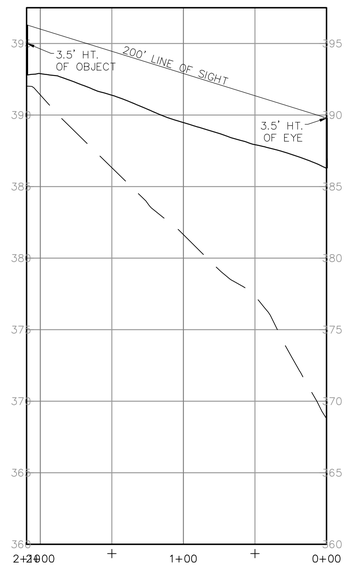
C-31

LEGEND

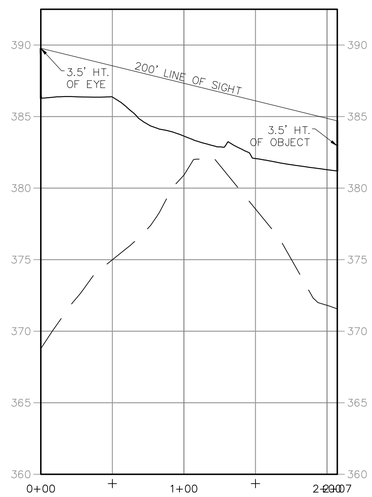
EXISTING SURFACE ALONG SIGHT DISTANCE LINE

PROPOSED SURFACE ALONG SIGHT DISTANCE LINE

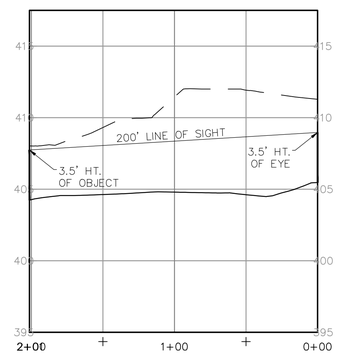
ROAD B ENTRANCE 12+00 (LEFT)



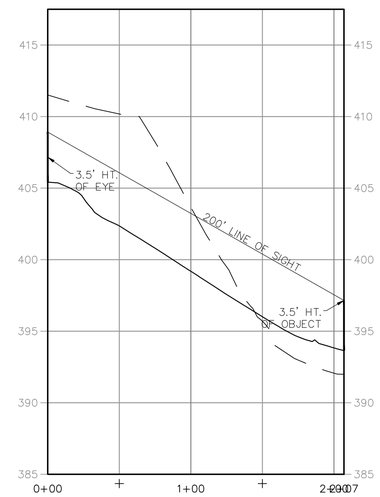
ROAD B ENTRANCE 12+00 (RIGHT)



ROAD B ENTRANCE 2+25 (LEFT)



ROAD B ENTRANCE 2+25 (RIGHT)

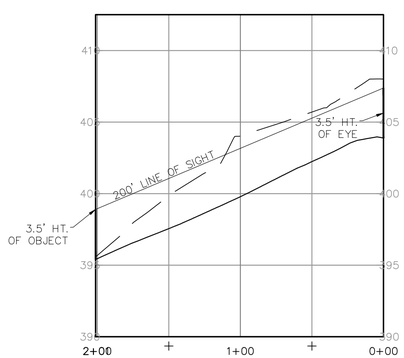


LEGEND

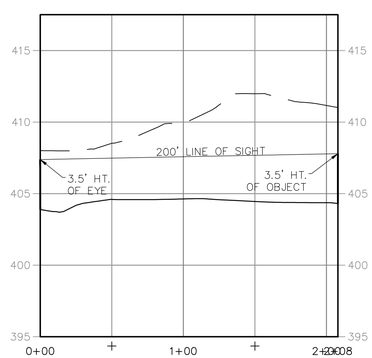
EXISTING SURFACE ALONG SIGHT DISTANCE LINE

PROPOSED SURFACE ALONG SIGHT DISTANCE LINE

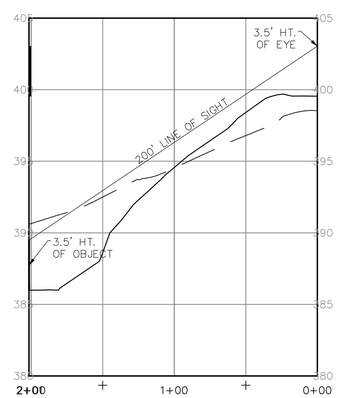
ROAD B ENTRANCE 4+50 (LEFT)



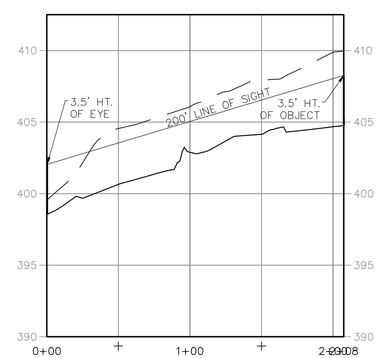
ROAD B ENTRANCE 4+50 (RIGHT)



ROAD B ENTRANCE 5+50 (LEFT)



ROAD B ENTRANCE 5+50 (RIGHT)



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TITLE

SIGHT DISTANCE PROFILES

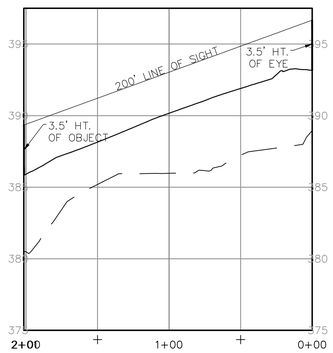
C-32

LEGEND

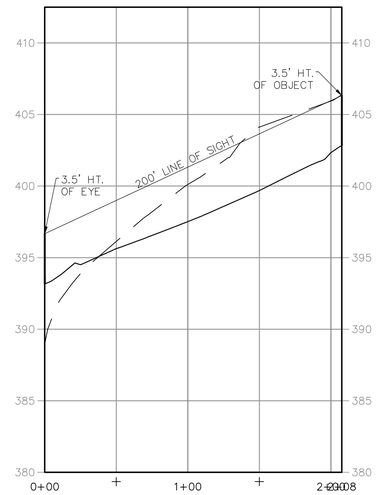
EXISTING SURFACE ALONG SIGHT DISTANCE LINE

PROPOSED SURFACE ALONG SIGHT DISTANCE LINE

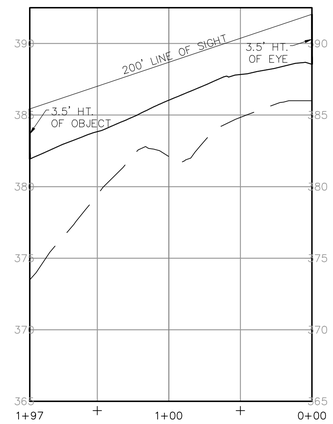
ROAD B ENTRANCE 6+50 (LEFT)



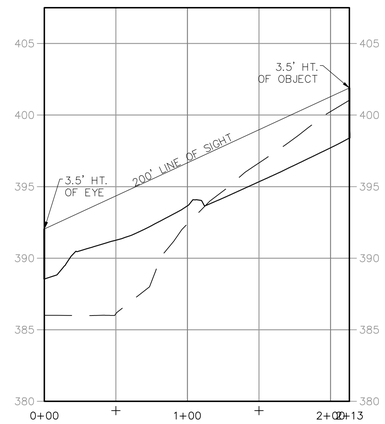
ROAD B ENTRANCE 6+50 (RIGHT)



ROAD B ENTRANCE 7+50 (LEFT)



ROAD B ENTRANCE 7+50 (RIGHT)

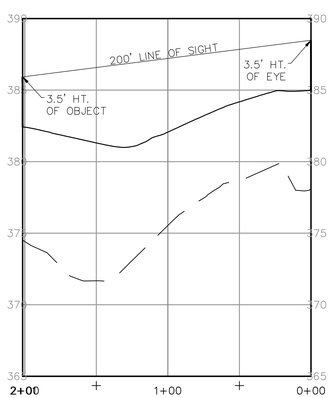


LEGEND

EXISTING SURFACE ALONG SIGHT DISTANCE LINE

PROPOSED SURFACE ALONG SIGHT DISTANCE LINE

ROAD B ENTRANCE 8+50 (LEFT)



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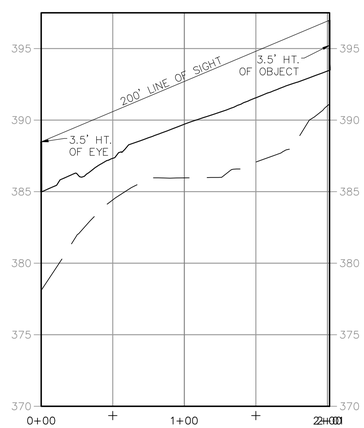
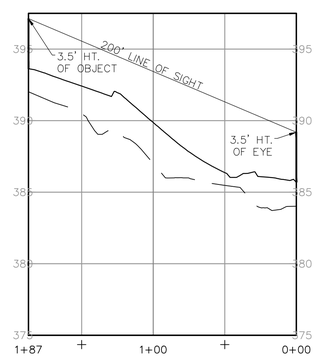
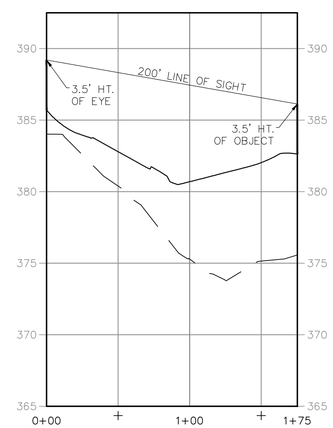


ROAD B ENTRANCE 9+00 (LEFT)



ROAD B ENTRANCE 9+00 (RIGHT)



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APPROVED BY .

CHECKED BY .

DATE December 9, 2013

TITLE

SIGHT DISTANCE PROFILES

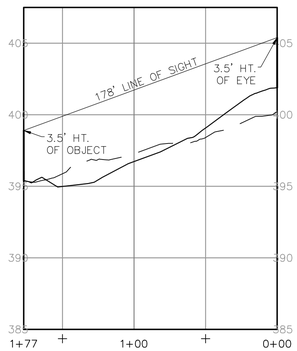
C-33

LEGEND

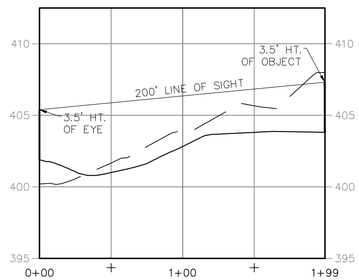
EXISTING SURFACE ALONG SIGHT DISTANCE LINE

PROPOSED SURFACE ALONG SIGHT DISTANCE LINE

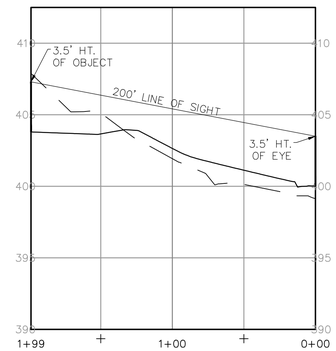
ROAD 'D' LEFT ON CAMERON CRESCENT @ 2+50



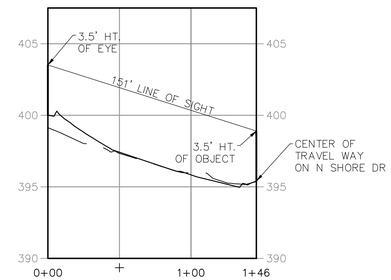
ROAD 'D' RIGHT ON CAMERON CRESCENT @ 2+50



ROAD 'E' LEFT ON CAMERON CRESCENT @ 2+50



ROAD 'E' RIGHT ON CAMERON CRESCENT @ 2+50



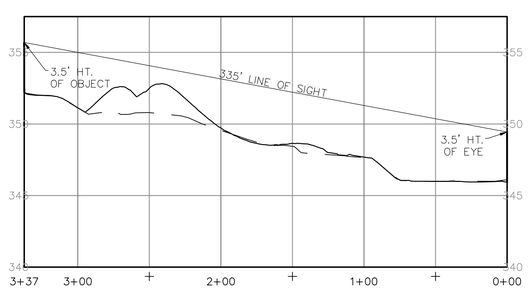
LEGEND

EXISTING SURFACE ALONG SIGHT DISTANCE LINE

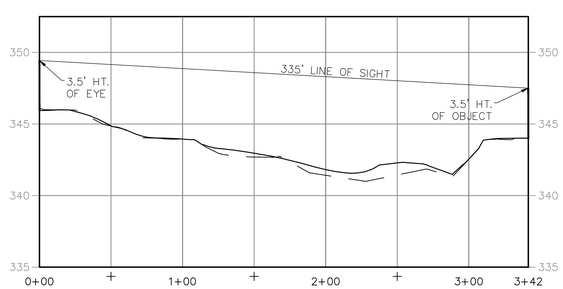
PROPOSED SURFACE ALONG SIGHT DISTANCE LINE

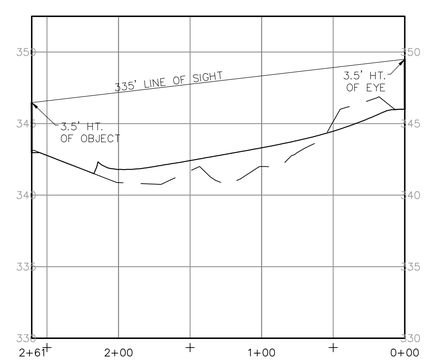
ROAD 'G' LEFT ON N SHORE DR @ 7+00

ROAD 'F' LEFT ON N SHORE DR @ 7+00

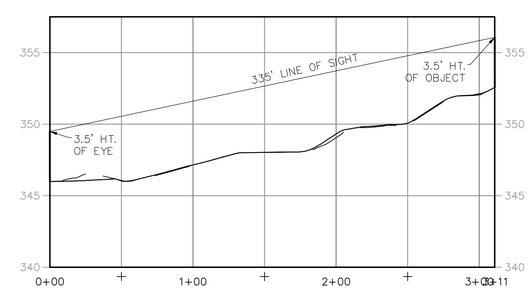


ROAD 'F' RIGHT ON N SHORE DR @ 7+00





ROAD 'G' RIGHT ON N SHORE DR @ 7+00



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Fairfax County, Virginia

SEAL

COMMONWEALTH OF VIRGINIA
ANDREW K. KIOKO
Lic. No. 050348
11/21/2014
PROFESSIONAL ENGINEER

SCALE

H: 1" = 50'
1 INCH

V: 1" = 5'
1 INCH

No.	DATE	BY	Description
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3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY .

APPROVED BY .

CHECKED BY .

DATE December 9, 2013

TITLE

SIGHT DISTANCE PROFILES

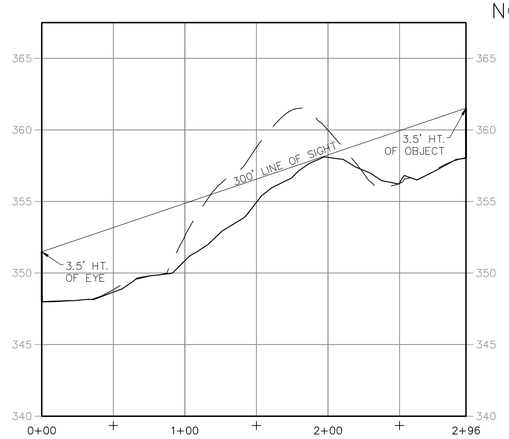
C-34

LEGEND

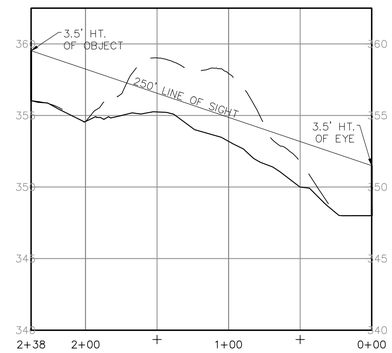
EXISTING SURFACE ALONG SIGHT DISTANCE LINE

PROPOSED SURFACE ALONG SIGHT DISTANCE LINE

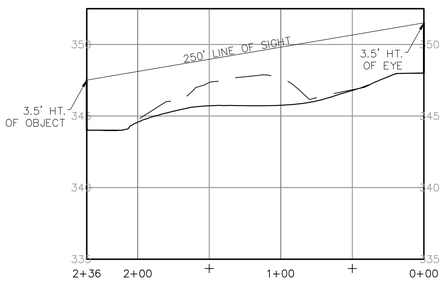
SOUTH SIDE RIGHT ON N SHORE DR @ 8+50 (PED)



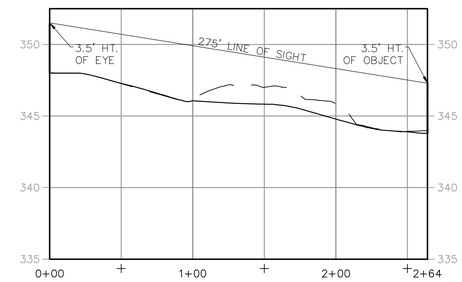
NORTH SIDE' LEFT ON N SHORE DR @ 8+50 (PED)



SOUTH SIDE LEFT ON N SHORE DR @ 8+50 (PED)



NORTH SIDE RIGHT ON N SHORE DR @ 8+50 (PED)



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1 INCH

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REVISIONS

DRAWN BY

APPROVED BY

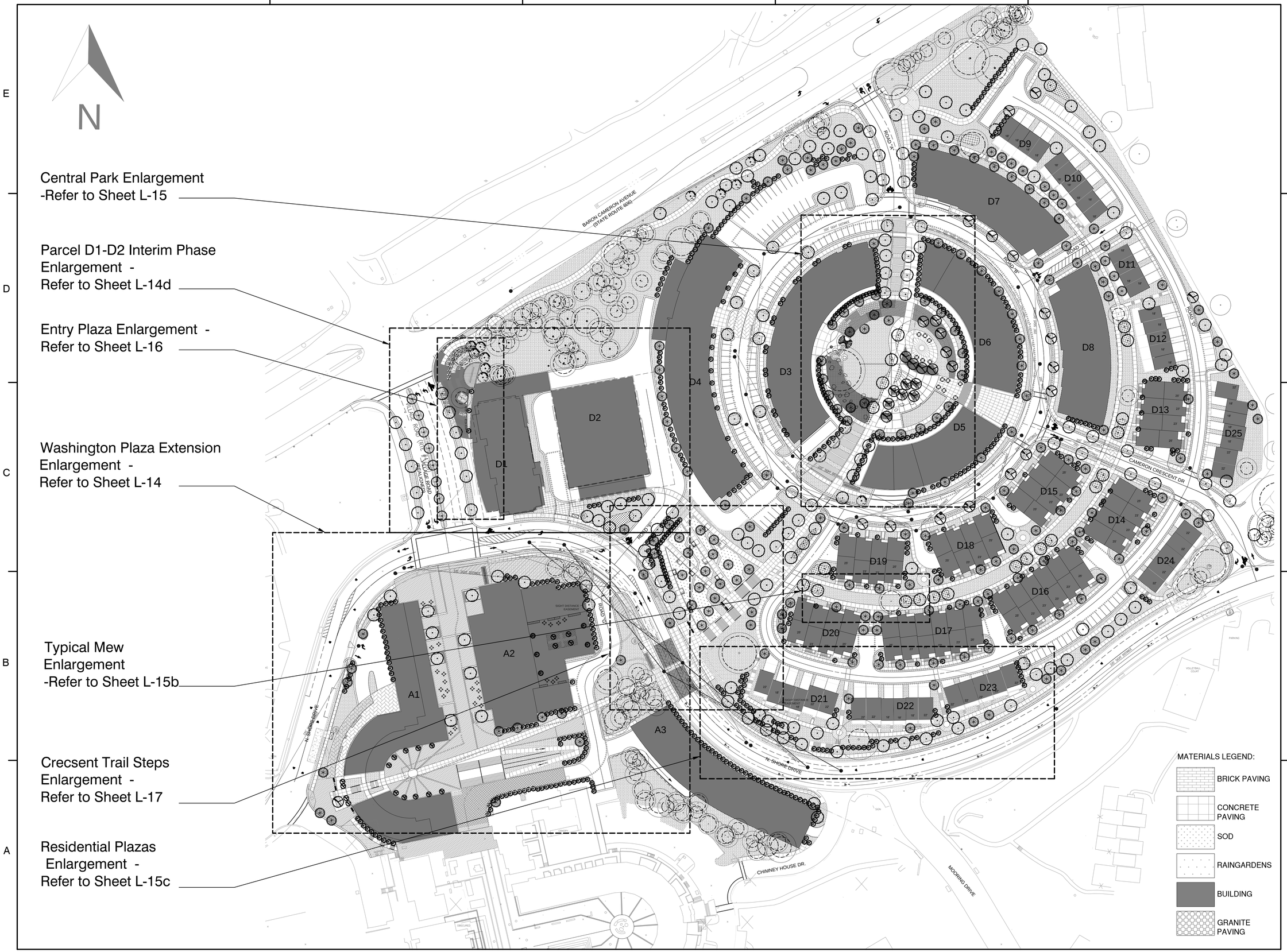
CHECKED BY

DATE December 9, 2013

TITLE

PEDESTRIAN SIGHT DISTANCE PROFILES

C-35



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11-21-2014
LANDSCAPE ARCHITECT

SCALE

0' 60' 120'

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1	09/26/14		Response to County Comments

REVISIONS

DRAWN BY	IK
APPROVED BY	BPC
CHECKED BY	BPC
DATE	December 9, 2013

TITLE

Overall Landscape Plan

L-09

N

MATERIALS LEGEND:

- BRICK PAVING
- CONCRETE PAVING
- SOD
- RAINGARDENS
- BUILDING
- GRANITE PAVING

LEGEND

MEDIUM - LARGE CANOPY TREES (CATEGORY III & IV, 3" CAL.)

RIVER BIRCH, *BETULA NIGRA*
BLACK GUM, *NYSSA SALVATICA*
GINKO TREE (MALE ONLY), *GINKO BILOBA*
HONEYLOCUST, *GLEDITSIA TRIACANTHOS,*
BLACK GUM, *NYSSA SALVATICA*
LONDON PLAIN TREE, *PLATINUS AECERIFOLIA*
RED MAPLE, *ACER RUBRUM*
WILLOW OAK, *QUERCUS PHILOS*
YELLOWOOD, *CLADRASTIS KENTUCKEA*
ZELCOVA, *ZELCOVA SERRATA*

ORNAMENTAL TREES (CATEGORY II, 2" CAL.)

DOWNY SERVICEBERRY, *AMELANCHIER LAEVIS*
REDBUD, *CERCIS CANADENSIS*
SWEETBAY MAGNOLIA, *MAGNOLIA VIRGINIANA*
SOURWOOD, *OXYDENDRUM ARBOREUM*
AMERICAN HORNBEAM, *CARPINUS CAROLINIANA*
CORNUS KOUSA, *KOUSA DOGWOOD*

MEDIUM CANOPY TREES (CATEGORY I, 2" CAL.)

COLUMNAR RED MAPLE, *ACER RUBRUM 'COLUMNARE'*
FASTIGATE EUROPEAN HORNBEAM, *CARPINUS BETULUS 'FASTIGIATA'*
FASTIGATE EUROPEAN BEECH, *FAGUS SYLVATICA 'FASTIGIATA'*
SENTRY GINKGO, *GINKGO BILOBA 'SENTRY'*
FASTIGATE ENGLISH OAK, *QUERCUS ROBUR 'FASTIGIATA'*

MEDIUM EVERGREEN TREES (CATEGORY II)

AMERICAN HOLLY, *ILEX OPACA*
EASTERN RED CEDAR, *JUNIPERUS VIRGINIANA*

SMALL EVERGREEN TREES (CATEGORY I)

FOSTER HOLLY, *ILEX X ATTENUATA 'FOSTER'S #2'*
AMERICAN ARBORVITAE, *THUJA OCCIDENTALIS 'NIGRA'*

TREES COUNTING TOWARDS CANOPY REQUIREMENT
(NOTE: ALL TREES PLANTED AT 3" CAL.)

DECIDUOUS:
CAT. II @125SF PER TREE X170 TREES = 21,250SF

CAT. III @175SF PER TREE X 100 TREES = 17,500SF

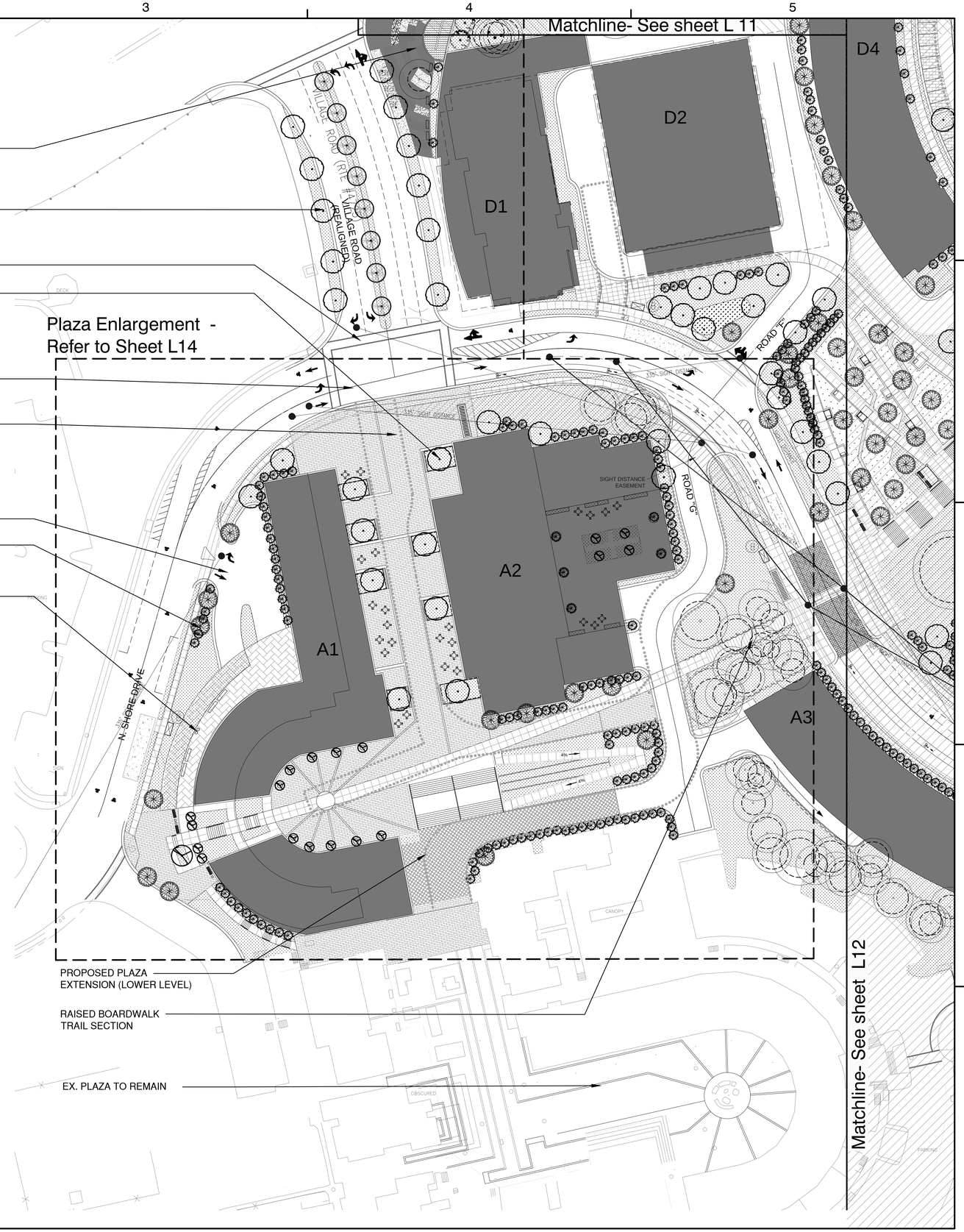
CAT. IV @ 250SF PER TREE X 104 TREES = 26,000SF

EVERGREEN
CAT. II @125SF PER TREE X 272 TREES = 34,000SF

CAT. III @175SF PER TREE X 300 TREES = 52,500F

TOTAL	151,250SF

NOTES:
1. STREET TREE PLANTING PER FAIRFAX COUNTY ZONING CODE SECTION 12.
2. TYPICAL STREET TREE SPACING AT 35FT ON CENTER
3. REFER TO CANOPY CALCULATIONS AND TREE PROTECTION NARRATIVE ON SHEET L-13
4. REFER TO SHEETS L-14 – L-19 FOR PLANTING ENLARGEMENTS AND TYPICAL STREET CROSS SECTIONS
5. REFER TO SHEET L-20 FOR EXISTING VEGETATION MAP
6. REFER TO SHEET L-21 FOR SITE ELEMENT IMAGES AND DESCRIPTION
7. RA LAND PARCELS SHALL BE MADE FREE OF INVASIVE/ EXOTIC PLANTS
8. RA LAND PARCELS INCLUDE SEVERAL SPECIMEN OAK TREES TO BE PRESERVED. REFER TO TREE PRESERVATION PLAN ON SHEET L20b AND DETAILS/ NARRATIVE ON SHEET L20c.
9. STREET TREES PLANTED ALONG VDOT R.O.W. (NORTH SHORE DRIVE) ARE NOT COUNTED TOWARDS CANOPY CALCULATIONS AS PER FAIRFAX COUNTY ZONING CODE SECTION 12.0701.12.



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BRUNO P. CARVALHO
Cert. No. 001374
11-21-2014
LANDSCAPE ARCHITECT

SCALE

0' 40' 80'

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1	09/26/14		Response to County Comments

REVISIONS

DRAWN BY	IK
APPROVED BY	BPC
CHECKED BY	BPC
DATE	December 9, 2013

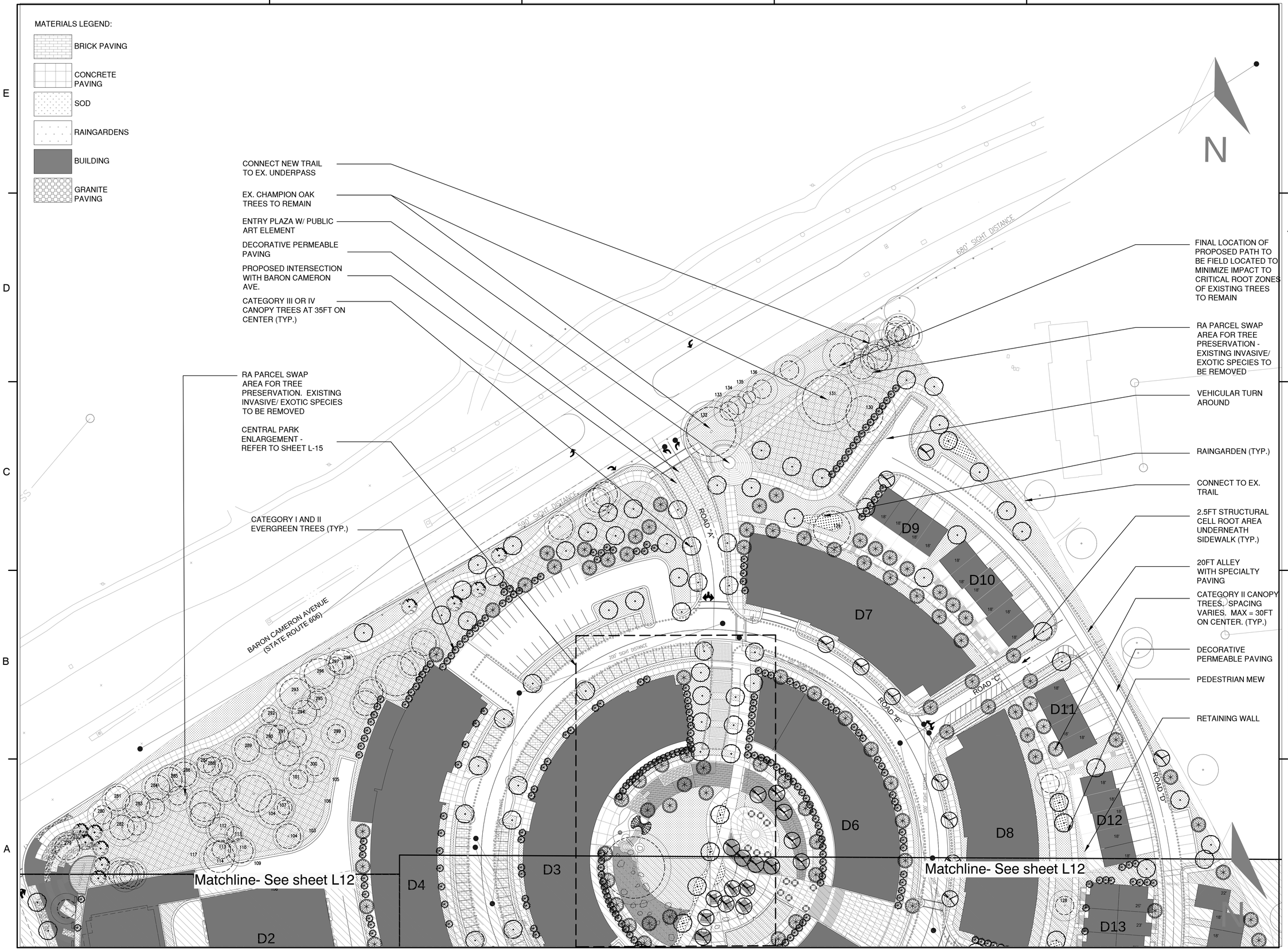
TITLE

Landscape Plan

L-10

MATERIALS LEGEND:

- BRICK PAVING
- CONCRETE PAVING
- SOD
- RAINGARDENS
- BUILDING
- GRANITE PAVING



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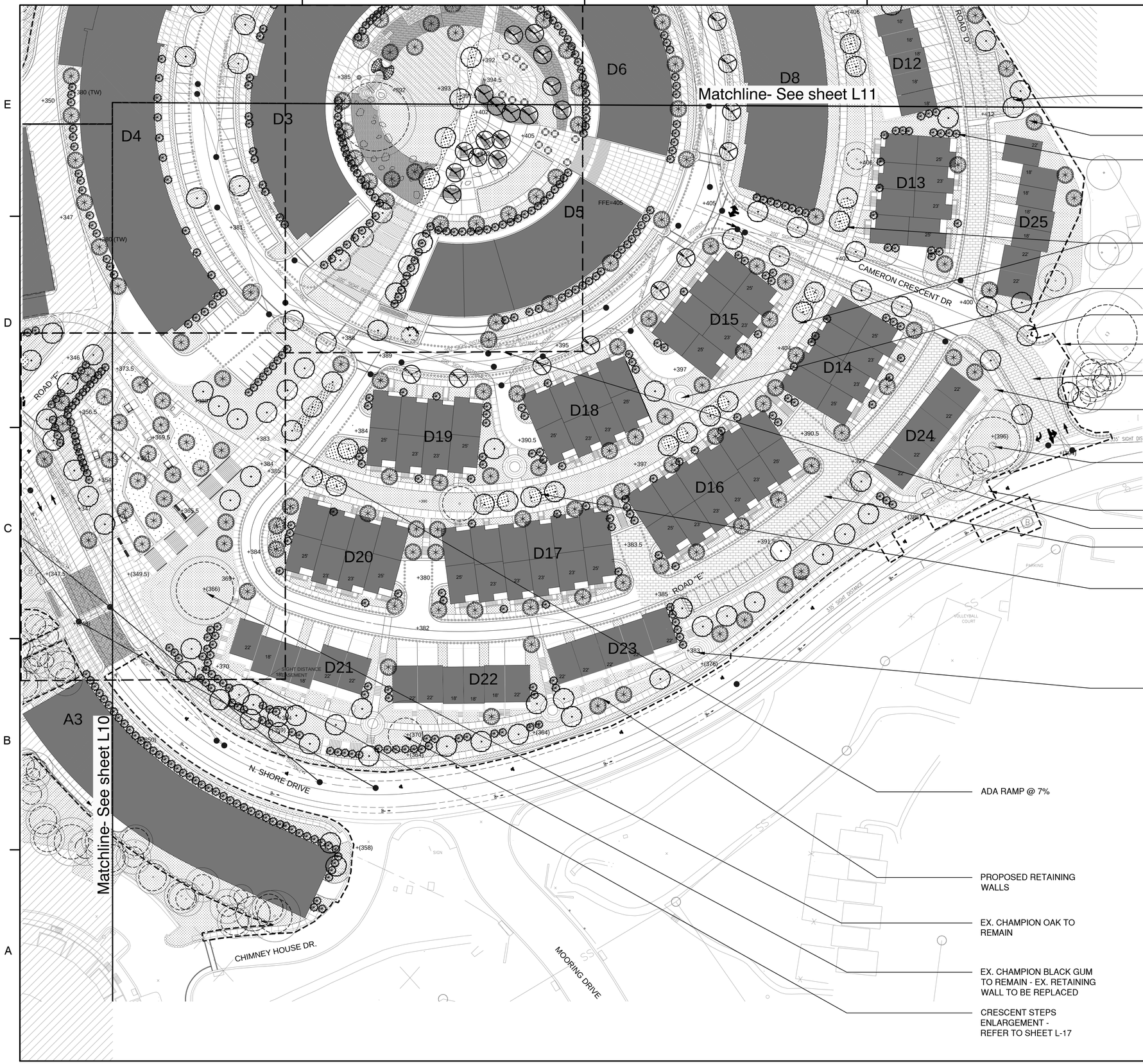
DRAWN BY	IK
APPROVED BY	BPC
CHECKED BY	BPC
DATE	December 9, 2013

TITLE

Landscape Plan

L-11



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SCALE

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REVISIONS

DRAWN BY IK
APPROVED BY BPC
CHECKED BY BPC
DATE December 9, 2013

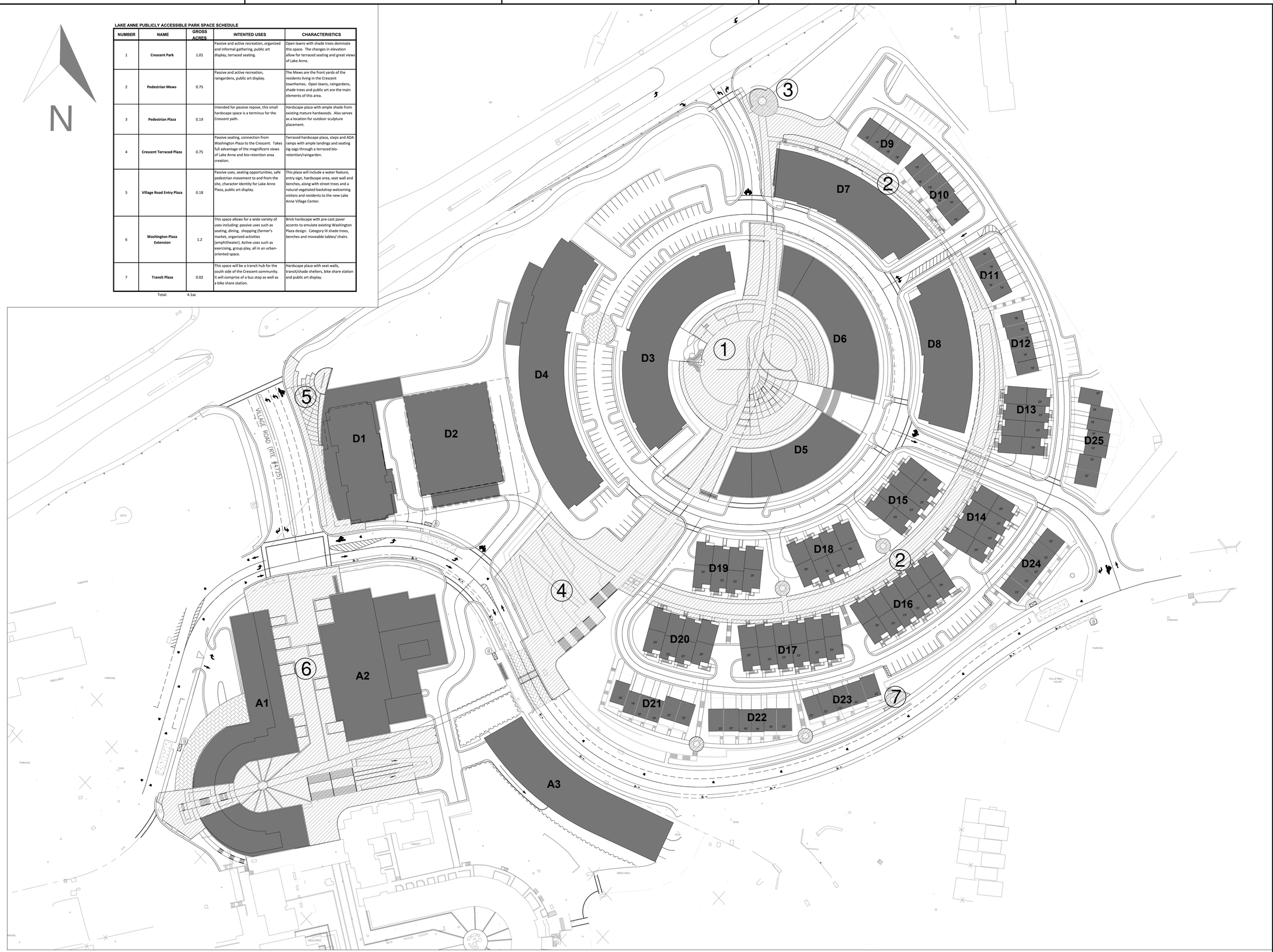
TITLE

Landscape Plan

L-12

LAKE ANNE PUBLICLY ACCESSIBLE PARK SPACE SCHEDULE

NUMBER	NAME	GROSS ACRES	INTENTED USES	CHARACTERISTICS
1	**Crescent Park**	1.01	Passive and active recreation, organized and informal gathering, public art display, terraced seating.	Open lawns with shade trees dominate this space. The changes in elevation allow for terraced seating and great views of Lake Anne.
2	**Pedestrian Mews**	0.75	Passive and active recreation, raingardens, public art display.	The Mews are the front yards of the residents living in the Crescent townhomes. Open lawns, raingardens, shade trees and public art are the main elements of this area.
3	**Pedestrian Plaza**	0.19	Intended for passive repose, this small hardscape space is a terminus for the Crescent path.	Hardscape plaza with ample shade from existing mature hardwoods. Also serves as a location for outdoor sculpture placement.
4	**Crescent Terraced Plaza**	0.75	Passive seating, connection from Washington Plaza to the Crescent. Takes full advantage of the magnificent views of Lake Anne and bio-retention area creation.	Terraced hardscape plaza, steps and ADA ramps with ample landings and seating zig-zags through a terraced bio-retention/raingarden.
5	**Village Road Entry Plaza**	0.18	Passive uses, seating opportunities, safe pedestrian movement to and from the site, character identity for Lake Anne Plaza, public art display.	This plaza will include a water feature, entry sign, hardscape area, seat wall and benches, along with street trees and a natural vegetated backdrop welcoming visitors and residents to the new Lake Anne Village Center.
6	**Washington Plaza Extension**	1.2	This space allows for a wide variety of uses including: passive uses such as seating, dining, shopping (farmer's market, organized activities (amphitheater). Active uses such as exercising, group play, all in an urban-oriented space.	Brick hardscape with pre-cast paver accents to emulate existing Washington Plaza design. Category III shade trees, benches and moveable tables/ chairs.
7	**Transit Plaza**	0.02	This space will be a transit hub for the south side of the Crescent community. It will comprise of a bus stop as well as a bike share station.	Hardscape plaza with seat walls, transit/shade shelters, bike share station and public art display.
	Total:	4.1ac		



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BESTON. RENEWED.

Hickok Cole ARCHITECTS

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11-21-2014
LANDSCAPE ARCHITECT

SCALE

0' 60' 120'

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REVISIONS

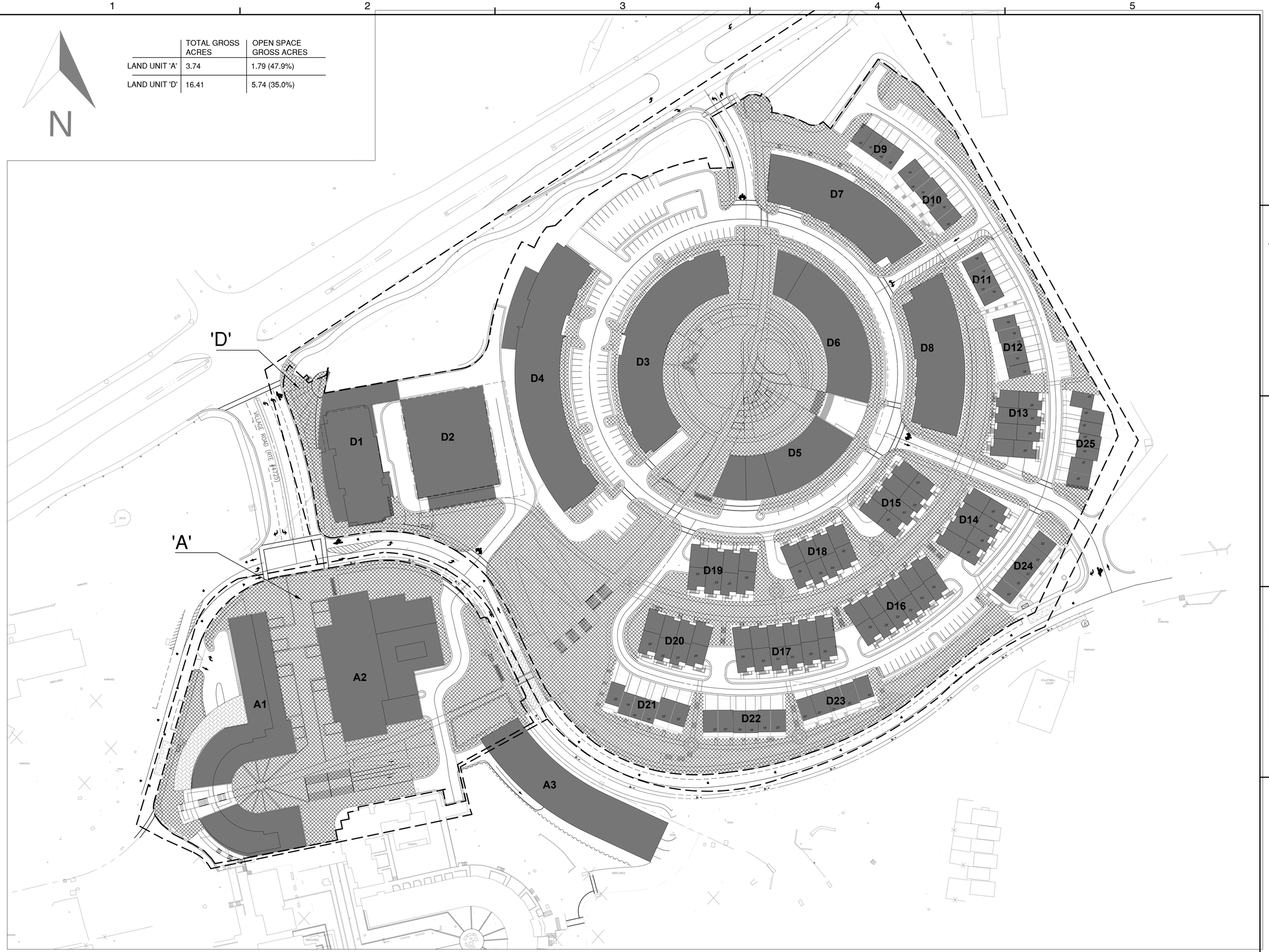
DRAWN BY	IK
APPROVED BY	BPC
CHECKED BY	BPC
DATE	December 9, 2013

TITLE

Publicly Accessible Park Space

L-12 b

	TOTAL GROSS ACRES	OPEN SPACE GROSS ACRES
LAND UNIT 'A'	3.74	1.79 (47.9%)
LAND UNIT 'D'	16.41	5.74 (35.0%)



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DATE December 9, 2013

TITLE

Open Space Calculations

L-12 c

Project Name	Lake Anne Revitalization	
TAX MAP #	Multiple	
TOTAL SITE AREA =	1,072,011.6	sf
PRE-DEVELOPED EXISTING TREE CANOPY AREA =	218,959.0	sf
AREA DEDICATED TO PARKS, ROAD FRONTAGE & EXEMPTIONS =	0.0	sf
POST DEVELOP EXISTING TREE PRESERVATION AREA =	39,674.4	sf
EXISTING TREE TO BE REMOVED	179,284.6	sf
NEW TREE CANOPY PROVIDED=	157,600.0	sf
TOTAL TREE CANOPY PROVIDED=	197,274.4	sf
CURRENT ZONE=	PRC	10%
REQ'D TREE CANOPY =	**107,201.2**	sf

Table 12.12 10-YR TREE CANOPY CALCULATION WORKSHEET

Project:	**Lake Anne Revitalization**		CURRENT ZONE	**PRC**
TAX MAP #	**Multiple**		SITE AREA (SF)	**1,072,011.6**
STEP				
A. Tree Preservation Target and Statement				
A	Pre-development area of existing tree canopy (from Existing Vegetation Map)	=		**218,959.0**
B	Percentage of gross site area covered by existing tree canopy	=		**20%**
C	Percentage of 10-year canopy required for site (see Table 12.4)	=		**10%**
D	Percentage of the 10-year canopy requirement that should be met through tree preservation	=		**20%**
E	Proposed percentage of canopy requirement that will be met through tree preservation	=		**37%**
F	Has the Tree Preservation Target minimum been met?	*(YES/NO)*		**YES**
G	If NO for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in §12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation target cannot be met. Provide sheet number where deviation request is located.			**N/A**
H	If step G requires a narrative, it shall be prepared in accordance with §12-0507.4			**N/A**
STEP			**TOTALS**	
B. Tree Canopy Requirement				
B1	Identify gross site area	=	**1,072,011.6**	§ 12-0510.1A
B2	Subtract area dedicated to parks, road frontage and			§ 12-0510.1B
B3	Subtract area of exemptions	=	**0.0**	§ 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1-B2)	=	**1,072,011.6**	
B5	Identify site's zoning and/or use	=	**PRC**	
B6	Percentage of 10-year tree canopy required	=	**0.1**	§ 12-0509.1 and Table 12.4
B7	Area of 10-year canopy required (B4 x B6)	=	**107,201.2**	
B8	Modification of 10-year Tree Canopy Requirements requested?		**NO**	*Yes or No*
B9	If B8 is YES, then list plan sheet where modification request is located		**N/A**	Sheet Number
C. Tree Preservation				
C1	Tree Preservation Target area	=	**21,895.9**	
C2	Total existing canopy area meeting standards of § 12-0200	=	**39,674.4**	
C3	C2 x 1.25	=	**49,593.0**	§ 12-0509.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities	=	**0.0**	
C5	C4 x 1.5	=	**0.0**	§ 12-0509.3B(1)
C6	Total canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees	=	**0.0**	
C7	C6 x 1.5 to 3.0 =	=	**0.0**	§ 12-0509.3B(2)
C8	Canopy area of trees within Resource Protection Areas (RPA) and 100-year floodplains	=	**0.0**	
C9	C8 x 1.0	=	**0.0**	§ 12-0509.3C(1)
C10	Total of C3, C5, C7 and C9	=	**49,593.0**	If area of C10 is less than B7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting				
D1	Area of canopy to be met through tree planting (B7-C10)	=	**57,608.2**	
D2	Area of canopy planted for air quality benefits	=	**0.0**	
D3	x 1.25	=	**0.0**	§ 12-0509.4B(1)
D4	Area of canopy planted for energy conservation	=	**0.0**	
D5	x 1.5	=	**0.0**	§ 12-0509.4B(2)
D6	Area of canopy planted for water quality benefits	=	**0.0**	
D7	x 1.25	=	**0.0**	§ 12-0509.4B(3)
D8	Area of canopy planted for wildlife benefits	=	**0.0**	
D9	x 1.5	=	**0.0**	§ 12-0509.4B(4)
D10	Area of canopy provided by native trees	=	**151,250.0**	
D11	x 1.5	=	**226,875.0**	§ 12-0509.4B(5)
D12	Area of canopy provided by improved cultivars and varieties	=	**0.0**	
D13	x 1.25	=	**0.0**	§ 12-0509.4B(6)
D14	Area of canopy provided through tree seedlings	=	**0.0**	§ 12-0509.4D(1)
	x 1.0	=	**0.0**	
D15	Area of canopy provided through native shrubs or woody seed mix	=	**0.0**	§ 12-0509.4D(1)(a)
	x 1.0	=	**0.0**	
D16	Percentage of D14 represented by D15	=		Must not exceed 33% of D14
D17	Total tree canopy area provided through tree planting	=	**157,600.0**	
D18	Is an offsite planting relief requested?		**No**	*Yes or No*
D19	Tree Bank or Tree Fund?		**No**	§ 12-0511
D20	Canopy area requested to be provided through offsite banking or tree fund		**0.0**	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	=	**0.0**	
E. Total of 10-year Tree Canopy Provided				
E1	Total of canopy area provided through tree preservation (C10)	=	**49,593.0**	
E2	Total of canopy area provided through tree planting (D17)	=	**157,600.0**	
E3	Total of canopy area provided through offsite mechanism (D19)	=	**No**	
E4	Total of 10-year Tree Canopy Provided	=	**207,193.0**	Total of E1 through E3. Area should meet or exceed area in B7

TREE PRESERVATION NOTES

1. ALL WORK PERFORMED SHALL MEET OR EXCEED INDUSTRY STANDARDS AS MOST RECENTLY PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), OR THE TREE CARE INDUSTRY ASSOCIATION (TCIA). IN THE EVENT TREATMENTS PRESCRIBED ARE NOT COVERED BY AN EXISTING STANDARD, WORK SHALL MEET OR EXCEED STANDARDS APPROVED BY FAIRFAX URBAN FOREST MANAGEMENT (FFX-UFM).

2. A PROFESSIONAL ISA CERTIFIED ARBORIST SHALL BE OBTAINED TO ENSURE THE PROPER IMPLEMENTATION OF THE TREE PRESERVATION PLAN AS THE "PROJECT ARBORIST".

3. ALL TREE PRESERVATION RELATED WORK OCCURRING IN OR ADJACENT TO TREE PRESERVATION AREAS SUCH AS ROOT PRUNING, INSTALLATION OF TREE PROTECTION FENCING AND SILT CONTROL DEVICES; REMOVAL OF TRASH AND DEBRIS; OR EXTRACTION OF TREES DESIGNATED TO BE REMOVED TO ELIMINATE HAZARDOUS CONDITIONS SHALL BE PERFORMED INA MANNER THAT MINIMIZES DAMAGE TO TREES, UNDERSTORY SHRUBS, HERBACEOUS PLANTS, LEAF LITTER, ROOT SYSTEMS AND SOIL CONDITIONS. REMOVAL OF ANY VEGETATION OR SOIL DISTURBANCE IN TREE PRESERVATION AREAS, INCLUDING THE REMOVAL OF PLANT SPECIES THAT MAY BE PERCEIVED AS NOXIOUS OR INVASIVE, SUCH AS POISON IVY, GREENBRIER, MULTI-FLORAL ROSE, ETC. SHALL BE PROHIBITED SUBJECT TO THE REVIEW AND APPROVAL BY FFX-UFM. THE USE OF EQUIPMENT IN TREE PRESERVATION AREAS WILL BE LIMITED TO HAND-OPERATED EQUIPMENT SUCH AS CHAINSAW, WHEEL BARROWS, RAKE AND SHOVELS. ANY WORK THAT REQUIRES THE USE OF EQUIPMENT, SUCH AS SKID LOADERS, TRACTORS, TRUCKS, STUMP-GRINDERS, ETC., OR ANY ACCESSORY OR ATTACHMENT CONNECTED TO THIS TYPE OF EQUIPMENT SHALL BE PROHIBITED SUBJECT TO REVIEW AND APPROVAL BY FFX-UFM.

4. TREES DESIGNATED IN THE APPROVED TREE CONSERVATION PLAN FOR "HAND REMOVAL" ALONG THE LIMITS OF DISTURBANCE SHALL BE REMOVED USING A CHAINSAW AS TO AVOID DAMAGE TO SURROUNDING TREES AND UNDERSTORY VEGETATION TO BE PRESERVED. IF A STUMP MUST BE REMOVED, THIS SHALL BE DONE USING A STUMP-GRINDING MACHINE IN A MANNER THAT CAUSES AS LITTLE DISTURBANCE AS POSSIBLE TO ADJACENT TREES, VEGETATION AND SOIL CONDITIONS. PROJECT ARBORIST SHALL BE ON-SITE TO MONITOR ALL STUMP GRINDING OPERATIONS.

5. ROOT PRUNING SHALL BE PERFORMED AS NEEDED TO COMPLY WITH THE REQUIREMENTS OF THE APPROVED TREE CONSERVATION PLAN. ALL TREATMENTS SHALL BE CLEARLY IDENTIFIED, LABELED, AND DETAILED ON THE EROSION AND SEDIMENT CONTROL SHEETS OF THE RESPECTIVE PUBLIC IMPROVEMENT/SITE PLAN SUBMISSION. THE DETAILS FOR THESE TREATMENTS SHALL BE REVIEWED AND APPROVED BY FFX-UFM, ACCOMPLISHED IN A MANNER THAT PROTECTS AFFECTED AND ADJACENT VEGETATION TO BE PRESERVED, AND MAY INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
- ROOT PRUNING SHALL BE DONE WITH A TRENCHER OR VIBRATORY PLOW TO A DEPTH OF 18 INCHES.
- ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING.
- PROJECT ARBORIST SHALL BE ON-SITE TO MONITOR ALL ROOT PRUNING OPERATIONS.

6. MULCHING - FOLLOWING PHASE II E&S ACTIVITIES, TREES INDICATED FOR MULCHING IN THE APPROVED TREE CONSERVATION PLAN SHALL BE MULCHED. HARDWOOD CHIPS OR SHREDDED MULCH SHALL BE APPLIED AT A MAXIMUM DEPTH OF 4 INCHES AND ONLY WITHIN 10 FEET OF THE LIMITS OF DISTURBANCE.
DISTRIBUTION OF CHIPS:
- HEAVY EQUIPMENT IS PROHIBITED FROM ENTERING THE TREE PRESERVATION AREA(S) TO DISTRIBUTE MULCH.
- HEAVY EQUIPMENT MAY BE USED TO DISTRUBUTE CHIPS OVER TREE PROTECTION FENCING AT "DISTRIBUTION LOCATIONS" DETERMINED BY "PROJECT ARBORIST".
- DISTRIBUTION LOCATIONS SHALL BE FIELD LOCATED BY "PROJECT ARBORIST". LOCATIONS SHALL BE CHOSEN TO MINIMIZE DAMAGE TO EXISITNG OVERSTORY AND UNDERSTORY VEGETATION TO BE PRESERVED.
- DURING DISTRIBUTION OF MULCH "PROJECT ARBORIST" SHALL BE ON-SITE TO MONITOR OPERATIONS.
- MULCH SHALL BE SPREAD BY HAND INSIDE TREE PRESERVATION AREAS.
- HARDWOOD CHIPS OR SHREDDED MULCH FROM SITE CLEARING OPERATION SHOULD BE USED WHERE POSSIBLE.

7. ALL CONSTRUCTION ACTIVITY BEYOND THE LIMITS OF DISTURBANCE SHOWN ON THE TREE CONSERVATION PLAN SHALL BE PROHIBITED UNLESS PREVIOUSLY APPROVED. THE STORAGE OF EQUIPMENT, MATERIALS, CHEMICALS, AND DEBRIS AS WELL AS VEHICULAR TRAFFIC OR THE PARKING OF VEHICLES SHALL NOT BE PERMITTED WITHIN TREE PRESERVATION AREAS.

8. IF REQUIRED BY THE SITE IMPSECTOR AT THE TIME OF PRE-CONSTRUCTION MEETING, THE SERVICES OF THE "PROJECT ARBORIST" OR LANDSCAPE ARCHITECT SHALL BE RETAINED TO HAVE THE LIMITS OF CLEARING AND GRADING IN THE AREAS OF TREE PRESERVATION MARKED WITH A CONTINUOUS LINE OF FLAGGING PRIOR TO THE PRECONSTRUCTION MEETING WITH THE FFX-UFM TO BE HELD PRIOR TO ANY CLEARING AND GRADING. DURING THE PRECONSTRUCTION MEETING, THE "PROJECT ARBORIST" OR LANDSCAPE ARCHITECT SHALL WALK SUCH LIMITS OF CLEARING AND GRADING WITH AN FFX-UFM REPRESENTATIVE TO DETERMINE WHERE ADJUSTMENTS TO THE CLEARING LIMITS CAN BE MADE TO INCREASE THE AREA OF TREE PRESERVATION AND/OR TO INCREASE THE SURVIVABILITY OF TREES AT THE EDGE OF THE LIMITS OF CLEARING AND GRADING, AND SUCH ADJUSTMENT SHALL BE IMPLEMENTED; PROVIDED, HOWEVER, THAT NO ADJUSTMENT SHALL BE REQUIRED THAT WOULD AFFECT THE LOCATION AND/OR DESIGN OF THE DEVELOPMENT.

9. TREES LOCATED OUTSIDE OF THE LIMITS OF CLEARING AND WITHIN AREAS DESIGNATED TO BE PRESERVED THAT HAVE BEEN PRE-IDENTIFIED ON APPROVED TREE PRESERVATION PLANS AS "DEAD", "POOR CONDITION" OR "POTENTIAL HAZARD" SHALL BE EVALUATED BY URBAN FOREST MANAGEMENT DIVISION STAFF (OR ALTERNATIVE STAFF AS DETERMINED BY THE DIRECTOR) DURING THE PRE-CONSTRUCTION WALK-THROUGH FOR REMOVAL DURING THE DEVELOPMENT SITE'S INITIAL LAND CLEARING OPERATIONS.
IF DURING THE PRECONSTRUCTION WALK-THROUGH, OR DURING ANY OTHER INSPECTION OF THE SITE, THE DIRECTOR IDENTIFIES ADDITIONAL TREES THAT HAVE BECOME HAZARDOUS OR A MAINTENANCE NUISANCE DUE TO THE INTRODUCTION OF A TARGET SUCH AS A STURCTURE, OPEN SPACE FREQUENTED BY PEOPLE, OR OTHER IMPROVEMENT, REMOVAL OF THESE TREES SHALL BE REQUIRED. TREES SHALL BE REMOVED BY HAND WITH A CHAIN SAW AND THE STUMP SHALL BE LEFT IN PLACE UNLESS IT TOO IS DEEMED A HAZARD OR A MAINTENANCE NUISANCE. REMOVAL SHALL BE ACCOMPLISHED IN A MANNER THAT AVOIDS DAMAGE TO SURROUNDING TREES AND ASSOCIATED UNDERSTORY VEGETATION. THE REMOVAL OF THE TRUNK OR BRANCHES OF THE FELLED TREE(S) IS NOT REQUIRED WITHIN WOODED AREAS, UNLESS SPECIFICALLY REQUIRED BY THE DIRECTOR.

10. DURING ANY CLEARING OR TREE/VEGETATION REMOVAL IN THE AREAS ADJACENT TO THE TREE PRESERVATION AREAS, A REPRESENTATIVE OF THE DEVELOPER SHALL BE PRESENT TO MONITOR THE PROCESS AND ENSURE THAT THE ACTIVITIES ARE CONDUCTED AS CONDITIONED AND APPROVED BY UFM. THE SERVICES OF THE "PROJECT ARBORIST" OR LANDSCAPE ARCHITECT SHALL BE RETAINED TO MONITOR ALL ON-SITE CONSTRUCTION AND DEMOLITION WORK AND TREE PRESERVATION EFFORTS IN ORDER TO ENSURE CONFORMANCE WITH ALL TREE PRESERVATION CONDITIONS, AND UFM APPROVALS. SEE ARBORIST MONITORING SCHEDULE FOR DETAIL.

11. 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 ADJACENT TO THE TREE PRESERVATION AREAS AS SHOWN ON THE PHASE I & II EROSION AND SEDIMENT CONTROL SHEETS.

12. SIGNS STATING "TREE PRESERVATION AREA - KEEP OUT" SHALL BE AFFIXED TO THE TREE PRESERVATION FENCE AT LEAST EVERY 50 FEET. SIGNS SHALL ALTERNATE BETWEEN ENGLISH AND SPANISH.

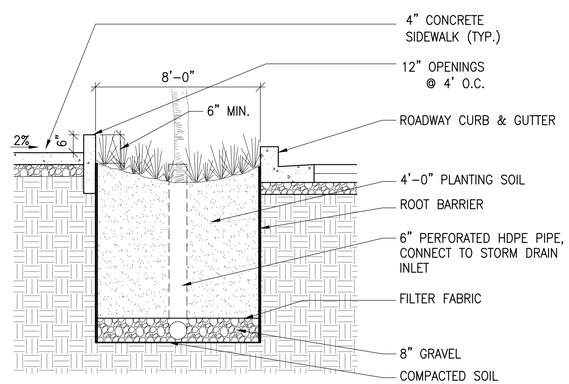
13.) POOR CONDITION TREES. TREES DESIGNATED POOR CONDITON IN THE APPROVED TREE CONSERVATION PLAN ARE SUBJECT TO ADDITIONAL INSPECTION, REMOVAL, PRUNING OR OTHER ARBORICUTURAL PRACTICES AT TIME OF INITIAL LAND CLEARING PHASE.

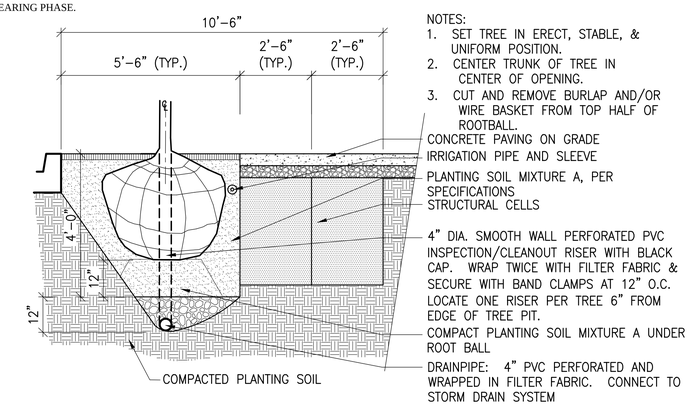
TREE CONSERVATION PLAN - PHASING

PRE-CONSTRUCTION
1.) PRIOR TO THE PRE-CONSTRUCTION MEETING THE LIMITS OF CLEARING SHALL BE FLAGGED ON SITE.
2.) AREAS SHOW ON THE APPROVED PLANS TO BE PRESERVED THAT DO NOT CONTAIN SIGNIFICANT VEGETATION SHALL BE REVIEWD ON SITE. IF WARRANTED, APPROVAL FROM THE DIRECTOR FOR AN EXCEMPTION FROM PRESERVATION AND PROTECTION REQUIREMENTS SHALL BE DETERMINED AT THIS TIME.
3.) TREES LOCATED OUTSIDE OF THE LIMITS OF CLEARING AND WITHIN AREAS DESIGNATED TO BE PRESERVED THAT HAVE BEEN PRE-IDENTIFIED ON APPROVED TREE PRESERVATION PLANS AS "DEAD", "POOR CONDITION" OR "POTENTIAL HAZARD" SHALL BE EVALUATED BY URBAN FOREST MANAGEMENT DIVISION STAFF (OR ALTERNATIVE STAFF AS DETERMINED BY THE DIRECTOR) DURING THE PRE-CONSTRUCTION WALK-THROUGH FOR REMOVAL DURING THE DEVELOPMENT SITE'S INITIAL LAND CLEARING OPERATIONS.
4.) IF DURING THE PRECONSTRUCTION WALK-THROUGH, OR DURING ANY OTHER INSPECTION OF THE SITE, THE DIRECTOR IDENTIFIES ADDITIONAL TREES THAT HAVE BECOME HAZARDOUS OR A MAINTENANCE NUISANCE DUE TO THE INTRODUCTION OF A TARGET SUCH AS A STURCTURE, OPEN SPACE FREQUENTED BY PEOPLE, OR OTHER IMPROVEMENT, REMOVAL OF THESE TREES SHALL BE REQUIRED. TREES SHALL BE REMOVED BY HAND WITH A CHAIN SAW AND THE STUMP SHALL BE LEFT IN PLACE UNLESS IT TOO IS DEEMED A HAZARD OR A MAINTENANCE NUISANCE. REMOVAL SHALL BE ACCOMPLISHED IN A MANNER THAT AVOIDS DAMAGE TO SURROUNDING TREES AND ASSOCIATED UNDERSTORY VEGETATION. THE REMOVAL OF THE TRUNK OR BRANCHES OF THE FELLED TREE(S) IS NOT REQUIRED WITHIN WOODED AREAS, UNLESS SPECIFICALLY REQUIRED BY THE DIRECTOR.
5.) IF DEMOLITION OF EXISTING SITE FEATURES IS TO OCCUR NEXT TO TREES TO BE PRESERVED, TREE PROTECTION MEASURES SHALL BE INSTALLED BEFORE A DEMOLITION PERMIT CAN BE ISSUED.

INITIAL LAND CLEARING OPERATIONS
1.) TREE PROTECTION DEVICES. THE ABOVE AND BELOW-GROUND PORTIONS OF ALL VEGETATION SHOWN ON APPROVED PLAN TO BE PRESERVED WITHIN AND CONTIGUOUS TO THE SITE SHALL BE PROTECTED. PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO ANY CLEARING AND GRADING WITH HEAVY EQUIPMENT AS SPECIFIED IN THE APPROVED TREE CONSERVATION PLAN.
2.) ROOT PRUNING. PRIOR TO LAND DISTURBING ACTIVITES, ROOT PRUNING WITH A VIBRATORY PLOW, TRENCHER OR OTHER DEVICE APPROVED BY THE DIRECTOR SHALL BE CONDUCTED ALONG THE LIMITS OF CLEARING ADJACENT TO TREE PRESERVATION AREAS WHERE CALLED FOR IN THE APPROVED TREE CONSERVATION PLAN. (SEE TREE PRESERVATION NARRATIVE AND ROOT PRUNING DETAIL PROVIDED)
3.) TREES ON THE EDGE OF THE LIMITS OF CLEARING "HAND REMOVALS" SHALL BE CUT DOWN BY HAND WITH A CHAIN SAW. REMAINING STUMPS SHALL EITHER BE LEFT IN PLACE OR GROUND DOWN WITH A STUMP GRINDER.
4.) TREES APPROVED TO BE REMOVED BY URBAN FOREST MANAGEMENT STAFF DURING PRE-CONSTRUCTION WALK-THROUGH SHALL BE REMOVED IN CONJUNCTION WITH THE DEVELOPMENT SITE'S INITIAL LAND CLEARING OPERATION.
5.) ONCE CLEARING IS COMPLETED AND PROTECTIVE DEVICES INSTALLED ACCORDING TO THE APPROVED PHASE I EROSION AND SEDIMENT CONTROL PLAN, AN INSPECTION SHALL BE REQUESTED BY THE PERMITTEE. THE PHASE I CLEARING AND EROSION AND SEDIMENT CONTROL DEVICES SHALL BE APPROVED BY THE DIRECTOR BEFORE ADDITIONAL CLEARING BEGINS.

CONSTRUCTION PHASE
1.) TREES AND FORESTED AREAS SHALL BE PROTECTED AND MANAGED DURING ALL PHASES OF CONSTRUCTION IN ACCORDANCE WITH THE PROVISIONS AND SITE SPECIFIC GUIDANCE PROVIDED WITHIN THE APPROVED TREE CONSERVATION PLAN NARRATIVE.
2.) IN ADDITION TO PROTECTING TREES, THE PERMITTEE SHALL PROTECT ALL UNDERSTORY PLANTS, LEAF LITTER AND SOIL CONDITIONS FOUND IN THE FORESTED AREAS DESIGNATED FOR PRESERVATION EXCEPT AS ALLOWED BY THE APPROVED TREE CONSERVATION PLAN AND NARRATIVE.
3.) MONITORING: THE PERMITTEE SHALL ACTIVELY MONITOR THE CONSTRUCTION SITE TO ENSURE THAT INAPPROPRIATE ACTIVITES SUCH AS STORAGE OF CONSTRUCTION MATERIALS, DUMPING OF DEBRIS, AND TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONEL DO NOT OCCUR WITHIN AREAS SHOWN PRESERVED OUTSIDE THE LIMITS OF CLEARING.
4.) TREE PROTECTION DEVICES SHALL BE MAINTAINED UNTIL ALL WORK IN THE VICINITY HAS BEEN COMPLETED AND SHALL NOT BE REMOVVED OR RELOCATED WITHOUT THE CONSENT OF THE DIRECTOR. IF THE DIRECTOR DEEMS THAT THE PROTECTIVE DEVICES ARE INSUFFICIENT, INSTALLTION OF ADDITIONAL PROTECTIVE DEVICES MAY BE REQUIRED.
5.) ANY DAMAGE INFLICTED TO THE ABOVE OR BELOW-GROUND PORTIONS OF THE TREES SHOWN TO BE PRESERVED SHALL BE REPAIRED IMMEDIATELY.
6.) ANY PORTION OF THE TREE PRESERVATION AREA THAT IS DISTURBED WITHOUT PRIOR APPROVAL OF THE DIRECTOR SHALL BE MULCHED IMMEDIATELY WITH A MINIMUM OF 4-INCHS OF WOOD CHIPS OR OTHER SUTIABLE MATERIAL AS APPROVED BY THE DIRECTOR OR TREE CONSERVATION PLAN NARRATIVE.





NOTES:
1. SET TREE IN ERECT, STABLE, & UNIFORM POSITION.
2. CENTER TRUNK OF TREE IN CENTER OF OPENING.
3. CUT AND REMOVE BURLAP AND/OR WIRE BASKET FROM TOP HALF OF ROOTBALL.

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Hickok Cole ARCHITECTS

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Hunter Mill District
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COMMONWEALTH OF VIRGINIA
BRUNO P. CARVALHO
Cert. No. 001374
11-21-2014
LANDSCAPE ARCHITECT

SCALE
0' 100' 200'

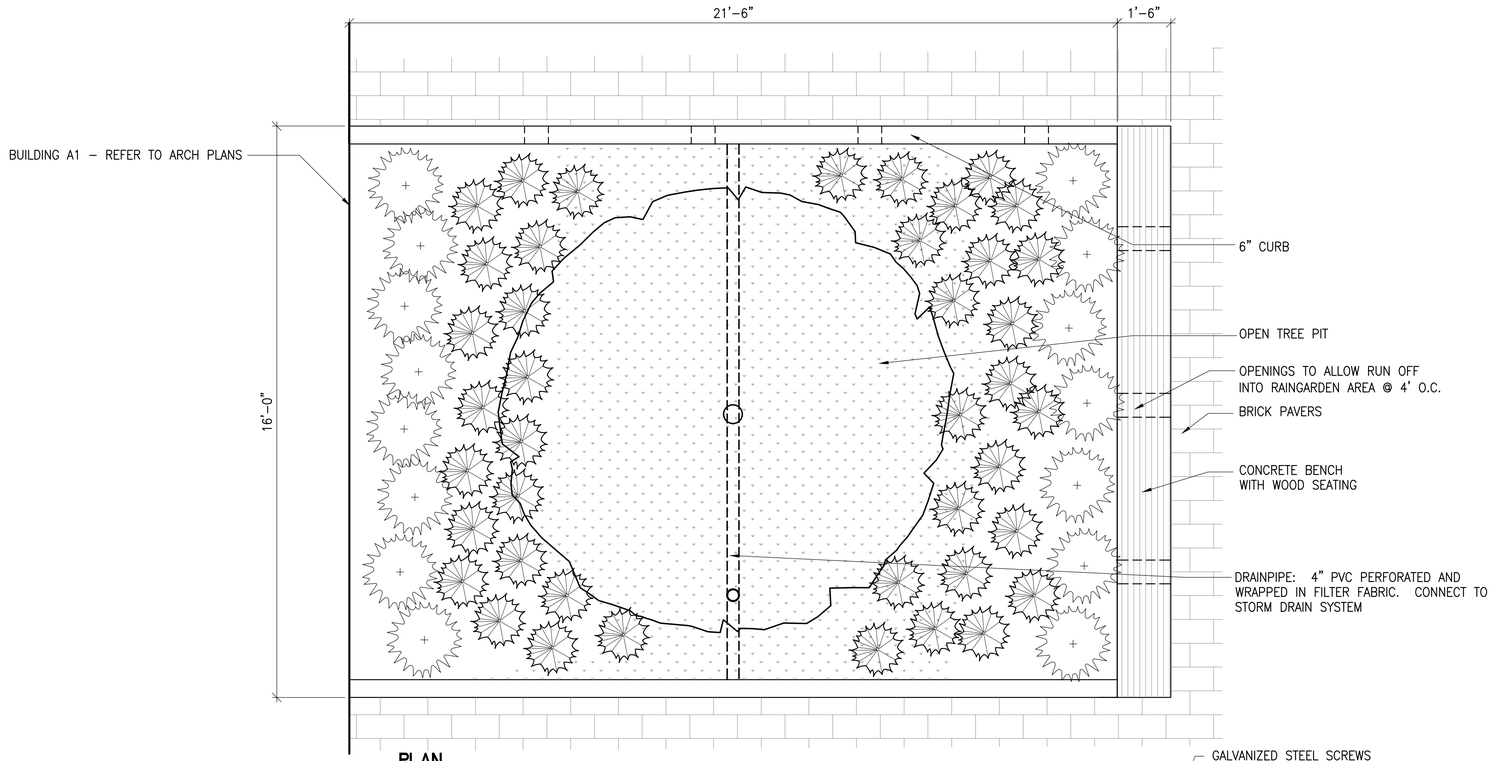
No.	DATE	BY	Description
4	11/24/14		Response to County Comments
3	11/05/14		Response to County Comments
2	10/27/14		Response to County Comments
1	09/26/14		Response to County Comments

REVISIONS

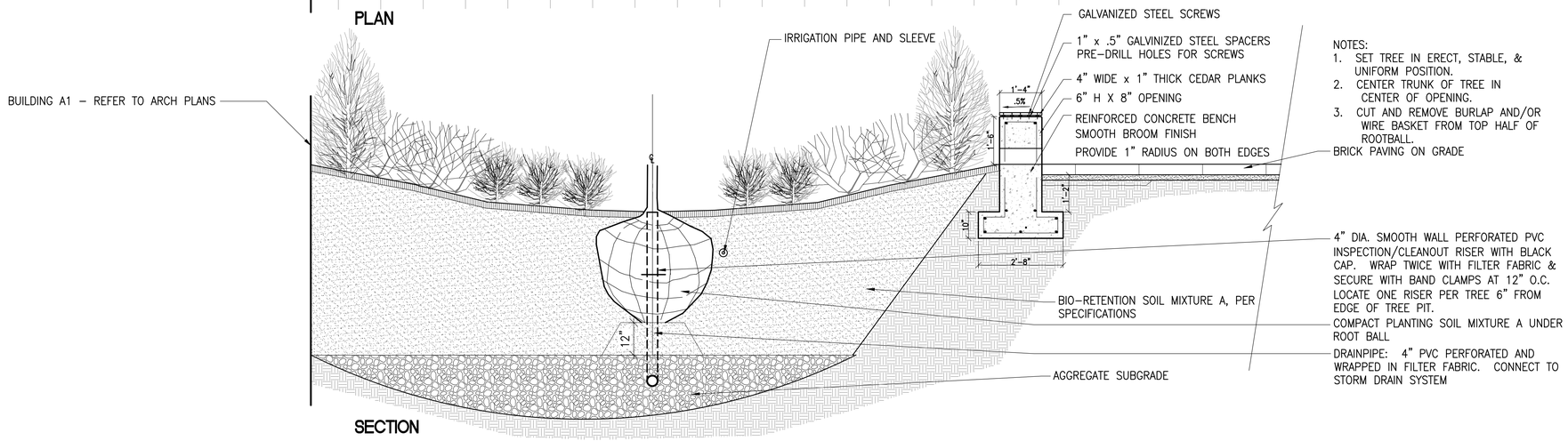
DRAWN BY	IK
APPROVED BY	BPC
CHECKED BY	BPC
DATE	December 9, 2013

TITLE
Tree Canopy Calculations

L-13



PLAN



SECTION

NOTES:
1. SET TREE IN ERECT, STABLE, & UNIFORM POSITION.
2. CENTER TRUNK OF TREE IN CENTER OF OPENING.
3. CUT AND REMOVE BURLAP AND/OR WIRE BASKET FROM TOP HALF OF ROOTBALL.

1 PLAZA EXTENSION BIO-RETENTION DETAIL

SCALE: 1/4" = 1'-0"

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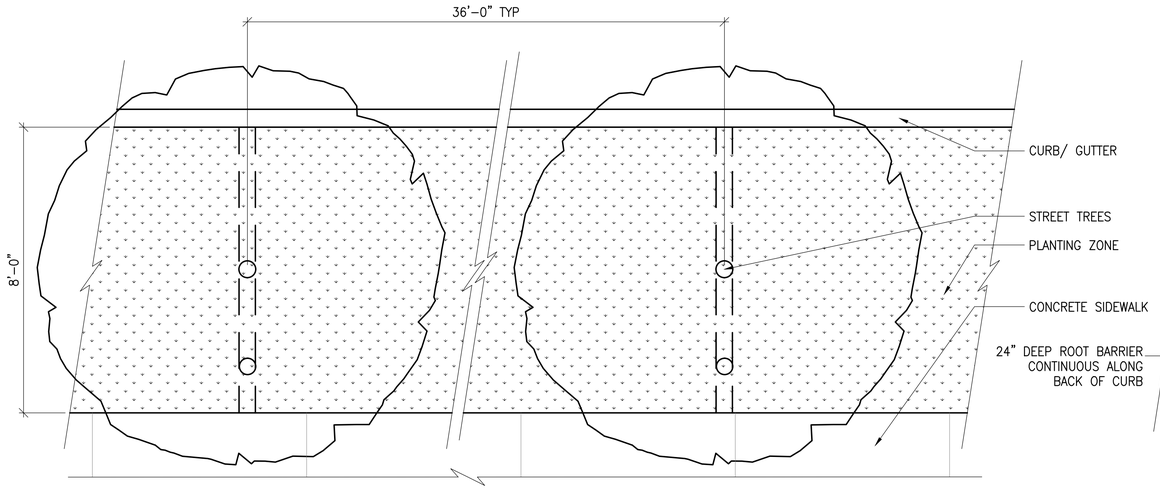
DATE	December 9, 2013

TITLE

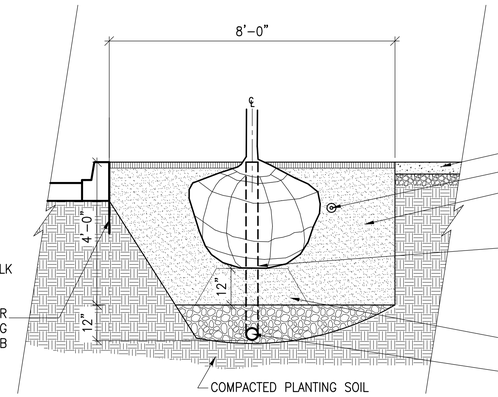
Planting Details

L-13b



2 VILLAGE ROAD PLANTING DETAIL

SCALE: 1/4" = 1'-0"



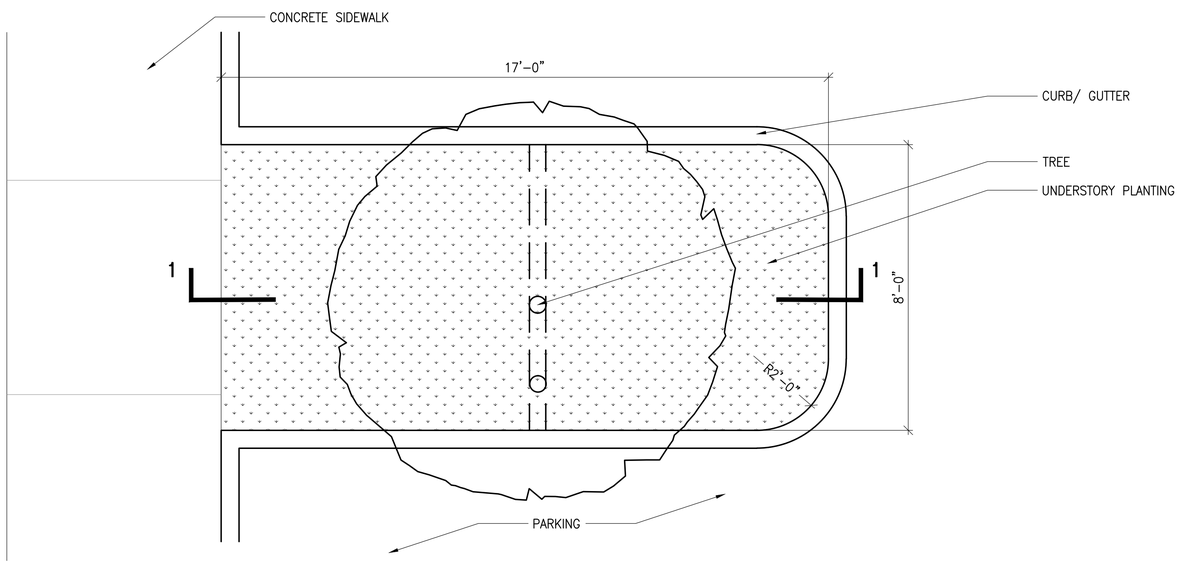
SECTION 1-1

NOTES:
1. SET TREE IN ERECT, STABLE, & UNIFORM POSITION.
2. CENTER TRUNK OF TREE IN CENTER OF OPENING.
3. CUT AND REMOVE BURLAP AND/OR WIRE BASKET FROM TOP HALF OF ROOTBALL.

CONCRETE PAVING ON GRADE
IRRIGATION PIPE AND SLEEVE
PLANTING SOIL MIXTURE A, PER SPECIFICATIONS
4" DIA. SMOOTH WALL PERFORATED PVC INSPECTION/CLEANOUT RISER WITH BLACK CAP. WRAP TWICE WITH FILTER FABRIC & SECURE WITH BAND CLAMPS AT 12" O.C. LOCATE ONE RISER PER TREE 6" FROM EDGE OF TREE PIT.
COMPACT PLANTING SOIL MIXTURE A UNDER ROOT BALL
DRAINPIPE: 4" PVC PERFORATED AND WRAPPED IN FILTER FABRIC. CONNECT TO STORM DRAIN SYSTEM

1 VILLAGE ROAD AND SURFACE PARKING AREA PLANTING DETAIL

SCALE: 1/4" = 1'-0"



3 SURFACE PARKING AREA TYPICAL PLANTING DETAIL

SCALE: 1/4" = 1'-0"

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2	10/27/14		Response to County Comments
1	09/26/14		Response to County Comments

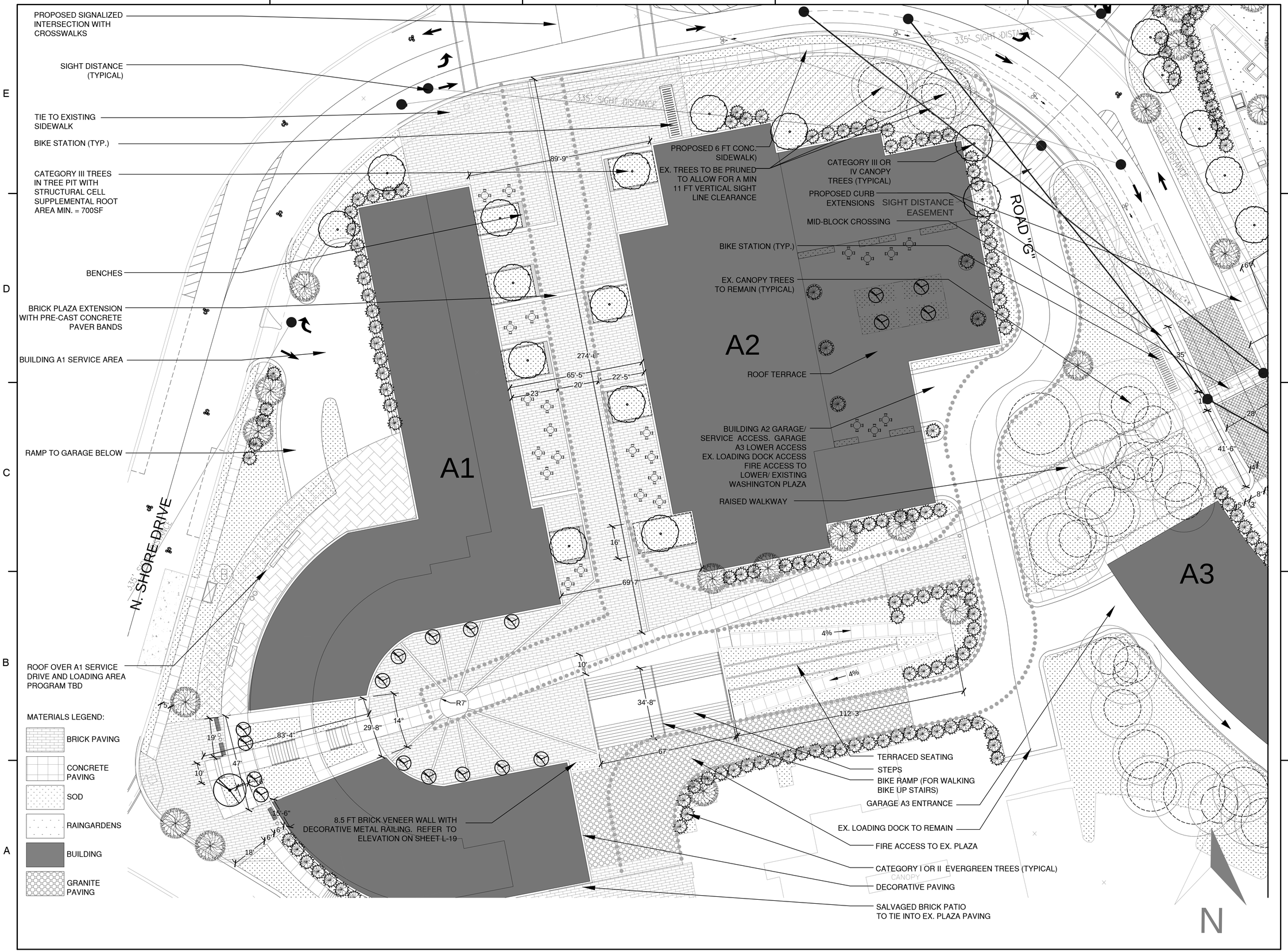
REVISIONS

DRAWN BY: IK
APPROVED BY: BPC
CHECKED BY: BPC
DATE: December 9, 2013

TITLE

Planting Details

L-13c



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SCALE

0' 20' 40'

No.	DATE	BY	Description
4	11/24/14		Response to County Comments
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2	10/27/14		Response to County Comments
1	09/26/14		Response to County Comments

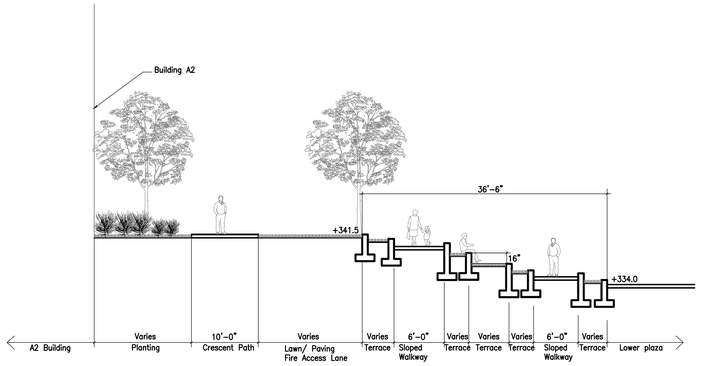
REVISIONS

DRAWN BY	IK
APPROVED BY	BPC
CHECKED BY	BPC
DATE	December 9, 2013

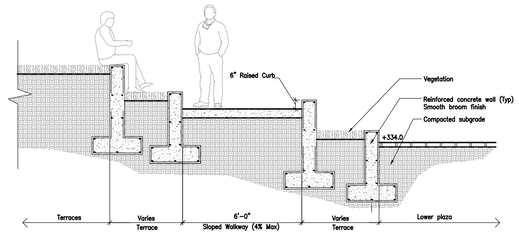
TITLE

Washington Plaza Extension Enlargement Plan

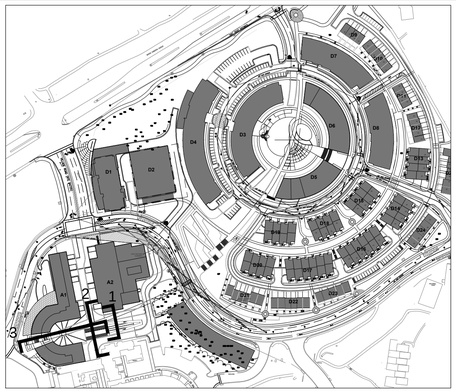
L-14



1 AMPHITHEATER SECTION - FACING EAST
SCALE: 3/32" = 1'-0"



4 AMPHITHEATER SECTION ENLARGEMENT
SCALE: 1/4" = 1'-0"



KEY PLAN

2 PLAZA EXTENSION SECTION - FACING WEST
SCALE: 3/32" = 1'-0"

3 PLAZA EXTENSION SECTION - FACING NORTH
SCALE: 3/32" = 1'-0"

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11-21-2014
LANDSCAPE ARCHITECT

SCALE

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1	09/26/14		Response to County Comments

REVISIONS

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APPROVED BY	BPC
CHECKED BY	BPC
DATE	December 9, 2013

TITLE

Sections and Elevations

L-14b

Plaza extention (facing south to Lake Anne)

Plaza extention (facing west)

Plaza extention (facing north)

Amphitheater (facing west)

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G+P GRIMM AND PARKER

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Cert. No. 001374
11-21-2014
LANDSCAPE ARCHITECT

SCALE

0' 20' 40'

No.	DATE	BY	Description
4	11/24/14		Response to County Comments
3	11/05/14		Response to County Comments
2	10/27/14		Response to County Comments
1	09/26/14		Response to County Comments

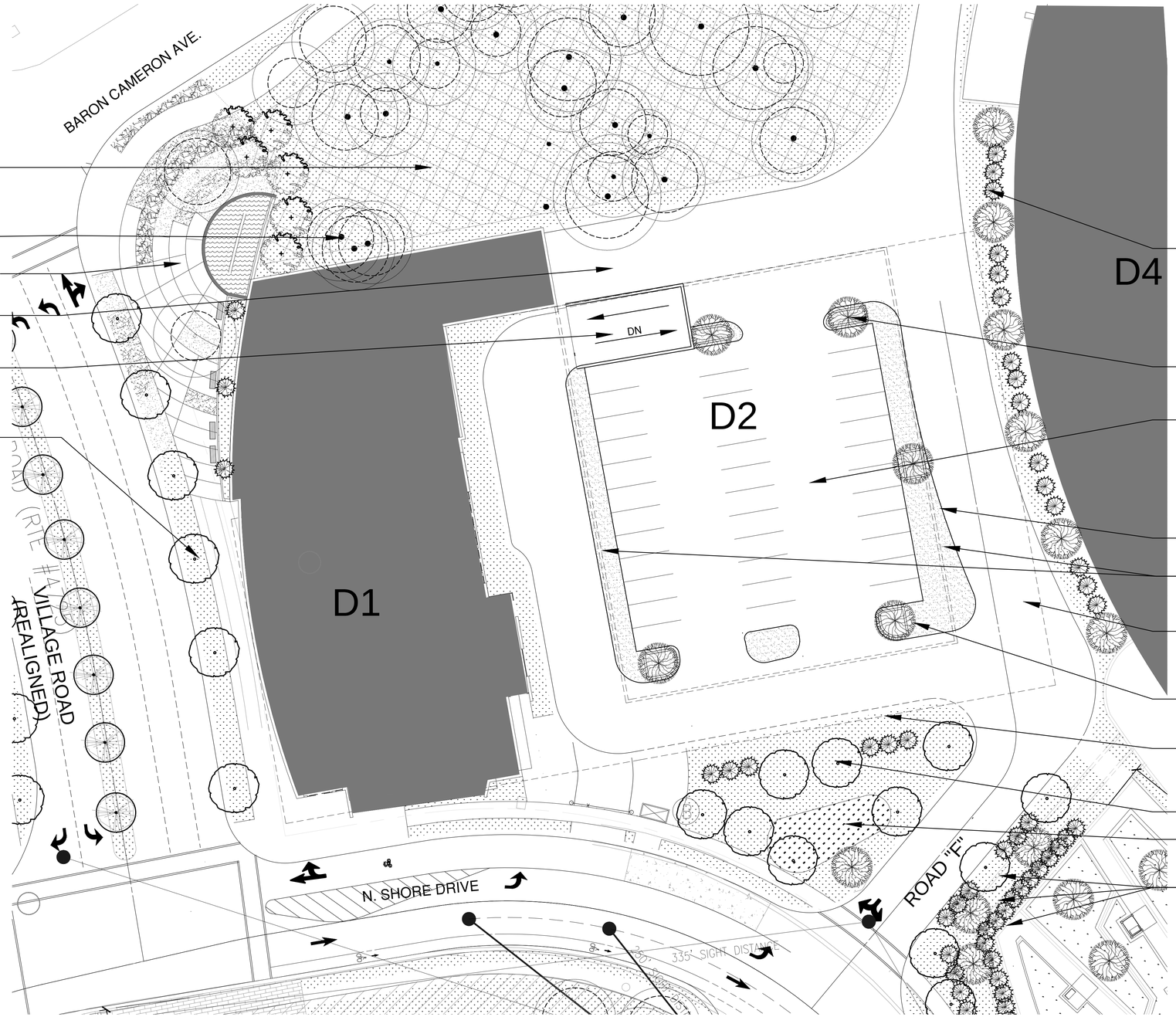
REVISIONS

DRAWN BY	IK
APPROVED BY	BPC
CHECKED BY	BPC
DATE	December 9, 2013

TITLE

Plaza extention

L-14c



LEGEND

INTERIM PARKING LOT PLANTING PER FAIRFAX COUNTY CODE CHAPTER 12 SECTION 12-0703

AREA TO BE COUNTED	=	14,800 SF
X .05%	=	740 SF
TOTAL SHADE TREE COVER PROVIDED 6 TREES X 125 SF PER TREE	=	750 SF

NOTE: TREES ARE PLANTED IN 50SF X 3FT DEPTH RAISED PLANTER AREAS AS PER TABLE 12.7 FAIRFAX COUNTY CODE CHAPTER 12.

MATERIALS LEGEND:

- BRICK PAVING
- CONCRETE PAVING
- SOD
- RAINGARDENS
- BUILDING
- GRANITE PAVING

N

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Hickok Cole ARCHITECTS

CGLA landscape architecture planning, urban design

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GRIMM AND PARKER

Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia

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COMMONWEALTH OF VIRGINIA
BRUNO P. CARVALHO
Cert. No. 001374
10-27-2014
LANDSCAPE ARCHITECT

SCALE

0' 20' 40'

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1	09/26/14		Response to County Comments

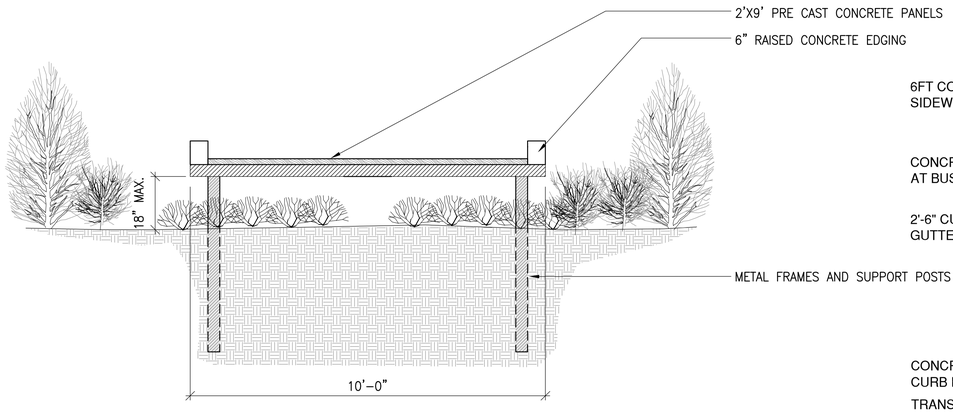
REVISIONS

DRAWN BY	IK
APPROVED BY	BPC
CHECKED BY	BPC
DATE	December 9, 2013

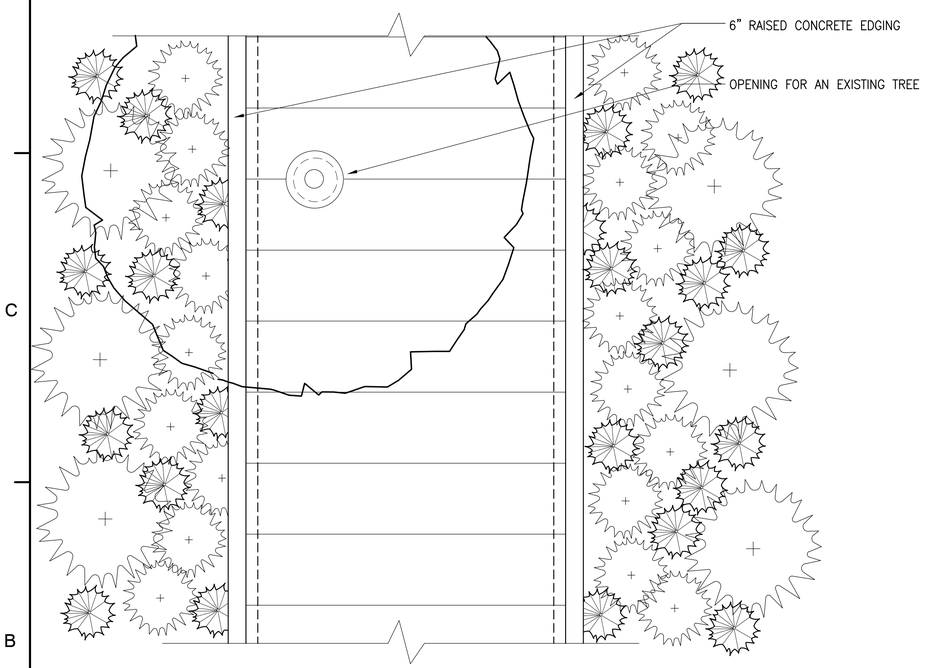
TITLE

Parcel D1
Interim Phase
Landscape Plan

L-14d



TYPICAL SECTION



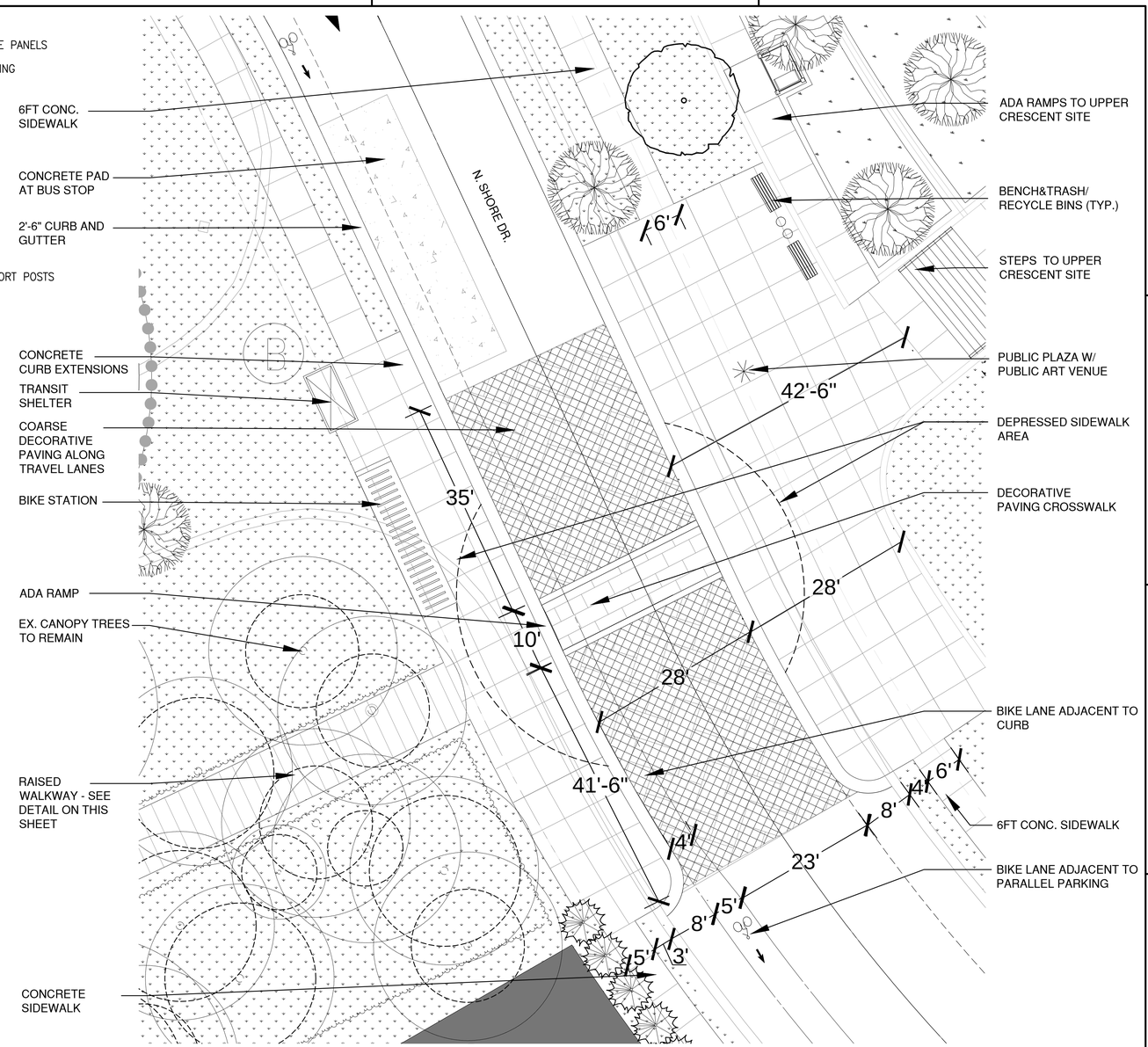
PLAN VIEW

1 RAISED WALKWAY DETAIL

SCALE: 1/4" = 1'-0"

MATERIALS LEGEND:

- BRICK PAVING
- CONCRETE PAVING
- SOD
- RAINGARDENS
- BUILDING
- GRANITE PAVING



Raised Walkway
Illustrative (facing east)

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LANDSCAPE ARCHITECT

SCALE

0' 20' 40'

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1	09/26/14		Response to County Comments

REVISIONS

DRAWN BY	IK
APPROVED BY	BPC
CHECKED BY	BPC
DATE	December 9, 2013

TITLE

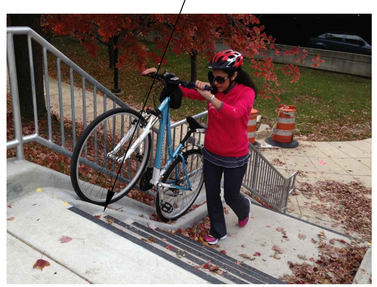
North Shore Pedestrian Crossing Enlargement

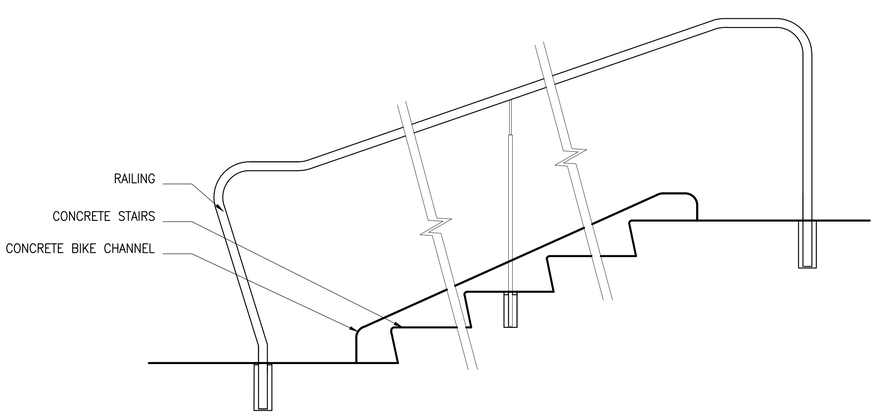
L-14e

MATERIALS LEGEND:

- BRICK PAVING
- CONCRETE PAVING
- SOD
- RAINGARDENS
- BUILDING
- GRANITE PAVING

CONCRETE STAIR CHANNEL FOR WALKING BIKES UP STAIRS TO BE LOCATED AT BOTH OUTSIDE EDGES OF STAIRWAY





1 CONCRETE STAIR CHANNEL
SCALE: 1" = 1'-0"
(STAIR01E)

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11-21-2014
LANDSCAPE ARCHITECT

SCALE

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1	09/26/14		Response to County Comments

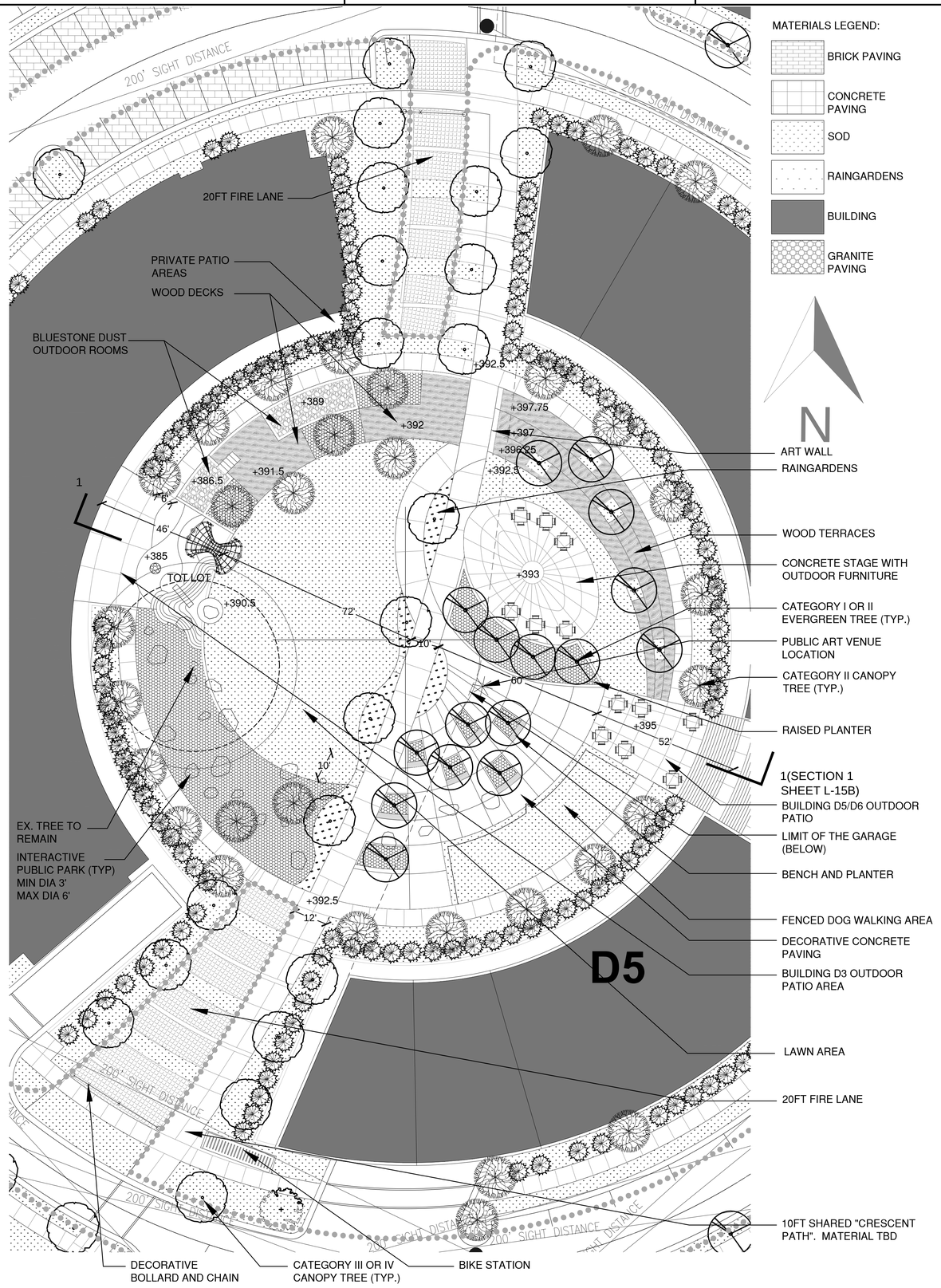
REVISIONS

DRAWN BY	IK
APPROVED BY	BPC
CHECKED BY	BPC
DATE	December 9, 2013

TITLE

North Shore Plaza Enlargement

L-14f



Illustrative - Bird's Eye View (facing north)

Illustrative - Crescent Path (facing south)

Illustrative - D3 Tot lot (facing east)

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LANDSCAPE ARCHITECT

SCALE

0' 20' 40'

No.	DATE	BY	Description
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3	11/05/14		Response to County Comments
2	10/27/14		Response to County Comments
1	09/26/14		Response to County Comments

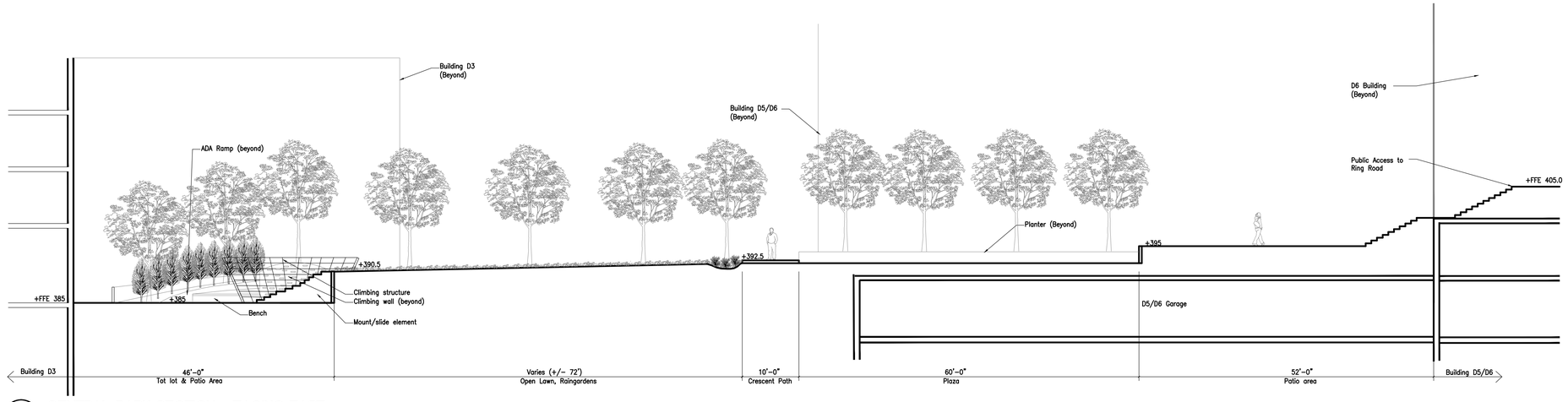
REVISIONS

DRAWN BY: IK
APPROVED BY: BPC
CHECKED BY: BPC
DATE: December 9, 2013

TITLE

Central Park Enlargement Plan

L-15

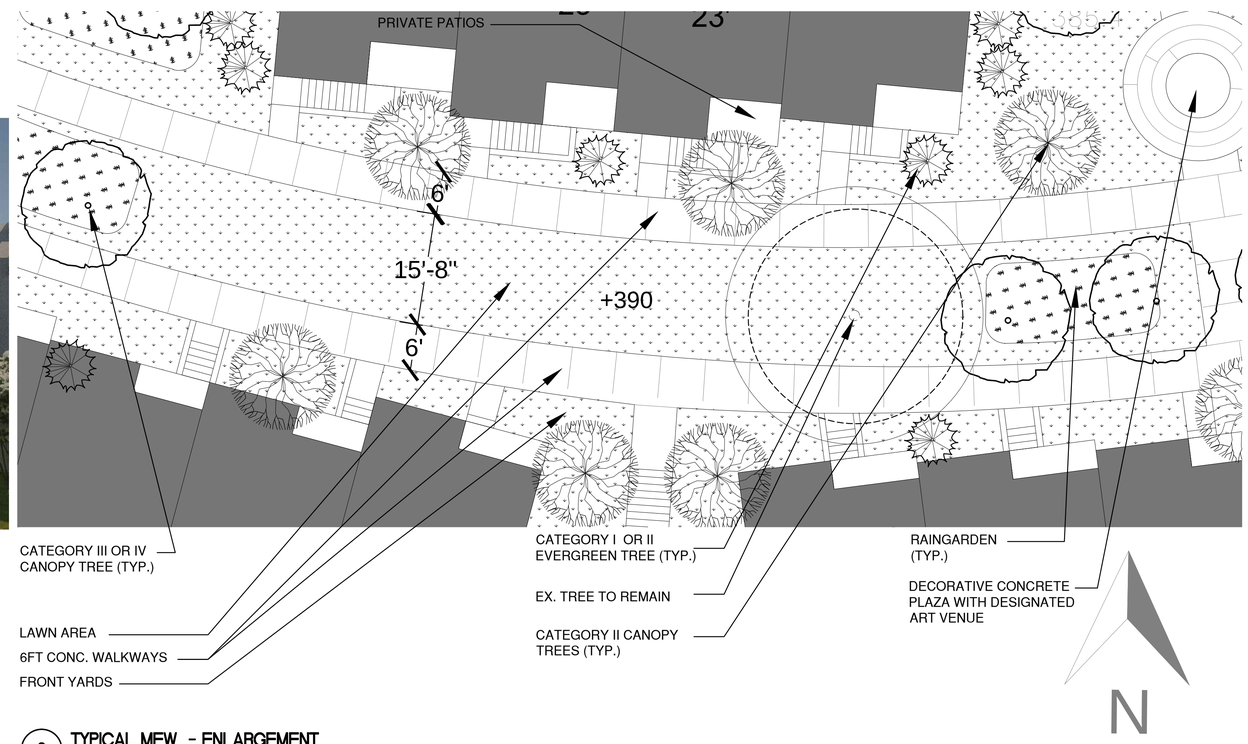


1 CENTRAL PARK SECTION - FACING EAST
SCALE: 3/32" = 1'-0"

MATERIALS LEGEND:

- BRICK PAVING
- CONCRETE PAVING
- SOD
- RAINGARDENS
- BUILDING
- GRANITE PAVING

2 TYPICAL MEW
SCALE: NTS



3 TYPICAL MEW - ENLARGEMENT
SCALE: 1:10

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BRUNO P. CARVALHO
Cert. No. 001374
11-21-2014
LANDSCAPE ARCHITECT

SCALE

0' 16' 32'

No.	DATE	BY	Description
4	11/24/14		Response to County Comments
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2	10/27/14		Response to County Comments
1	09/26/14		Response to County Comments

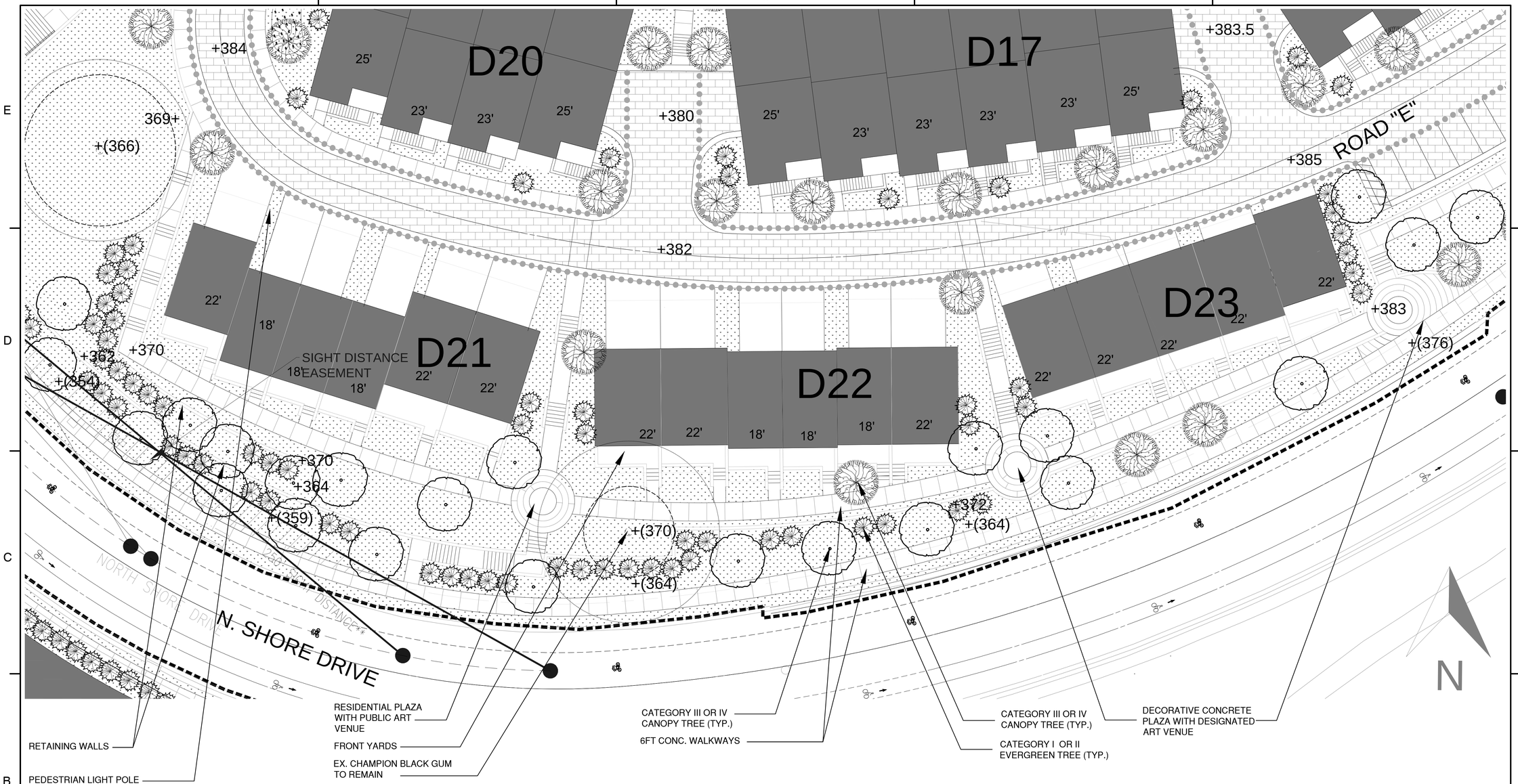
REVISIONS

DRAWN BY	IK
APPROVED BY	BPC
CHECKED BY	BPC
DATE	December 9, 2013

TITLE

Central Park and Mew

L-15b



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BRUNO P. CARVALHO
Cert. No. 001374
11-21-2014
LANDSCAPE ARCHITECT

SCALE

0' 16' 32'

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3	11/05/14		Response to County Comments
2	10/27/14		Response to County Comments
1	09/26/14		Response to County Comments

REVISIONS

DRAWN BY	IK
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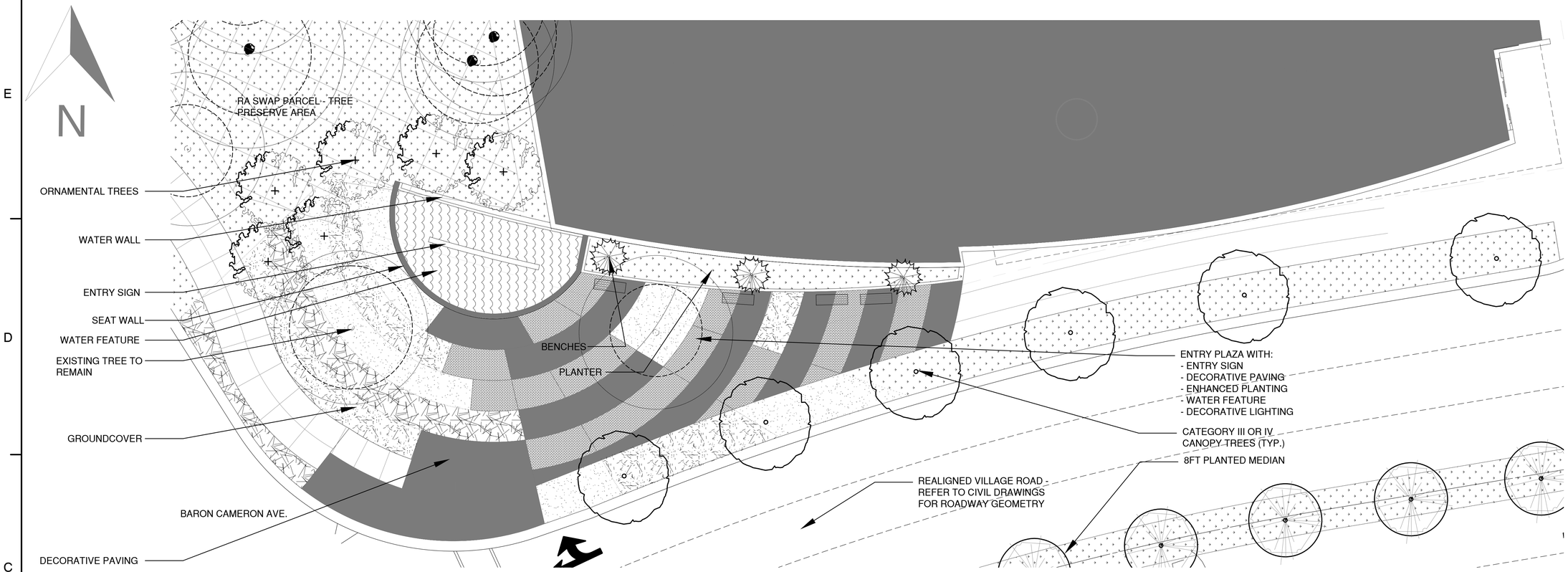
CHECKED BY	BPC
DATE	December 9, 2013

TITLE

North Shore Residential Areas

L-15c



MATERIALS LEGEND:

- BRICK PAVING
- CONCRETE PAVING
- SOD
- RAINGARDENS
- BUILDING
- GRANITE PAVING

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SCALE

0' 20' 40'

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1	09/26/14		Response to County Comments

REVISIONS

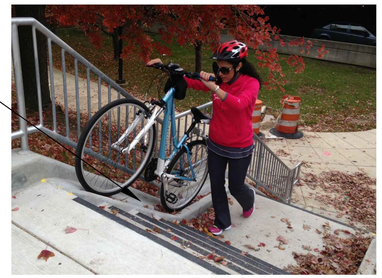
DRAWN BY	IK
APPROVED BY	BPC
CHECKED BY	BPC
DATE	December 9, 2013

TITLE

Entry Plaza Enlargement Plan & Elevation

L-16

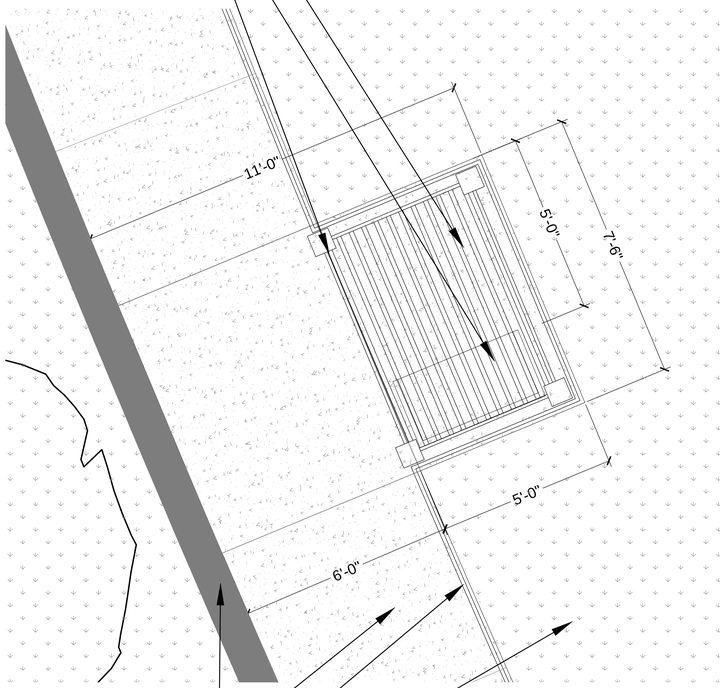
CONCRETE STAIR CHANNEL FOR WALKING BIKES UP STAIRS TO BE LOCATED AT BOTH OUTSIDE EDGES OF STAIRWAY (SEE DETAIL 1 ON SHEET I-14F FOR TYPICAL CROSS-SECTION)



WHEELCHAIR PULL OFF

4' LENGTH SINGLE SEAT BENCH

WOOD SHADE STRUCTURE TYPE 'A'

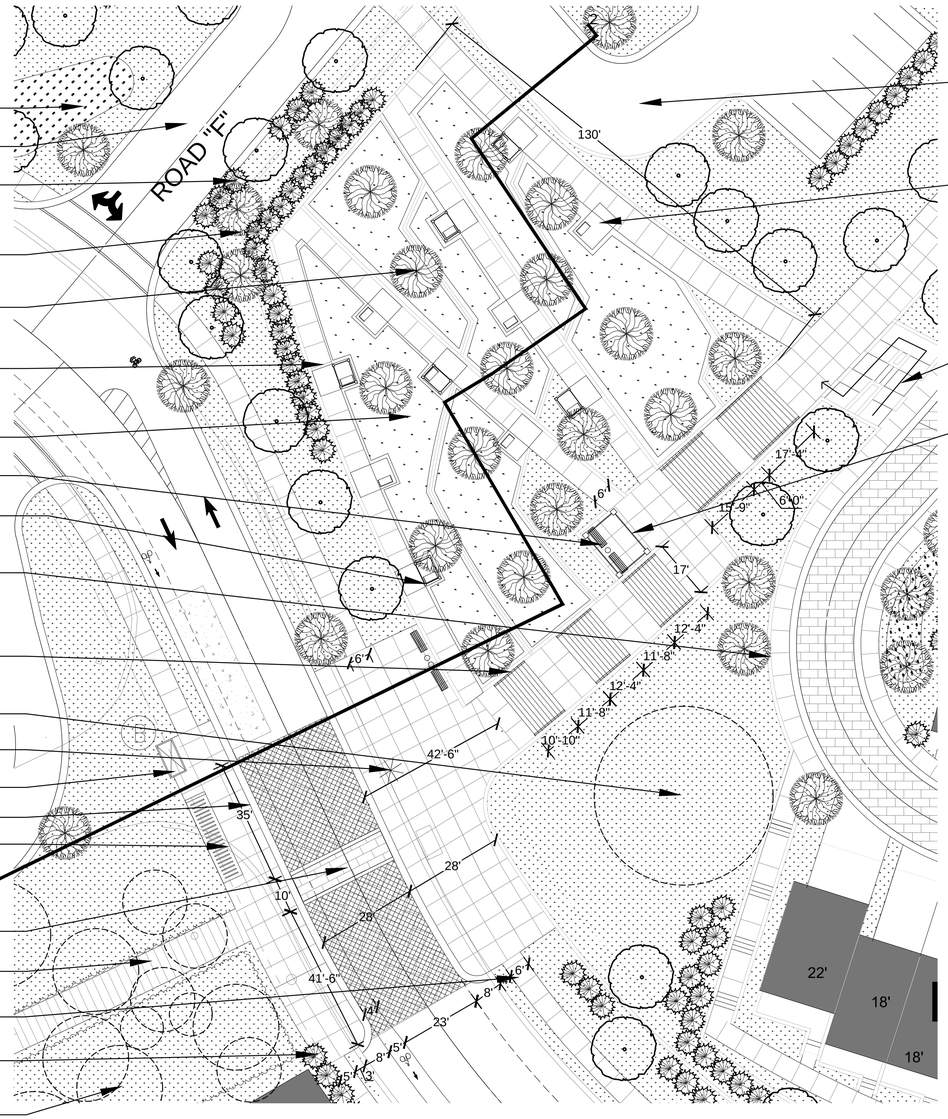


RETAINING WALL

CONCRETE ADA RAMP @ +/- 7% SLOPE

RAILING

RAINGARDEN



RAINGARDEN

PARCEL D1 ENTRY DRIVE

CATEGORY I OR II EVERGREEN TREES (TYP.)

RETAINING WALLS

CATEGORY II CANOPY TREES (TYP.)

ADA RAMPS @ +/-7% SLOPE W/ LANDINGS AT EVERY 30FT

RAINGARDENS

BENCH&TRASH/ RECYCLE BINS (TYP.)

SHADE STRUCTURE AT EVERY OTHER LANDING

RETAINING WALL

BIKE RAMP (FOR WALKING BIKE UP STAIRS)

CHAMPION OAK TREE TO REMAIN

PUBLIC PLAZA W/ ART ELEMENT

TRANSIT SHELTER

CURB EXTENSIONS

BIKE STATION

MID-BLOCK CROSSING

RAISED WALKWAY

6FT CONC. SIDEWALK

CATEGORY II EVERGREEN TREE SCREEN

EX. CANOPY TREES TO REMAIN

BUILDING D4 SPEED RAMP TO GARAGE LEVEL 1 SLOPE @ 10%

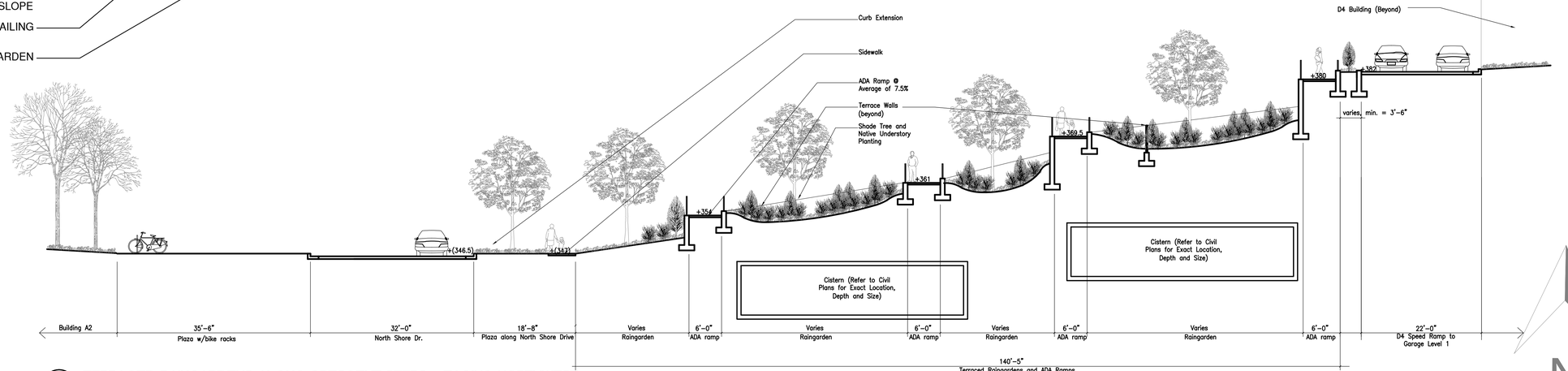
8'X5' LANDING (TYP) @ 30'O.C.

RAMP

SHADE STRUCTURE

MATERIALS LEGEND:

- BRICK PAVING
- CONCRETE PAVING
- SOD
- RAINGARDENS
- BUILDING
- GRANITE PAVING



2 TERRACED RAINGARDENS ALONG CRESCENT STEPS - FACING NORTHWEST

SCALE: 3/32" = 1'-0"

N

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COMMONWEALTH OF VIRGINIA
BRUNO P. CARVALHO
Cert. No. 001374
11-21-2014
LANDSCAPE ARCHITECT

SCALE

0' 20' 40'

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1	09/26/14		Response to County Comments

REVISIONS

DRAWN BY	IK
APPROVED BY	BPC
CHECKED BY	BPC
DATE	December 9, 2013

TITLE

Crescent Steps Enlargement Plan

L-17

Terraced Plaza (facing west)

Terraced Plaza (facing north)

Terraced Plaza (view from townhomes)

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11-21-2014
LANDSCAPE ARCHITECT

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REVISIONS

DRAWN BY	IK
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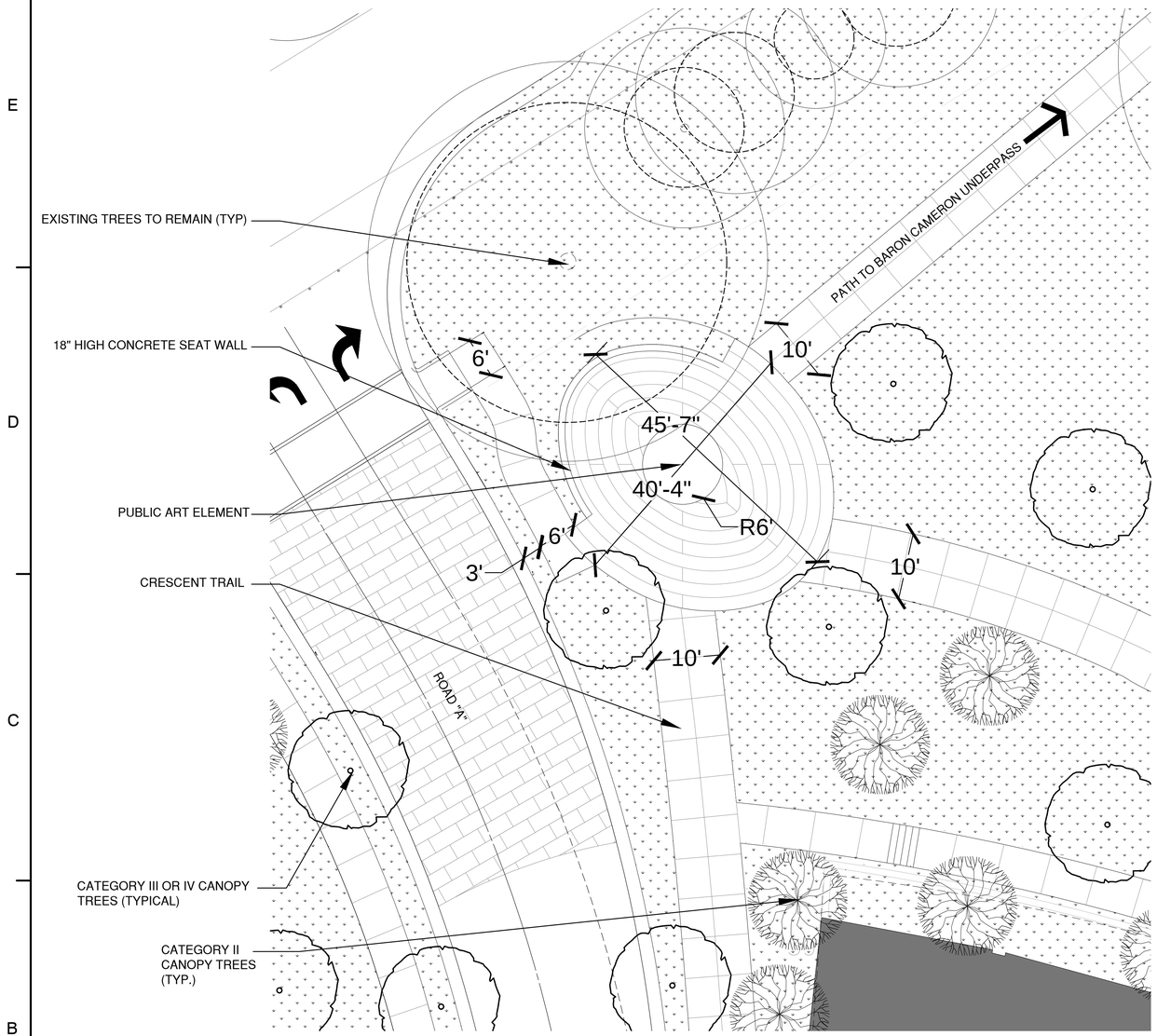
CHECKED BY	BPC
DATE	December 9, 2013

TITLE

Terraced Plaza

L-17b



N

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SCALE

0' 20' 40'

No.	DATE	BY	Description
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REVISIONS

DRAWN BY IK
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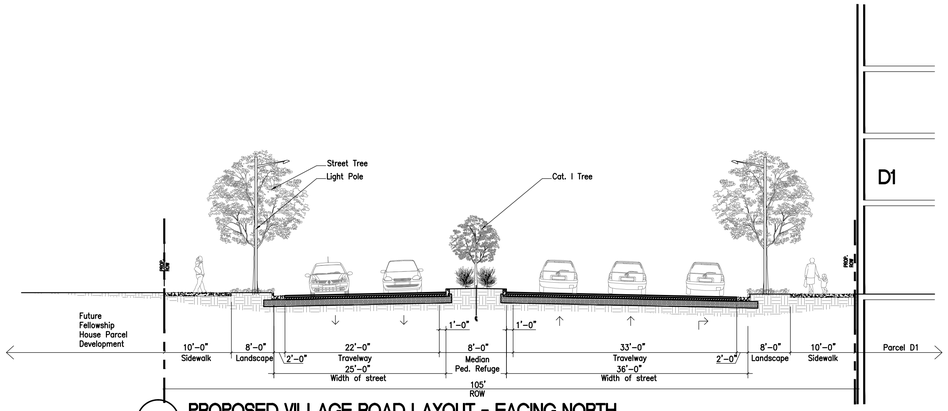
CHECKED BY BPC
DATE December 9, 2013

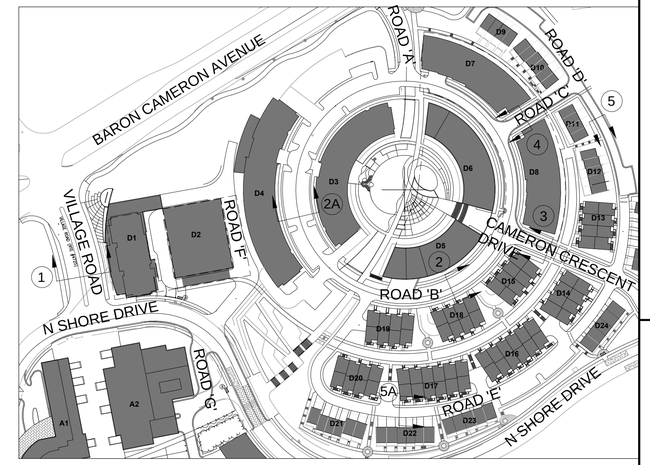
TITLE

Northeast Plaza Enlargement

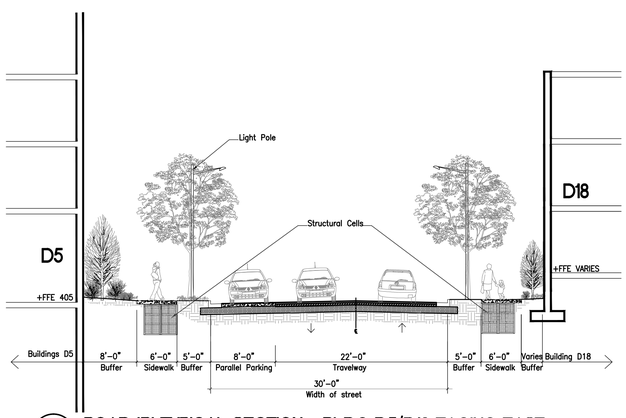
L-17c



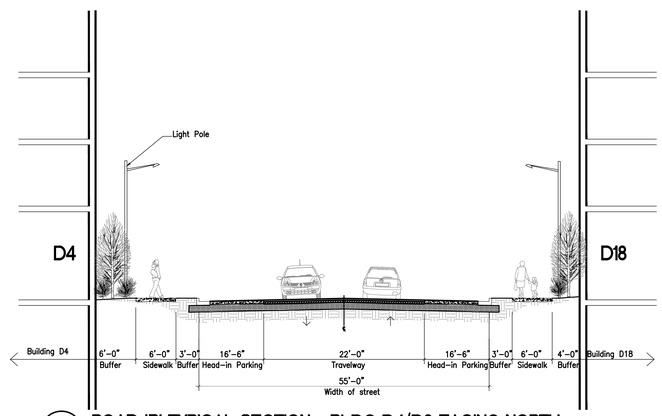
1 PROPOSED VILLAGE ROAD LAYOUT - FACING NORTH
SCALE: 3/32" = 1'-0"



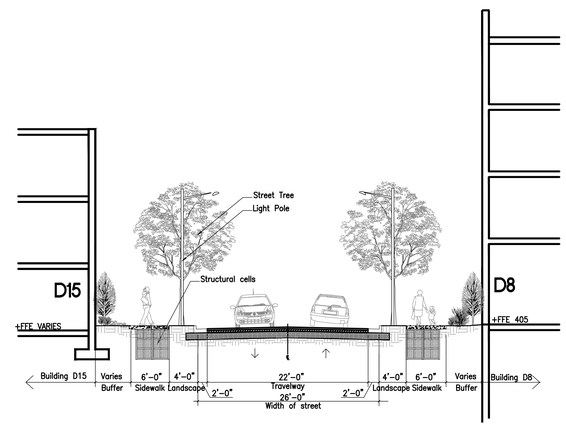
KEY PLAN



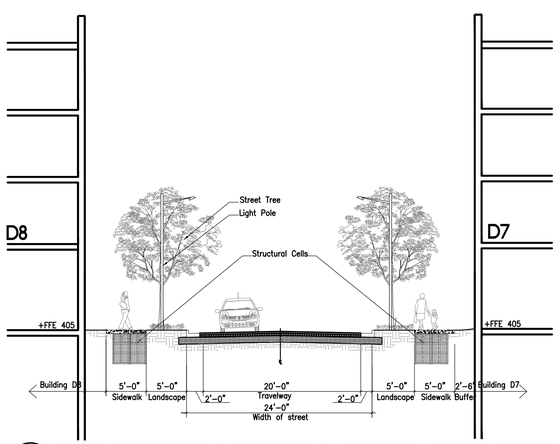
2 ROAD 'B' TYPICAL SECTION • BLDG D5/D18 FACING EAST
SCALE: 3/32" = 1'-0"



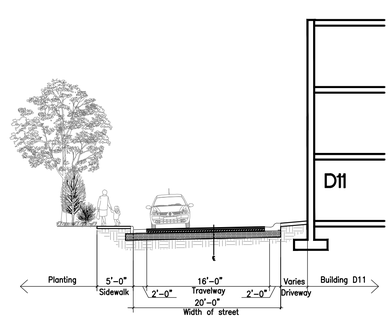
2A ROAD 'B' TYPICAL SECTION • BLDG D4/D3 FACING NORTH
SCALE: 3/32" = 1'-0"



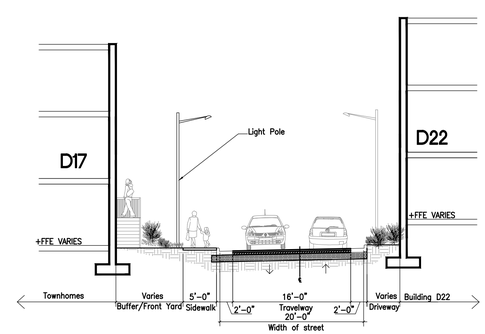
3 CAMERON CRESCENT DRIVE TYPICAL SECTION - FACING NORTH
SCALE: 3/32" = 1'-0"



4 ROAD 'C' INTERIOR ROAD TYPICAL SECTION - FACING SOUTH
SCALE: 3/32" = 1'-0"



5 ROAD 'D' TYPICAL SECTION - FACING SOUTH
SCALE: 3/32" = 1'-0"



5A ROAD 'E' ALLEY TYPICAL SECTION - FACING EAST
SCALE: 3/32" = 1'-0"

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BRUNO P. CARVALHO
Cert. No. 001374
11-21-2014
LANDSCAPE ARCHITECT

SCALE

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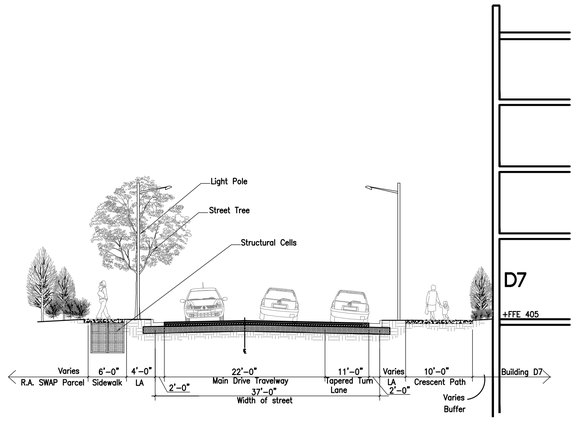
REVISIONS

DRAWN BY	IK
APPROVED BY	BPC
CHECKED BY	BPC
DATE	December 9, 2013

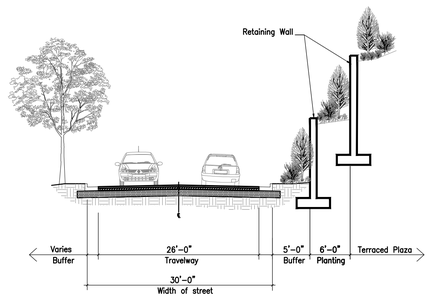
TITLE

Sections and Elevations

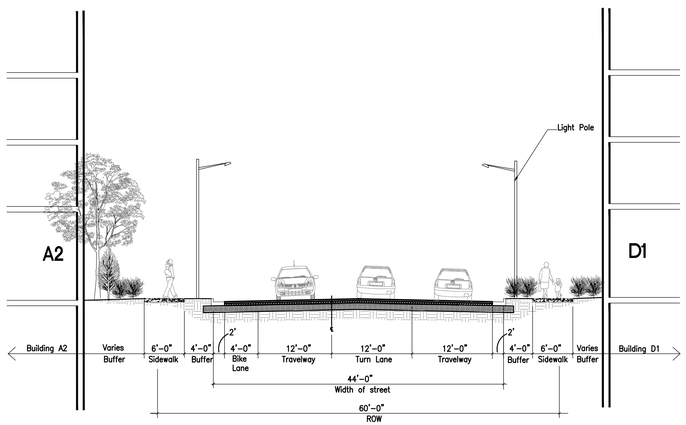
L-18



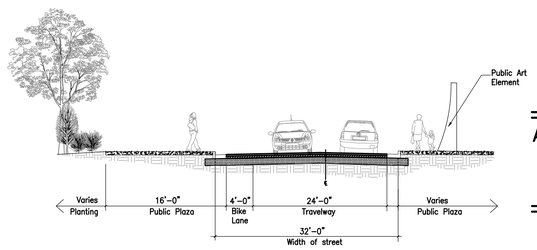
7 ROAD 'A' TYPICAL SECTION - FACING NORTH
SCALE: 3/32" = 1'-0"



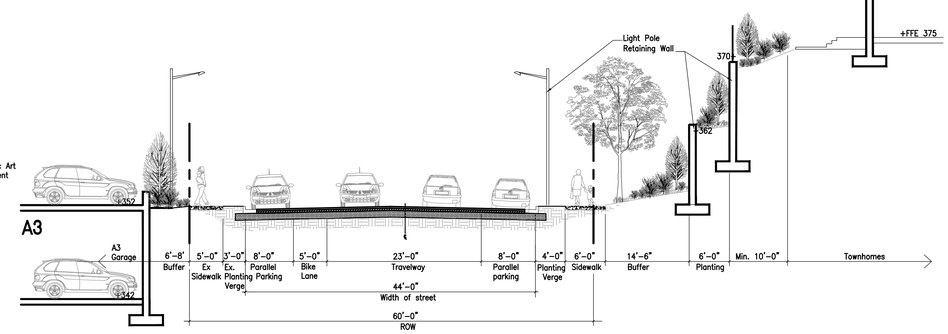
8 ROAD 'F' TYPICAL SECTION - FACING SOUTH
SCALE: 1:100



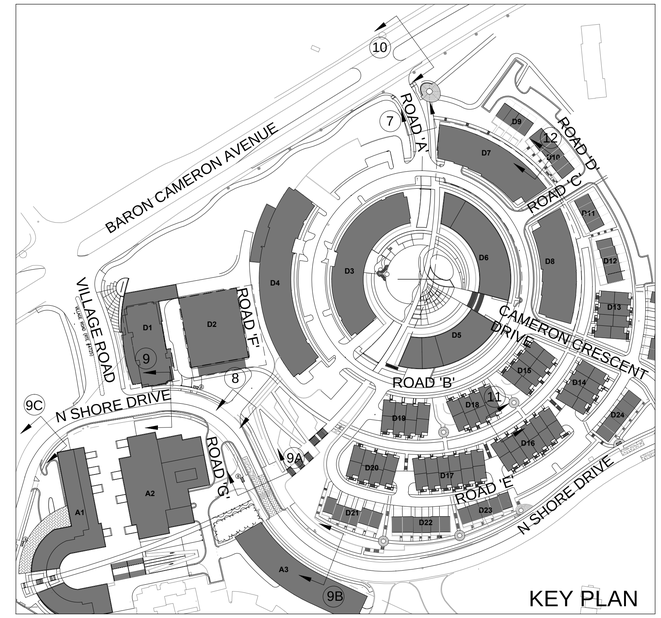
9 NORTH SHORE DRIVE SECTION • BLDG A2/D1 - FACING WEST
SCALE: 1:100

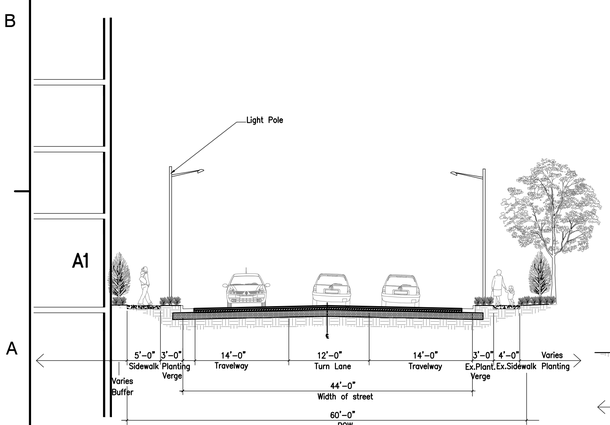


9A NORTH SHORE DRIVE SECTION - FACING NORTH
SCALE: 1:100

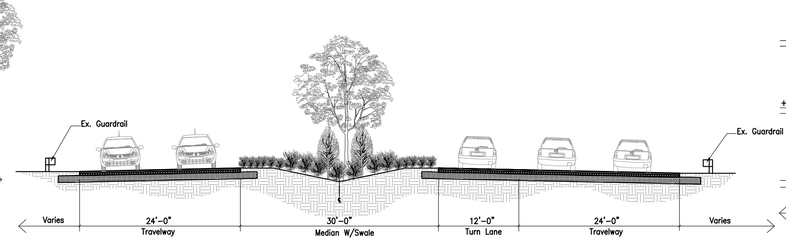


9B NORTH SHORE DRIVE SECTION • A3 GARAGE - FACING NORTH
SCALE: 1:100

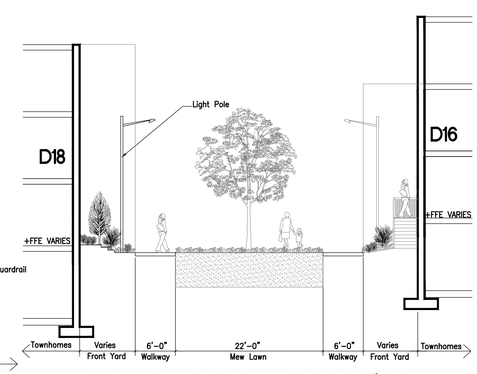




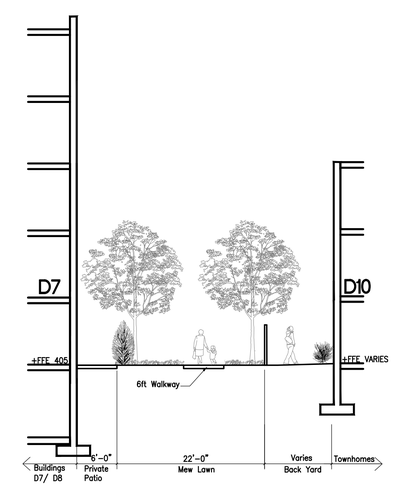
9C NORTH SHORE DRIVE SECTION • A1 BLDG - FACING SOUTH
SCALE: 1:100



10 BARON CAMERON AVE SECTION - FACING WEST
SCALE: 1:100



11 MEW TYPICAL SECTION 1 • BLDG D16/ D18 FACING EAST
SCALE: 3/32" = 1'-0"



12 MEW TYPICAL SECTION 2 • BLDG D7
SCALE: 3/32" = 1'-0"

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BRUNO P. CARVALHO
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LANDSCAPE ARCHITECT

SCALE

No.	DATE	BY	Description
4	11/24/14		Response to County Comments
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1	09/26/14		Response to County Comments

REVISIONS

DRAWN BY	IK
APPROVED BY	BPC
CHECKED BY	BPC
DATE	December 9, 2013

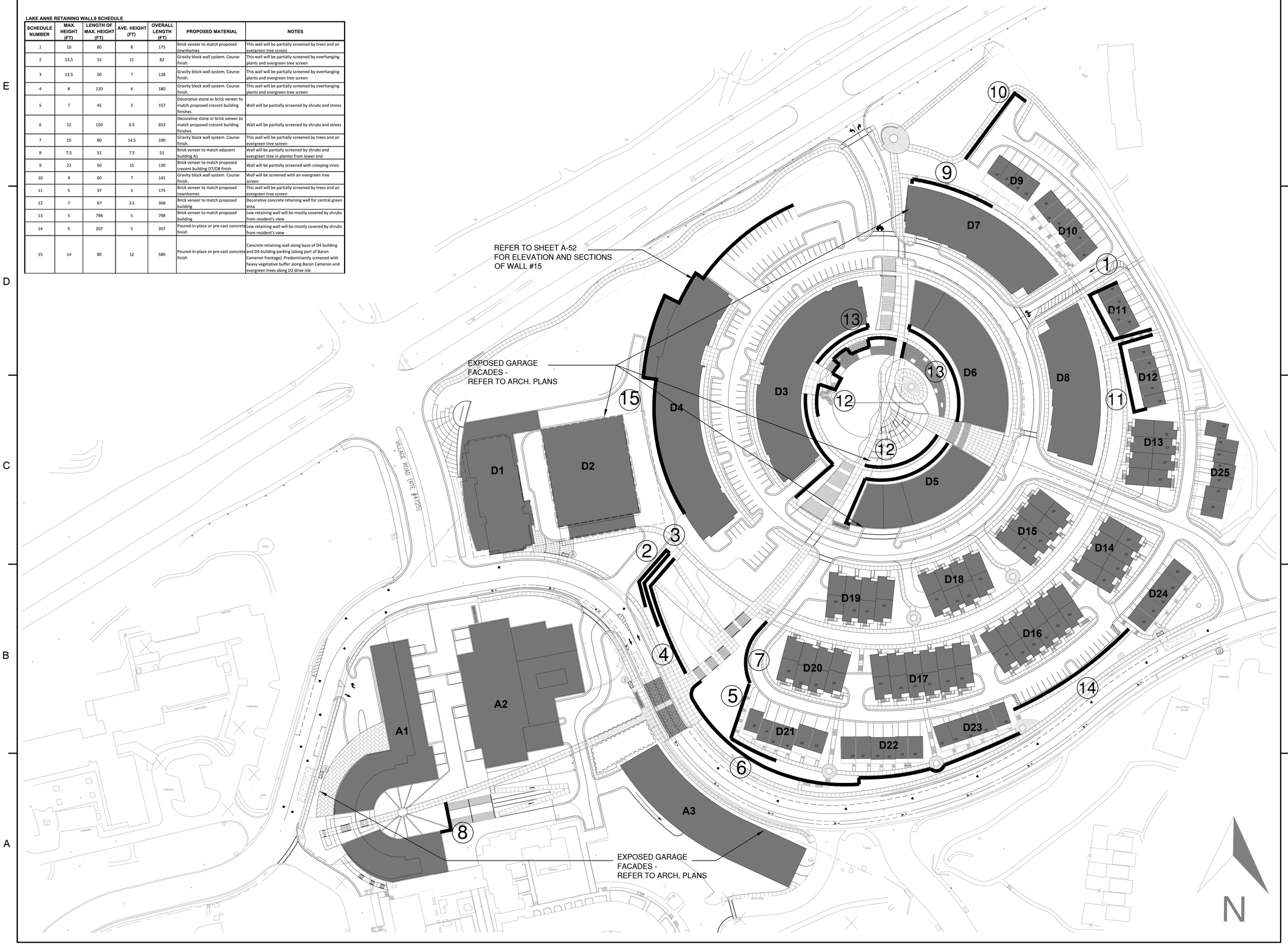
TITLE

Sections and Elevations

L-18b

LAKE ANNE RETAINING WALLS SCHEDULE

SCHEDULE NUMBER	MAX. HEIGHT (FT)	LENGTH OF MAX. HEIGHT (FT)	AVE. HEIGHT (FT)	OVERALL LENGTH (FT)	PROPOSED MATERIAL	NOTES
1	10	80	8	175	Brick veneer to match proposed townhomes	This wall will be partially screened by trees and an evergreen tree screen
2	13.5	15	11	82	Gravity block wall system. Course finish.	This wall will be partially screened by overhanging plants and evergreen tree screen
3	13.5	20	7	128	Gravity block wall system. Course finish.	This wall will be partially screened by overhanging plants and evergreen tree screen
4	8	120	6	180	Gravity block wall system. Course finish.	This wall will be partially screened by overhanging plants and evergreen tree screen
5	7	45	5	157	Decorative stone or brick veneer to match proposed crecent building finishes	Wall will be partially screened by shrubs and strees
6	12	150	6.5	653	Decorative stone or brick veneer to match proposed crecent building finishes	Wall will be partially screened by shrubs and strees
7	15	80	14.5	100	Gravity block wall system. Course finish.	This wall will be partially screened by trees and an evergreen tree screen
8	7.5	51	7.5	51	Brick veneer to match adjacent building A1	Wall will be partially screened by shrubs and evergreen tree in planter from lower end
9	22	50	15	130	Brick veneer to match proposed crecent building D7/D8 finish	Wall will be partially screened with creeping vines
10	9	60	7	141	Gravity block wall system. Course finish.	Wall will be screened with an evergreen tree screen
11	5	37	5	175	Brick veneer to match proposed townhomes	This wall will be partially screened by trees and an evergreen tree screen
12	7	67	3.5	368	Brick veneer to match proposed building	Decorative concrete retaining wall for central green area
13	5	798	5	798	Brick veneer to match proposed building	Low retaining wall will be mostly covered by shrubs from resident's view
14	5	207	5	207	Poured-in-place or pre-cast concrete finish	Low retaining wall will be mostly covered by shrubs from resident's view
15	14	80	12	580	Poured-in-place or pre-cast concrete finish	Concrete retaining wall along base of D4 building and D4 building parking (along part of Baron Cameron frontage) Predominantly screened with heavy vegetative buffer along Baron Cameron and evergreen trees along D2 drive isle



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0' 60' 120'

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TITLE

Site Retaining Walls Key Plan

L-19

LEGEND

- X — EX. TREE TO BE REMOVED
- CRITICAL ROOT ZONE / DRIP ZONE — EX. TREE TO REMAIN - OUTSIDE THE PROPERTY LINE
- CRITICAL ROOT ZONE / DRIP ZONE — EX. TREE TO REMAIN - BEING COUNTED TOWARDS CANOPY CREDIT
- DRIP ZONE — EX. TREE TO REMAIN - NOT BEING COUNTED TOWARDS CANOPY CREDIT (R.A. SWAP PARCEL TREES)

Exiting Vegetation Exhibit Key

Key	Number	Primary Species	Successional Stage	Condition	Area (sq.ft.)	Comments	PFM Chapter 12 Description
	(2) Upland Forest	White oak, chestnut oak, red oak, tulip poplar	Sub-climax	good	98,010.00	primary species in the range of 14 - 36 inches in diameter with some larger trees of excellent quality, especially white oak. Exotic invasive or noxious species present in some areas. Mostly mile-a-minute, porcelyn berry, Korean bittersweet, and honeysuckle.	upland hardwoods: oak, hickory and yellow-poplar upland softwoods: Virginia pine
	(5) Developed Land	n/a	n/a	n/a	233,928.00	Areas mostly parking and builldings. Some island and foundation trees included. Most trees in this type are in very poor condition.	Areas of constructed features including buildings, parking and roadways
	(6) Maintained Grassland	mowed turf with landscape trees including white oak, willow oak, red oak, white pine,	N/A	fair	270,625.76	several specimen quality white oak, willow in the 36+ size class present in this area. Many over-mature white pines and some declining remanst preerved during original development. Overall quality is fair with some notable exceptions.	grassed and landscaped areas, athletic fields or other green areas devoid of natural vegetation
	(7) Bottomland Forest	Tulip poplar, pin oak, white oak,	Sub-climax	good	96,657.75	Several large white oaks of notable quality. Exotic invasives, especially honeysuckle, mile-a-minute weed, and porcelyn berry. Exotics heavy in some areas.	river birch, sycamore, yellow poplar, sweet gum, green ash
	(9) Landscaped Tree Canopy	white pine, white oak, willow oak, red oak, blackgum	n/a	fair	184,380.75	sveral quality specimen trees exist in this area. Many of the native trees arre remnants of original preservation efforts and in decline. White pines are overmature and beginning to fail structurally.	tree canopy established through the planting of nursery stock trees that is not part of a natural forest community
				Total	883,602.26		

EVM prepared by Donald E Zimar, RCA #446, Certified Arborist MA-0039

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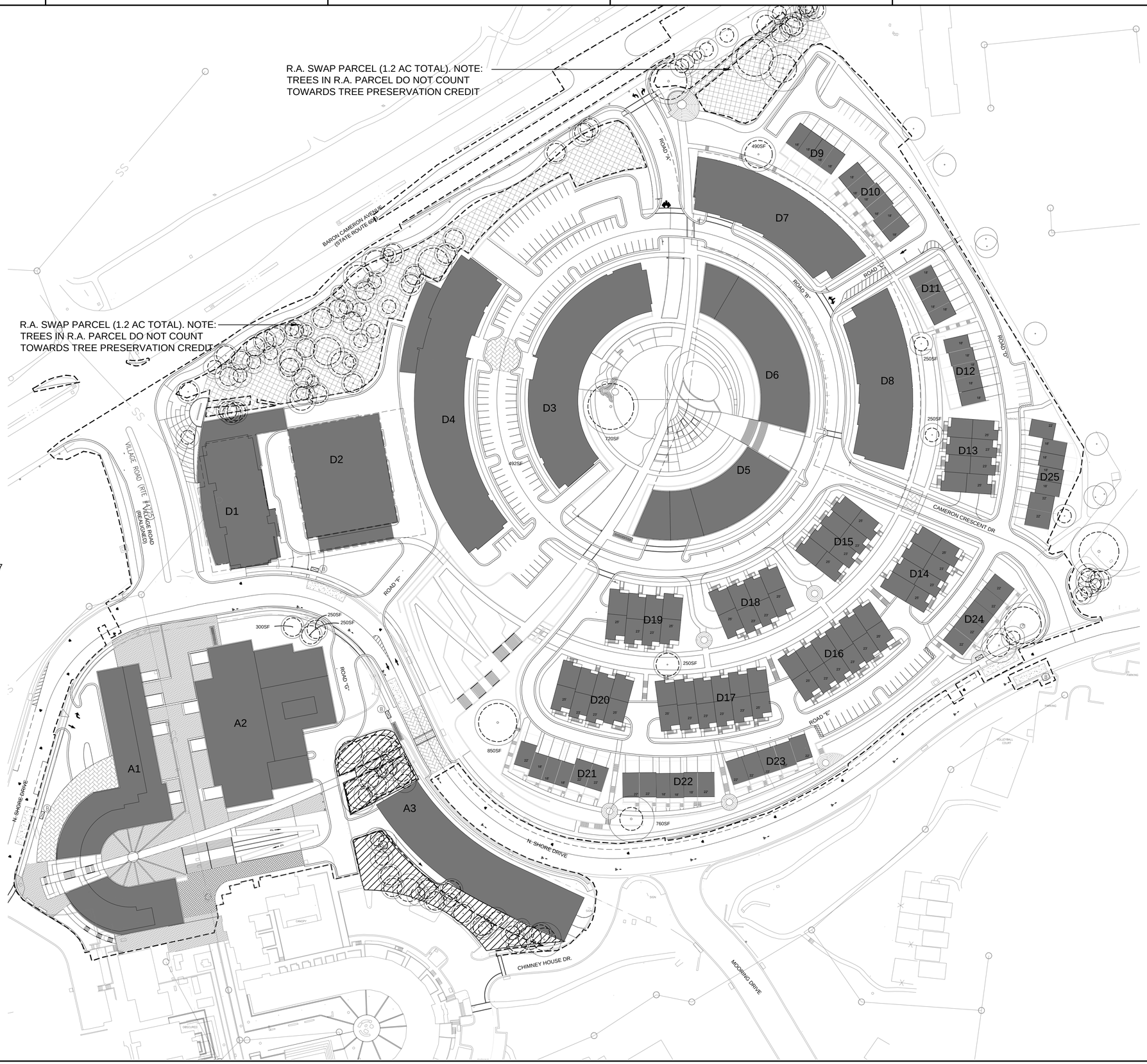
TITLE

Existing Vegetation Map

L-20



N

LEGEND

CRITICAL ROOT ZONE
DRIP ZONE

EX. TREE TO REMAIN

1,000SF — AREA COUNTING TOWARDS TREE PRESERVATION PER FAIRFAX COUNTY ORDINANCE CHAPTER 12 SECTION 12-0702

LIMIT OF DISTURBANCE

EX. TREE COVER AREA BEING COUNTED TOWARDS CANOPY CREDIT - UPLAND FOREST DESIGNATION (REFER TO SHEET L20) = .43 ACRES (18,707 SF

TOTAL EX. CANOPY BEING COUNTED TOWARDS CANOPY REQUIREMENT = 39,674 SF

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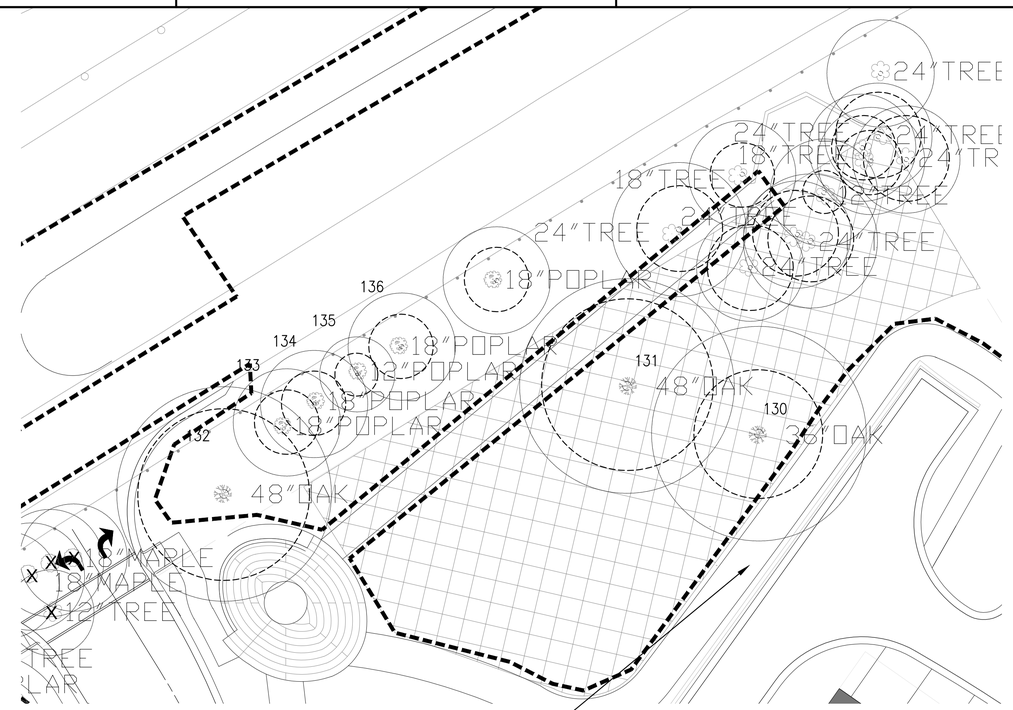
DATE	December 9, 2013

TITLE

Preliminary Tree Preservation Plan

L-20b

ENLARGEMENT AREA 1: A3 GARAGE (RA SWAP PARCEL)



ENLARGEMENT AREA 2: NE CORNER OF SITE ADJACENT TO BARON CAMERON AVE.

SPECIAL PROFFER CONDITIONS APPLY TO "RA SWAP AREA" REFER TO PROFFERS

LEGEND

CRITICAL ROOT ZONE
DRIP ZONE

EX. TREE TO REMAIN

1,000SF — AREA COUNTING TOWARDS TREE PRESERVATION PER FAIRFAX COUNTY ORDINANCE CHAPTER 12 SECTION 12-0702

LIMIT OF DISTURBANCE

EX. TREE COVER AREA BEING COUNTED TOWARDS CANOPY CREDIT - UPLAND FOREST DESIGNATION (REFER TO SHEET L20) = .43 ACRES (18,707 SF

TOTAL EX. CANOPY BEING COUNTED TOWARDS CANOPY REQUIREMENT = 39,674 SF

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REVISIONS

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DATE	December 9, 2013

TITLE

Preliminary Tree Preservation Plan Enlargements

L-20c

Tag #	Species	Size *DBH (in.)	Condition %	Canopy Position	Crown Density %	Problems	Status	Activities: Remove	Crown Pruning	Crown Cleaning	Risk Assessment	Root Prune	Mulch	Fertilize	Water	Prune	Treat Pests	Cable	Cavitation	Comments
121	White Oak	22	75	Codominant	75		preserve					X	X	X			X			
122	White Oak	22	75	Codominant	75		preserve													
123	White Oak	38	65	Codominant	80	Hollow	preserve													
124	White Oak	12	75	Codominant	75		preserve													
125	Willow Oak	45	75	Dominant	80		preserve					X	X	X			X		X	May be difficult to preserve
126	Not used																			
127	Willow Oak	30	75	Codominant	75	Deadwood	preserve					X	X	X			X		X	May be difficult to preserve
128	Red Maple	30	80	Isolated	75		preserve					X	X	X			X		X	
129	Willow Oak	40	80	Isolated	80		preserve					X	X	X			X		X	
130	White Oak	40	75	Codominant	80	Deadwood	preserve					X	X	X			X		X	
131	White Oak	36	85	Codominant	80	Hollow	preserve					X	X	X			X		X	
132	White Oak	40	80	Dominant	80		preserve					X	X	X			X		X	
133	Tulip Poplar	14	75	Intermediate	75		preserve					X	X	X			X			
134	Tulip Poplar	12,14	75	Intermediate	75		preserve					X	X	X			X			
135	Tulip Poplar	12	70	Codominant	75		preserve					X	X	X			X			
136	Black walnut	14	75	Codominant	75		preserve					X	X	X			X			
137																				

*DBH = Diameter at Breast Height (measured 4.5 feet above ground)
**TRZ = Typical Root Zone (1 foot of radius per inch of tree diameter)
***Condition ratings provided as percentages based on methods outlined in the latest edition of the Guide for Plant Appraisal, published by the International Society of Arboriculture
##= Prune to reduce risk by crown cleaning to remove deadwood 2.0 inches or larger at point of attachment
TRZ for trees with multiple stems were calculated based on the diameter of a tree with the basal area equivalent to sum of the basal areas for all stems measured
C = Crown cleaning: by pruning dead, diseased, detached, and broken branches 2 inches in diameter and larger as close to the point of origin possible without cutting into branch collar tissue.

Tag #	Species	Size *DBH (in.)	Condition %	Canopy Position	Crown Density %	Problems	Status	Activities: Remove	Crown Pruning	Crown Cleaning	Risk Assessment	Root Prune	Mulch	Fertilize	Water	Prune	Treat Pests	Cable	Cavitation	Comments
201	White oak	39	80	Dominant	85		preserve				X	X	X		X			X		
202	White oak	22	80	Dominant	85		preserve				X	X	X		X			X		
203	White Oak	24	70	Codominant	65	Codominant stems	preserve				X	X	X		X	X	X	X		
204	White Oak	19	80	Dominant	85		preserve				X	X	X		X			X		
205	Red Oak	19	70	Edge	65	Leans over Northshore drive	preserve				X	X	X		X			X		
206	Blackgum	19	80	Dominant	85		preserve				X	X	X		X			X		
207	White Oak	12	80	Dominant	90		preserve				X	X	X		X			X		
208	White Oak	24	80	Edge	85		preserve				X	X	X		X			X		
209	White Oak	12	80	Intermediate	85		preserve				X	X	X		X			X		
210	Red Oak	28	80	Dominant	75		preserve				X	X	X		X			X		
211	Red Oak	24	60	Dominant	70	Large deadwood, basal decay	preserve				X	X	X		X			X		
212	Red Oak	19	80	Intermediate	90		preserve				X	X	X		X			X		
213	Red Oak	28	80	Dominant	90	Large deadwood	preserve				X	X	X		X			X		
214	Tulip Poplar	14,12	80	Edge	85		remove													
215	White Oak	19	80	Codominant	90		remove													
216	Red Oak	28	60	Dominant	90	Basal decay, large dead wood, decline	remove													
217	White Oak	19	75	Edge	70		remove													
218	White Oak	32	75	Dominant	90		remove													
219	White Oak	14	75	Edge	75		preserve				X	X	X		X		X		X	May be difficult to preserve
220	White Oak	14	80	Codominant	90		remove													
221	White Oak	12	80	Intermediate	90		remove													
222	White Oak	14	80	Intermediate	90		remove													
223	Cottonwood	19	90	Edge	90	Decline, large deadwood	remove													
224	Tulip Poplar	18	80	Intermediate	80		preserve				X	X	X		X			X		May be difficult to preserve

Tag #	Species	Size *DBH (in.)	Condition %	Canopy Position	Crown Density %	Problems	Status	Activities: Remove	Crown Pruning	Crown Cleaning	Risk Assessment	Root Prune	Mulch	Fertilize	Water	Prune	Treat Pests	Cable	Cavitation	Comments
225	Tulip Poplar	12	80	Intermediate	80		preserve				X	X	X			X		X		
226	Black Gum	18	80	Edge	75		preserve				X	X	X			X		X		
227	Red Oak	32	80	Dominant	75		remove													
228	Gum	24	70	Codominant	70	Disturbance around the base	preserve				X	X	X			X		X		
229	Red Oak	30	75	Dominant	75		preserve				X	X	X			X		X		
230	White Oak	22	80	Dominant	80		preserve				X	X	X			X		X		
231	White Oak	22	80	Dominant	80		remove													
232	White oak	14	80	Codominant	80		remove													
233	White Oak	12	80	Intermediate	80		remove													
234	White Oak	12	80	Intermediate	80		remove													
235	White Oak	10	80	Edge	80		remove													
236	Red Oak	18	80	Codominant	80		remove													
237	Red Oak	22	80	Codominant	80		remove													
238	White Oak	24	80	Codominant	80		remove													
239	Tulip Poplar	38	80	Dominant	80		remove													
240	White Oak	14	80	Intermediate	80		remove													
241	White Oak	14	80	Edge	80		preserve				X	X	X			X		X		
242	Red Oak	18	80	Codominant	80		preserve				X	X	X			X		X		
243	Tulip Poplar	20	70	Edge	75	Poor structure	preserve				X	X	X			X		X		
244	White Oak	14	75	Codominant	75		preserve				X	X	X			X		X		
245	White Oak	18	80	Edge	75		preserve				X	X	X			X		X		
246	Red Oak	22	80	Codominant	75		preserve				X	X	X			X		X		
247	White Oak	12	80	Intermediate	75		preserve				X	X	X			X		X		May be difficult to preserve
248	Tulip	14	70	Codominant	80		preserve				X	X	X			X		X		

Tag #	Species	Size *DBH (in.)	Condition %	Canopy Position	Crown Density %	Problems	Status	Activities: Remove	Crown Pruning	Crown Cleaning	Risk Assessment	Root Prune	Mulch	Fertilize	Water	Prune	Treat Pests	Cable	Cavitation	Comments
249	White Oak	22	80	Codominant	80		remove													
250	Red Oak	28	80	Dominant	80		preserve				X	X	X			X		X		
251	White Oak	18	80	Intermediate	80		remove													
252	Red Oak	20	80	Intermediate	80		remove													May be difficult to preserve
253	White Oak	30	75	Codominant	75		remove													
254	Red Oak	36	65	Dominant	70	Root decay	remove													
255	White Oak	22	80	Codominant	80		remove													
256	White Oak	22	80	Edge	80		remove													
257	White Oak	30	80	Edge	80		remove													
258	Tulip Poplar	18	75	Edge	75		remove													
259	Tulip Poplar	18	75	Intermediate	75		remove													
260	White Oak	12	80	Codominant	75		remove													
261	Red Oak	38	80	Dominant	75		preserve				X	X	X			X		X		
262	Tulip Poplar	24	80	Codominant	75		preserve				X	X	X			X		X		
263	Red Oak	36	80	Dominant	80	Large deadwood	preserve				X	X	X			X		X		
264	Holly	10,8,6,4,4	80	Intermediate	80		remove													
265	Red Oak	36	60	Dominant	60	Hollow, basal decay	preserve			X	X	X	X			X		X		
266	Red Oak	14	80	Intermediate	80		preserve				X	X	X			X		X		
267	White Oak	40	80	Isolated	80	Large deadwood	preserve				X	X	X			X		X		
268	Black Gum	28	80	Isolated	80		preserve				X	X	X			X		X		
269	White Oak	40	80	Dominant	80		preserve				X	X	X			X		X		
270	Chestnut Oak	14	70	Suppressed	70		preserve				X	X	X			X		X		
271	Red Maple	22	70	Codominant	70	Weak crotch, basal decay	remove	X	X											
272	Red maple	14,12	82	Codominant	85	Weak crotch	preserve				X	X								

Tag #	Species	Size *DBH (in.)	Condition %	Canopy Position	Crown Density %	Problems	Status	Activities: Remove	Crown Pruning	Crown Cleaning	Risk Assessment	Root Prune	Mulch	Fertilize	Water	Prune	Treat Pests	Cable	Cavitation	Comments
273	White oak	14	80	Codominant	85		preserve				X	X								
274	Chestnut Oak	39	80	Dominant	75	Weak crotch	preserve				X	X								
275	Red Oak	16	70	Dominant	70	Stressed	preserve				X	X								
276	Red maple	12	60	Codominant	65		preserve				X	X								
277	Red Oak	20	75	Dominant	75		preserve				X	X								
278	Chestnut Oak	24, 19	75	Dominant	75		preserve				X	X								
279	Pin oak	24	80	Dominant	65	Deadwing, basal decay	preserve				X	X	X		X					
280	Tulip popular	18	75	Codominant	75		preserve				X	X	X		X					
281	White Oak	24	80	Dominant	75	Large deadwood	preserve				X	X	X		X					
282	Pin oak	16	70	Codominant	70		preserve				X	X	X		X					
283	Blackgum	14	65	Intermediate	70	Cankar on trunk	preserve				X	X	X		X					
284	Pin oak	20	80	Dominant	85		preserve				X	X	X		X					
285	White oak	22	85	Dominant	85		preserve				X	X	X		X					
286	White oak	18	75	Codominant	75		preserve				X	X	X		X					
287	White Oak	16	65	Intermediate	85		preserve				X	X	X		X					
288	Tulip popular	20	Dead			High risk to baron Cameron remove immediately	remove	X												THIS TREE SHOULD BE REMOVED IMMEDIATELY
289	White Oak	16	80	Codominant	90		preserve				X	X	X		X					
290	White oak	26	85	Dominant	90		preserve				X	X	X		X					
291	Tulip popular	16	70	Codominant	70		preserve				X	X	X		X					
292	White Oak	12	85	Edge	85		preserve				X	X	X		X					
293	Tulip popular	24	60	Dominant	45		preserve				X	X	X		X					
294	White Oak	20	85	Dominant	85		preserve				X	X	X		X					
295	White Oak	18	85	Dominant	85		preserve				X	X	X		X					
296	White Oak	24	80	Dominant	75		preserve				X	X	X		X					

Tag #	Species	Size *DBH (in.)	Condition %	Canopy Position	Crown Density %	Problems	Status	Activities: Remove	Crown Pruning	Crown Cleaning	Risk Assessment	Root Prune	Mulch	Fertilize	Water	Prune	Treat Pests	Cable	Cavitation	Comments
297	Red maple	12	85	Edge	85		preserve				X	X	X			X				
298	Red maple	24	85	Dominant	90		preserve				X	X	X			X				
299	Black Gum	14	80	Codominant	85		preserve				X	X	X			X				
300	Tulip Poplar	14	80	Intermediate	80		preserve				X	X	X			X				
101	White Oak	18				Dead	remove	X												
102	Tulip Poplar	22	75	Codominant	80		preserve				X	X	X			X				
103	Sycamore	40	85	Dominant	85		preserve				X	X	X			X				
104	Tulip Poplar	32	80	Codominant	75		preserve				X	X	X			X				
105	White Oak	40	60	Dominant	80	Root decay, root plate failure	remove													
106	Tulip Poplar	28	75	Codominant	80		remove													
107	Red Maple	14	70	Intermediate	80	Root decay	preserve				X	X	X			X				
108	White Oak	40	75	Dominant	80	Large deadwood	remove													
109	Tulip Poplar	30	75	Codominant	75		remove													
110	White Oak	24	80	Codominant	75		preserve				X	X	X			X				
111	Tulip Poplar	12	80	Intermediate	80		preserve				X	X	X			X				
112	Tulip Poplar	18	75	Codominant	75	Deadwood	preserve				X	X	X			X				
113	White Oak	12	75	Codominant	75		preserve				X	X	X			X				
114	Red Oak	38	75	Dominant	75	Deadwood	preserve				X	X	X			X				
115	White Oak	24	60	Codominant	70	Structural defect	remove													
116	White Oak	12	75	Codominant	75		remove													
117	White Oak	38	80	Dominant	75	Deadwood	remove													
118	White Oak	12	80	Intermediate	75		remove													
119	Tulip Poplar	18	70	Intermediate	70	Stressed	preserve				X	X	X			X				
120	Black Gum	20	75	Intermediate	75		preserve				X	X	X			X				

LAKE ANNE DEVELOPMENT PARTNERS LLC
RESTON. RENEWED.

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PRC Plan

Hunter Mill District
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SEAL

COMMONWEALTH OF VIRGINIA
BRUNO P. CARVALHO
Cert. No. 001374
05-21-2014
LANDSCAPE ARCHITECT

SCALE

0' 60' 120'

No.	DATE	BY	Description
2	09/26/14		PRC Plan Resubmittal
1	05/22/14		PRC Resubmission

REVISIONS

DRAWN BY: IK
APPROVED BY: BPC
CHECKED BY: BPC
DATE: May 22, 2014

TITLE

Preliminary Tree Preservation Inventory

L-20d

TREE PRESERVATION NOTES

1. ALL WORK PERFORMED SHALL MEET OR EXCEED INDUSTRY STANDARDS AS MOST RECENTLY PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), OR THE TREE CARE INDUSTRY ASSOCIATION (TCIA). IN THE EVENT TREATMENTS PRESCRIBED ARE NOT COVERED BY AN EXISTING STANDARD, WORK SHALL MEET OR EXCEED STANDARDS APPROVED BY FAIRFAX URBAN FOREST MANAGEMENT (FFX-UFM).

2. A PROFESSIONAL ISA CERTIFIED ARBORIST SHALL BE OBTAINED TO ENSURE THE PROPER IMPLEMENTATION OF THE TREE PRESERVATION PLAN AS THE "PROJECT ARBORIST".

3. ALL TREE PRESERVATION RELATED WORK OCCURRING IN OR ADJACENT TO TREE PRESERVATION AREAS SUCH AS ROOT PRUNING, INSTALLATION OF TREE PROTECTION FENCING AND SILT CONTROL DEVICES; REMOVAL OF TRASH AND DEBRIS; OR EXTRACTION OF TREES DESIGNATED TO BE REMOVED TO ELIMINATE HAZARDOUS CONDITIONS SHALL BE PERFORMED INA MANNER THAT MINIMIZES DAMAGE TO TREES, UNDERSTORY SHRUBS, HERBACEOUS PLANTS, LEAF LITTER, ROOT SYSTEMS AND SOIL CONDITIONS. REMOVAL OF ANY VEGETATION OR SOIL DISTURBANCE IN TREE PRESERVATION AREAS, INCLUDING THE REMOVAL OF PLANT SPECIES THAT MAY BE PERCEIVED AS NOXIOUS OR INVASIVE, SUCH AS POISON IVY, GREENBRIER, MULTI-FLORAL ROSE, ETC. SHALL BE PROHIBITED SUBJECT TO THE REVIEW AND APPROVAL BY FFX-UFM. THE USE OF EQUIPMENT IN TREE PRESERVATION AREAS WILL BE LIMITED TO HAND-OPERATED EQUIPMENT SUCH AS CHAINSAW, WHEEL BARROWS, RAKE AND SHOVELS. ANY WORK THAT REQUIRES THE USE OF EQUIPMENT, SUCH AS SKID LOADERS, TRACTORS, TRUCKS, STUMP-GRINDERS, ETC., OR ANY ACCESSORY OR ATTACHMENT CONNECTED TO THIS TYPE OF EQUIPMENT SHALL BE PROHIBITED SUBJECT TO REVIEW AND APPROVAL BY FFX-UFM.

4. TREES DESIGNATED IN THE APPROVED TREE CONSERVATION PLAN FOR "HAND REMOVAL" ALONG THE LIMITS OF DISTURBANCE SHALL BE REMOVED USING A CHAINSAW AS TO AVOID DAMAGE TO SURROUNDING TREES AND UNDERSTORY VEGETATION TO BE PRESERVED. IF A STUMP MUST BE REMOVED, THIS SHALL BE DONE USING A STUMP-GRINDING MACHINE IN A MANNER THAT CAUSES AS LITTLE DISTURBANCE AS POSSIBLE TO ADJACENT TREES, VEGETATION AND SOIL CONDITIONS. PROJECT ARBORIST SHALL BE ON-SITE TO MONITOR ALL STUMP GRINDING OPERATIONS.

5. ROOT PRUNING SHALL BE PERFORMED AS NEEDED TO COMPLY WITH THE REQUIREMENTS OF THE APPROVED TREE CONSERVATION PLAN. ALL TREATMENTS SHALL BE CLEARLY IDENTIFIED, LABELED, AND DETAILED ON THE EROSION AND SEDIMENT CONTROL SHEETS OF THE RESPECTIVE PUBLIC IMPROVEMENT/SITE PLAN SUBMISSION. THE DETAILS FOR THESE TREATMENTS SHALL BE REVIEWED AND APPROVED BY FFX-UFM, ACCOMPLISHED IN A MANNER THAT PROTECTS AFFECTED AND ADJACENT VEGETATION TO BE PRESERVED, AND MAY INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
- ROOT PRUNING SHALL BE DONE WITH A TRENCHER OR VIBRATORY PLOW TO A DEPTH OF 18 INCHES.
- ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING.
- PROJECT ARBORIST SHALL BE ON-SITE TO MONITOR ALL ROOT PRUNING OPERATIONS.

6. MULCHING - FOLLOWING PHASE II E&S ACTIVITIES, TREES INDICATED FOR MULCHING IN THE APPROVED TREE CONSERVATION PLAN SHALL BE MULCHED. HARDWOOD CHIPS OR SHREDDED MULCH SHALL BE APPLIED AT A MAXIMUM DEPTH OF 4 INCHES AND ONLY WITHIN 10 FEET OF THE LIMITS OF DISTURBANCE.
DISTRIBUTION OF CHIPS:
- HEAVY EQUIPMENT IS PROHIBITED FROM ENTERING THE TREE PRESERVATION AREA(S) TO DISTRIBUTE MULCH.
- HEAVY EQUIPMENT MAY BE USED TO DISTRUBUTE CHIPS OVER TREE PROTECTION FENCING AT "DISTRIBUTION LOCATIONS" DETERMINED BY "PROJECT ARBORIST".
- DISTRIBUTION LOCATIONS SHALL BE FIELD LOCATED BY "PROJECT ARBORIST". LOCATIONS SHALL BE CHOSEN TO MINIMIZE DAMAGE TO EXISITNG OVERSTORY AND UNDERSTORY VEGETATION TO BE PRESERVED.
- DURING DISTRIBUTION OF MULCH "PROJECT ARBORIST" SHALL BE ON-SITE TO MONITOR OPERATIONS.
- MULCH SHALL BE SPREAD BY HAND INSIDE TREE PRESERVATION AREAS.
- HARDWOOD CHIPS OR SHREDDED MULCH FROM SITE CLEARING OPERATION SHOULD BE USED WHERE POSSIBLE.

7. ALL CONSTRUCTION ACTIVITY BEYOND THE LIMITS OF DISTURBANCE SHOWN ON THE TREE CONSERVATION PLAN SHALL BE PROHIBITED UNLESS PREVIOUSLY APPROVED. THE STORAGE OF EQUIPMENT, MATERIALS, CHEMICALS, AND DEBRIS AS WELL AS VEHICULAR TRAFFIC OR THE PARKING OF VEHICLES SHALL NOT BE PERMITTED WITHIN TREE PRESERVATION AREAS.

8. IF REQUIRED BY THE SITE IMPSECTOR AT THE TIME OF PRE-CONSTRUCTION MEETING, THE SERVICES OF THE "PROJECT ARBORIST" OR LANDSCAPE ARCHITECT SHALL BE RETAINED TO HAVE THE LIMITS OF CLEARING AND GRADING IN THE AREAS OF TREE PRESERVATION MARKED WITH A CONTINUOUS LINE OF FLAGGING PRIOR TO THE PRECONSTRUCTION MEETING WITH THE FFX-UFM TO BE HELD PRIOR TO ANY CLEARING AND GRADING. DURING THE PRECONSTRUCTION MEETING, THE "PROJECT ARBORIST" OR LANDSCAPE ARCHITECT SHALL WALK SUCH LIMITS OF CLEARING AND GRADING WITH AN FFX-UFM REPRESENTATIVE TO DETERMINE WHERE ADJUSTMENTS TO THE CLEARING LIMITS CAN BE MADE TO INCREASE THE AREA OF TREE PRESERVATION AND/OR TO INCREASE THE SURVIVABILITY OF TREES AT THE EDGE OF THE LIMITS OF CLEARING AND GRADING, AND SUCH ADJUSTMENT SHALL BE IMPLEMENTED; PROVIDED, HOWEVER, THAT NO ADJUSTMENT SHALL BE REQUIRED THAT WOULD AFFECT THE LOCATION AND/OR DESIGN OF THE DEVELOPMENT.

9. TREES LOCATED OUTSIDE OF THE LIMITS OF CLEARING AND WITHIN AREAS DESIGNATED TO BE PRESERVED THAT HAVE BEEN PRE-IDENTIFIED ON APPROVED TREE PRESERVATION PLANS AS "DEAD", "POOR CONDITION" OR "POTENTIAL HAZARD" SHALL BE EVALUATED BY URBAN FOREST MANAGEMENT DIVISION STAFF (OR ALTERNATIVE STAFF AS DETERMINED BY THE DIRECTOR) DURING THE PRE-CONSTRUCTION WALK-THROUGH FOR REMOVAL DURING THE DEVELOPMENT SITE'S INITIAL LAND CLEARING OPERATIONS. IN THE PRECONSTRUCTION WALK-THROUGH, OR DURING ANY OTHER INSPECTION OF THE SITE, THE DIRECTOR IDENTIFIES ADDITIONAL TREES THAT HAVE BECOME HAZARDOUS OR A MAINTENANCE NUISANCE DUE TO THE INTRODUCTION OF A TARGET SUCH AS A STURCTURE, OPEN SPACE FREQUENTED BY PEOPLE, OR OTHER IMPROVEMENT, REMOVAL OF THESE TREES SHALL BE REQUIRED. TREES SHALL BE REMOVED BY HAND WITH A CHAIN SAW AND THE STUMP SHALL BE LEFT IN PLACE UNLESS IT TOO IS DEEMED A HAZARD OR A MAINTENANCE NUISANCE. REMOVAL SHALL BE ACCOMPLISHED IN A MANNER THAT AVOIDS DAMAGE TO SURROUNDING TREES AND ASSOCIATED UNDERSTORY VEGETATION. THE REMOVAL OF THE TRUNK OR BRANCHES OF THE FELLED TREE(S) IS NOT REQUIRED WITHIN WOODED AREAS, UNLESS SPECIFICALLY REQUIRED BY THE DIRECTOR.

10. DURING ANY CLEARING OR TREE/VEGETATION REMOVAL IN THE AREAS ADJACENT TO THE TREE PRESERVATION AREAS, A REPRESENTATIVE OF THE DEVELOPER SHALL BE PRESENT TO MONITOR THE PROCESS AND ENSURE THAT THE ACTIVITIES ARE CONDUCTED AS CONDITIONED AND APPROVED BY UFM. THE SERVICES OF THE "PROJECT ARBORIST" OR LANDSCAPE ARCHITECT SHALL BE RETAINED TO MONITOR ALL ON-SITE CONSTRUCTION AND DEMOLITION WORK AND TREE PRESERVATION EFFORTS IN ORDER TO ENSURE CONFORMANCE WITH ALL TREE PRESERVATION CONDITIONS, AND UFM APPROVALS. SEE ARBORIST MONITORING SCHEDULE FOR DETAIL.

11. 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 ADJACENT TO THE TREE PRESERVATION AREAS AS SHOWN ON THE PHASE I & II EROSION AND SEDIMENT CONTROL SHEETS.

12. SIGNS STATING "TREE PRESERVATION AREA - KEEP OUT" SHALL BE AFFIXED TO THE TREE PRESERVATION FENCE AT LEAST EVERY 50 FEET. SIGNS SHALL ALTERNATE BETWEEN ENGLISH AND SPANISH.

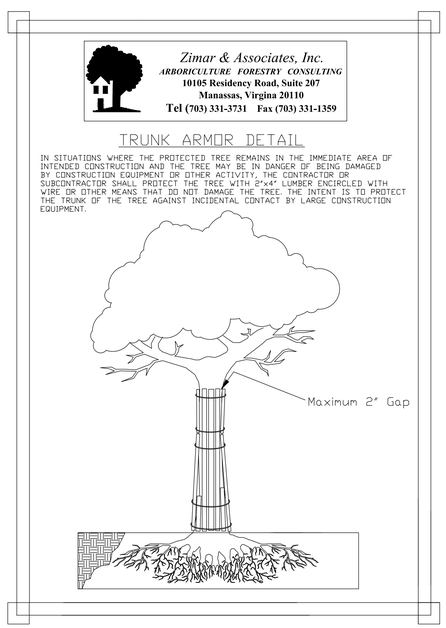
13.) POOR CONDITION TREES. TREES DESIGNATED POOR CONDITON IN THE APPROVED TREE CONSERVATION PLAN ARE SUBJECT TO ADDITIONAL INSPECTION, REMOVAL, PRUNING OR OTHER ARBORICUTURAL PRACTICES AT TIME OF INITIAL LAND CLEARING PHASE.

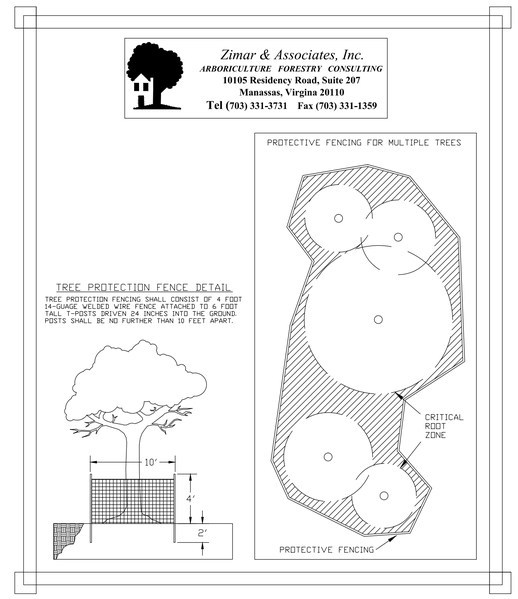
TREE CONSERVATION PLAN - PHASING

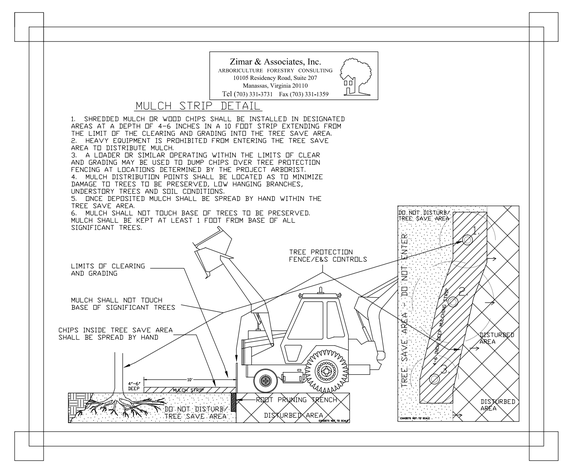
PRE-CONSTRUCTION
1.) PRIOR TO THE PRE-CONSTRUCTION MEETING THE LIMITS OF CLEARING SHALL BE FLAGGED ON SITE.
2.) AREAS SHOW ON THE APPROVED PLANS TO BE PRESERVED THAT DO NOT CONTAIN SIGNIFICANT VEGETATION SHALL BE REVIEWD ON SITE. IF WARRANTED, APPROVAL FROM THE DIRECTOR FOR AN EXCEMPTION FROM PRESERVATION AND PROTECTION REQUIREMENTS SHALL BE DETERMINED AT THIS TIME.
3.) TREES LOCATED OUTSIDE OF THE LIMITS OF CLEARING AND WITHIN AREAS DESIGNATED TO BE PRESERVED THAT HAVE BEEN PRE-IDENTIFIED ON APPROVED TREE PRESERVATION PLANS AS "DEAD", "POOR CONDITION" OR "POTENTIAL HAZARD" SHALL BE EVALUATED BY URBAN FOREST MANAGEMENT DIVISION STAFF (OR ALTERNATIVE STAFF AS DETERMINED BY THE DIRECTOR) DURING THE PRE-CONSTRUCTION WALK-THROUGH FOR REMOVAL DURING THE DEVELOPMENT SITE'S INITIAL LAND CLEARING OPERATIONS.
4.) IF DURING THE PRECONSTRUCTION WALK-THROUGH, OR DURING ANY OTHER INSPECTION OF THE SITE, THE DIRECTOR IDENTIFIES ADDITIONAL TREES THAT HAVE BECOME HAZARDOUS OR A MAINTENANCE NUISANCE DUE TO THE INTRODUCTION OF A TARGET SUCH AS A STURCTURE, OPEN SPACE FREQUENTED BY PEOPLE, OR OTHER IMPROVEMENT, REMOVAL OF THESE TREES SHALL BE REQUIRED. TREES SHALL BE REMOVED BY HAND WITH A CHAIN SAW AND THE STUMP SHALL BE LEFT IN PLACE UNLESS IT TOO IS DEEMED A HAZARD OR A MAINTENANCE NUISANCE. REMOVAL SHALL BE ACCOMPLISHED IN A MANNER THAT AVOIDS DAMAGE TO SURROUNDING TREES AND ASSOCIATED UNDERSTORY VEGETATION. THE REMOVAL OF THE TRUNK OR BRANCHES OF THE FELLED TREE(S) IS NOT REQUIRED WITHIN WOODED AREAS, UNLESS SPECIFICALLY REQUIRED BY THE DIRECTOR.
5.) IF DEMOLITION OF EXISTING SITE FEATURES IS TO OCCUR NEXT TO TREES TO BE PRESERVED, TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO BEGINNING DEMOLITION.

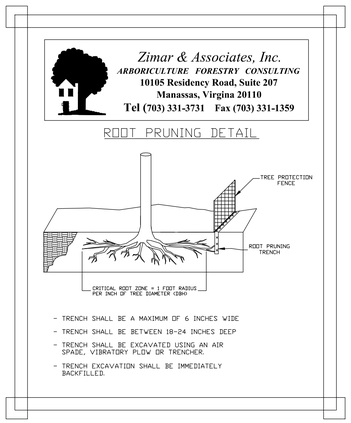
INITIAL LAND CLEARING OPERATIONS
1.) **TREE PROTECTION DEVICE**S: THE ABOVE AND BELOW-GROUND PORTIONS OF ALL VEGETATION SHOWN ON APPROVED PLAN TO BE PRESERVED WITHIN AND CONTIGUOUS TO THE SITE SHALL BE PROTECTED. PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO ANY CLEARING AND GRADING WITH HEAVY EQUIPMENT AS SPECIFIED IN THE APPROVED TREE CONSERVATION PLAN.
2.) **ROOT PRUNING:** PRIOR TO LAND DISTURBING ACTIVITES, ROOT PRUNING WITH A VIBRATORY PLOW, TRENCHER OR OTHER DEVICE APPROVED BY THE DIRECTOR SHALL BE CONDUCTED ALONG THE LIMITS OF CLEARING ADJACENT TO TREE PRESERVATION AREAS WHERE CALLED FOR IN THE APPROVED TREE CONSERVATION PLAN. (SEE TREE PRESERVATION NARRATIVE AND ROOT PRUNING DETAIL PROVIDED)
3.) TREES ON THE EDGE OF THE LIMITS OF CLEARING "HAND REMOVALS" SHALL BE CUT DOWN BY HAND WITH A CHAIN SAW. REMAINING STUMPS SHALL EITHER BE LEFT IN PLACE OR GROUND DOWN WITH A STUMP GRINDER.
4.) TREES APPROVED TO BE REMOVED BY URBAN FOREST MANAGEMENT STAFF DURING PRE-CONSTRUCTION WALK-THROUGH SHALL BE REMOVED IN CONJUNCTION WITH THE DEVELOPMENT SITE'S INITIAL LAND CLEARING OPERATION.
5.) ONCE CLEARING IS COMPLETED AND PROTECTIVE DEVICES INSTALLED ACCORDING TO THE APPROVED PHASE I EROSION AND SEDIMENT CONTROL PLAN, AN INSPECTION SHALL BE REQUESTED BY THE PERMITTEE. THE PHASE 1 CLEARING AND EROSION AND SEDIMENT CONTROL DEVICES SHALL BE APPROVED BY THE DIRECTOR BEFORE ADDITIONAL CLEARING BEGINS.

CONSTRUCTION PHASE
1.) TREES AND FORESTED AREAS SHALL BE PROTECTED AND MANAGED DURING ALL PHASES OF CONSTRUCTION IN ACCORDANCE WITH THE PROVISIONS AND SITE SPECIFIC GUIDANCE PROVIDED WITHIN THE APPROVED TREE CONSERVATION PLAN NARRATIVE.
2.) IN ADDITION TO PROTECTING TREES, THE PERMITTEE SHALL PROTECT ALL UNDERSTORY PLANTS, LEAF LITTER AND SOIL CONDITIONS FOUND IN THE FORESTED AREAS DESIGNATED FOR PRESERVATION EXCEPT AS ALLOWED BY THE APPROVED TREE CONSERVATION PLAN AND NARRATIVE.
3.) MONITORING: THE PERMITTEE SHALL ACTIVELY MONITOR THE CONSTRUCTION SITE TO ENSURE THAT INAPPROPRIATE ACTIVITES SUCH AS STORAGE OF CONSTRUCTION MATERIALS, DUMPING OF DEBRIS, AND TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONEL DO NOT OCCUR WITHIN AREAS SHOWN PRESERVED OUTSIDE THE LIMITS OF CLEARING.
4.) TREE PROTECTION DEVICES SHALL BE MAINTAINED UNTIL ALL WORK IN THE VICINITY HAS BEEN COMPLETED AND SHALL NOT BE REMOVVED OR RELOCATED WITHOUT THE CONSENT OF THE DIRECTOR. IF THE DIRECTOR DEEMS THAT THE PROTECTIVE DEVICES ARE INSUFFICIENT, INSTALLTION OF ADDITIONAL PROTECTIVE DEVICES MAY BE REQUIRED.
5.) ANY DAMAGE INFLICTED TO THE ABOVE OR BELOW-GROUND PORTIONS OF THE TREES SHOWN TO BE PRESERVED SHALL BE REPAIRED IMMEDIATELY.
6.) ANY PORTION OF THE TREE PRESERVATION AREA THAT IS DISTURBED WITHOUT PRIOR APPROVAL OF THE DIRECTOR SHALL BE MULCHED IMMEDIATELY WITH A MINIMUM OF 4-INCHS OF WOOD CHIPS OR OTHER SUTIABLE MATERIAL AS APPROVED BY THE DIRECTOR OR TREE CONSERVATION PLAN NARRATIVE.









LAKE ANNE DEVELOPMENT PARTNERS LLC
BESTOW. RENEWED.

Hickok Cole ARCHITECTS

CGLA landscape architecture planning, urban design

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Lake Anne Village Center
PRC Plan
Hunter Mill District
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SEAL

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BRUNO P. CARVALHO
Cert. No. 001374
11-21-2014
LANDSCAPE ARCHITECT

SCALE
0' 60' 120'

No.	DATE	BY	Description
4	11/24/14		Response to County Comments
3	11/05/14		Response to County Comments
2	10/27/14		Response to County Comments
1	09/26/14		Response to County Comments

REVISIONS

DRAWN BY	IK
APPROVED BY	BPC
CHECKED BY	BPC
DATE	December 9, 2013

TITLE
Preliminary Tree Preservation Details

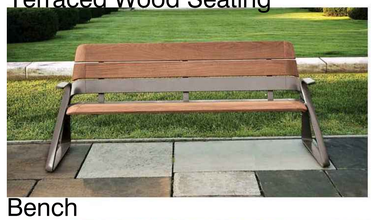
L-20e

Terraced Wood Seating

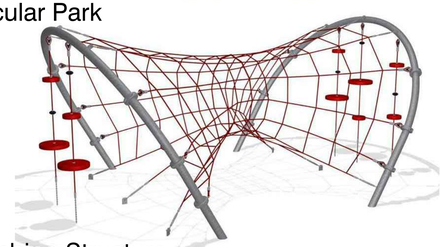
Circular Park

Terraced Seating

Interactive Art Seating



Bench



Climbing Structure

Art Bike Racks

Shade Structure

Bench

Recycling Bins

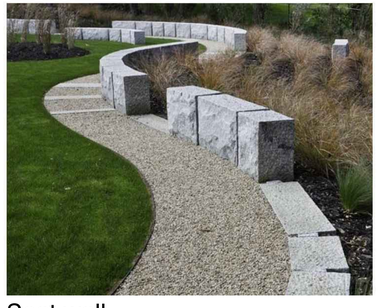
Litter Receptacles

Bikeshare Station

Bike rack

Outdoor furniture

Existing Sculpture



Seat wall

Outdoor furniture

LAKE ANNE DEVELOPMENT PARTNERS LLC
BESTON. RENEWED.

Hickok Cole ARCHITECTS

CGLA landscape architecture planning, urban design

Dewberry

G+P GRIMM AND PARKER

Lake Anne Village Center

PRC Plan

Hunter Mill District
Fairfax County, Virginia

SEAL

COMMONWEALTH OF VIRGINIA
BRUNO P. CARVALHO
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11-21-2014
LANDSCAPE ARCHITECT

SCALE

No.	DATE	BY	Description
4	11/24/14		Response to County Comments
3	11/05/14		Response to County Comments
2	10/27/14		Response to County Comments
1	09/26/14		Response to County Comments

REVISIONS

DRAWN BY	IK
APPROVED BY	BPC
CHECKED BY	BPC
DATE	December 9, 2013

TITLE

Site Elements and Imagery

L-21

Symbol	Specification
	Vehicular light poles (see cut sheets below)
	Pedestrian light poles (see cut sheets below)

All lighting design is subject to review by Fairfax County and must comply with the Outdoor Lighting Standards contained in Article 14 of the Zoning Ordinance and any requirements set forth in the Public Facilities Manual. Additionally, all street lighting must comply with applicable VDOT standards for roadway lighting.

Spacing shall insure proper light levels for public ROWs are achieved per VDOT standards.

Typical spacing =

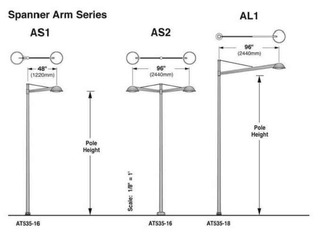
1. Roadway Lighting = 80ft to 100ft on center
2. Pedestrian Lighting = 40ft to 65ft on center

Pedestrian Scale Streetscape Lights—Option A

Product Name / Manufacturer: Se'lux , Arc Mini, Spanner Arm Series. Silver finish. LED or HID lamp. tempered flat glass lens. AT535 pole with base cover. LED Model# ARC MINI – ARC2-L-R(*)-ASI-LED-SV-S635-18-125-SV-BC(*) HID Model # AT535-18-188-SV-BC(*) www.selux.com or approved other

Specifications: Meet Illuminating Engineer Society (IES) photometric performance standards for urban streets and streetscapes

Other: Banner arms and signage connections encouraged

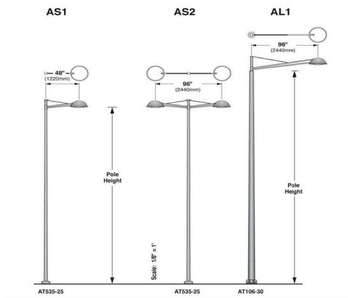


Roadway Scale Street Lights—Option A

Product Name / Manufacturer: Se'lux , Arc, Spanner Arm Series. Silver finish. HID or LED lamp. tempered flat glass lens. AT635 or AT106 pole with base cover. LED Model # ARC – ARC-L-R(*)-ASI-LED-SV-AT635-25-188-SV-BC(*) or HID Model #AT106-35-188-SV-BC(*) www.selux.com or approved other

Specifications: Meet Illuminating Engineer Society (IES) photometric performance standards for urban streets and streetscapes

Other: Can also be combined with Arc Mini fixtures at lower mounting height to illuminate both roadway and streetscape on one pole. Banner arms and signage connections encouraged

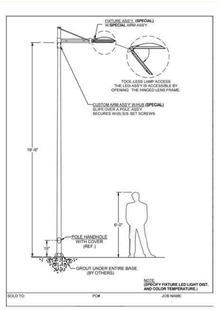


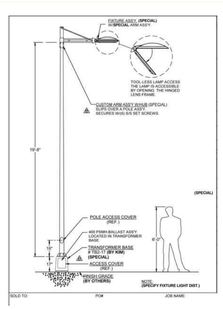
Pedestrian Scale Streetscape Lights—Option B

Product Name / Manufacturer: Architectural Area Lighting Flex Series: Matte aluminum finish. HID option item number FH3-400PSMH-11A-1750-B, or LED option item number FH-T3-99LED-BW-11A-1834 www.aal.net or approved other

Specifications: Meet Illuminating Engineer Society (IES) photometric performance standards for urban streets and streetscapes

Other: Banner arms and signage connections encouraged



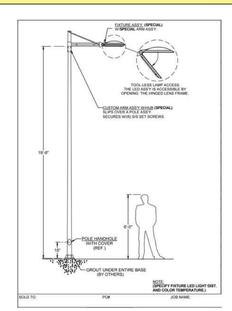


Roadway Scale Street Lights—Option B

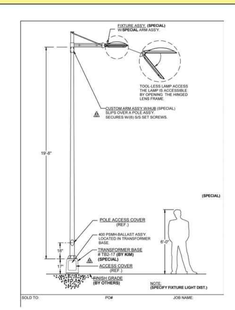
Product Name / Manufacturer: Architectural Area Lighting Flex Series: Matte aluminum finish. HID option item number FH3-400PSMH-11A-1750-B, or LED option item number FH-T3-99LED-BW-11A-1834 www.aal.net or approved other

Specifications: Meet Illuminating Engineer Society (IES) photometric performance standards for urban streets and streetscapes

Other: Can also be combined with additional fixture at lower mounting height to illuminate both roadway and streetscape on one pole. Banner arms and signage connections encouraged



LED Option



HID Option

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Cert. No. 001374
11-21-2014
LANDSCAPE ARCHITECT

SCALE

No.	DATE	BY	Description
4	11/24/14		Response to County Comments
3	11/05/14		Response to County Comments
2	10/27/14		Response to County Comments
1	09/26/14		Response to County Comments

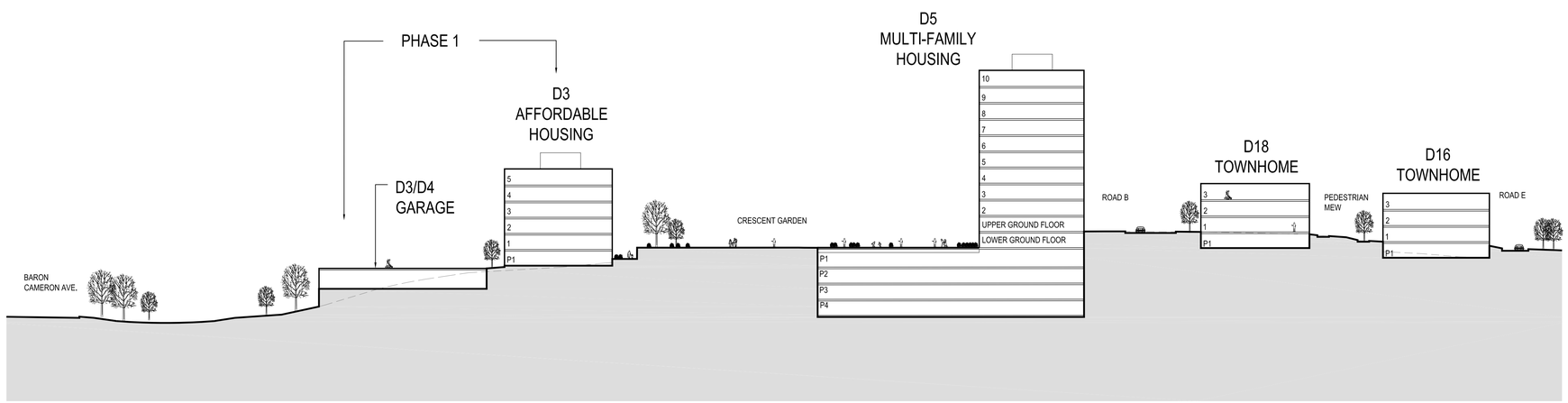
REVISIONS

DRAWN BY: IK
APPROVED BY: BPC
CHECKED BY: BPC
DATE: December 9, 2013

TITLE

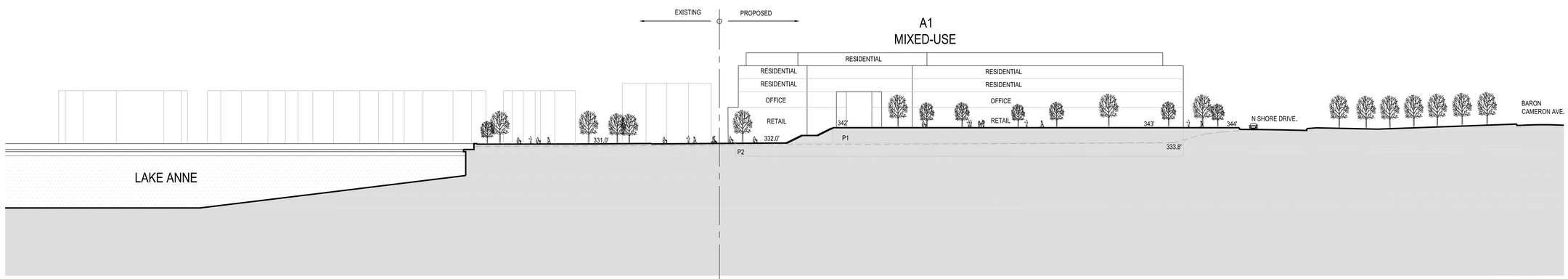
Lighting Details

L-22



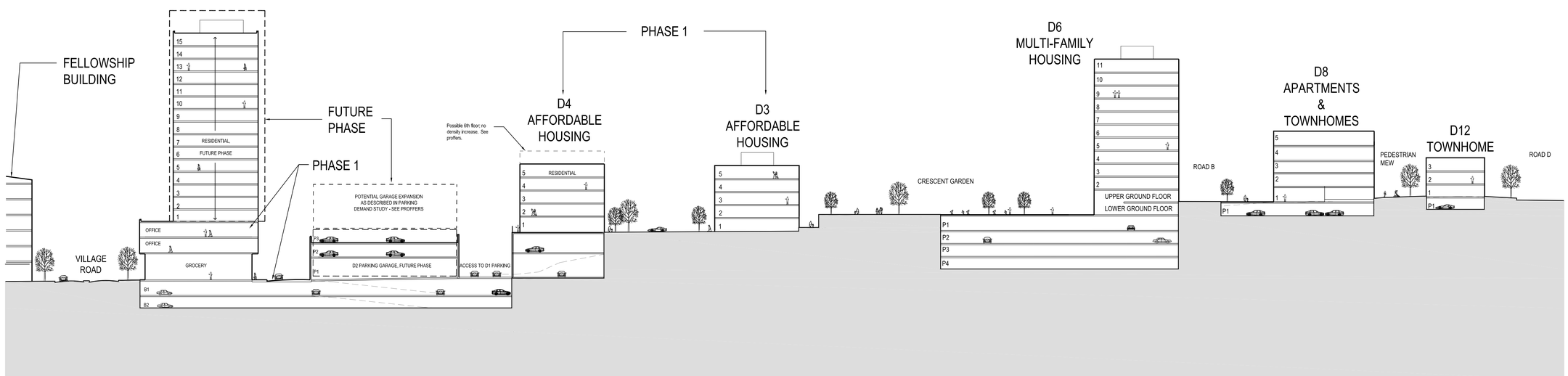
SECTION AA

SCALE: 1" = 40'



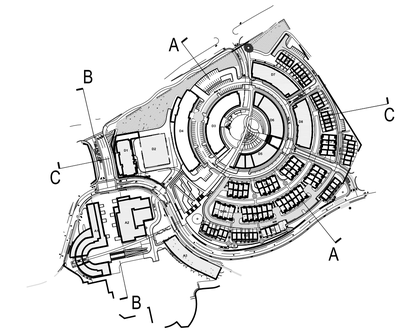
SECTION BB

SCALE: 1" = 40'



SECTION CC

SCALE: 1" = 40'



KEY PLAN

SCALE: NTS

0' 40' 80' 160'

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C. MICHAEL E. HICKOK
LICENSE No.
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ARCHITECT

SCALE

AS NOTED

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REVISIONS

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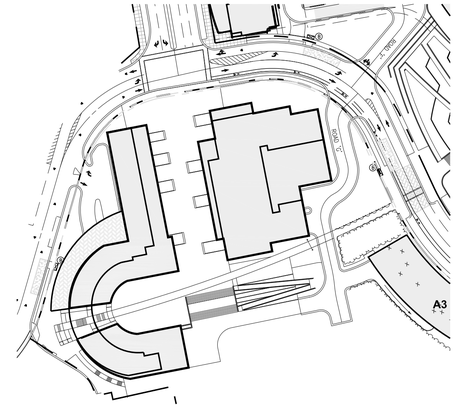
APPROVED BY –

CHECKED BY –

DATE December 09, 2013

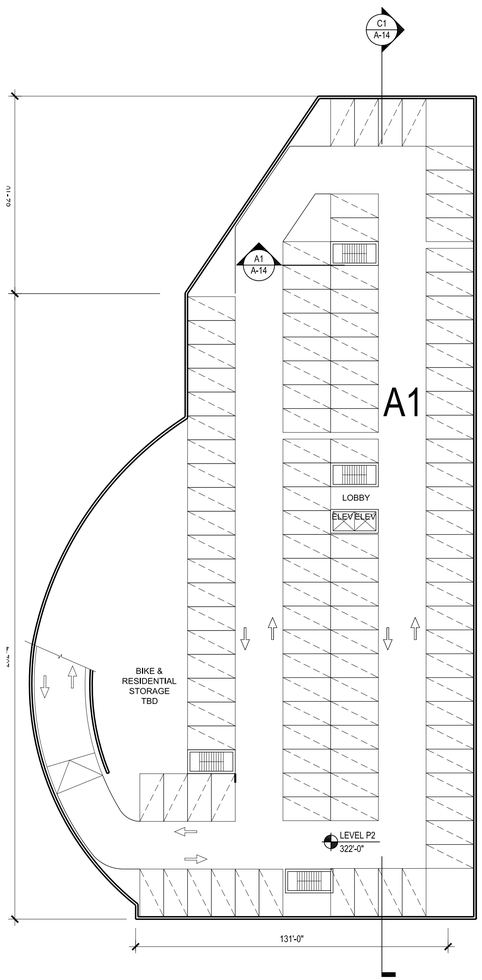
SITE SECTIONS

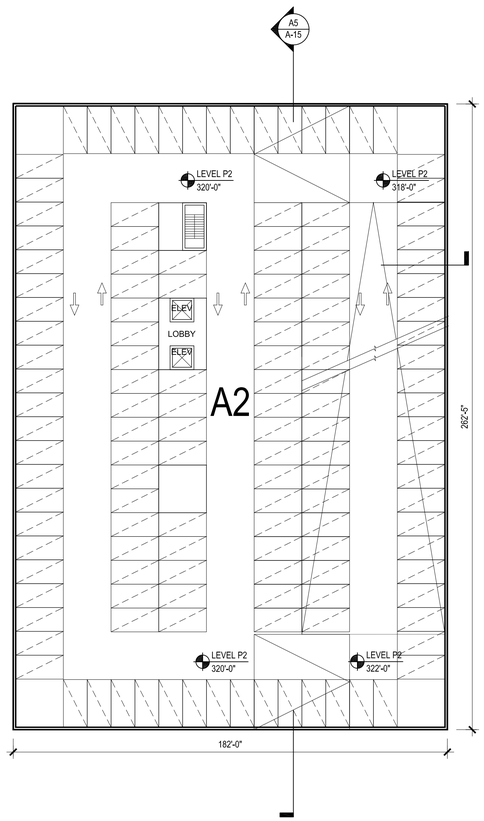
A-00

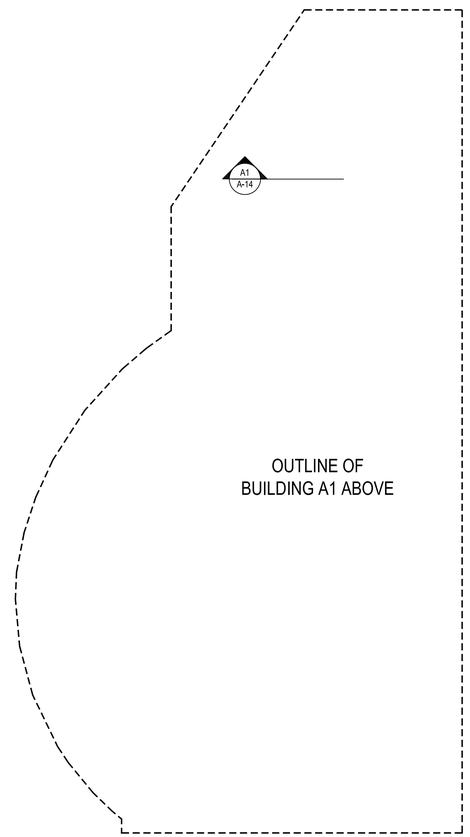


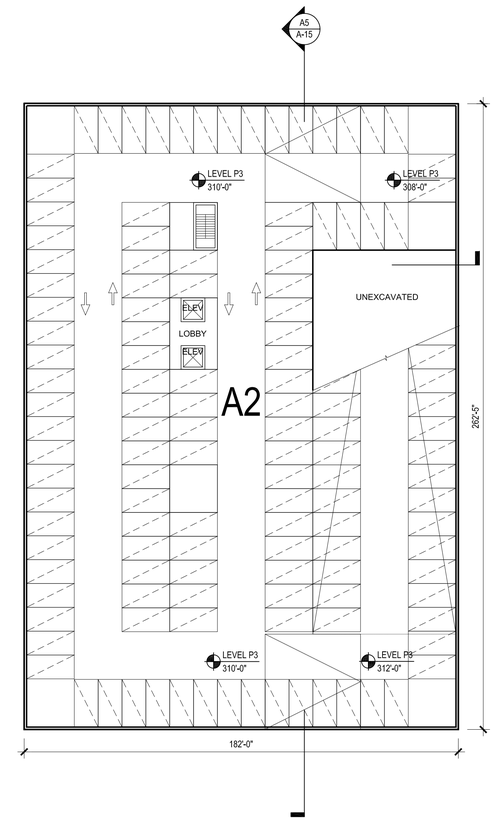
SITE PLAN

SCALE: 1" = 100'-0"









LEVEL P2

SCALE: 1" = 30'-0"

A2 LEVEL P3

SCALE: 1" = 30'-0"

0' 30' 60' 120'

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REVISIONS

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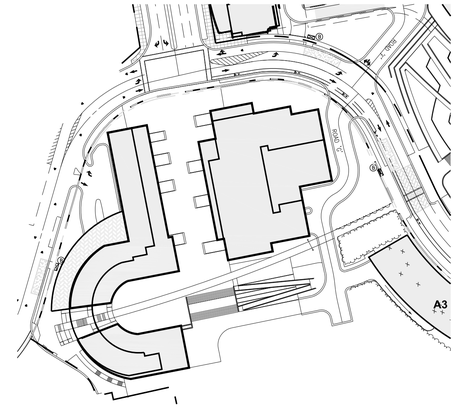
APPROVED BY –

CHECKED BY –

DATE December 09, 2013

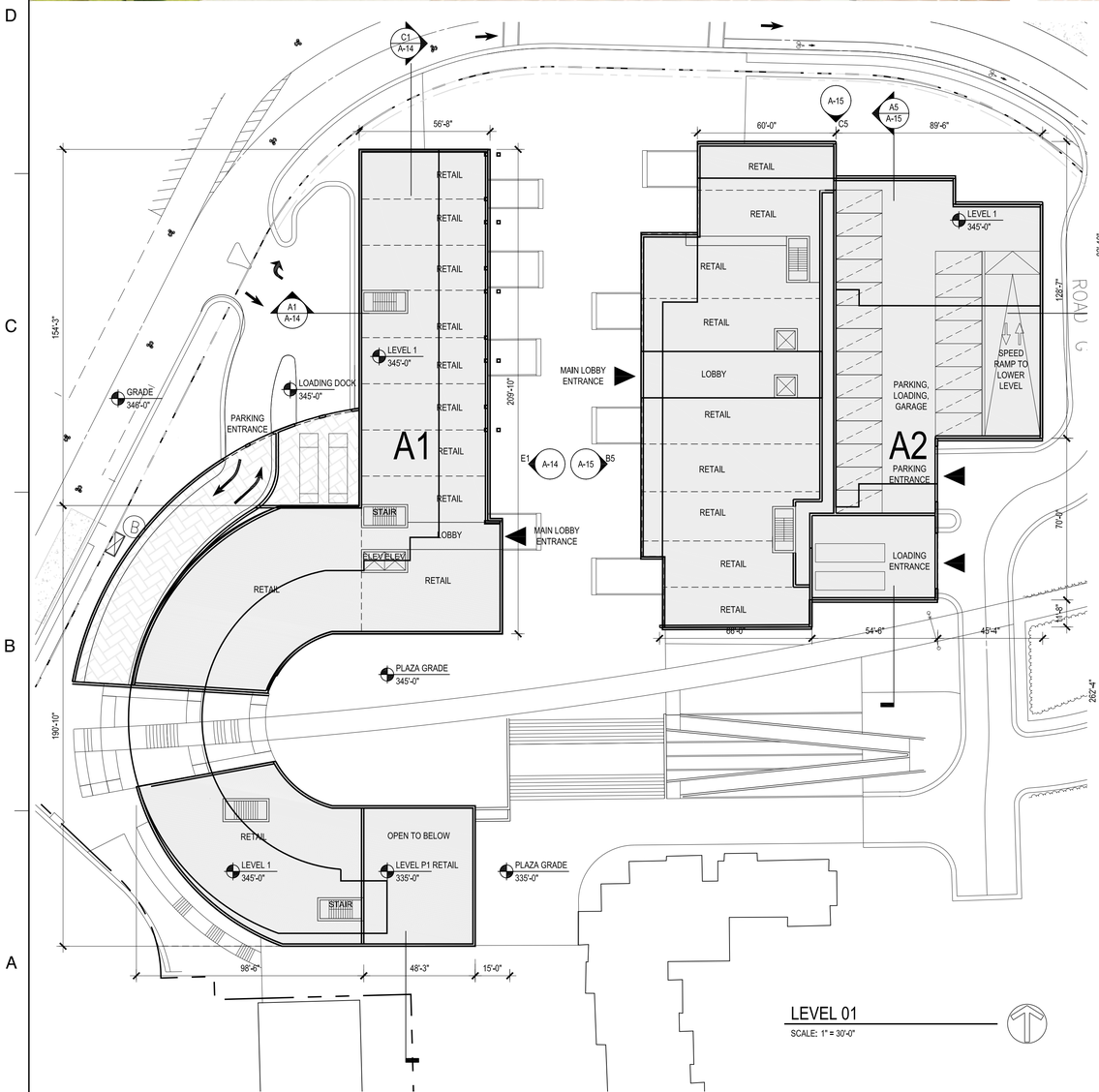
A1 AND A2
LEVEL P3 AND LEVEL P2

A-10



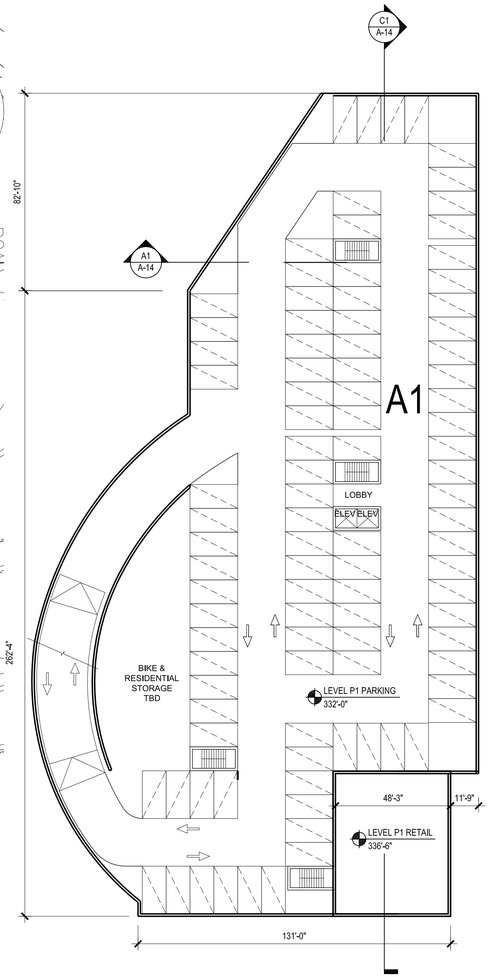
SITE PLAN

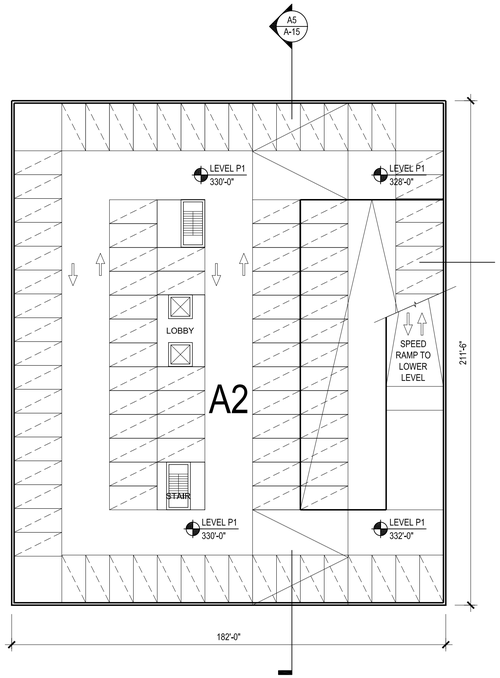
SCALE: 1" = 100'-0"



LEVEL 01

SCALE: 1" = 30'-0"





LEVEL P1

SCALE: 1" = 30'-0"

0' 30' 60' 120'

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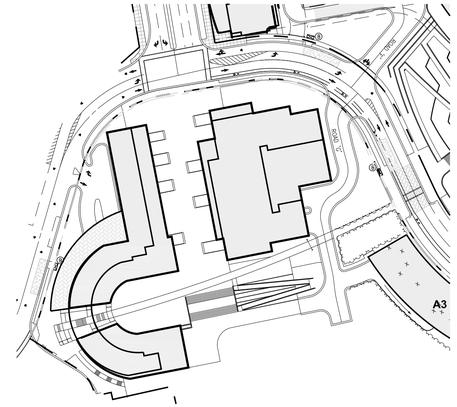
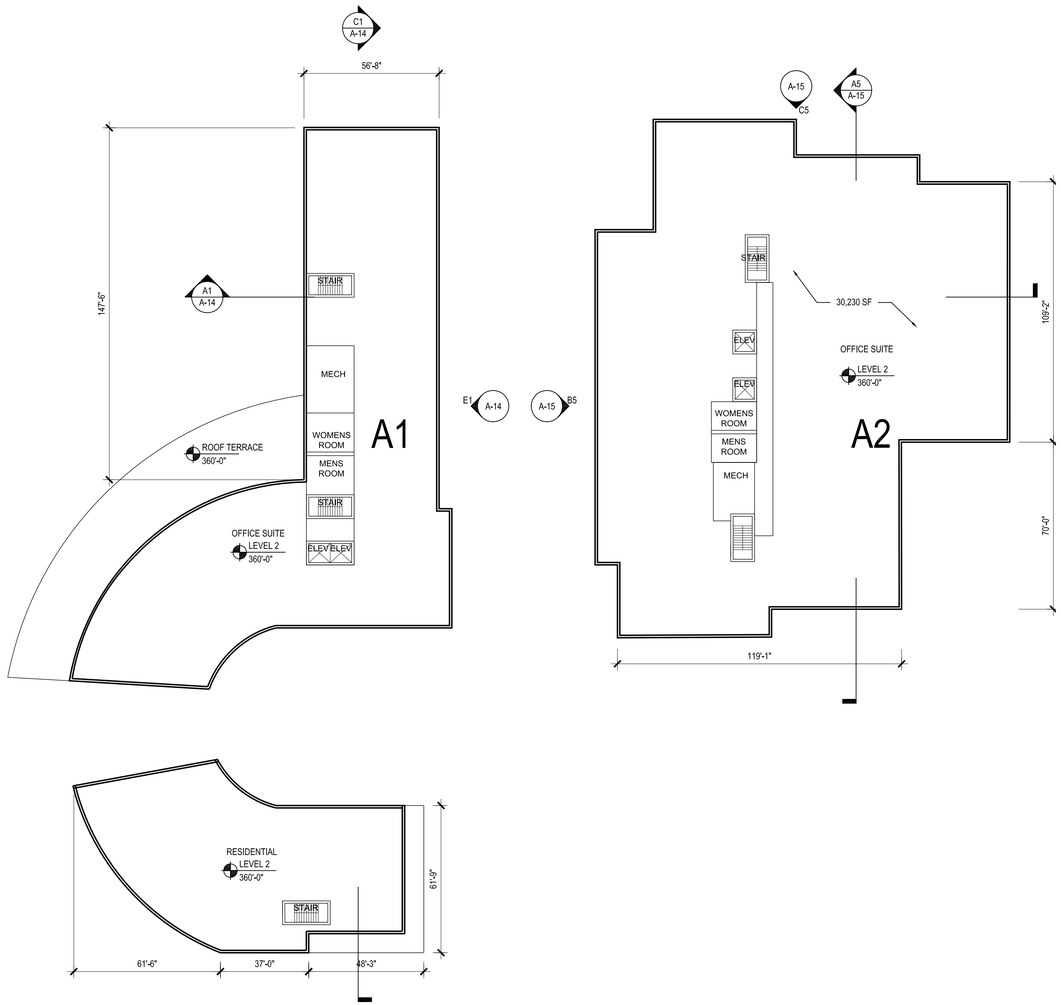
A1 AND A2
LEVEL P1 AND LEVEL 01

A-11



SITE PLAN
SCALE: 1" = 100'-0"

LEVEL 03
SCALE: 1" = 30'-0"



LEVEL 02
SCALE: 1" = 30'-0"

0' 30' 60' 120'

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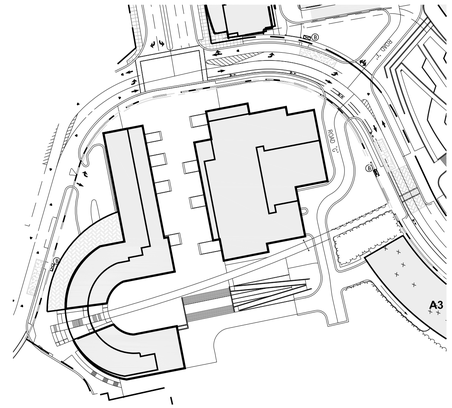
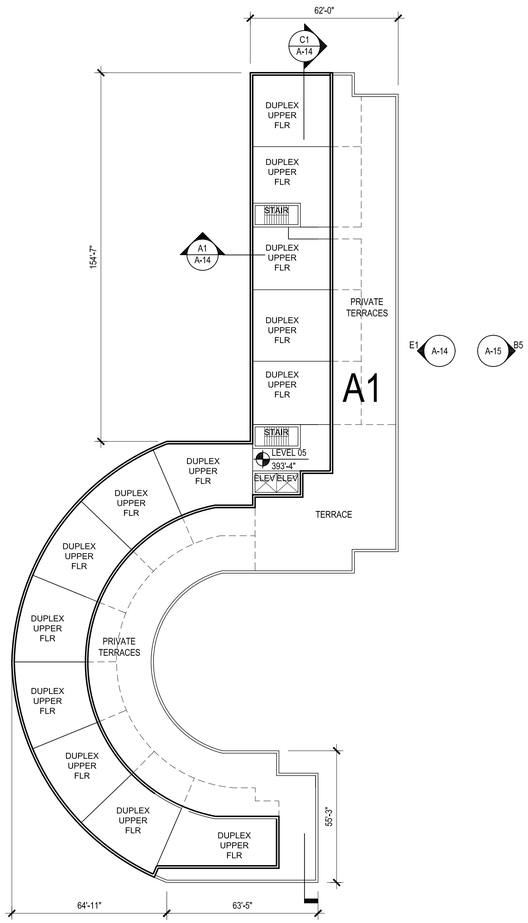
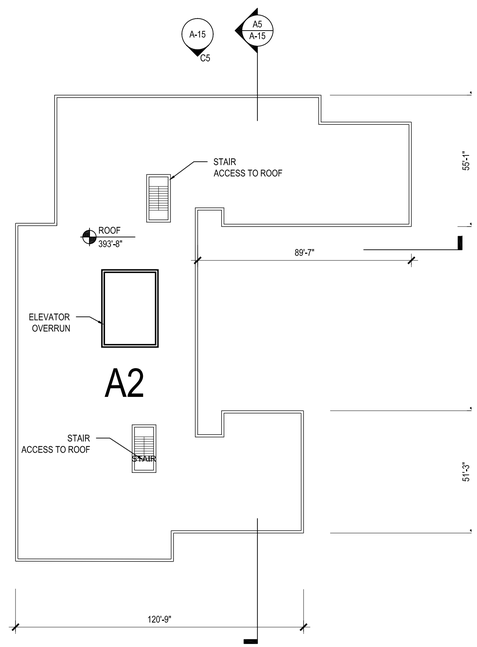
A1 AND A2
LEVEL 02 AND LEVEL 03

A-12

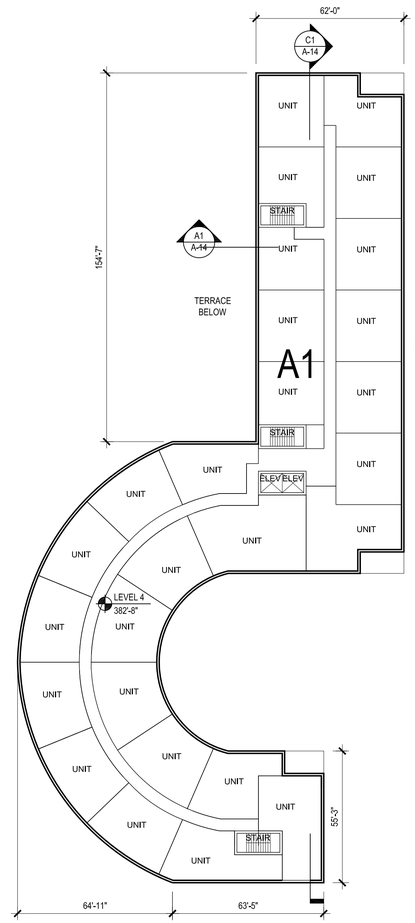


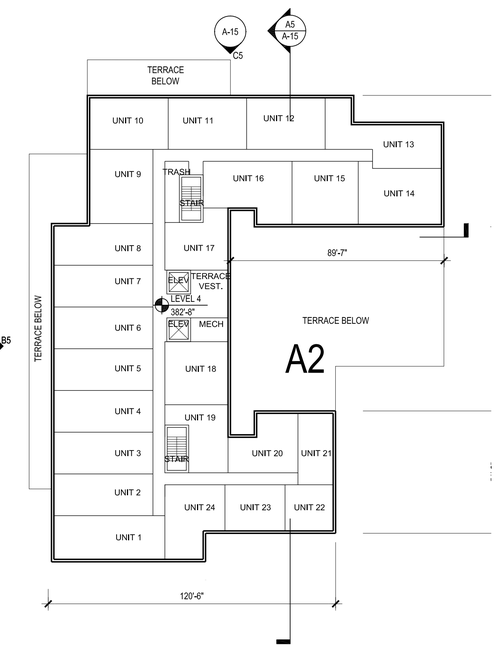
SITE PLAN
SCALE: 1" = 100'-0"





A1 LEVEL 05
SCALE: 1" = 30'-0"





LEVEL 04
SCALE: 1" = 30'-0"

0' 30' 60' 120'

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REVISIONS

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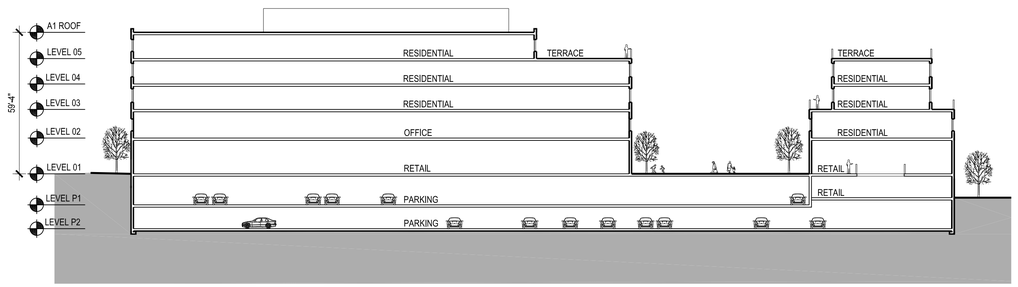
CHECKED BY –
DATE December 09, 2013

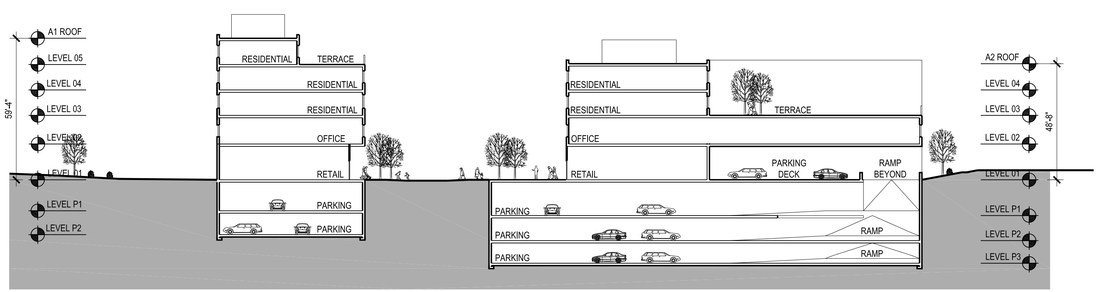
A1 AND A2
LEVEL 04 AND LEVEL 05

A-13

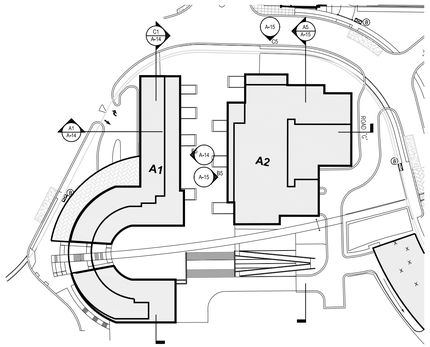
E1 BUILDING A1 - EAST ELEVATION
SCALE: 1" = 30'-0"



C1 BUILDING A1 - LONGITUDINAL SECTION
SCALE: 1" = 30'-0"



A1 TRANSVERSE SECTION THRU A1 AND A2
SCALE: 1" = 30'-0"



E5 KEY PLAN - A1 AND A2
SCALE: 1" = 100'-0"

C4 BUILDING A1 PERSPECTIVE LOOKING NORTH WEST
SCALE: NTS

A4 BUILDING A1 PERSPECTIVE LOOKING NORTH WEST
SCALE: NTS

0' 30' 60' 120'

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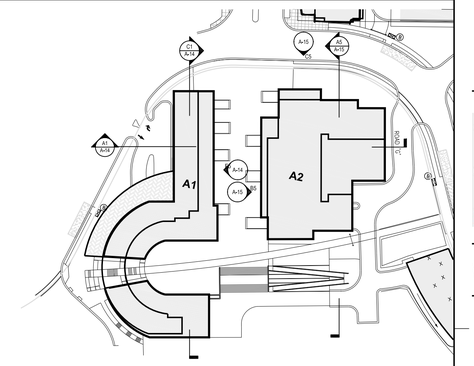
TITLE
A1 BUILDING SECTIONS AND ELEVATIONS

A-14

C1 BUILDING A2 AXONOMETRIC LOOKING NORTH EAST
SCALE: NTS

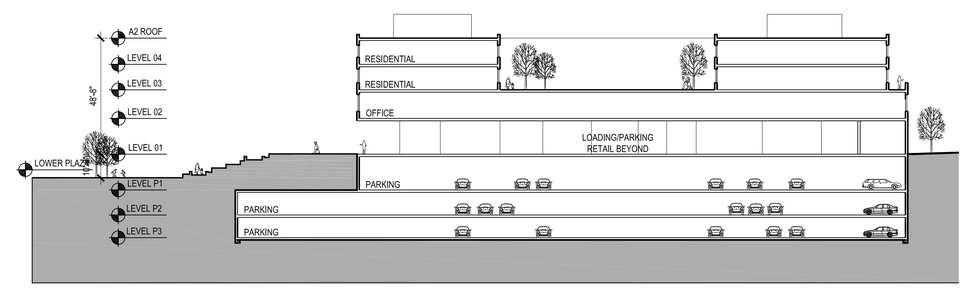


E5 KEY PLAN - A1 AND A2
SCALE: 1" = 100'-0"

C5 BUILDING A2 - NORTH ELEVATION
SCALE: 1" = 30'-0"

A1 BUILDING A2 PERSPECTIVE LOOKING SOUTH EAST
SCALE: NTS

B5 BUILDING A2 - WEST ELEVATION
SCALE: 1" = 30'-0"



A5 BUILDING A2 - TRANSVERSE SECTION
SCALE: 1" = 100'-0"

0' 30' 60' 120'

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REVISIONS

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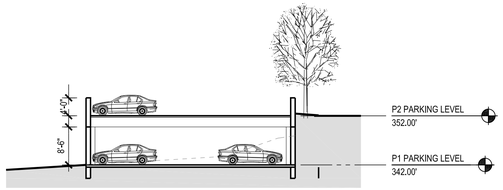
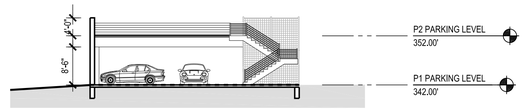
DATE December 09, 2013

A2 BUILDING SECTIONS AND ELEVATIONS

A-15

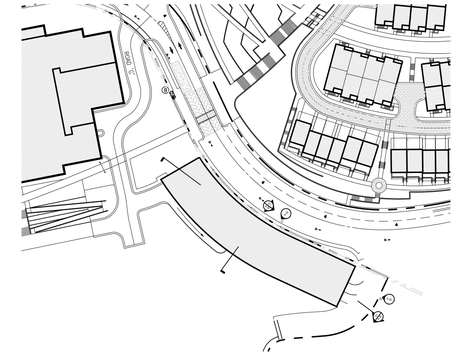


E1 A3 - CROSS SECTION
SCALE: 1" = 30' - 0"

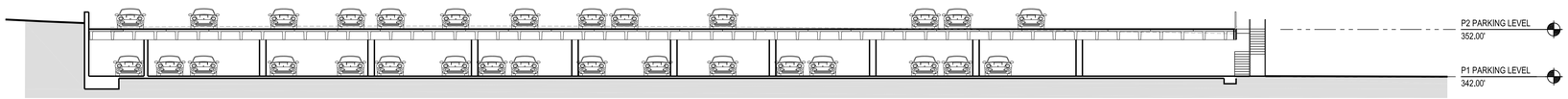


E2 A3 - EAST ELEVATION
SCALE: 1" = 30' - 0"

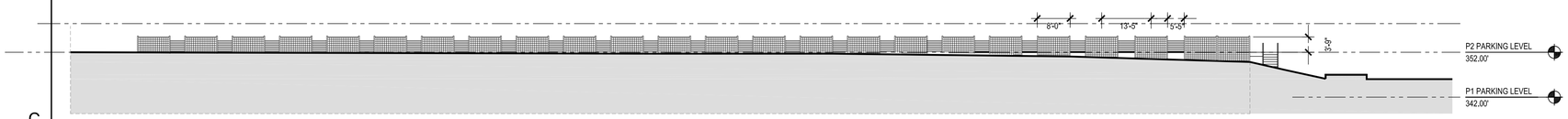
E4 VIEW DOWN NORTH SHORE DR.
SCALE: 1" = 100'-0"



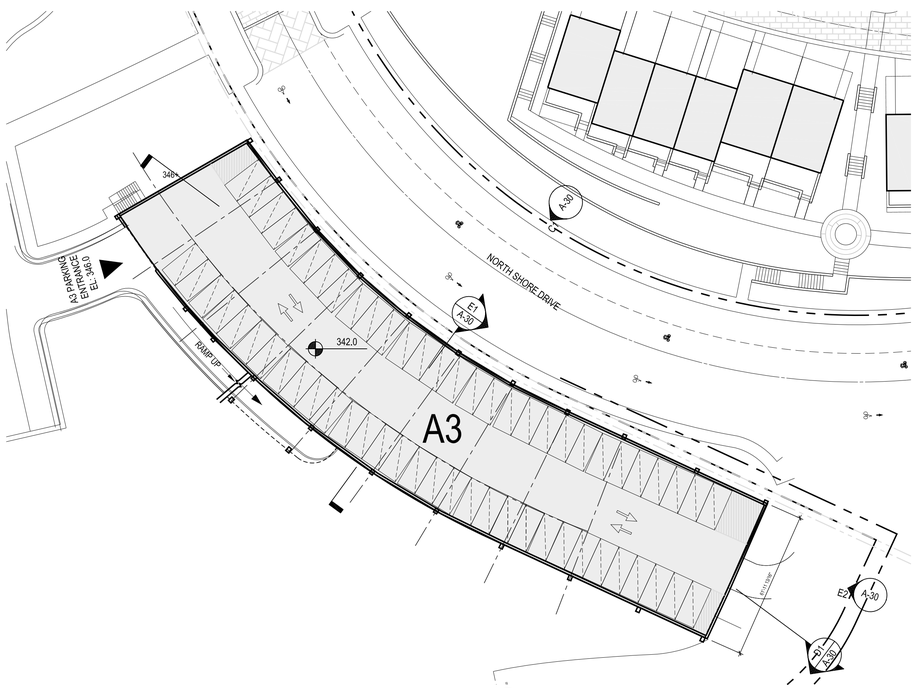
E5 SITE PLAN
SCALE: 1" = 100'-0"



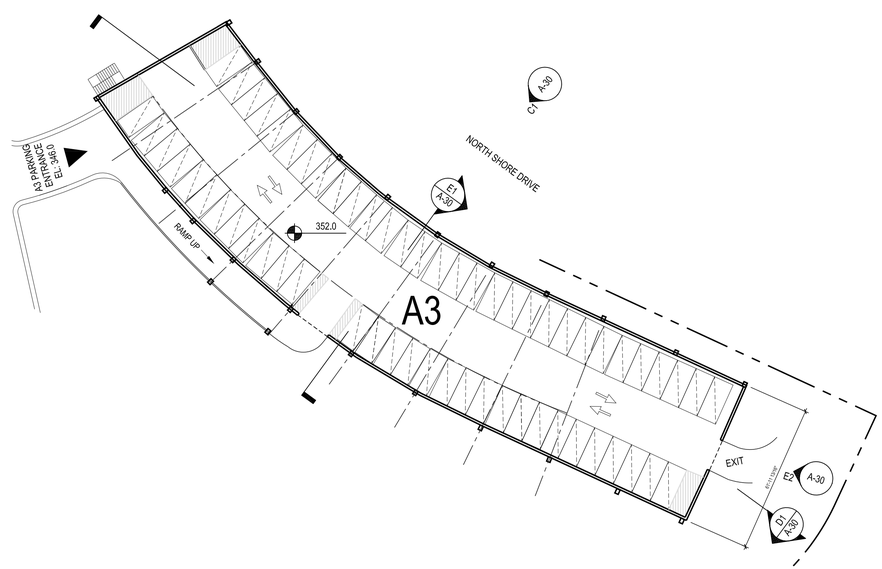
D1 A3 - LONGITUDINAL SECTION
SCALE: 1" = 30' - 0"



C1 A3 - NORTH ELEVATION
SCALE: 1" = 30' - 0"



A1 A3 - P1 PARKING PLAN
SCALE: 1" = 30' - 0"



A3 A3 - P2 PARKING PLAN
SCALE: 1" = 30' - 0"

0' 30' 60' 120'

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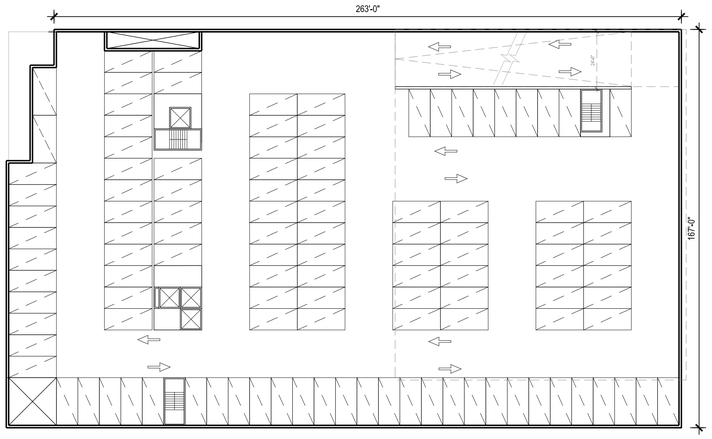
GARAGE PLANS/SECTIONS/ ELEVATIONS

A-30

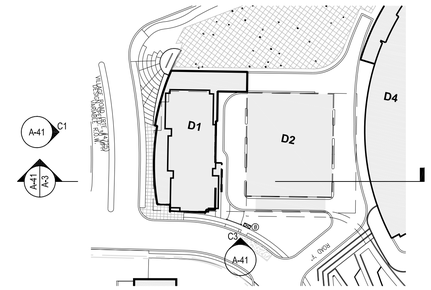


D1 - BELOW GRADE PARKING

SCALE: 1" = 30'-0"

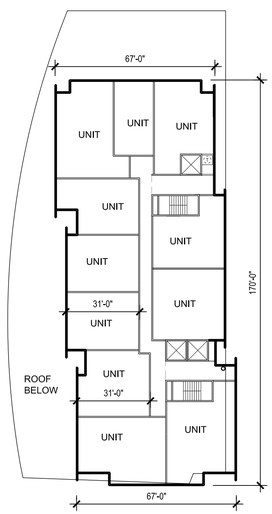
D1 - PHASE 1 GROCERY

SCALE: NTS



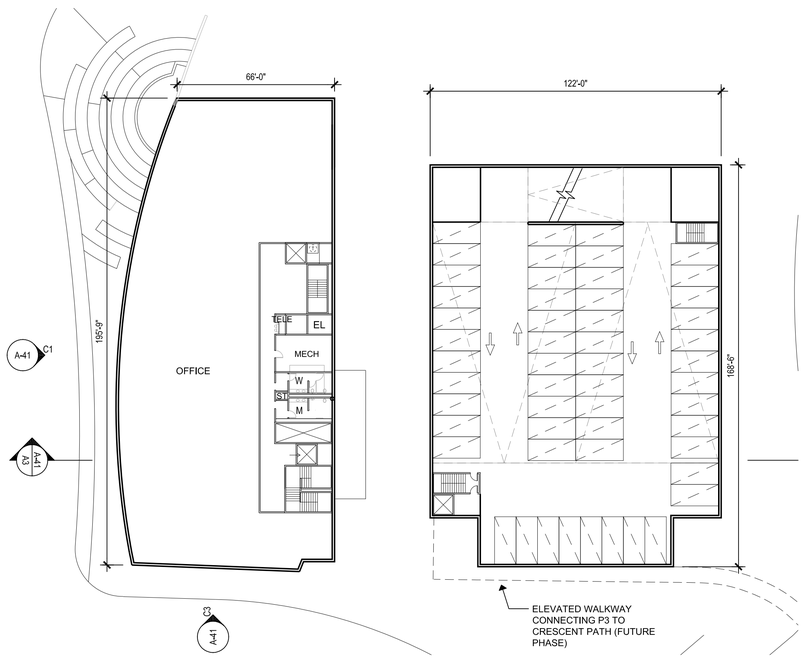
SITE PLAN

SCALE: 1" = 100'-0"



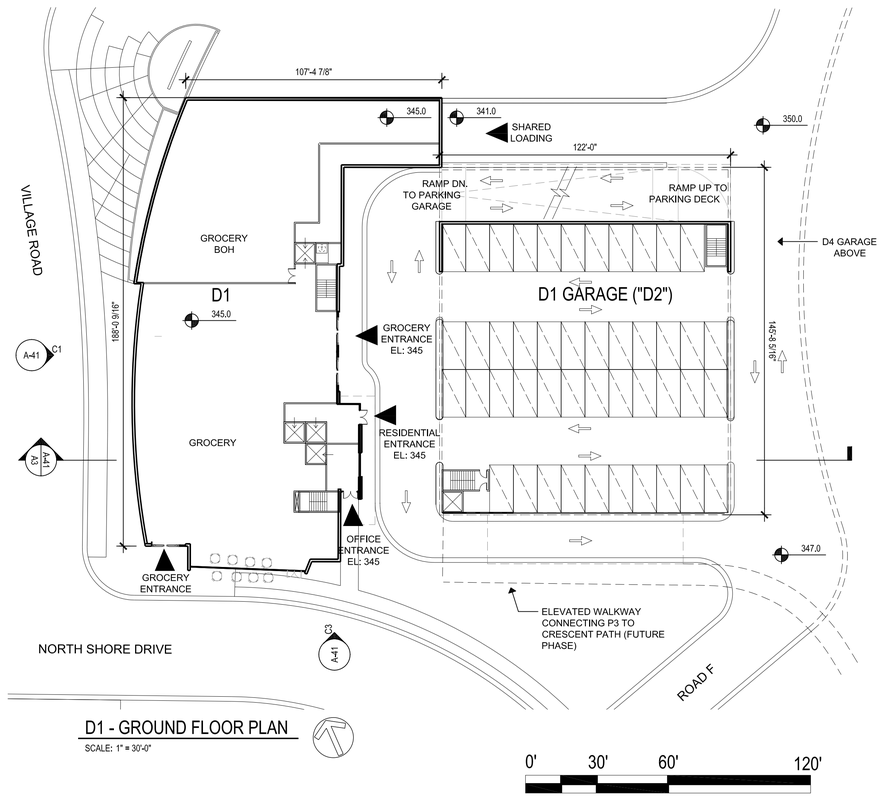
D1 - TYPICAL RESIDENTIAL FLOOR PLAN

SCALE: 1" = 30'-0"



D1 - TYPICAL OFFICE FLOOR PLAN

SCALE: 1" = 30'-0"



D1 - GROUND FLOOR PLAN

SCALE: 1" = 30'-0"

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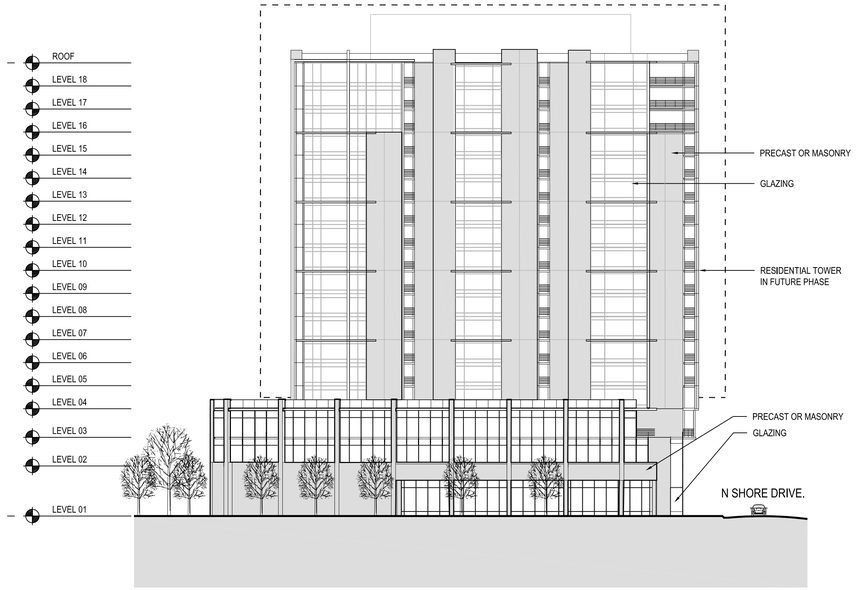
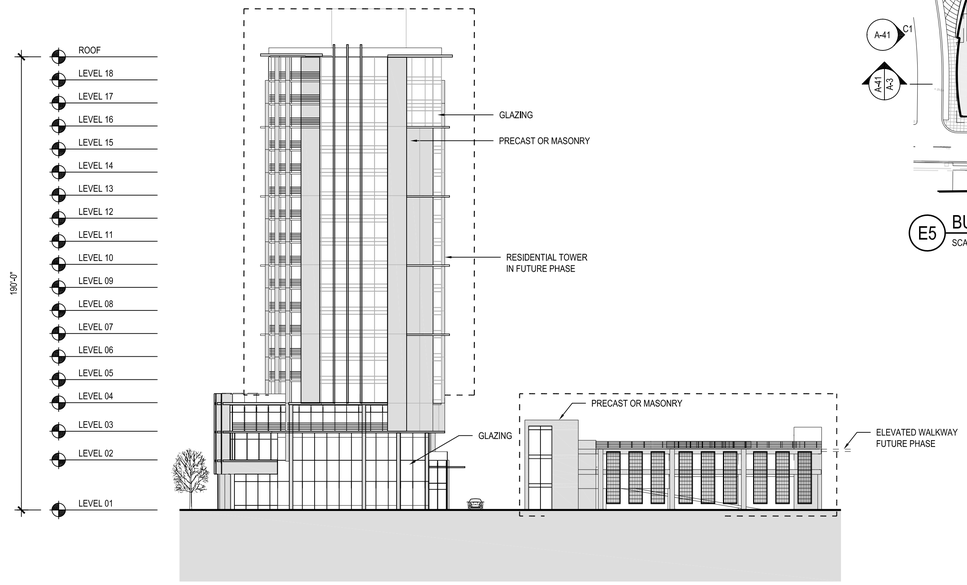
DRAWING TITLE

D1 PLANS AND PERSPECTIVE

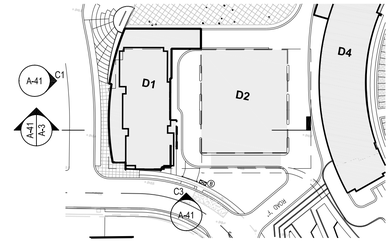
A-40



C1 BUILDING D1
WEST ELEVATION (LOOKING EAST)
SCALE: 1" = 30'-0"

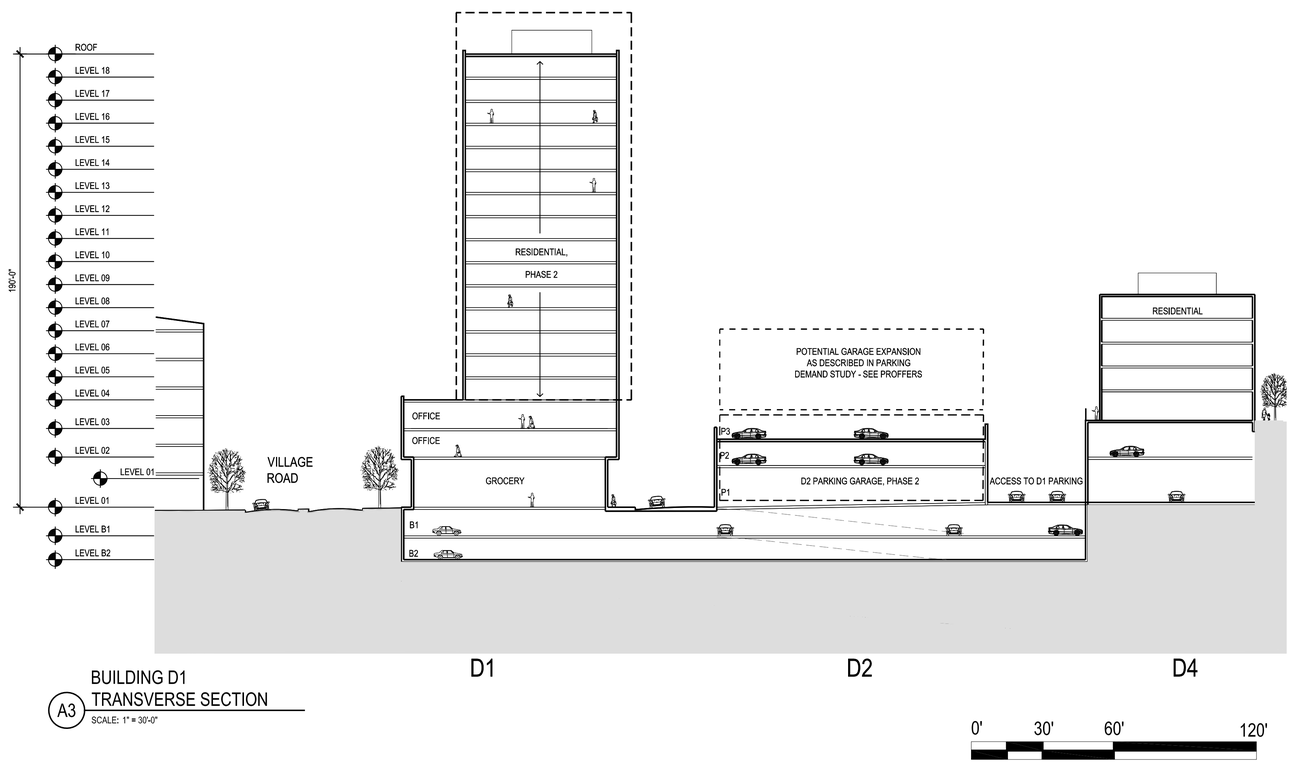


C3 BUILDING D1
SOUTH ELEVATION (LOOKING NORTH)
SCALE: 1" = 30'-0"



E5 BUILDING D1 - KEY PLAN
SCALE: 1" = 100'-0"

A1 BUILDING D1
PERSPECTIVE LOOKING NW
SCALE: NTS



A3 BUILDING D1
TRANSVERSE SECTION
SCALE: 1" = 30'-0"

0' 30' 60' 120'

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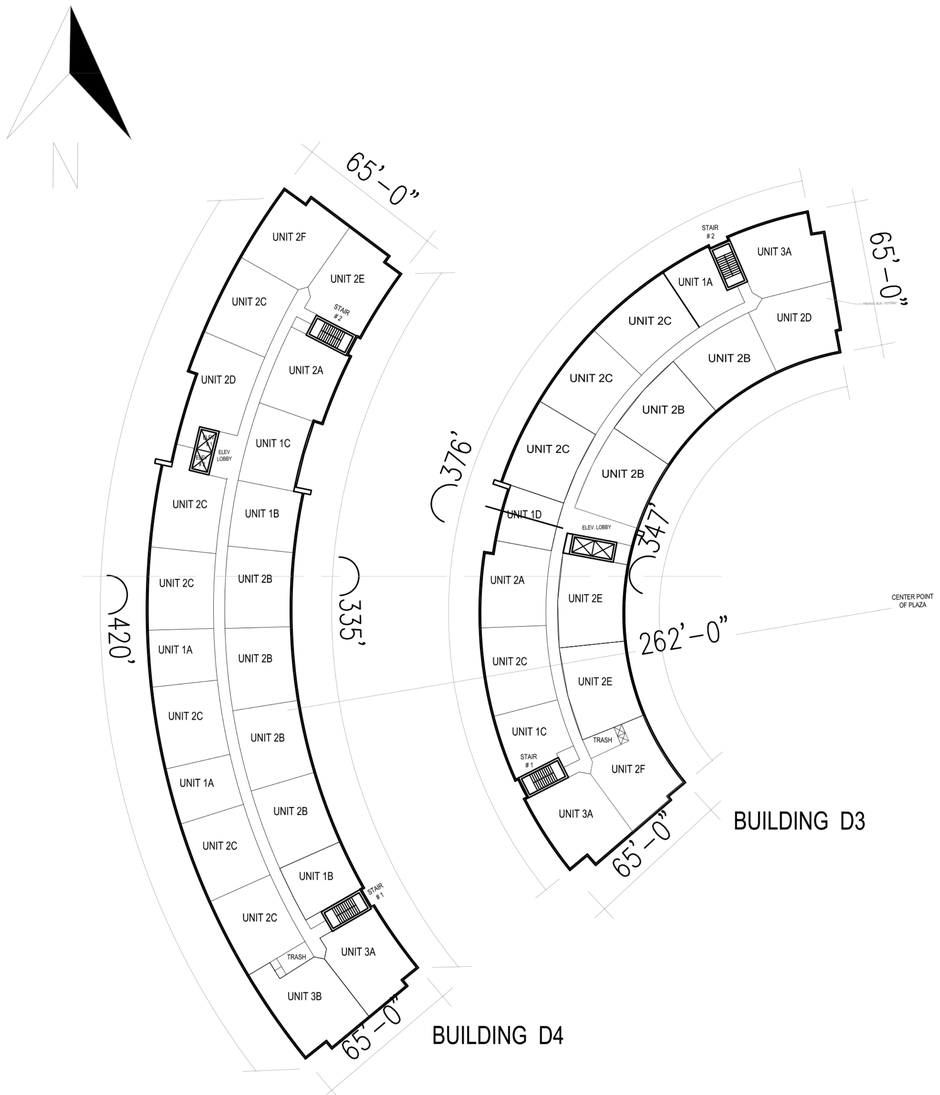
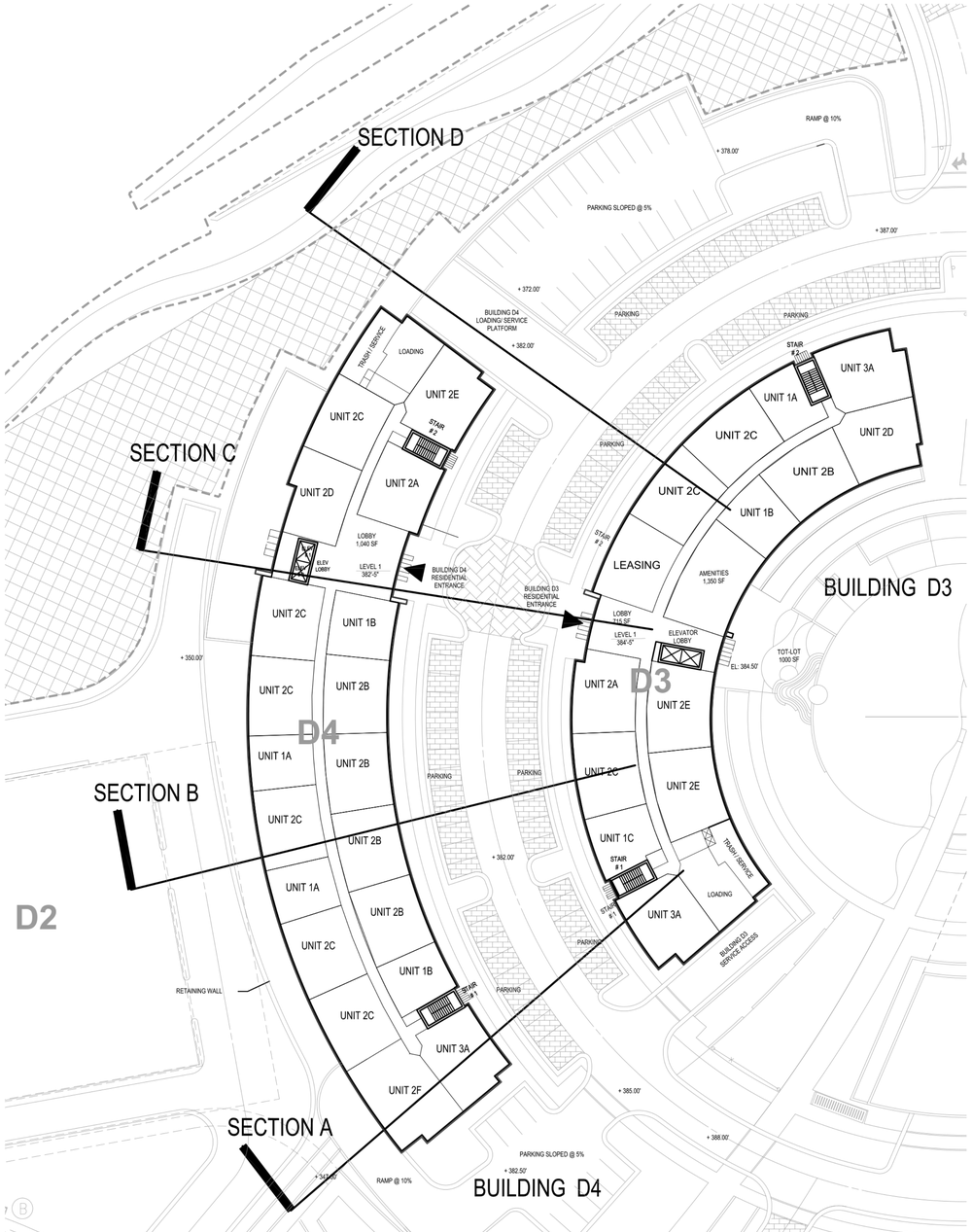
DRAWING TITLE
D1 SECTIONS AND ELEVATIONS

A-41



1 BUILDINGS D3 AND D4 UPPER FLOOR PLANS
SCALE: 1" = 32'



2 BUILDINGS D3 AND D4 GROUND FLOOR PLANS
SCALE: 1" = 32'

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0' 32' 64'

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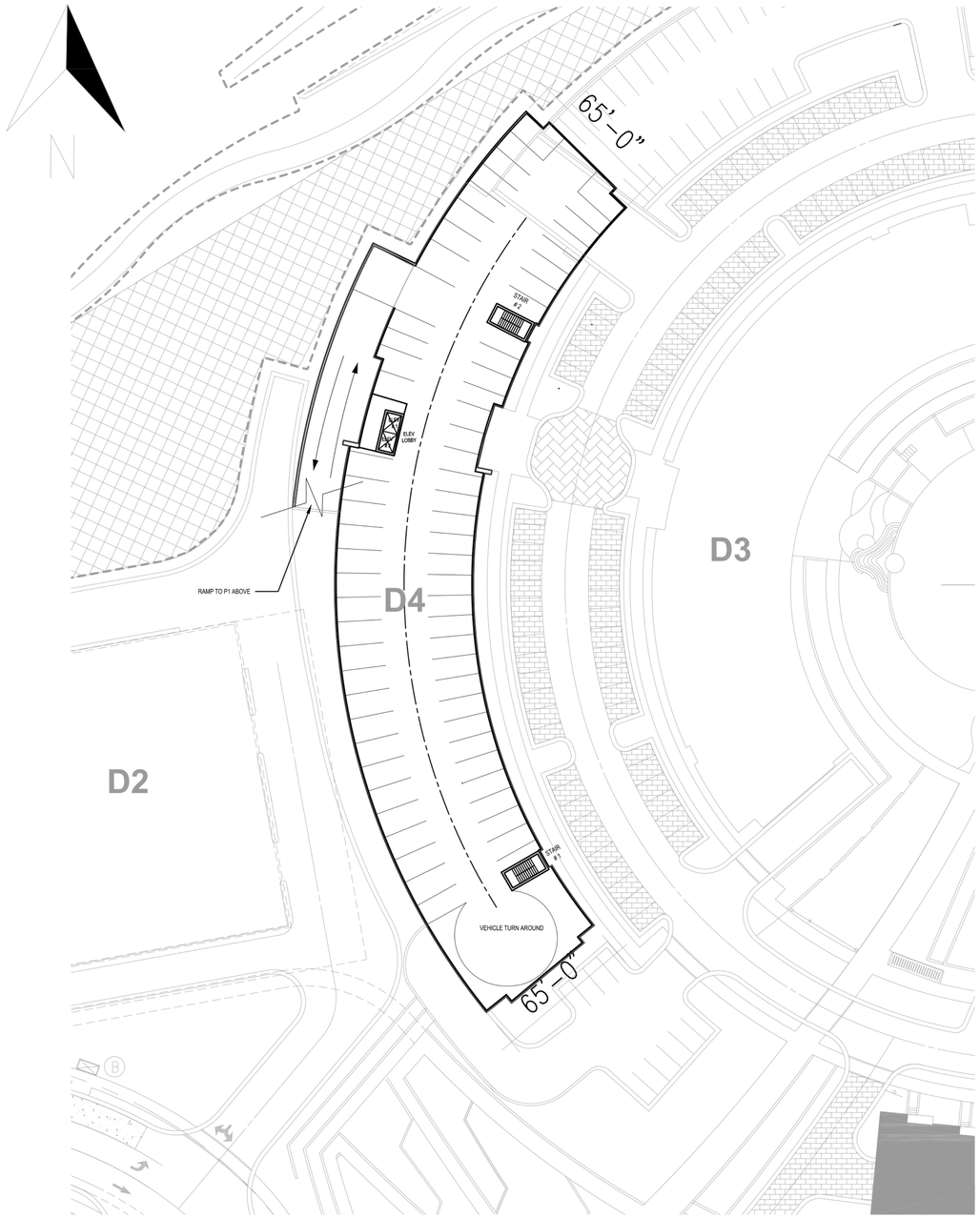
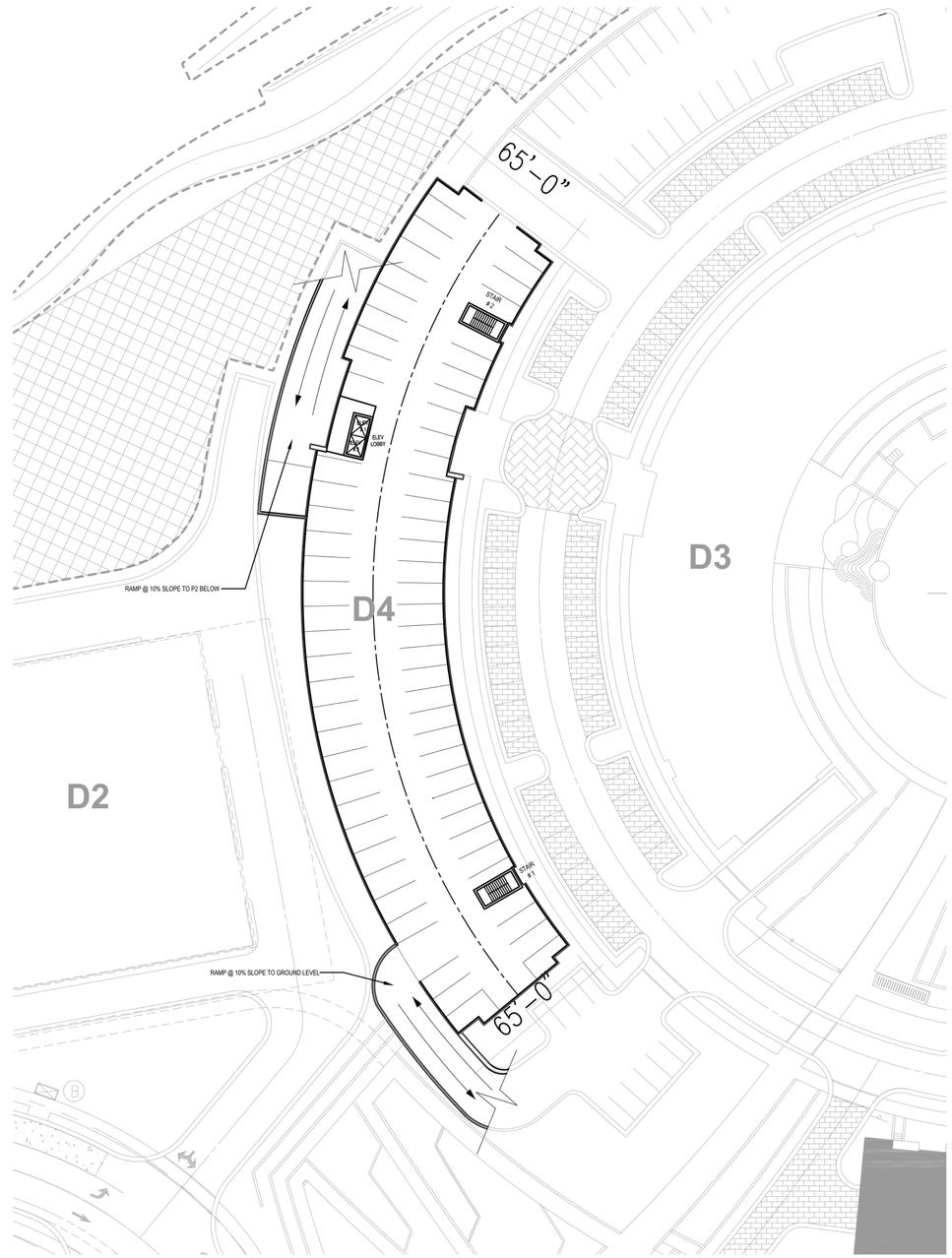
TITLE

BUILDING D3 AND D4 FLOOR PLANS

A-50



2 BUILDINGS D4 -- P2 (LOWER LEVEL) GARAGE FLOOR PLAN - 63 SPACES
SCALE: 1" = 32'



1 BUILDINGS D4 - P1 (UPPER LEVEL) GARAGE FLOOR PLAN
SCALE: 1" = 32'

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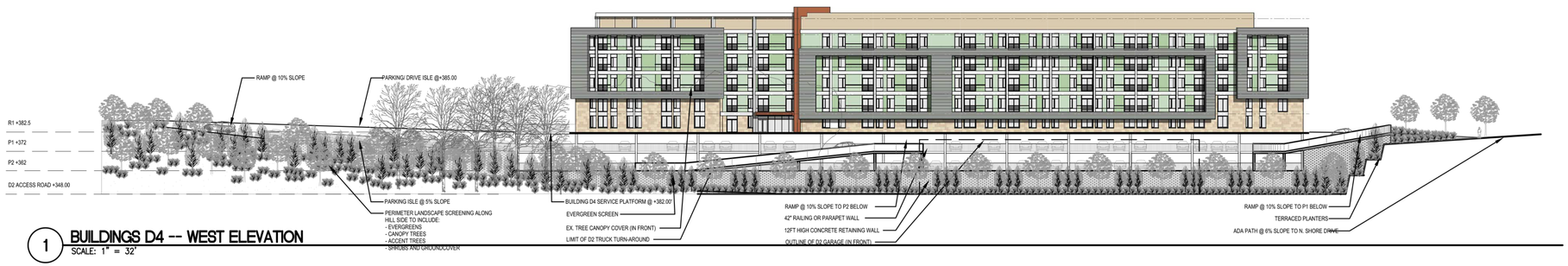
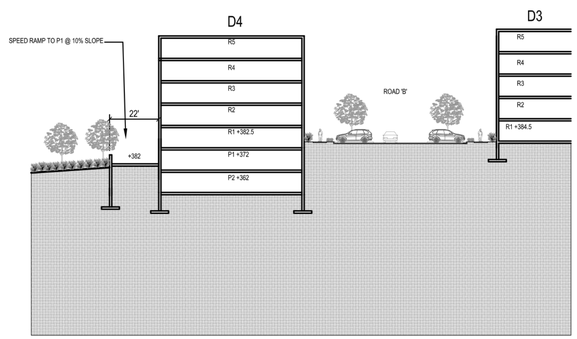
TITLE

BUILDING D4
GARAGE FLOOR
PLANS

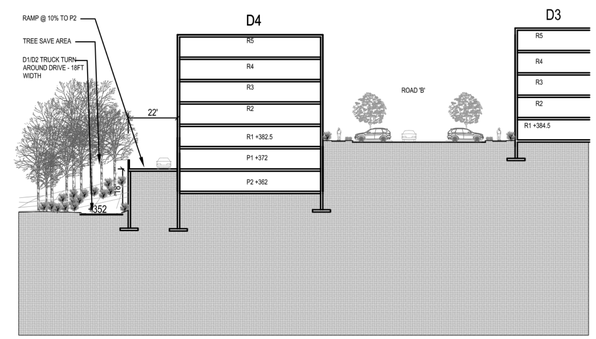
A-51



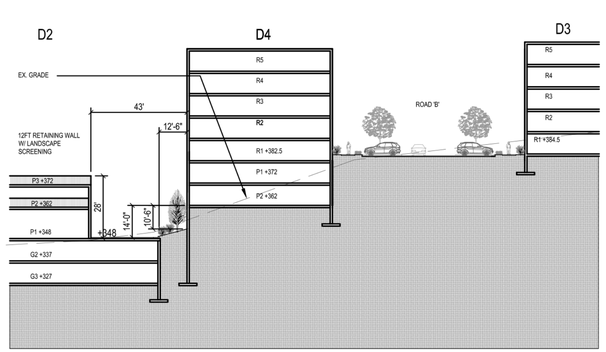
1 BUILDINGS D4 -- WEST ELEVATION
SCALE: 1" = 32'



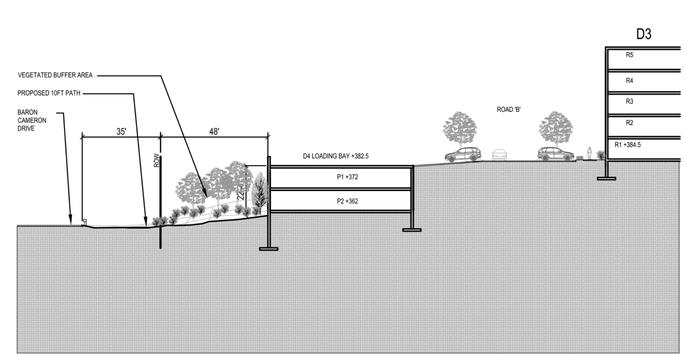
2 SECTION A
SCALE: 1" = 32'



3 SECTION C
SCALE: 1" = 32'



3 SECTION B
SCALE: 1" = 32'



4 SECTION D
SCALE: 1" = 32'

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TITLE

SECTIONS AND ELEVATIONS

A-52

1 BUILDING D3 REAR (EAST) ELEVATION
SCALE: 1" = 16'

2 BUILDING D3 FRONT (WEST) ELEVATION
SCALE: 1" = 16'

3 BUILDINGS D3 TYPICAL SIDE ELEVATION
SCALE: 1" = 16'

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TITLE

BUILDING D3 ELEVATIONS

A-53a

1 BUILDING D4 FRONT (EAST) ELEVATION
SCALE: 1" = 16'

2 BUILDING D4 REAR (WEST) ELEVATION
SCALE: 1" = 16'

3 BUILDINGS D4 TYPICAL SIDE ELEVATION
SCALE: 1" = 16'

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TITLE

BUILDING D4 ELEVATIONS

A-53b

1 PERSPECTIVE VIEW

1 PERSPECTIVES
SCALE: NTS

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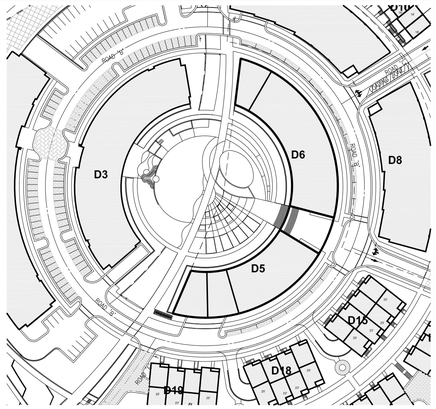
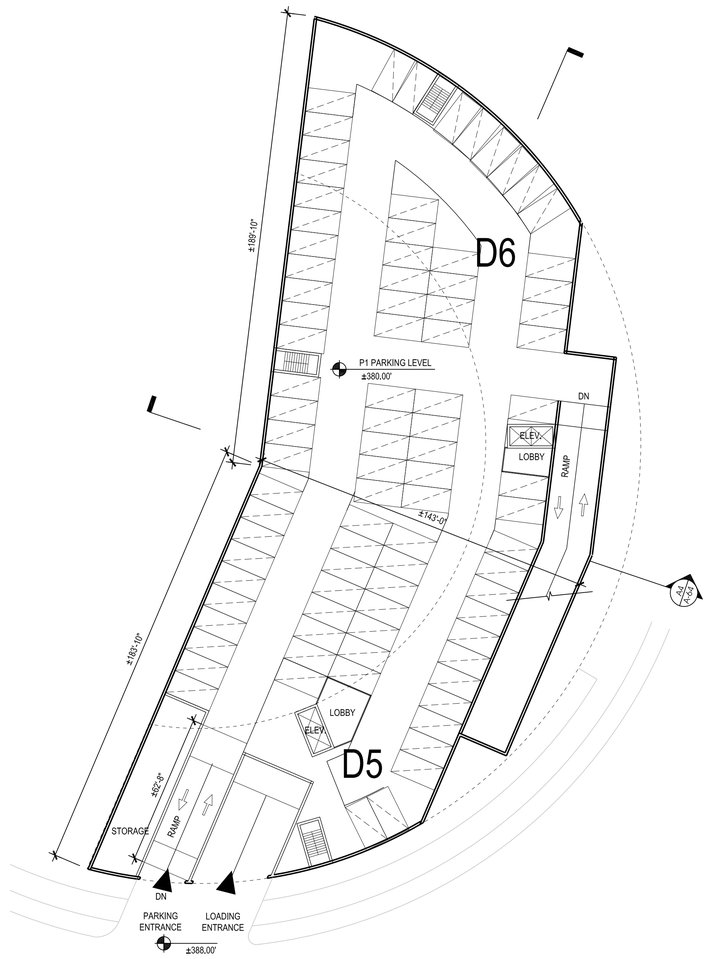
TITLE

BUILDINGS D3 AND D4 ILLUSTRATIVE PERSPECTIVES

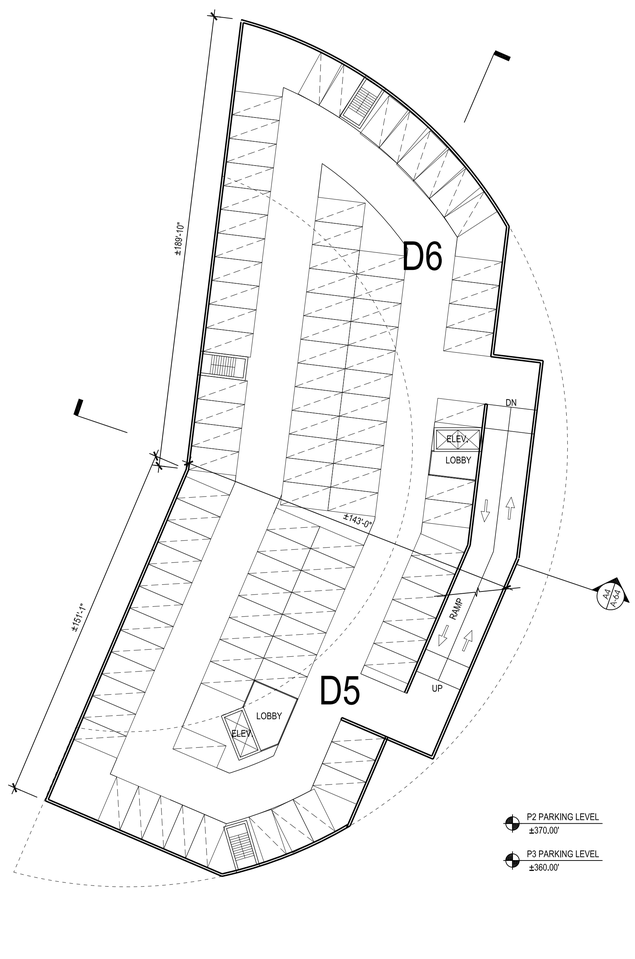
A-54



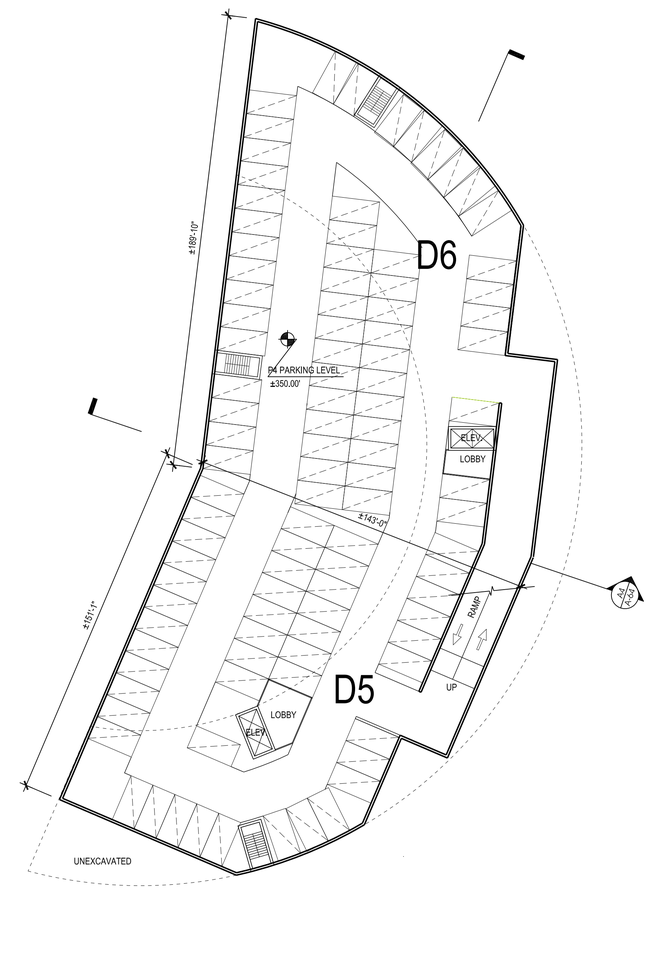
C4 SITE PLAN
SCALE: 1/100" = 1'-0"



A1 D5/D6 - P1 PARKING PLAN
SCALE: 1/30" = 1'-0"



A2 D5/D6 - P2-P3 PARKING PLAN
SCALE: 1/30" = 1'-0"



A4 D5/D6 - P4 PARKING PLAN
SCALE: 1/30" = 1'-0"

0' 30' 60' 120'

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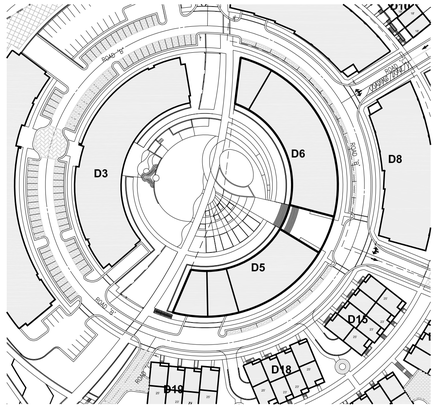
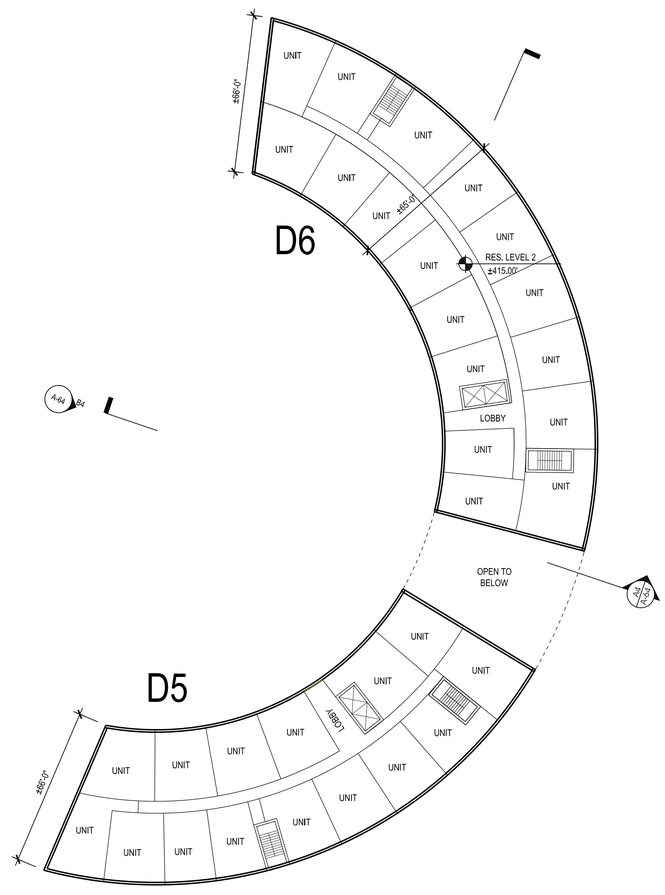
D5/D6 - FLOOR PLANS
PARKING LEVELS

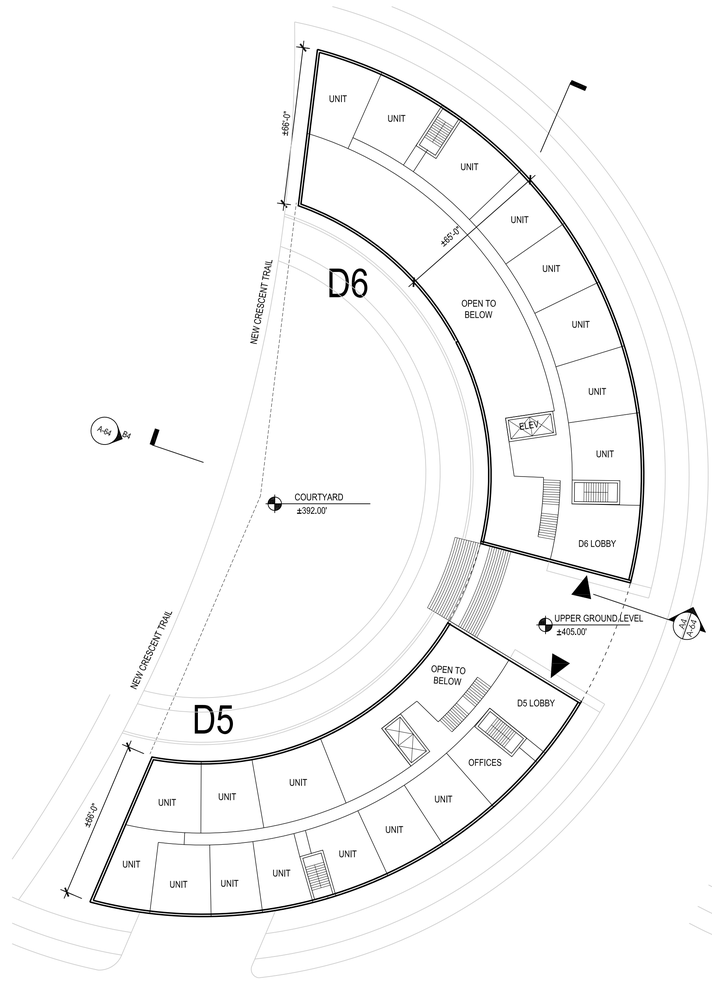
A-60



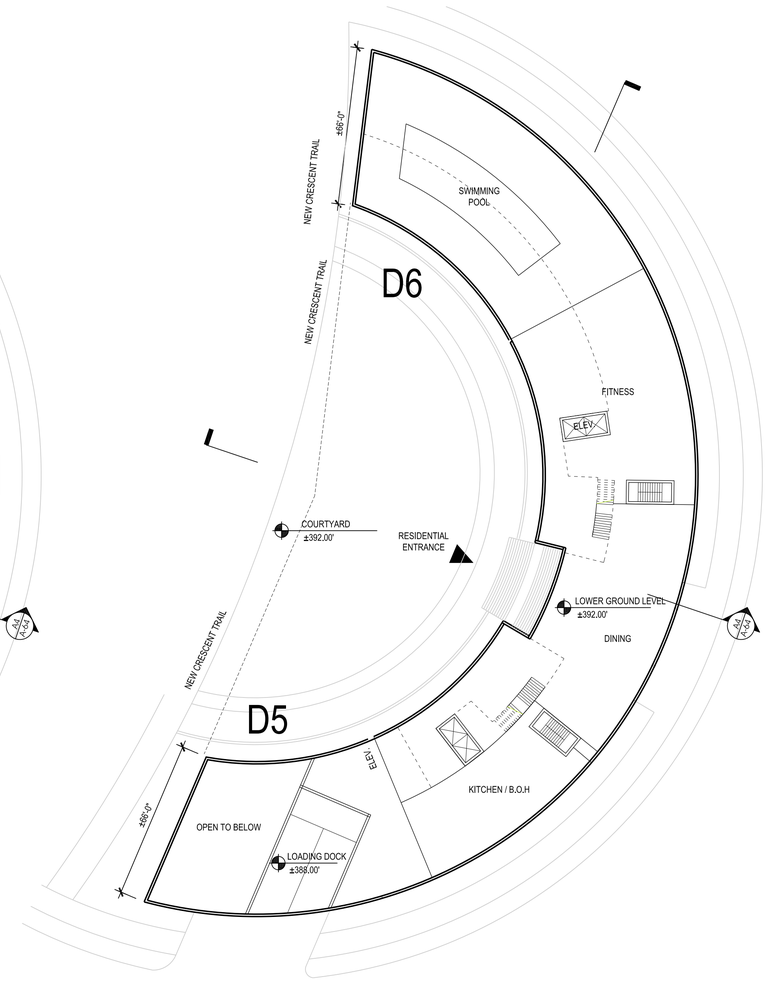
C4 SITE PLAN
SCALE: 1/100" = 1'-0"



A1 D5/D6 - LEVEL 2
SCALE: 1/30" = 1'-0"



A2 D5/D6 - UPPER GROUND LEVEL
SCALE: 1/30" = 1'-0"



A4 D5/D6 - LOWER GROUND LEVEL
SCALE: 1/30" = 1'-0"

0' 30' 60' 120'

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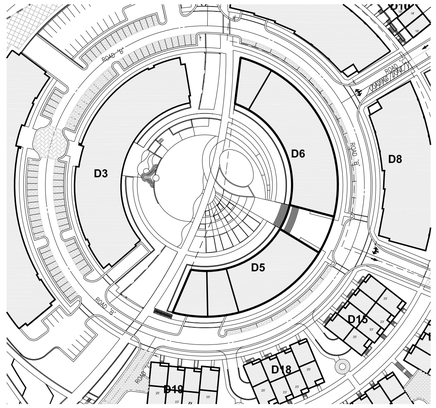
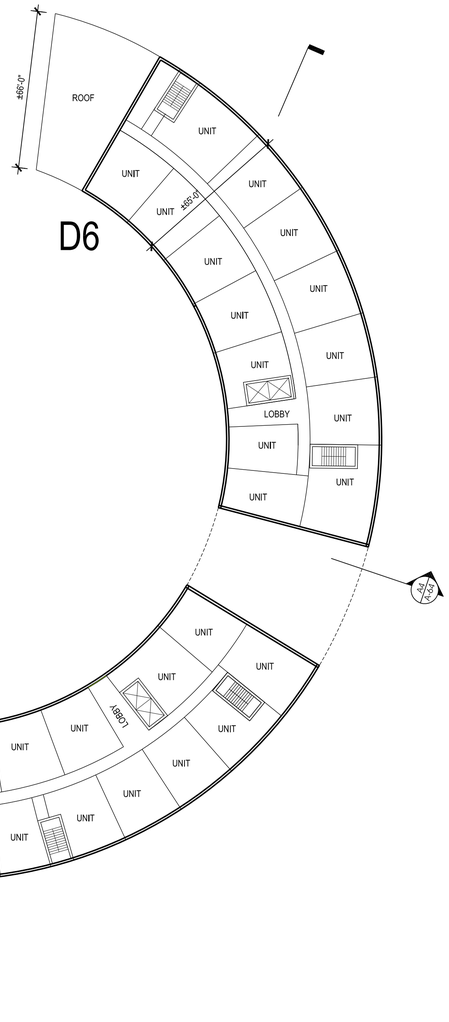
D5/D6 - FLOOR PLANS

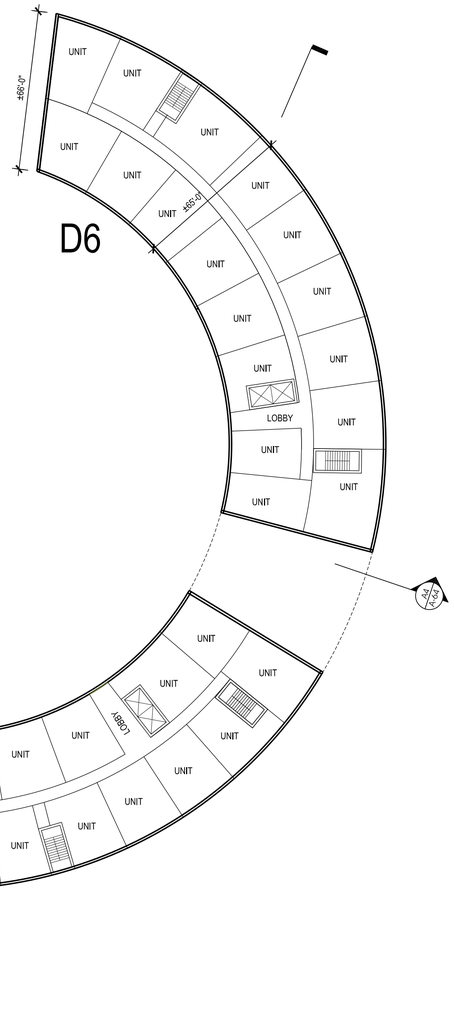
A-61



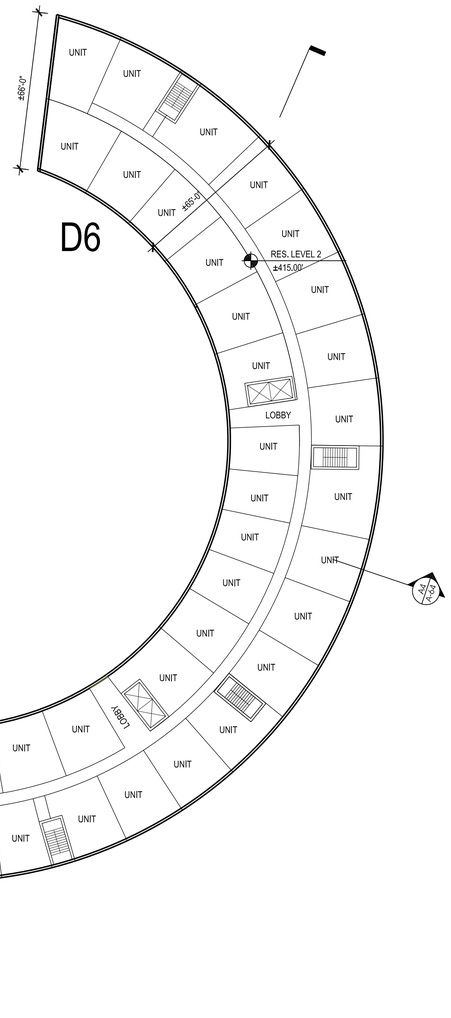
C4 SITE PLAN
SCALE: 1/100" = 1'-0"



A1 D5/D6 - RESIDENTIAL LEVEL 9
SCALE: 1/30" = 1'-0"



A2 D5/D6 - RESIDENTIAL LEVELS 6-8
SCALE: 1/30" = 1'-0"



A4 D5/D6 - RESIDENTIAL LEVELS 3-5
SCALE: 1/30" = 1'-0"

0' 30' 60' 120'

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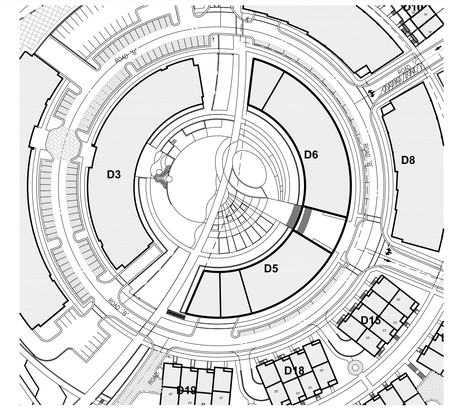
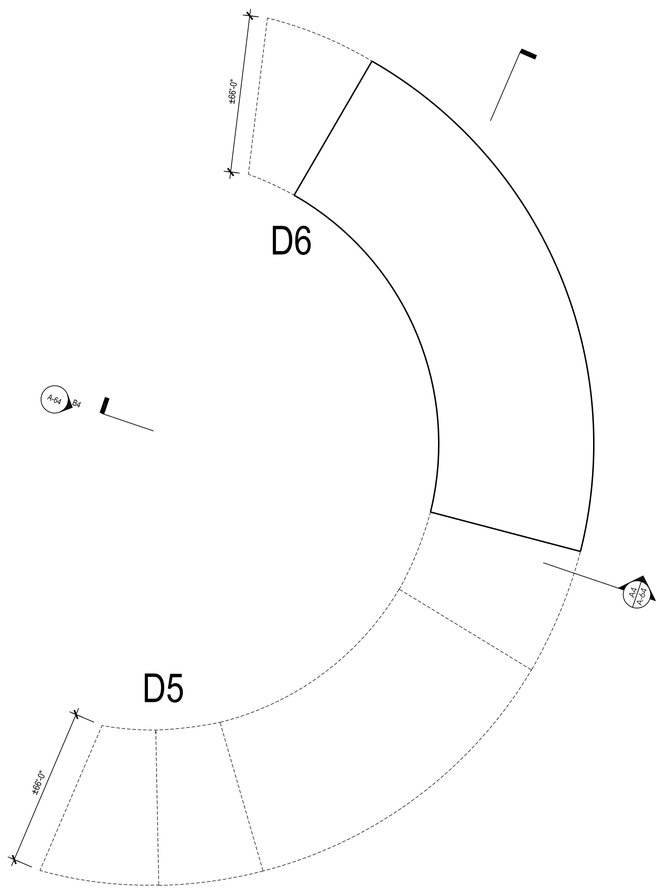
D5/D6 - FLOOR PLANS

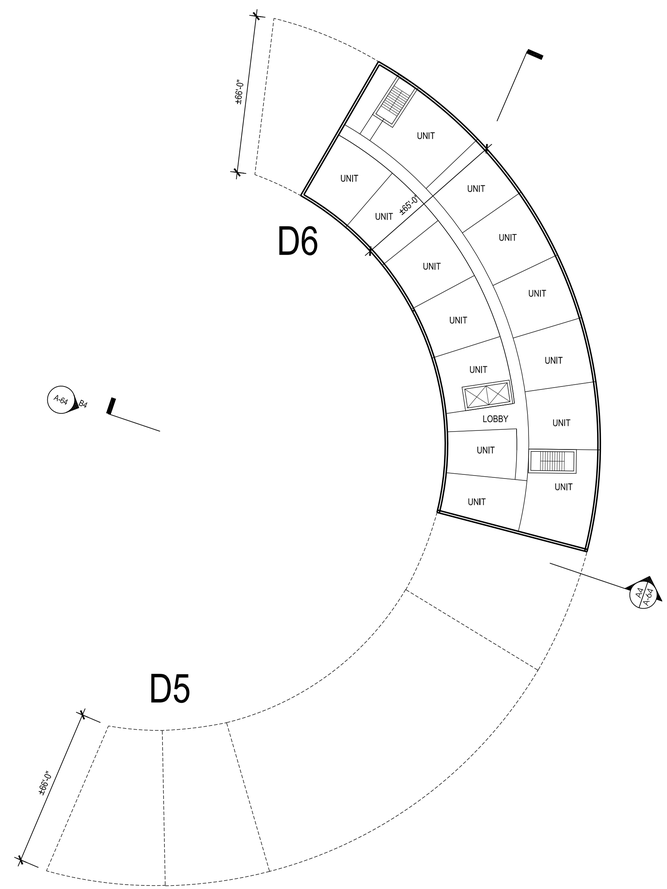
A-62



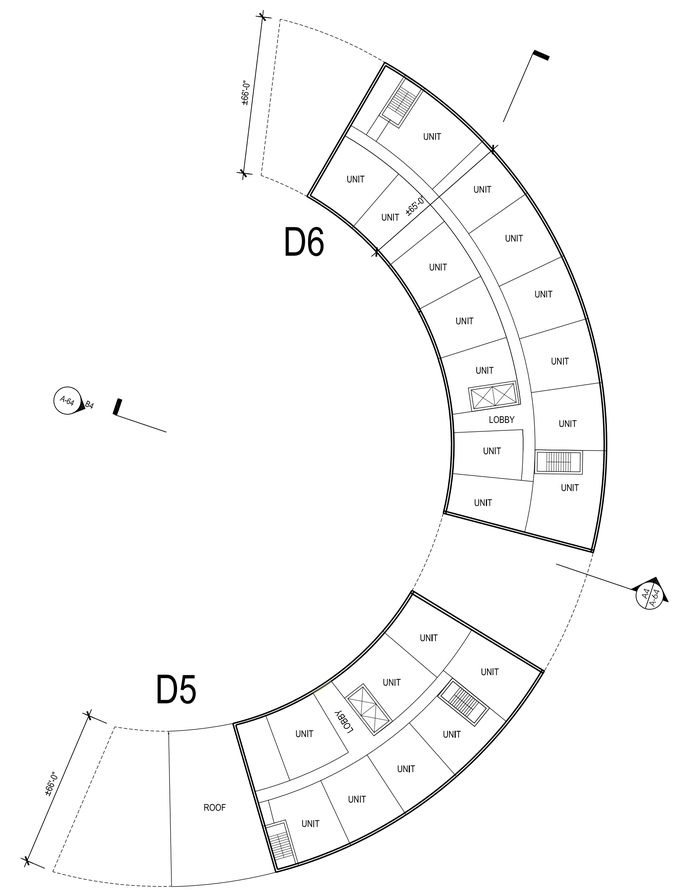
C4 SITE PLAN
SCALE: 1/100" = 1'-0"



A1 D5/D6 - ROOF
SCALE: 1/30" = 1'-0"



A4 D5/D6 - RESIDENTIAL LEVELS 11
SCALE: 1/30" = 1'-0"



A4 D5/D6 - RESIDENTIAL LEVELS 10
SCALE: 1/30" = 1'-0"

0' 30' 60' 120'

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SCALE
AS NOTED

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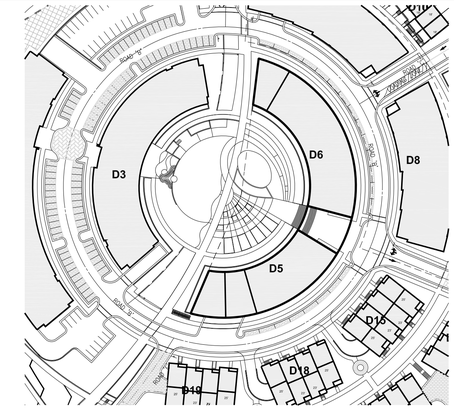
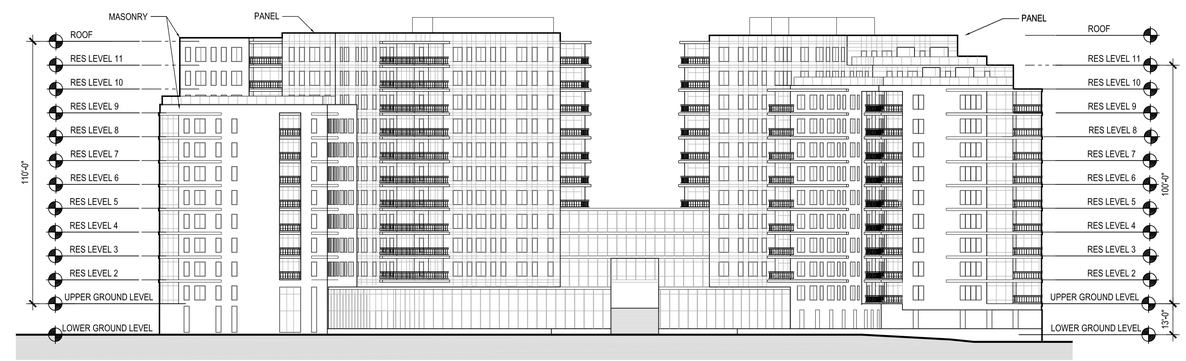
D5/D6 - FLOOR PLANS

A-63

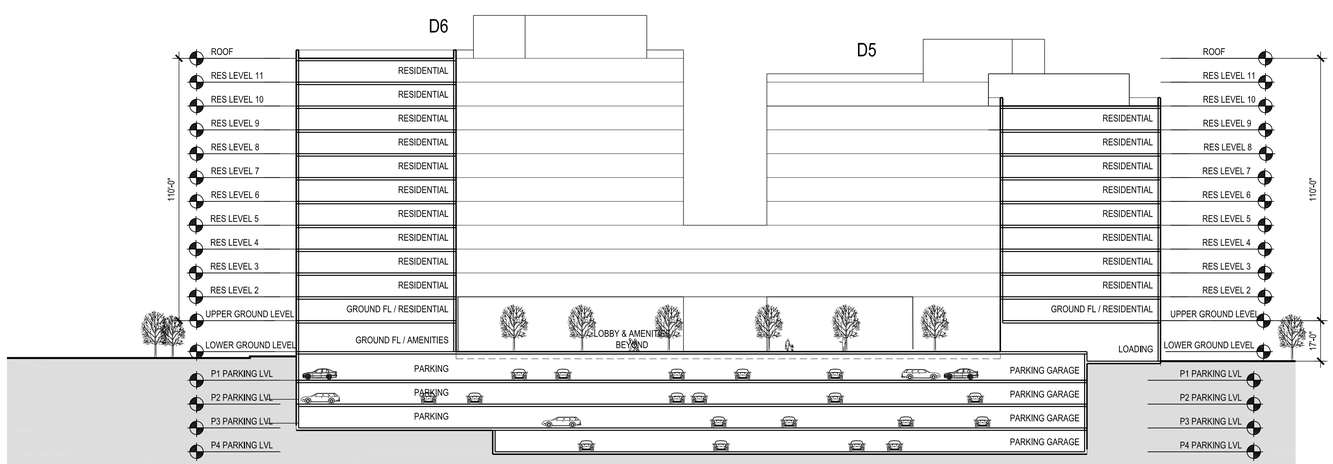
D1 PERSPECTIVE OF D5 FROM LAWN AND CRESCENT TRAIL
SCALE: NTS



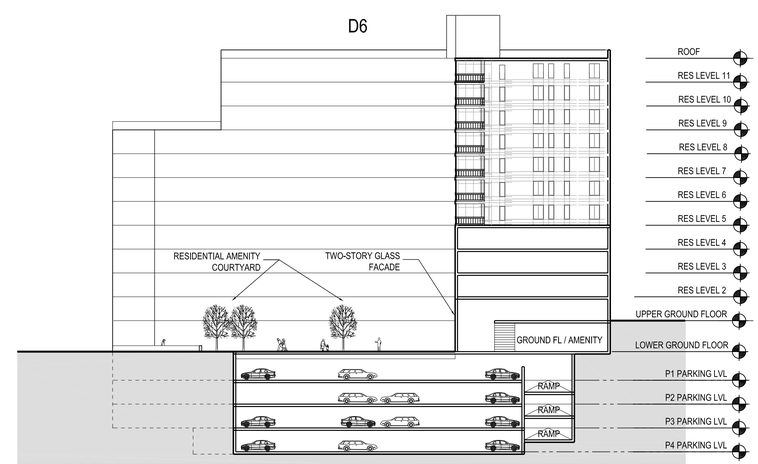
D5 KEY PLAN
SCALE: 1/100" = 1'-0"



B4 WEST ELEVATION - D5 AND D6
SCALE: 1/30" = 1'-0"



A1 NORTH-SOUTH SECTION BB
SCALE: 1/30" = 1'-0"



A4 EAST-WEST SECTION AA
SCALE: 1/30" = 1'-0"

0' 30' 60' 120'

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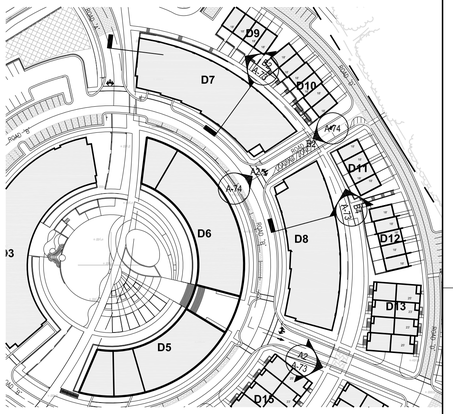
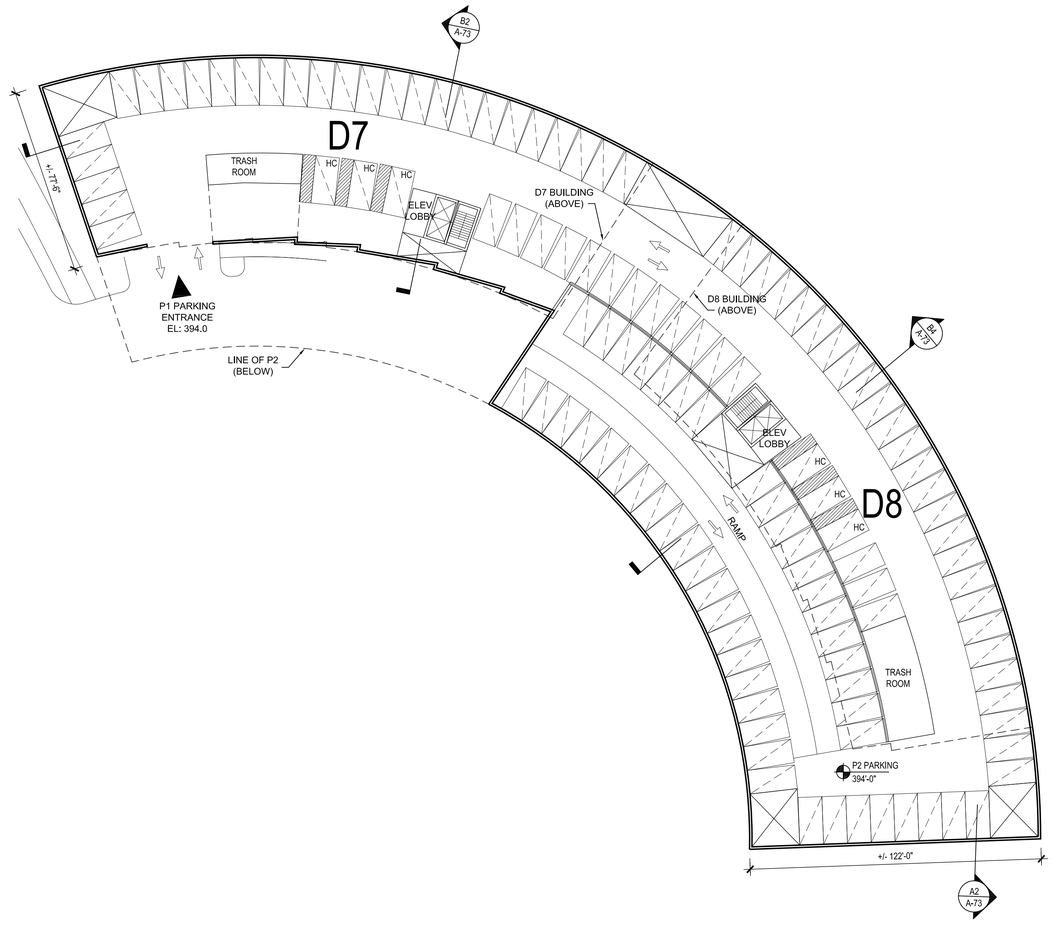
D5/D6 - ELEVATIONS, SECTIONS, & 3D MASSING

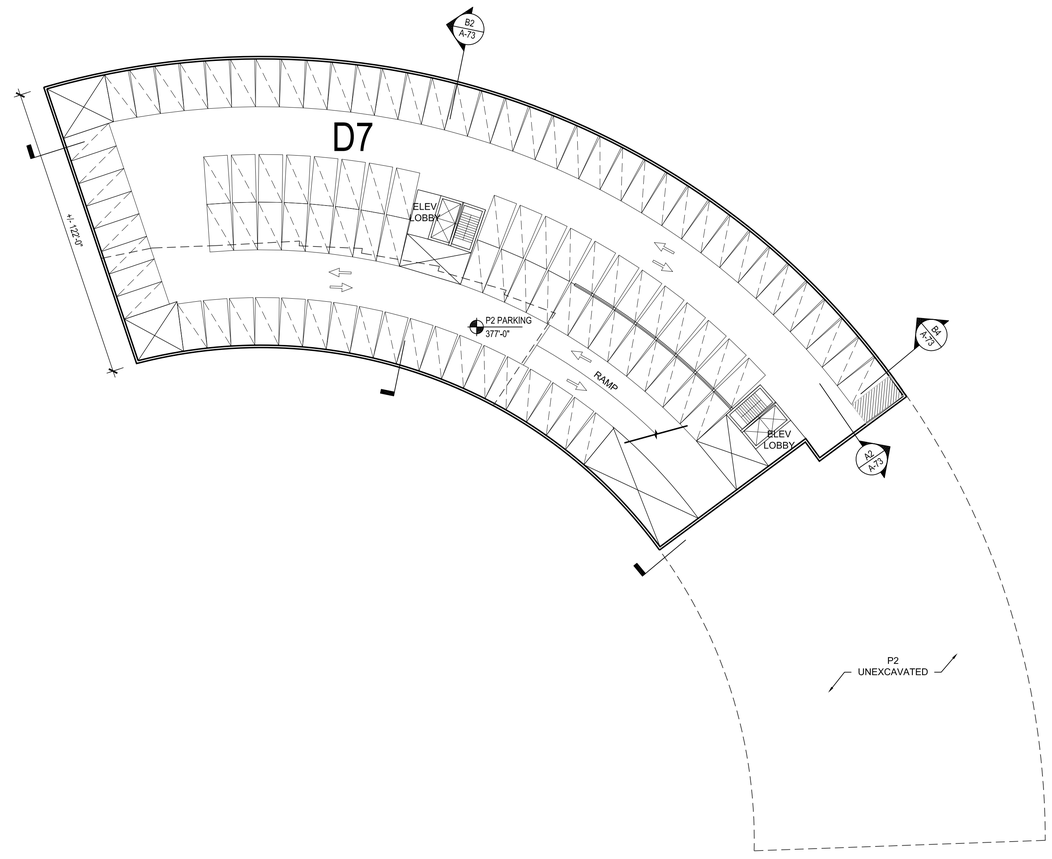
A-64



E5 SITE PLAN
SCALE: 1" = 100'-0"



A1 D7/D8 - P1 PARKING PLAN
SCALE: 1" = 30'-0"



A3 D7/D8 - P2 PARKING PLAN
SCALE: 1" = 30'-0"

0' 30' 60' 120'

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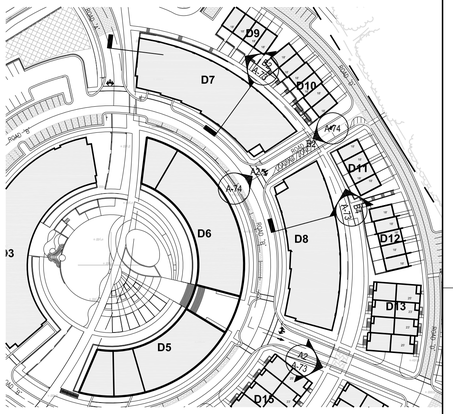
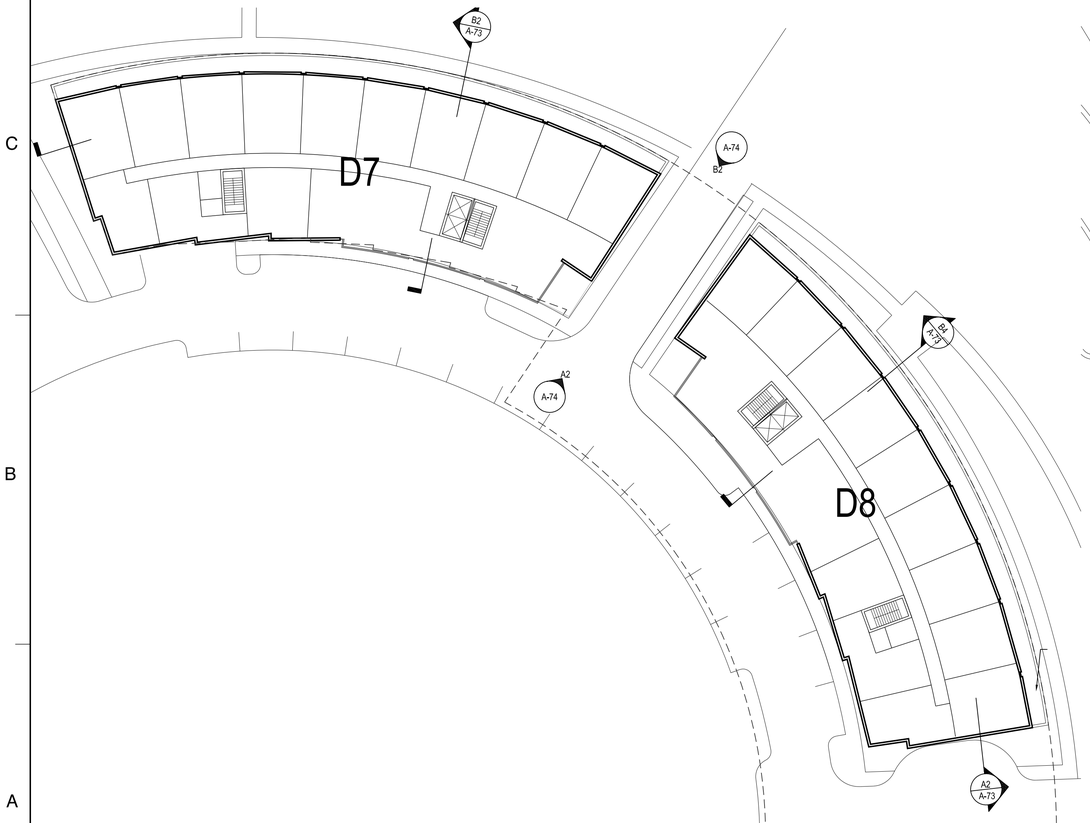
D7 AND D8
FLOOR PLANS

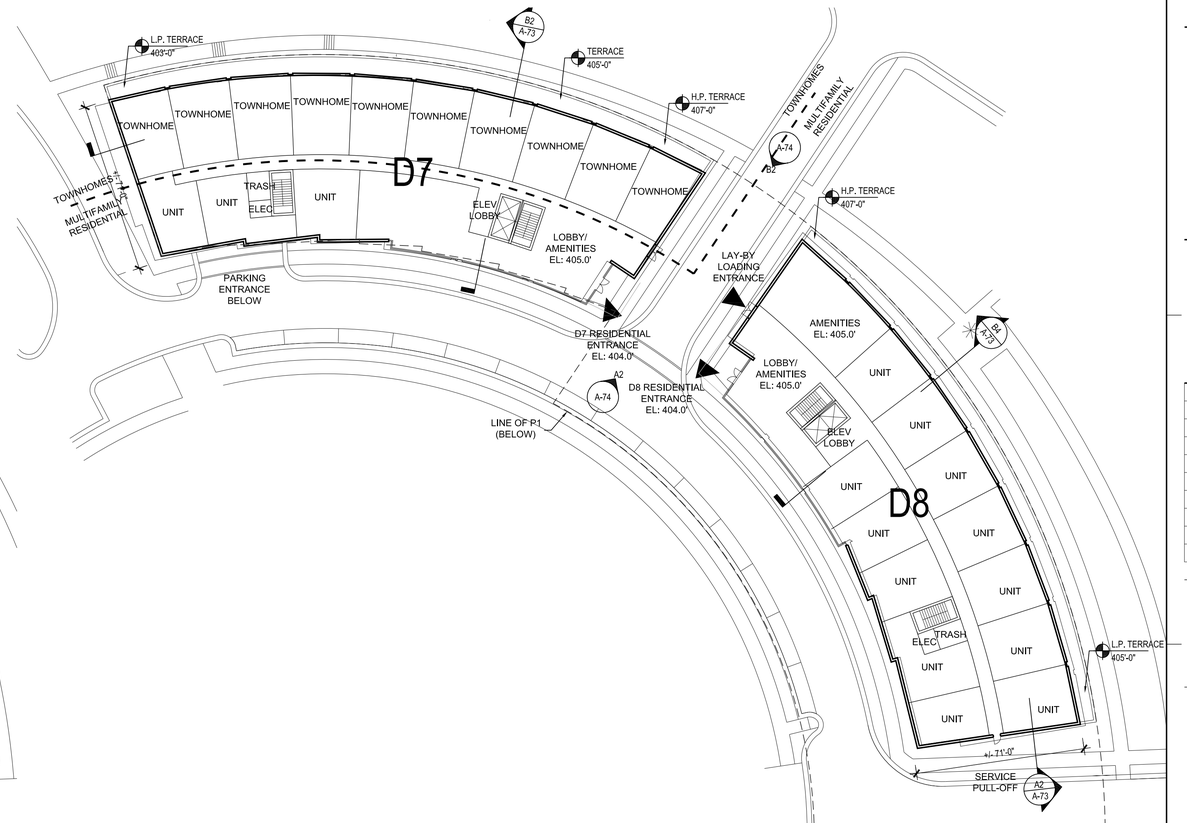
A-70



E5 SITE PLAN
SCALE: 1" = 100'-0"



A1 D7/D8 - RESIDENTIAL LEVEL 2
SCALE: 1" = 30'-0"



A3 D7/D8 - GROUND FL PLAN/ RES LEVEL 1
SCALE: 1" = 30'-0"

0' 30' 60' 120'

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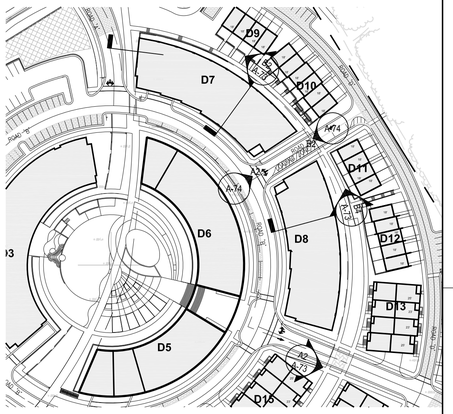
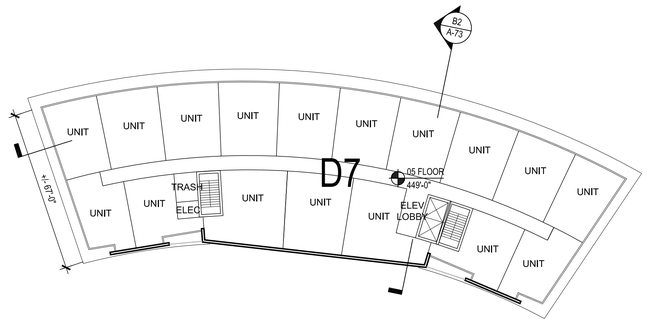
D7 AND D8
FLOOR PLANS

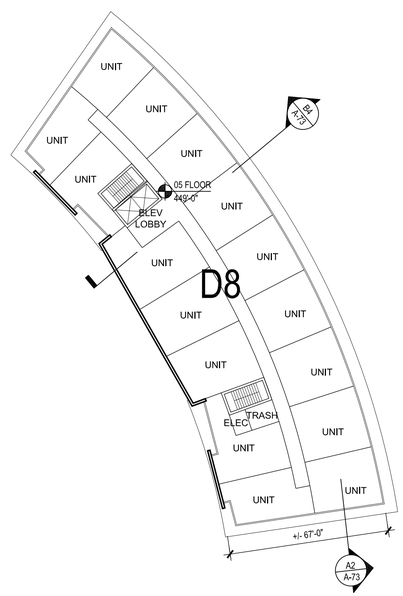
A-71

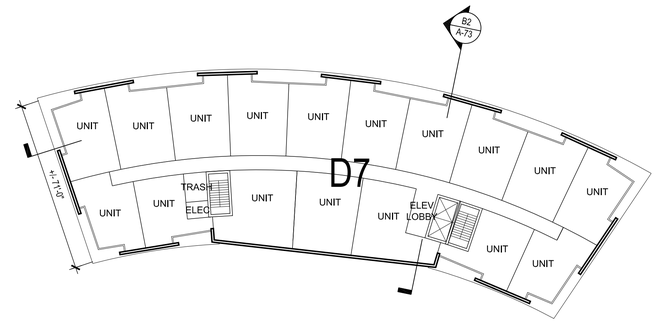


E5 SITE PLAN
SCALE: 1" = 100'-0"

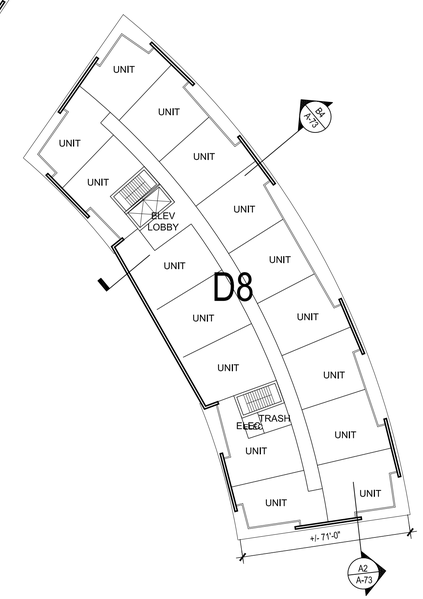


A1 D7/D8 - RESIDENTIAL LEVEL 5
SCALE: 1" = 30'-0"





A3 D7/D8 - RESIDENTIAL LEVEL 3-4
SCALE: 1" = 30'-0"



0' 30' 60' 120'

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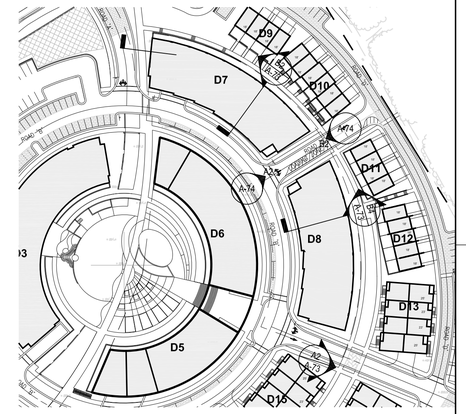
D7 AND D8
FLOOR PLANS

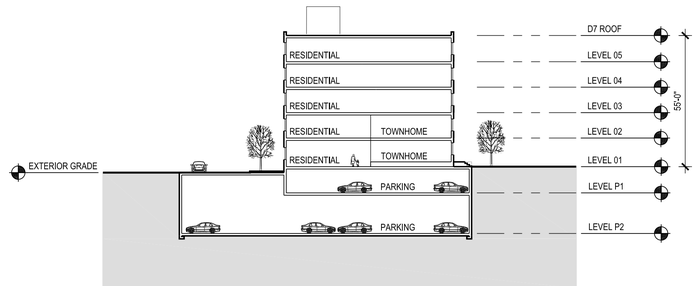
A-72

D5 D7/D8 - FRONT PERSPECTIVE
SCALE: NTS

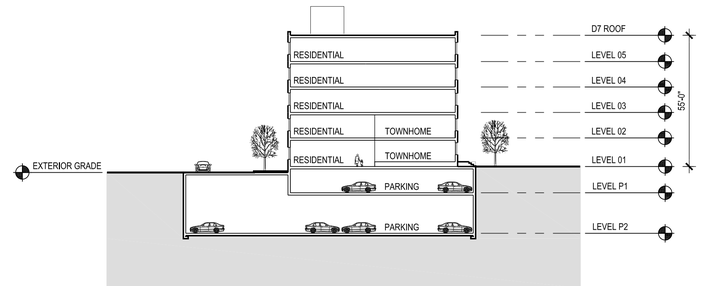
D4 PRECEDENT IMAGES
SCALE: NTS



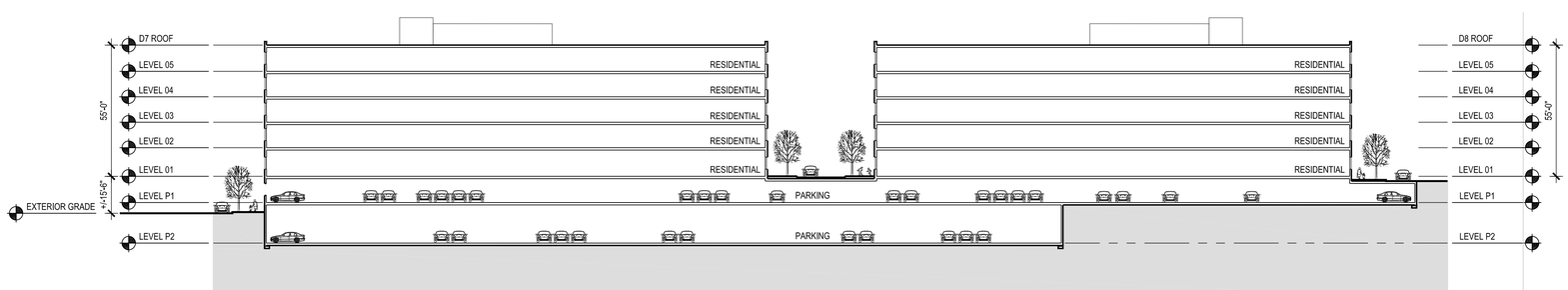
E5 KEY PLAN
SCALE: 1" = 100'-0"



B2 D7/D8 - SECTION CC
SCALE: 1" = 30'-0"



B4 D7/D8 - SECTION AA
SCALE: 1" = 30'-0"



A2 D7/D8 - SECTION BB
SCALE: 1" = 30'-0"

0' 30' 60' 120'

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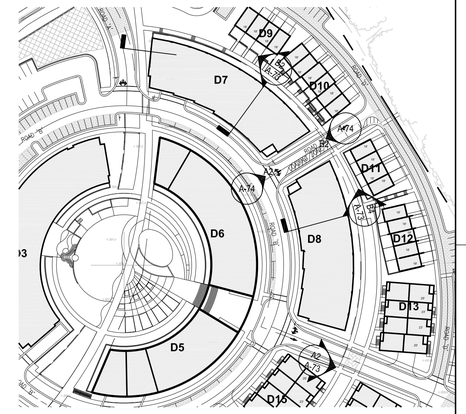
D7 AND D8
BUILDING SECTIONS

A-73

D5 D7/D8 - BACK PERSPERCTIVE
SCALE: NTS

D2 D7/D8 - ENTRANCE VIEW
SCALE: NTS



E5 KEY PLAN
SCALE: 1" = 100'-0"

B2 D7/D8 - BACK ELEVATION
SCALE: 1" = 30'-0"

A2 D7/D8 - FRONT ELEVATION
SCALE: 1" = 30'-0"

0' 30' 60' 120'

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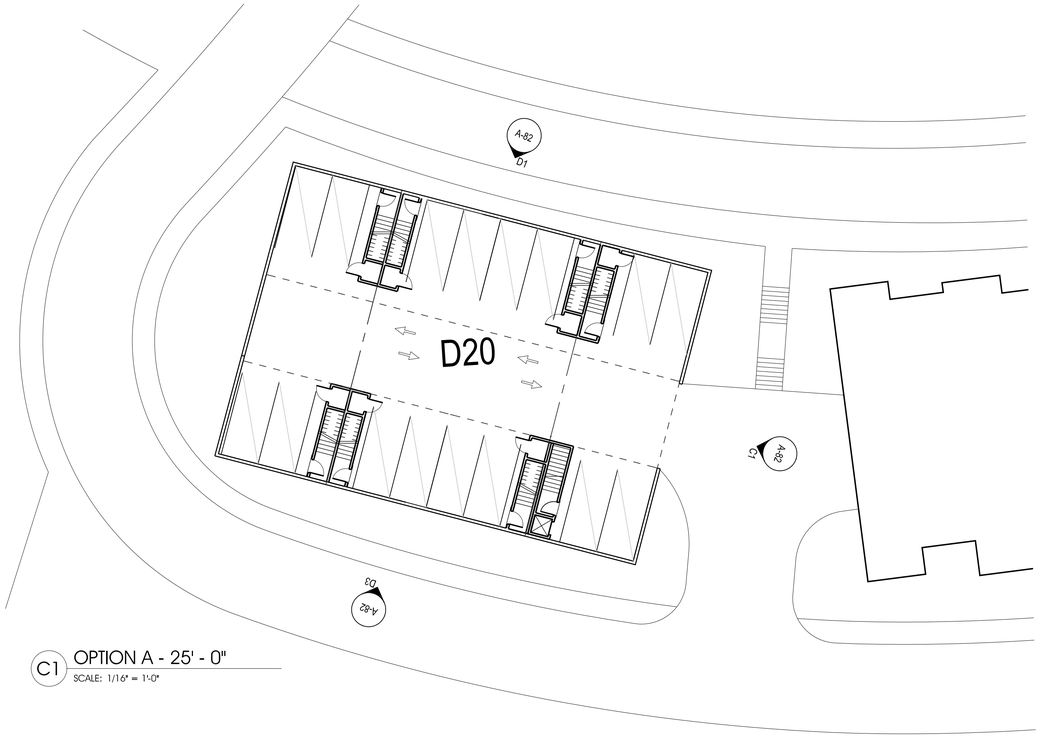
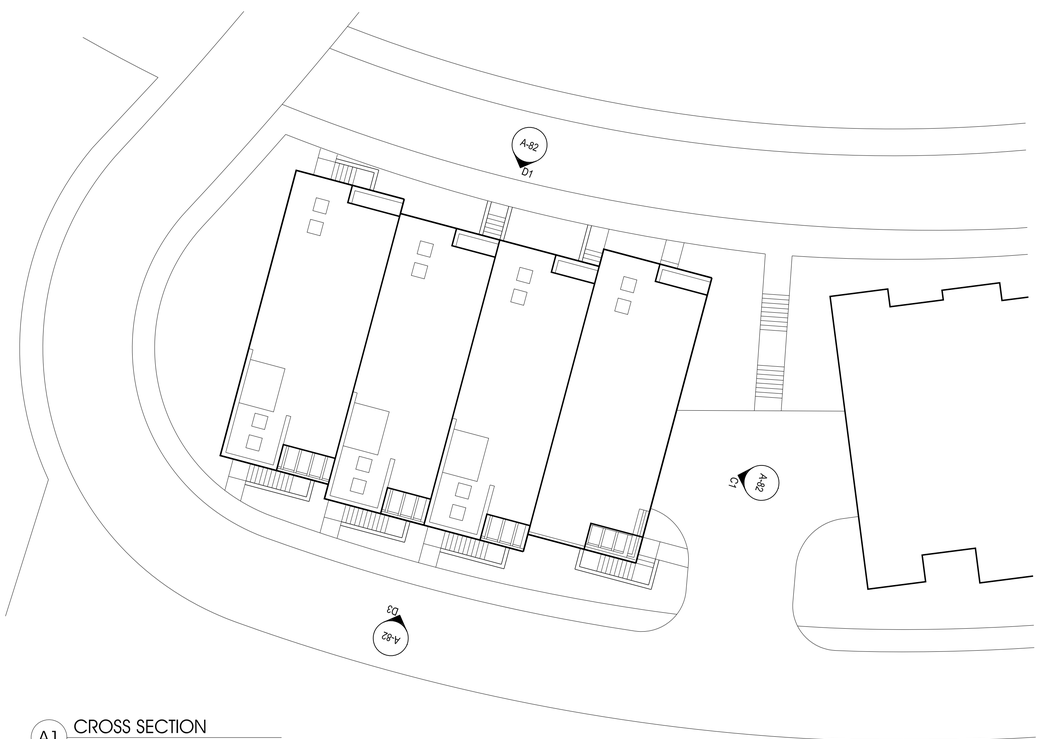
D7 AND D8
BUILDING ELEVATIONS

A-74



C1 OPTION A - 25' - 0"
SCALE: 1/16" = 1'-0"



A1 CROSS SECTION
SCALE: 1/16" = 1'-0"

E5 SITE PLAN
SCALE: 1" = 100'-0"

0' 16' 32' 64'

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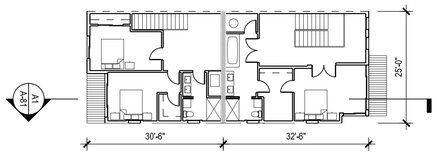
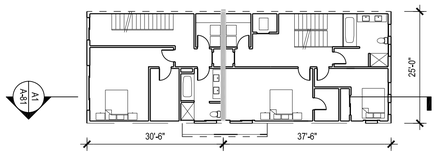
TYP. HYBRID TOWNHOUSE AREA PLANS

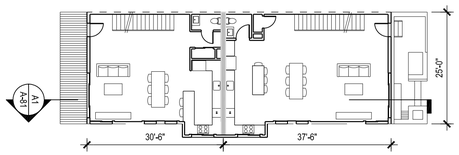
A-80



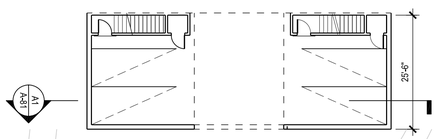
3RD FLOOR



2ND FLOOR

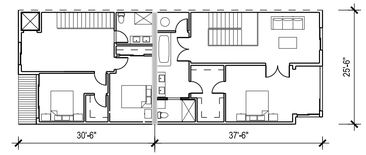


GROUND FLOOR PLAN

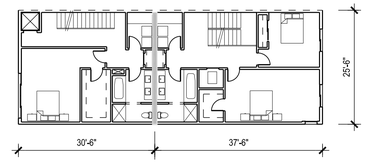


PARKING

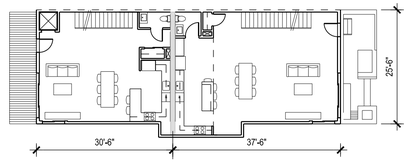
C1 OPTION A - 25' - 0"
SCALE: 1/16" = 1'-0"



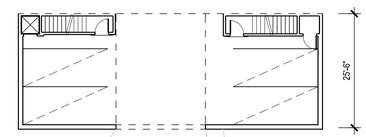
3RD FLOOR



2ND FLOOR

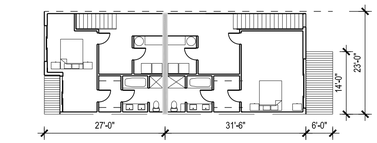


GROUND FLOOR PLAN

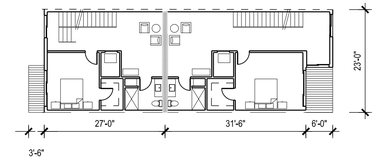


PARKING

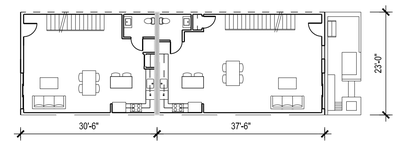
C3 OPTION B - END UNIT w/ ELEVATOR
SCALE: 1/16" = 1'-0"



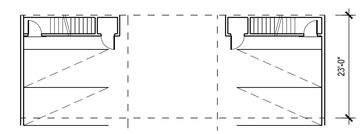
3RD FLOOR



2ND FLOOR



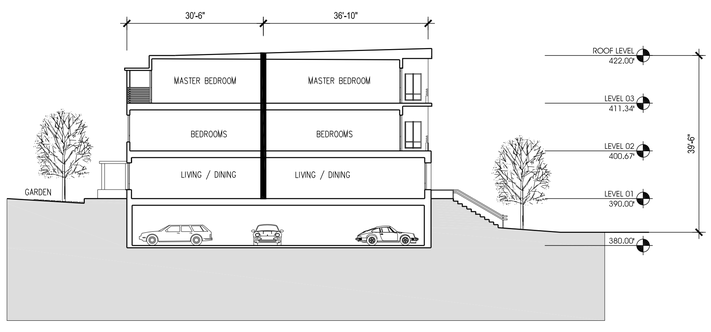
GROUND FLOOR PLAN



PARKING

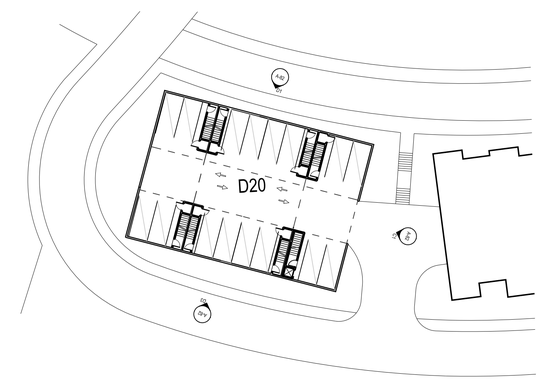
C4 OPTION C - 23' - 0"
SCALE: 1/16" = 1'-0"

E5 SITE PLAN
SCALE: 1" = 100'-0"



A1 CROSS SECTION
SCALE: 1/16" = 1'-0"

A3 AERIAL VIEW - FRONT
SCALE: NOT TO SCALE



A4 AREA PLAN
SCALE: 1/32" = 1'-0"

0' 16' 32' 64'

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MICHAEL E. HICKOK
LICENSE No. 4833
ARCHITECT

SCALE
AS NOTED

DRAWINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING REVIEW PROCESS

No.	DATE	BY	Description
4	11/24/14		Response to COUNTY COMMENTS
3	11/05/14		Response to COUNTY COMMENTS
2	10/27/14		Response to COUNTY COMMENTS
1	09/26/14		Response to COUNTY COMMENTS

REVISIONS

DRAWN BY –
APPROVED BY –
CHECKED BY –
DATE December 09, 2013

TYP. HYBRID TOWNHOUSE PLANS / SECTION

A-81

D1 HYBRID TOWNHOUSE - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

C1 HYBRID TOWNHOUSE - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

C1 HYBRID TOWNHOUSE - TYP. END ELEVATION
SCALE: 1/16" = 1'-0"

E5 SITE PLAN
SCALE: 1" = 100'-0"

A1 HYBRID TOWNHOUSE PERSPECTIVE - NORTH VIEW
SCALE: NOT TO SCALE

A4 HYBRID TOWNHOUSE PERSPECTIVE - SOUTH VIEW
SCALE: NOT TO SCALE

0' 16' 32' 64'

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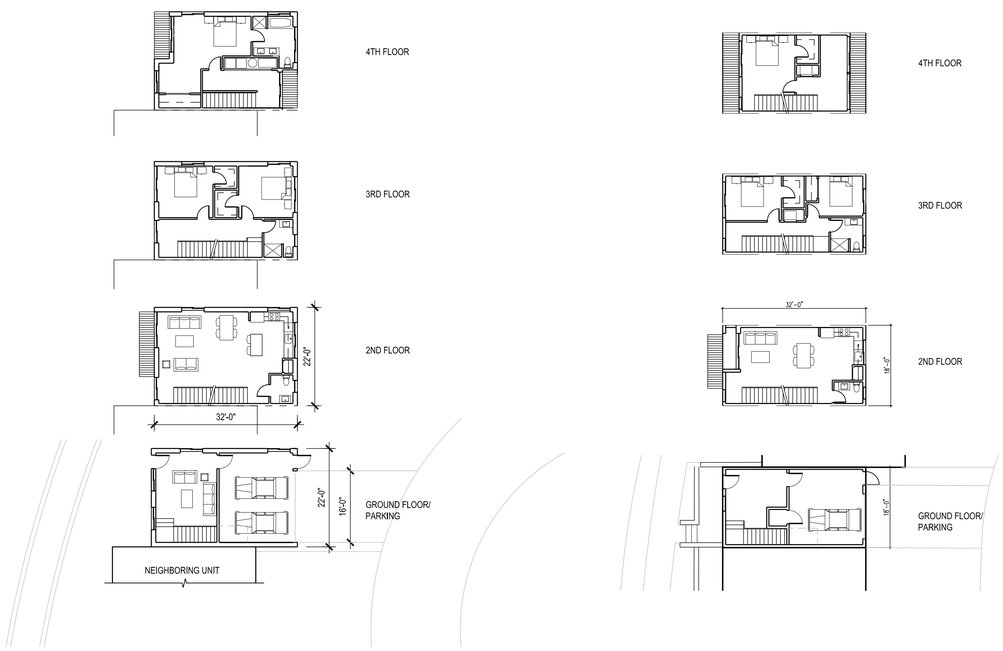
DATE December 09, 2013

TYP. HYBRID TOWNHOUSE ELEVATIONS

A-82

E1 TYP. TRADITIONAL TOWNHOUSE - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

C1 TYP. TRADITIONAL TOWNHOUSE - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



B1 TYP. TRADITIONAL TOWNHOUSE - PLAN
SCALE: 1/16" = 1'-0"

E5 SITE PLAN
SCALE: 1" = 100'-0"

B3 TYP. TRADITIONAL TOWNHOUSE PERSPECTIVE - FRONT VIEW
SCALE: NOT TO SCALE

0' 16' 32' 64'

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DATE December 09, 2013

TYP. TRADITIONAL TOWNHOUSE PLANS/ SECTIONS/ELEVATIONS

A-83

WHEREAS, said public hearing on said application has been this day held, and said Board has considered the recommendations of said County Planning Commission, duly filed, and the evidence presented in connection with said application at the public hearing, and has reached its decision on said application. Now, therefore, be it

RESOLVED, that the said application be, and the same hereby is, granted, and that the aforesaid land hereinbefore and in said application more specifically described be, and hereby is, rezoned from RE-2 and C-8 District to RPC District, as set forth and defined in the said Zoning Ordinance and amendments thereto subject to the use regulations permitted in such RPC District, and that the Zoning Administrator of the County be, and he hereby is, directed to correct the Zoning Map heretofore adopted as a part of the Zoning Ordinance to properly show such change in the zoning of said land, and that the Clerk of this Board be, and she now hereby is, directed to transmit duly certified copies of this resolution to the applicant, Zoning Administrator and to the Director of Planning of this County as soon as possible.

A Copy - Teste:

Edna U.
Clerk of said Board

FOR REFERENCE ONLY

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ANDREW K. KIOKO
Lic. No. 050348
11/21/2014
PROFESSIONAL ENGINEER

SCALE

Not to Scale

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1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY
APPROVED BY
CHECKED BY
DATE December 9, 2013

TITLE

PRC Plan-Previous Approval

I-1

Xref O:\PROJECT\Lake Anne\Submissions\xfiles\C-BASE-PLANNING.dwg

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COMMONWEALTH OF VIRGINIA
BRUNO P. CARVALHO
Cert. No. 001374
11-21-2014
LANDSCAPE ARCHITECT

SCALE

0' 60' 120'

No.	DATE	BY	Description
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3	11/05/14		Response to County Comments
2	10/27/14		Response to County Comments
1	09/26/14		Response to County Comments

REVISIONS

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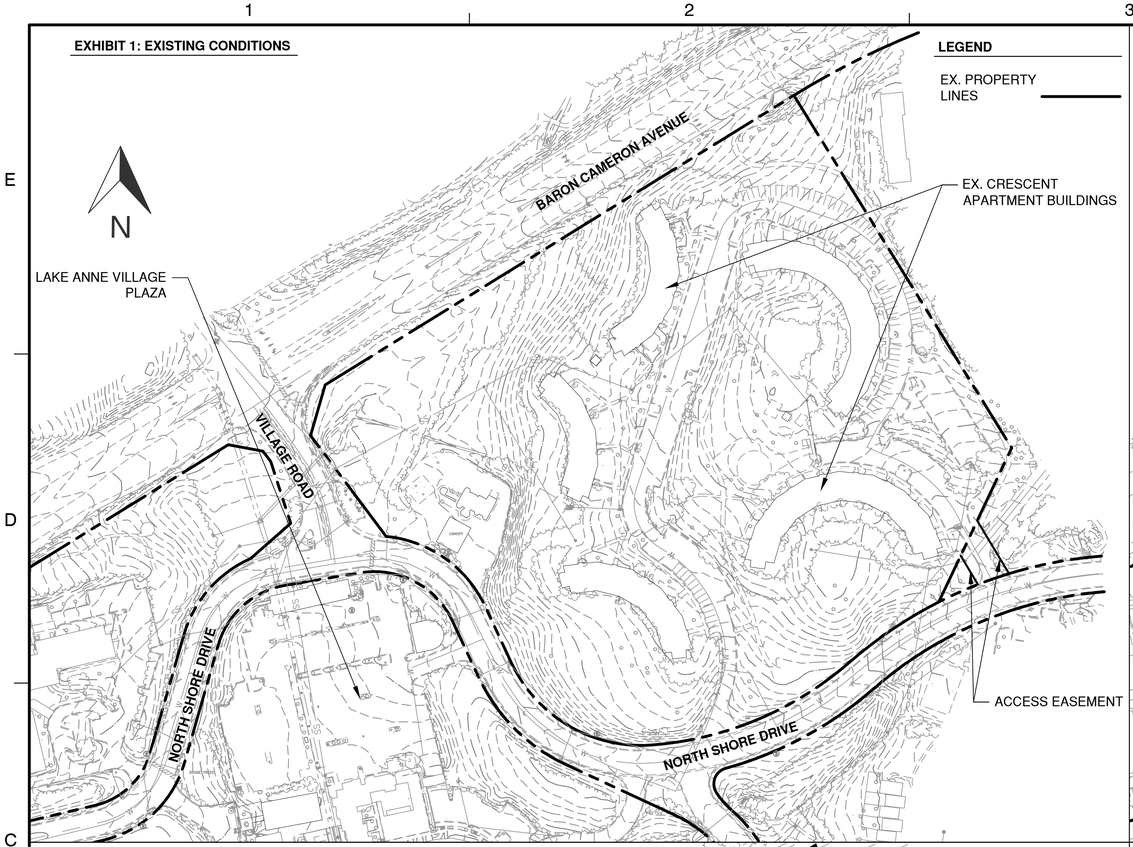
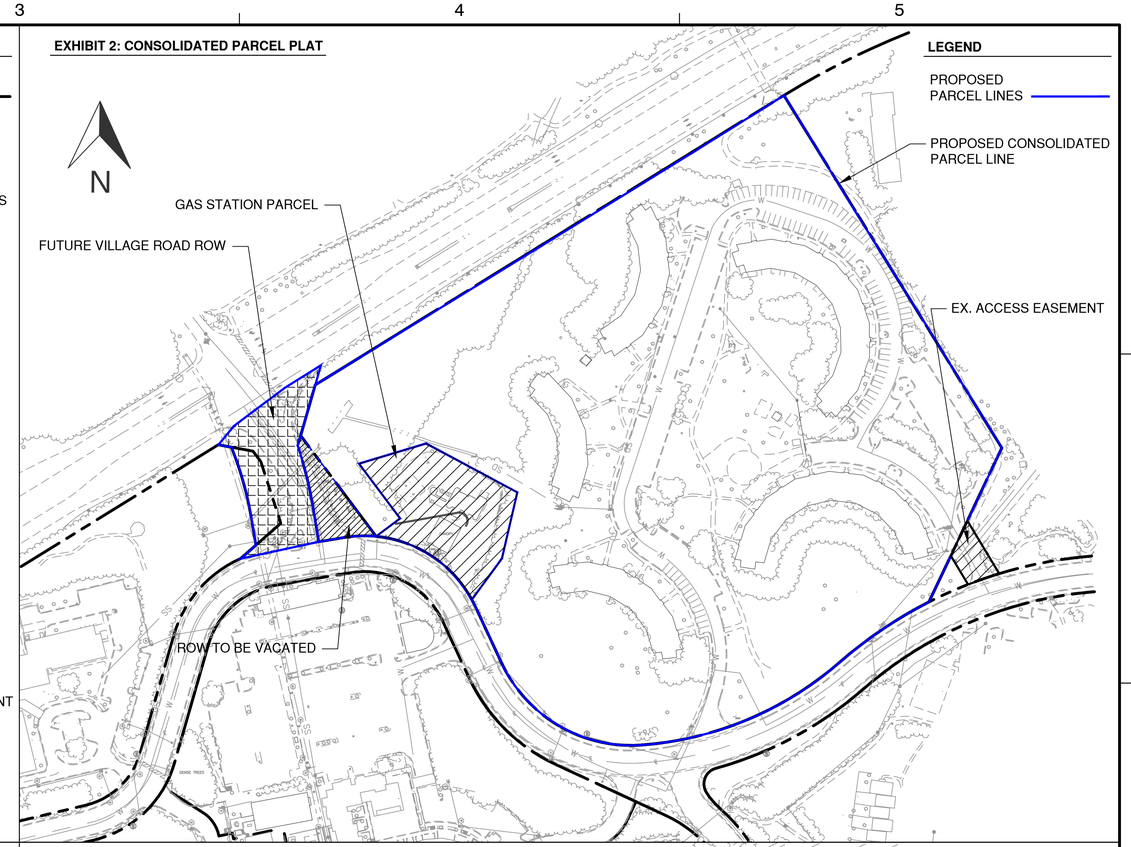
APPROVED BY	BPC
CHECKED BY	BPC
DATE	December 9, 2013

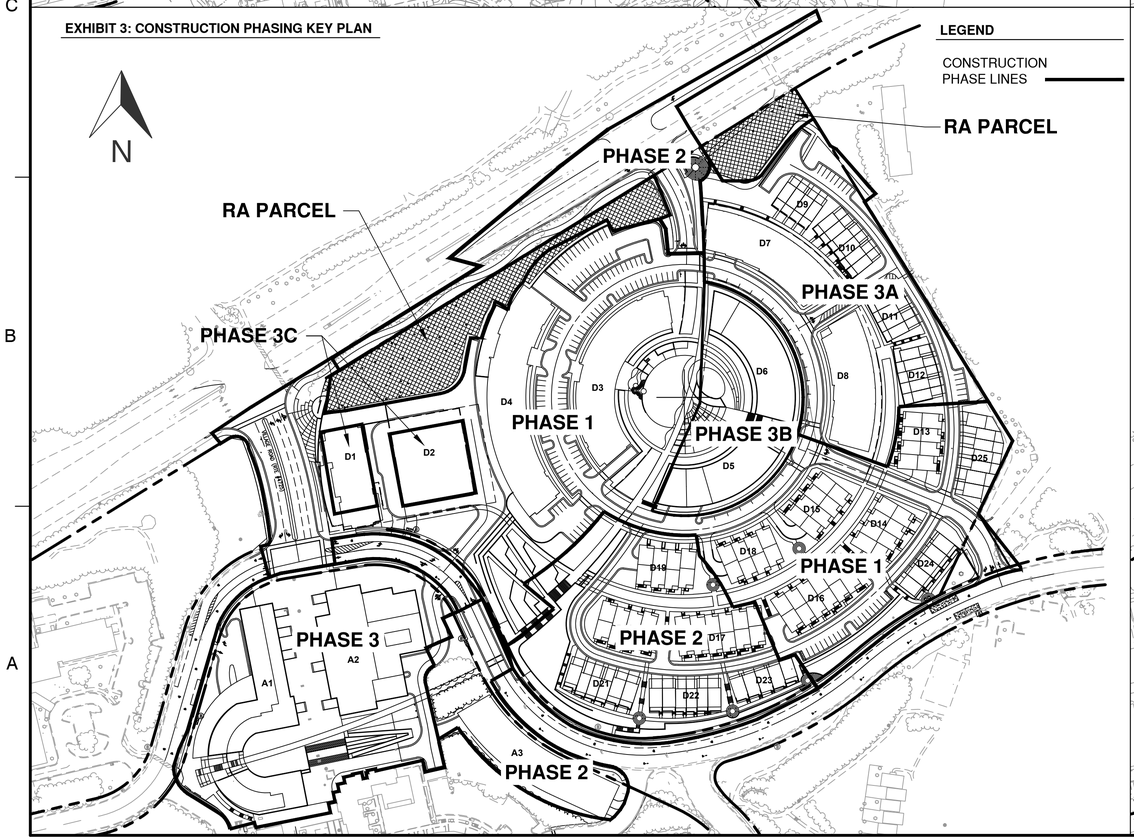
TITLE

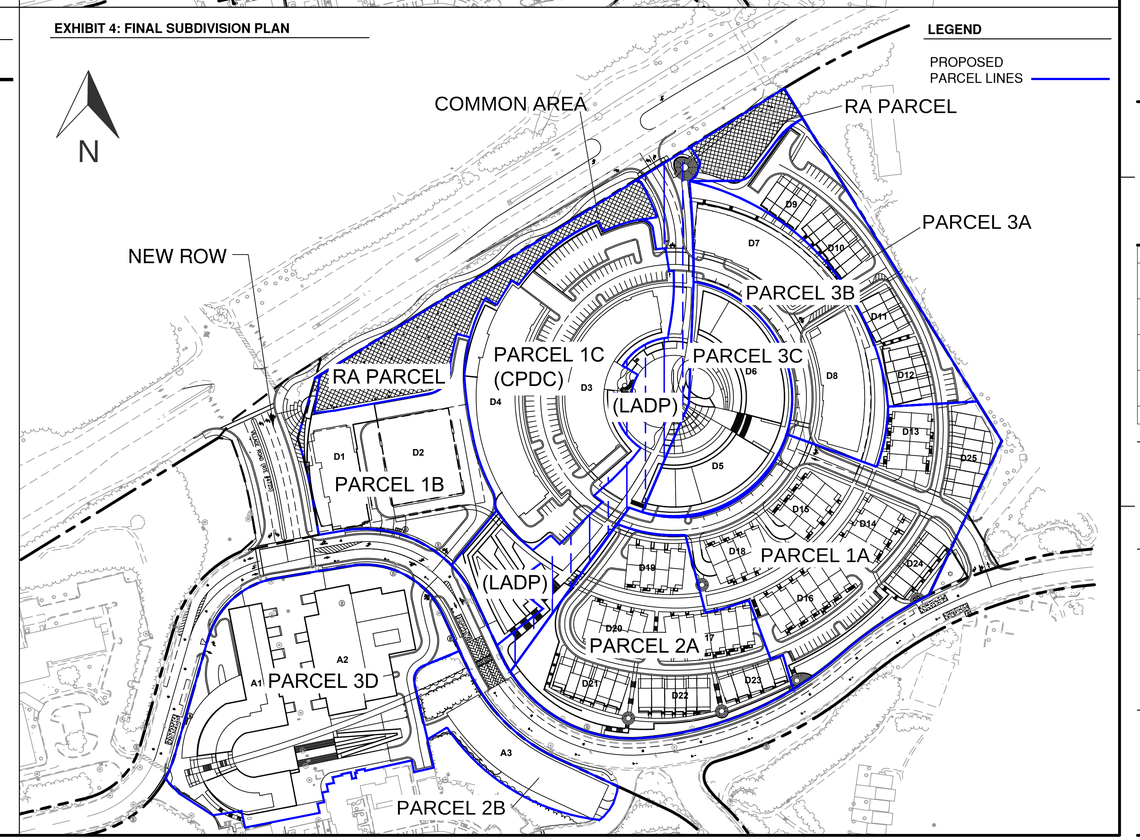
Proposed Public Art Venue Location Map

I-2









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11/21/2014
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SCALE

0' 120' 240'

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
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2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/26/14		RESPONSE TO COUNTY COMMENTS

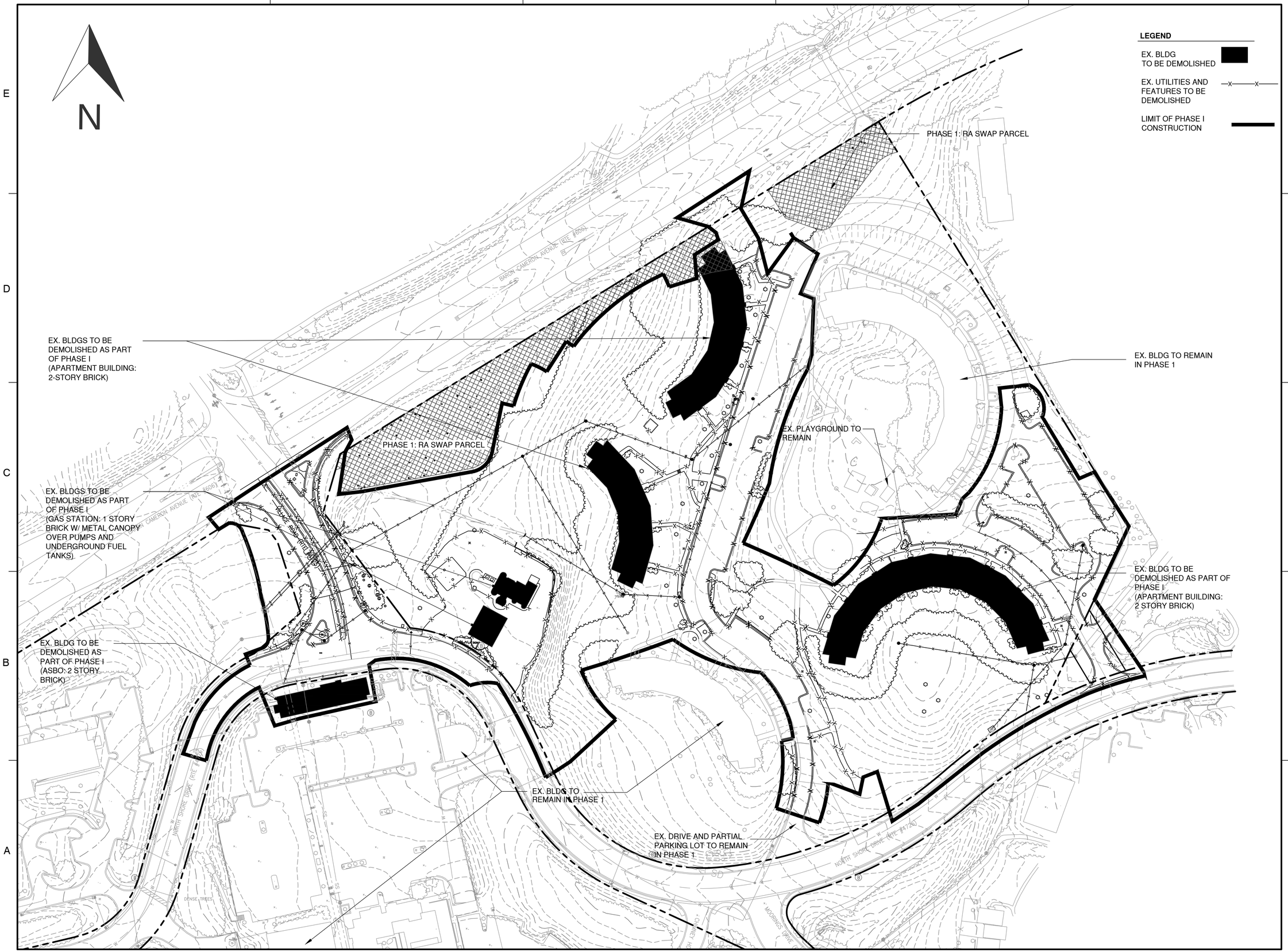
REVISIONS

DRAWN BY -
APPROVED BY -
CHECKED BY -
DATE December 9, 2013

TITLE

PHASING PLAN

I-10



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SCALE

0' 60' 120'

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1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

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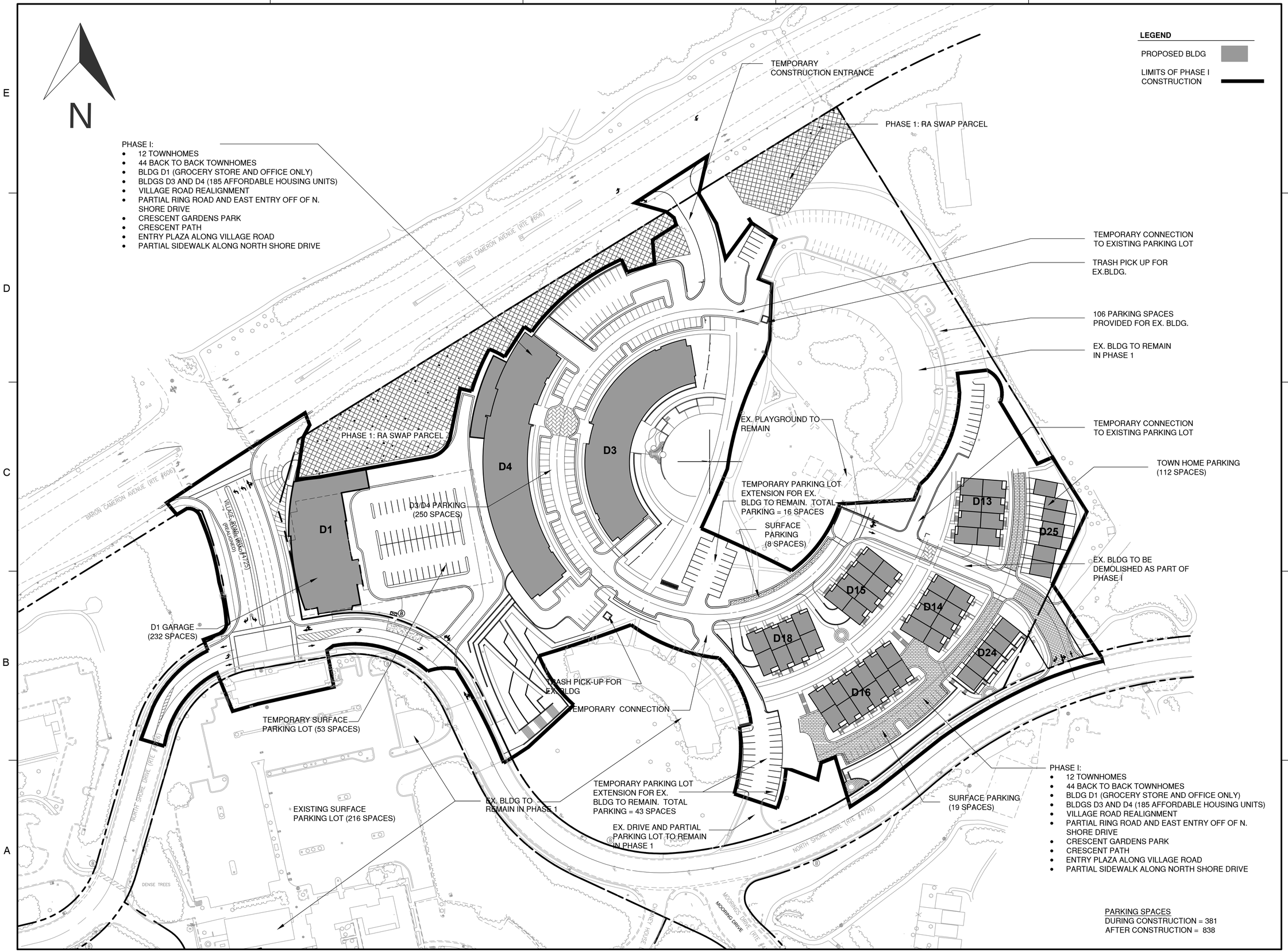
APPROVED BY .
CHECKED BY .
DATE December 9, 2013

TITLE

PH I-DEMO

I-11



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SCALE

0' 60' 120'

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1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY .
APPROVED BY .
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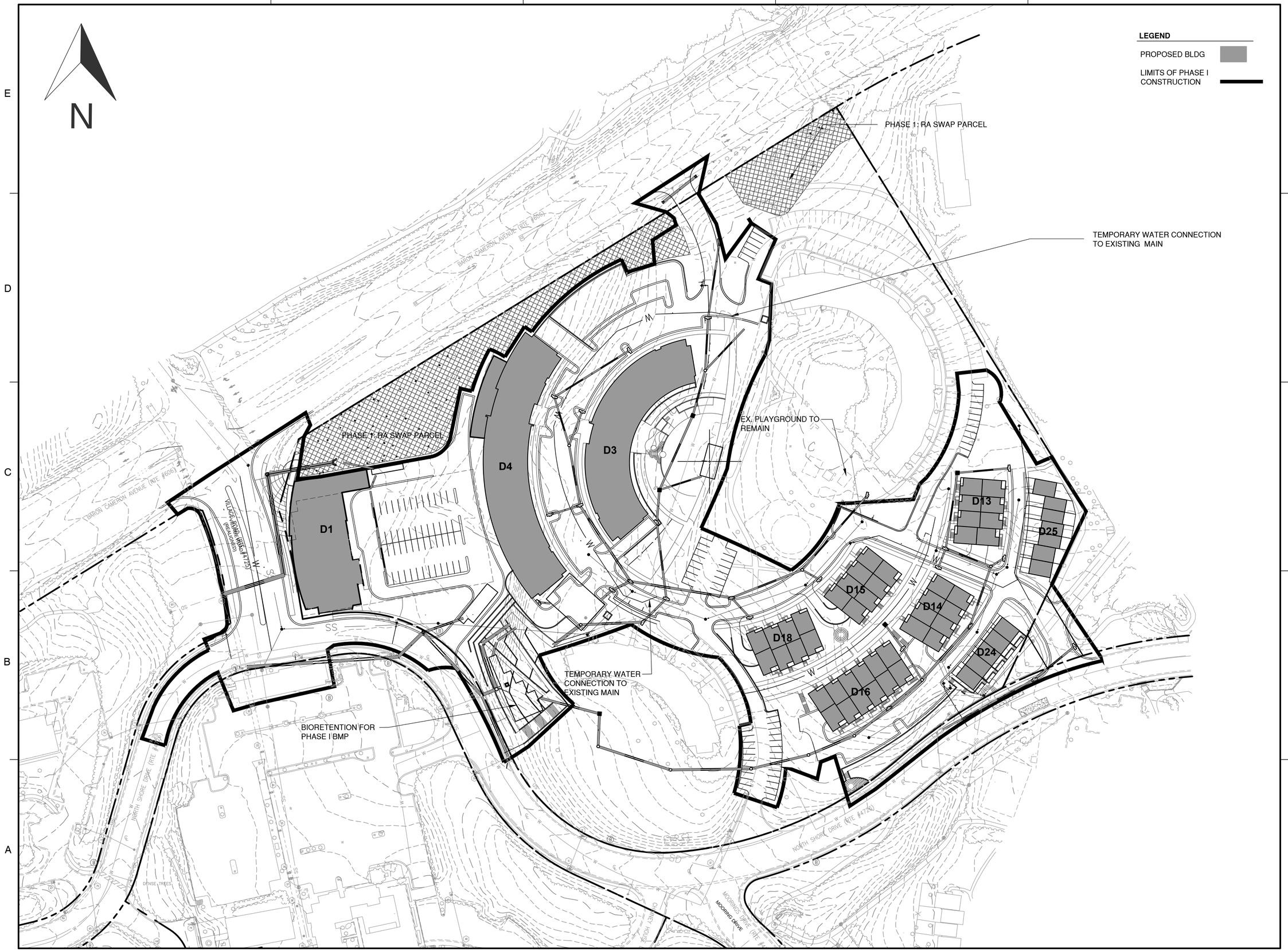
DATE December 9, 2013

TITLE

PH I-SITE

I-12



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SCALE

0' 60' 120'

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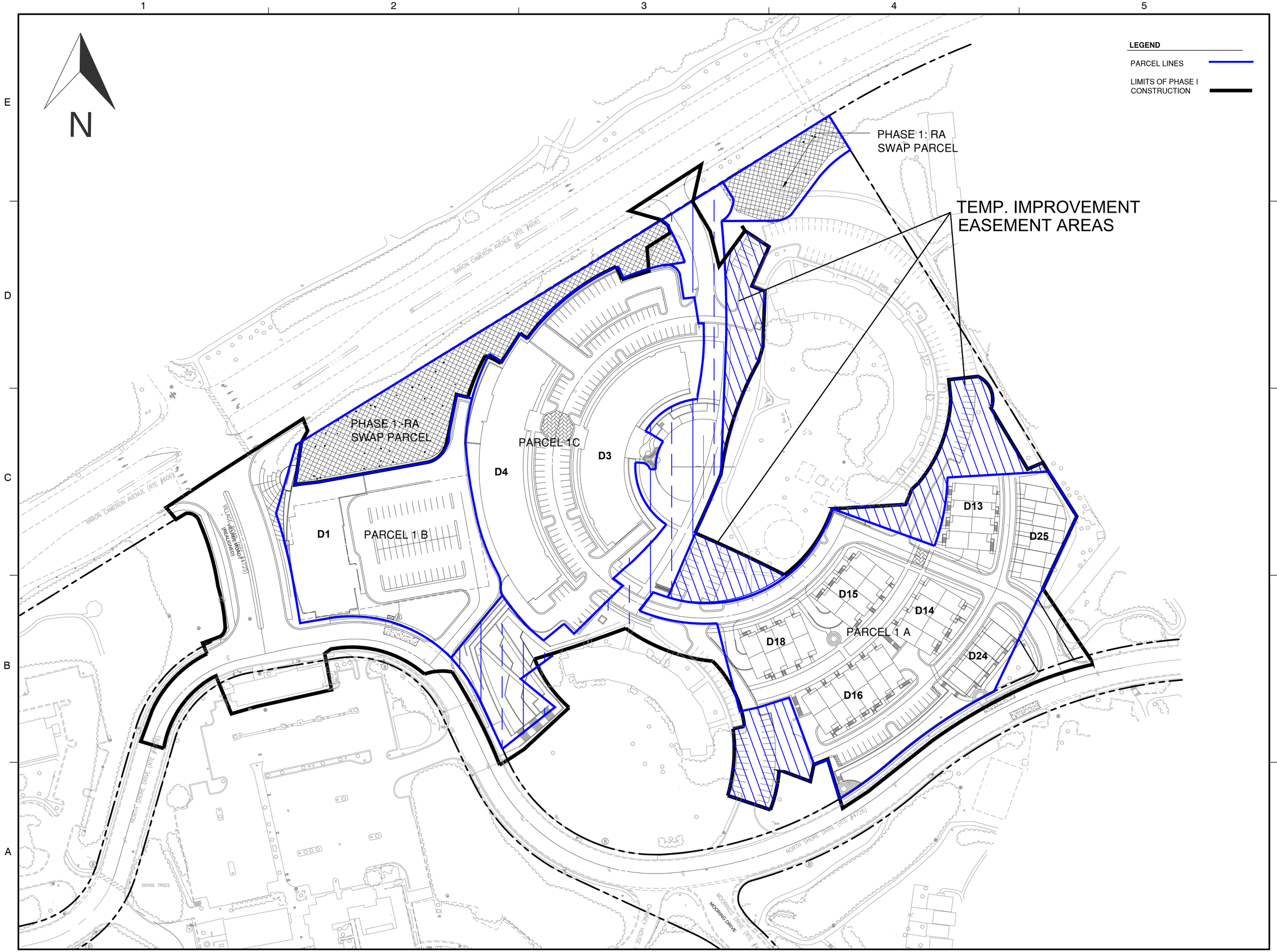
REVISIONS

DRAWN BY
APPROVED BY
CHECKED BY
DATE December 9, 2013

TITLE

PH I-UTILITY

I-13



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1	09/26/14		RESPONSE TO COUNTY COMMENTS

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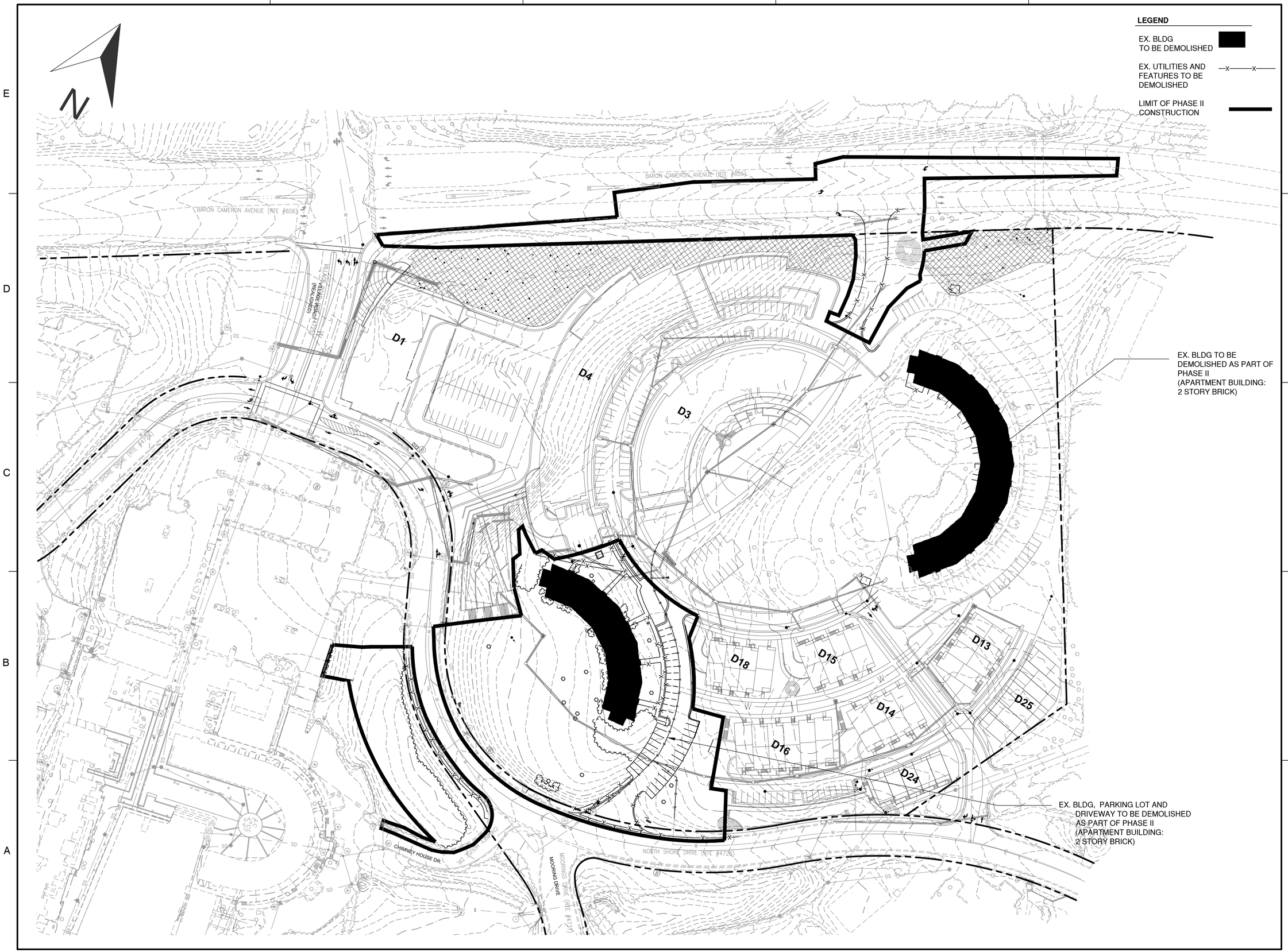
DATE December 9, 2013

TITLE

PH I-PARCELS

I-14



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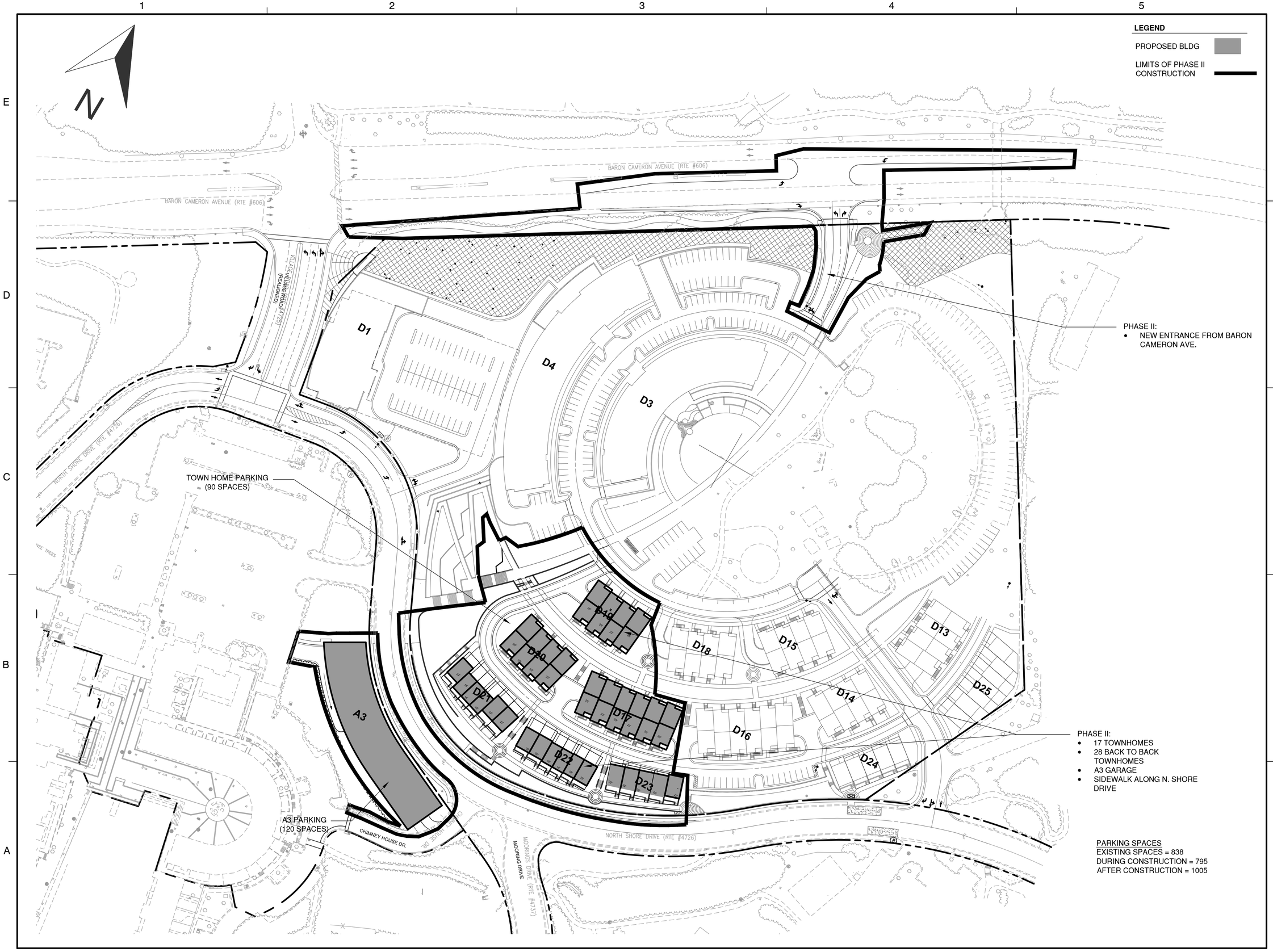
TITLE

PH II-DEMO

I-15



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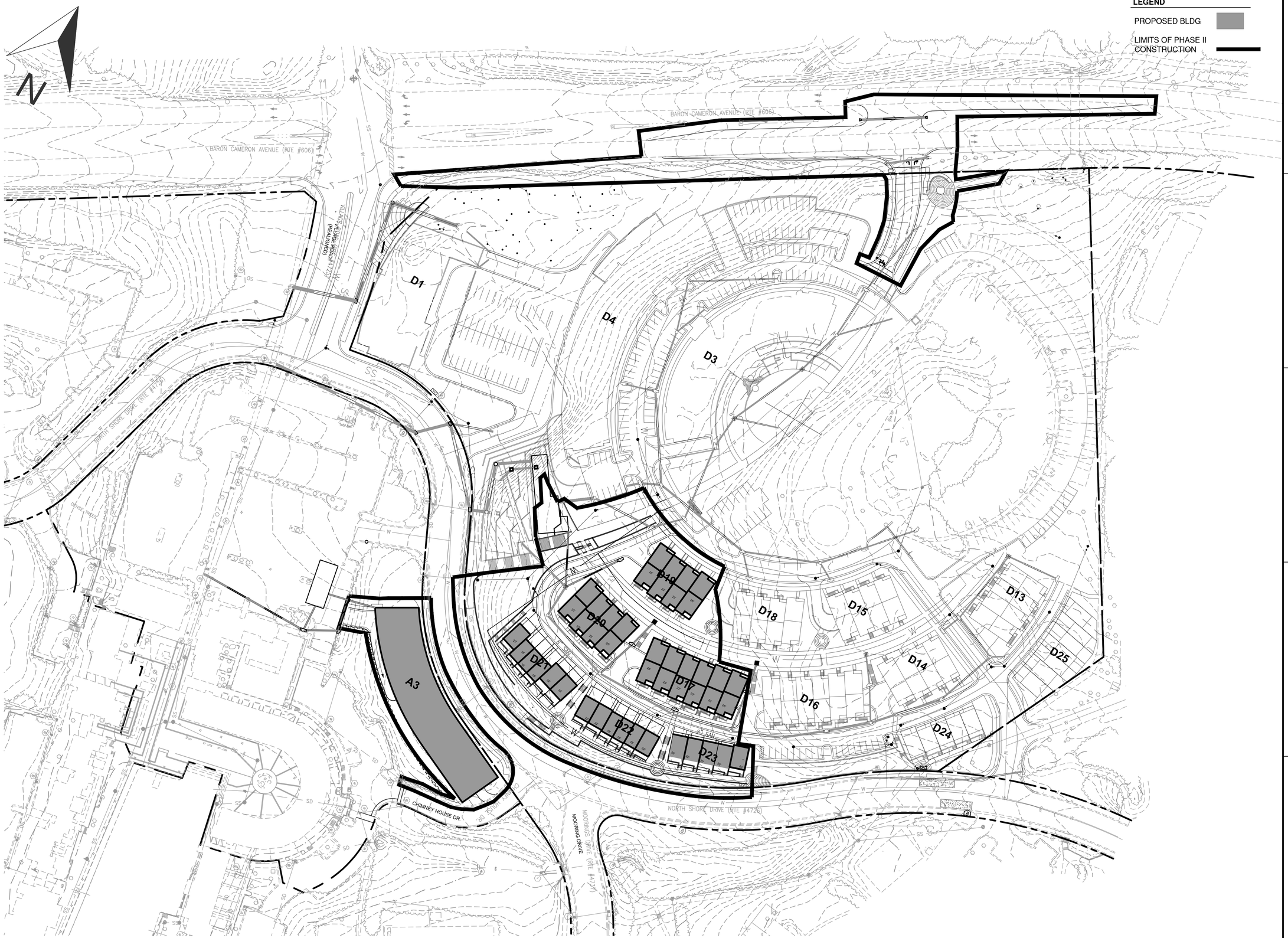
DATE December 9, 2013

TITLE

PH II-SITE

I-16



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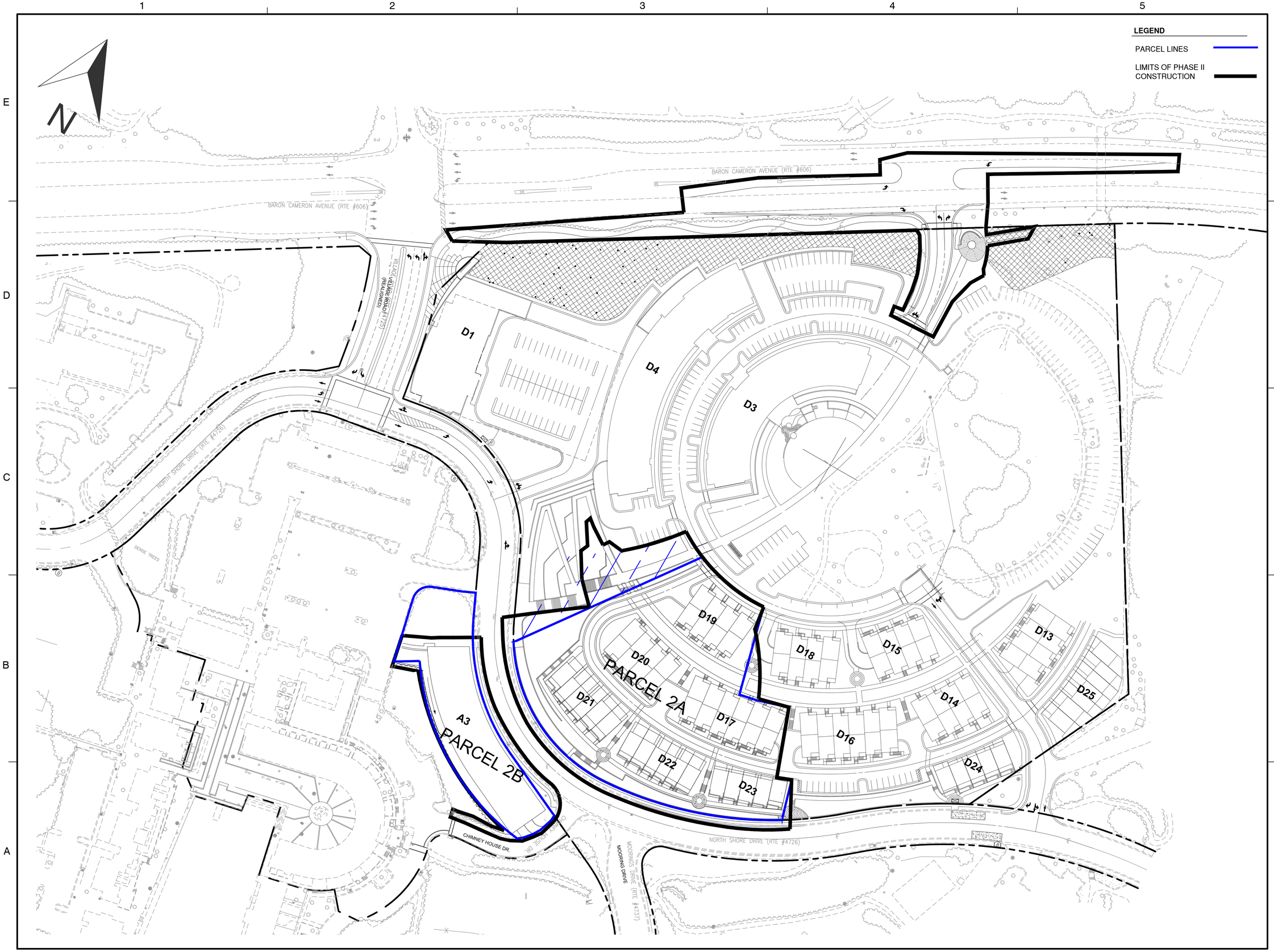
TITLE

PH II-UTILITY

I-17



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1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY
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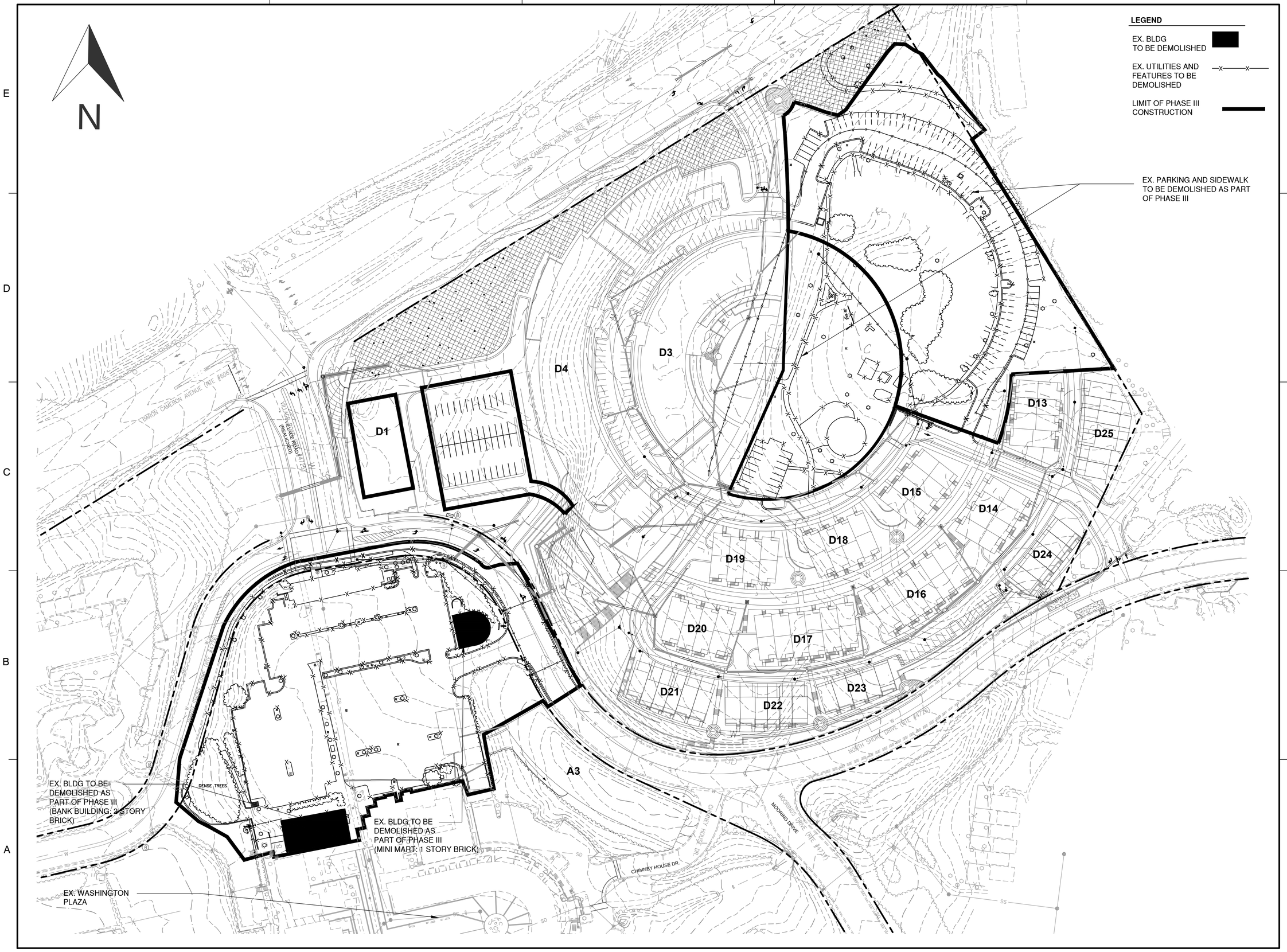
CHECKED BY
DATE December 9, 2013

TITLE

PH II-PARCELS

I-18



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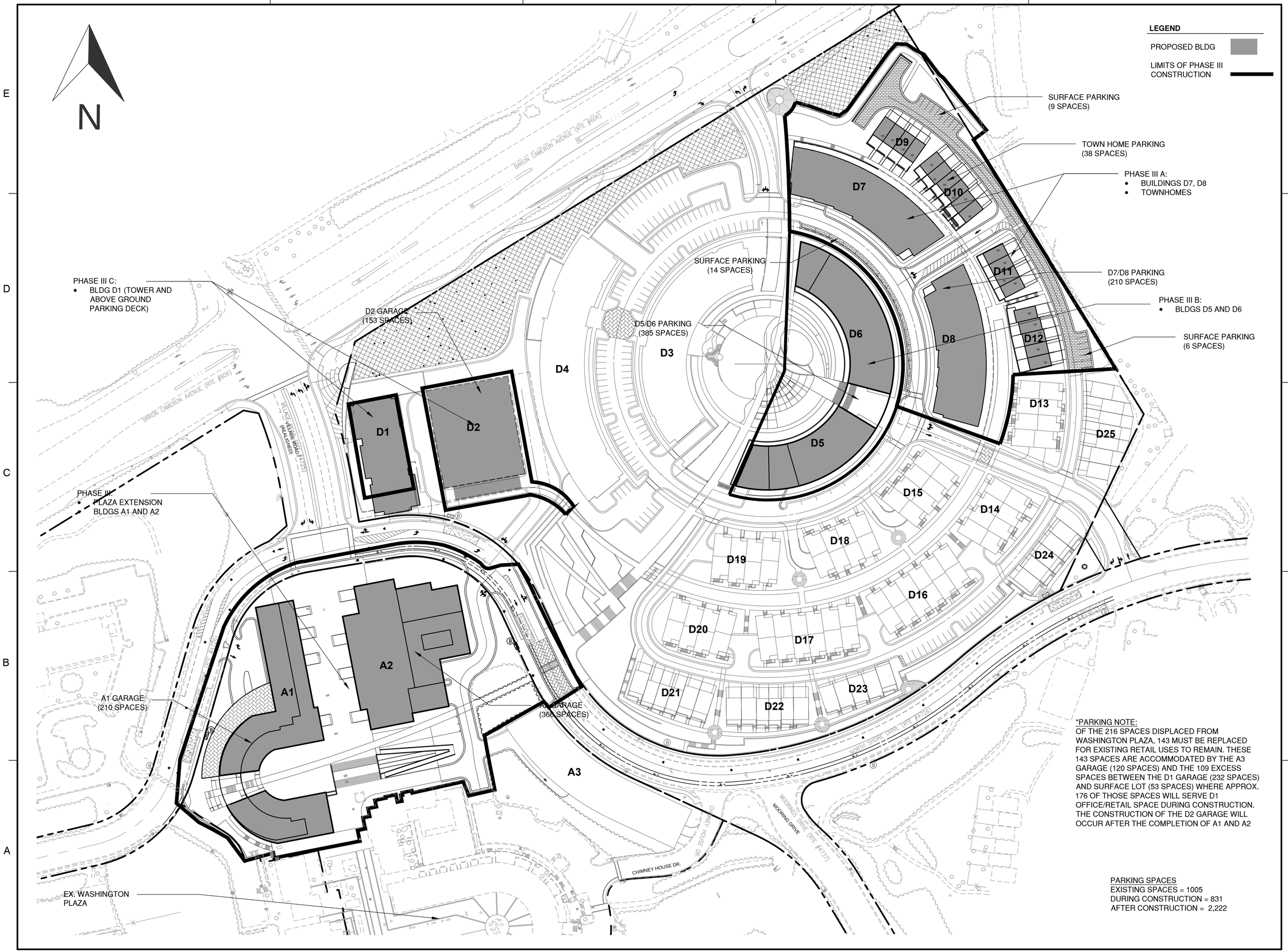
DATE December 9, 2013

TITLE

PH III DEMO

I-19



*PARKING NOTE:
OF THE 216 SPACES DISPLACED FROM WASHINGTON PLAZA, 143 MUST BE REPLACED FOR EXISTING RETAIL USES TO REMAIN. THESE 143 SPACES ARE ACCOMMODATED BY THE A3 GARAGE (120 SPACES) AND THE 109 EXCESS SPACES BETWEEN THE D1 GARAGE (232 SPACES) AND SURFACE LOT (53 SPACES) WHERE APPROX. 176 OF THOSE SPACES WILL SERVE D1 OFFICE/RETAIL SPACE DURING CONSTRUCTION. THE CONSTRUCTION OF THE D2 GARAGE WILL OCCUR AFTER THE COMPLETION OF A1 AND A2

PARKING SPACES
EXISTING SPACES = 1005
DURING CONSTRUCTION = 831
AFTER CONSTRUCTION = 2,222

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11/21/2014
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0' 60' 120'

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1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

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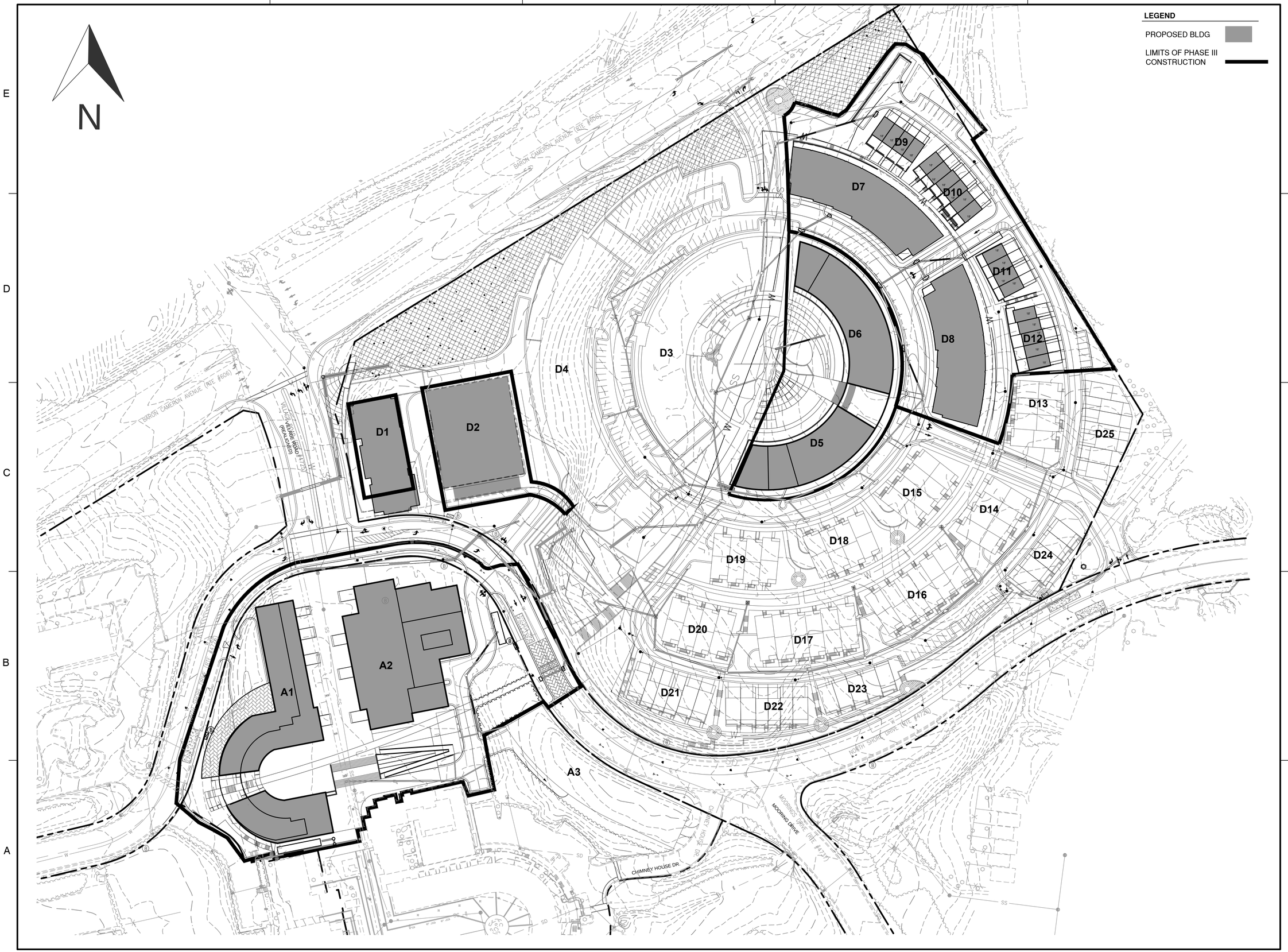
APPROVED BY -
CHECKED BY -
DATE December 9, 2013

TITLE

PH III SITE

I-20



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Lic. No. 050348
11/21/2014
PROFESSIONAL ENGINEER

SCALE

0' 60' 120'

No.	DATE	BY	Description
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2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/26/14		RESPONSE TO COUNTY COMMENTS

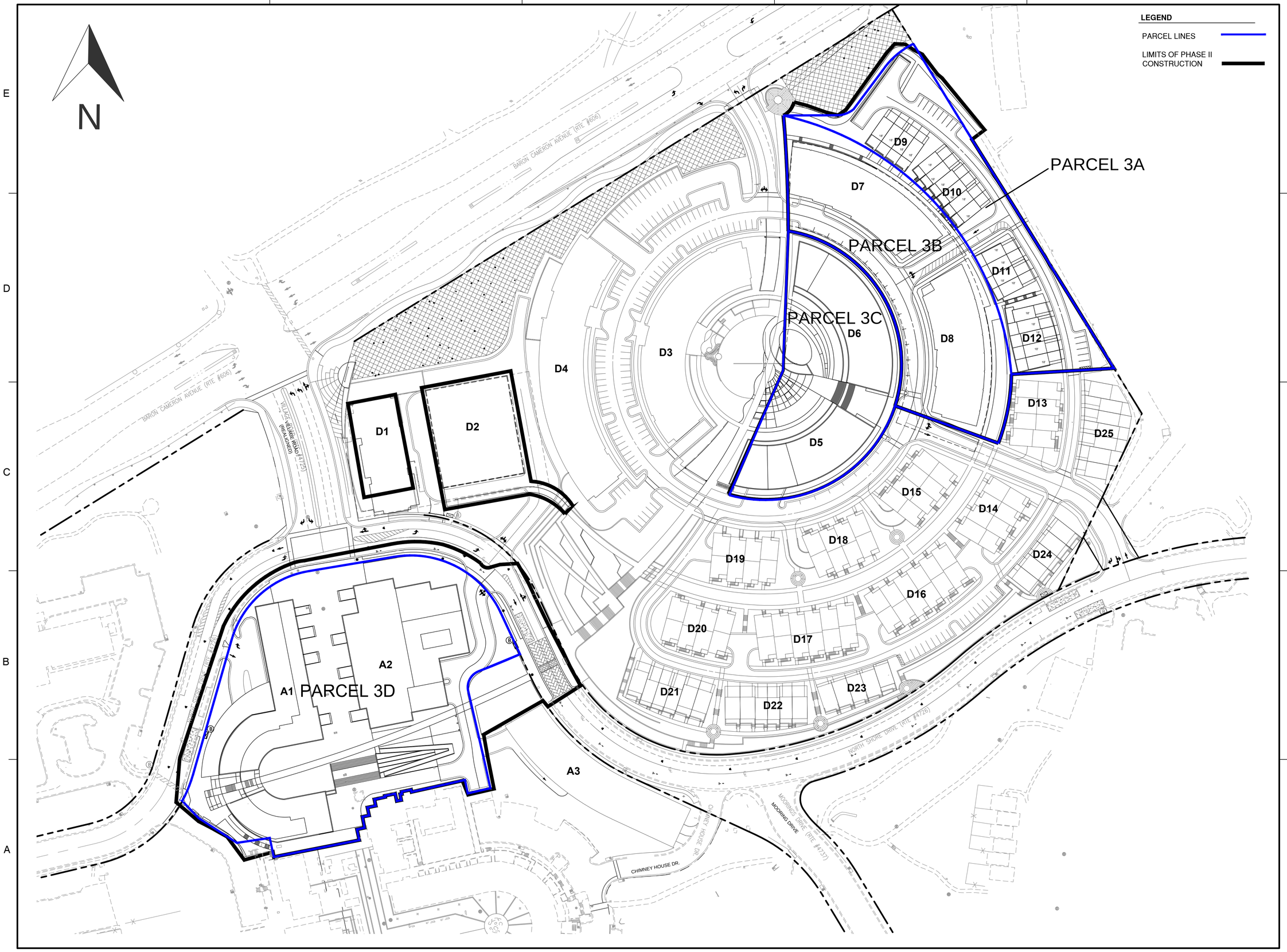
REVISIONS

DRAWN BY .
APPROVED BY .
CHECKED BY .
DATE December 9, 2013

TITLE

PH III UTILITY

I-21



LAKE ANNE DEVELOPMENT PARTNERS LLC
BESTON. RENEWED.

Hickok Cole ARCHITECTS

CGLA landscape architecture planning, urban design

Dewberry

GRIMM AND PARKER

Lake Anne Village Center

PRC Plan

Hunter Mill District
Fairfax County, Virginia

SEAL

COMMONWEALTH OF VIRGINIA
ANDREW K. KIOKO
Lic. No. 050348
11/21/2014
PROFESSIONAL ENGINEER

SCALE

0' 60' 120'

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY -
APPROVED BY -
CHECKED BY -
DATE December 9, 2013

TITLE

PH III-PARCELS

I-22

DESCRIPTION OF THE APPLICATIONS

The applicant, Lake Anne Development Partners LLC, requests approval of three concurrent zoning applications to redevelop 24.3 acres within the Lake Anne Village Center in Reston with a mix of new residential, office, and retail uses. The three proposed applications are:

- Proffered Condition Amendment (PCA) A-502 to permit a mixed-use development in the Lake Anne Village Center with proffered conditions.
- Development Plan Amendment (DPA) A-502-07 to amend an existing development plan to show the redevelopment of the Crescent Apartments and of the Lake Anne Village Center with replacement affordable housing, new market rate and new affordable housing, retail, and office uses.
- Planned Residential Community Plan (PRC) A-502-03 to permit development as proposed in DPA A-502-07.

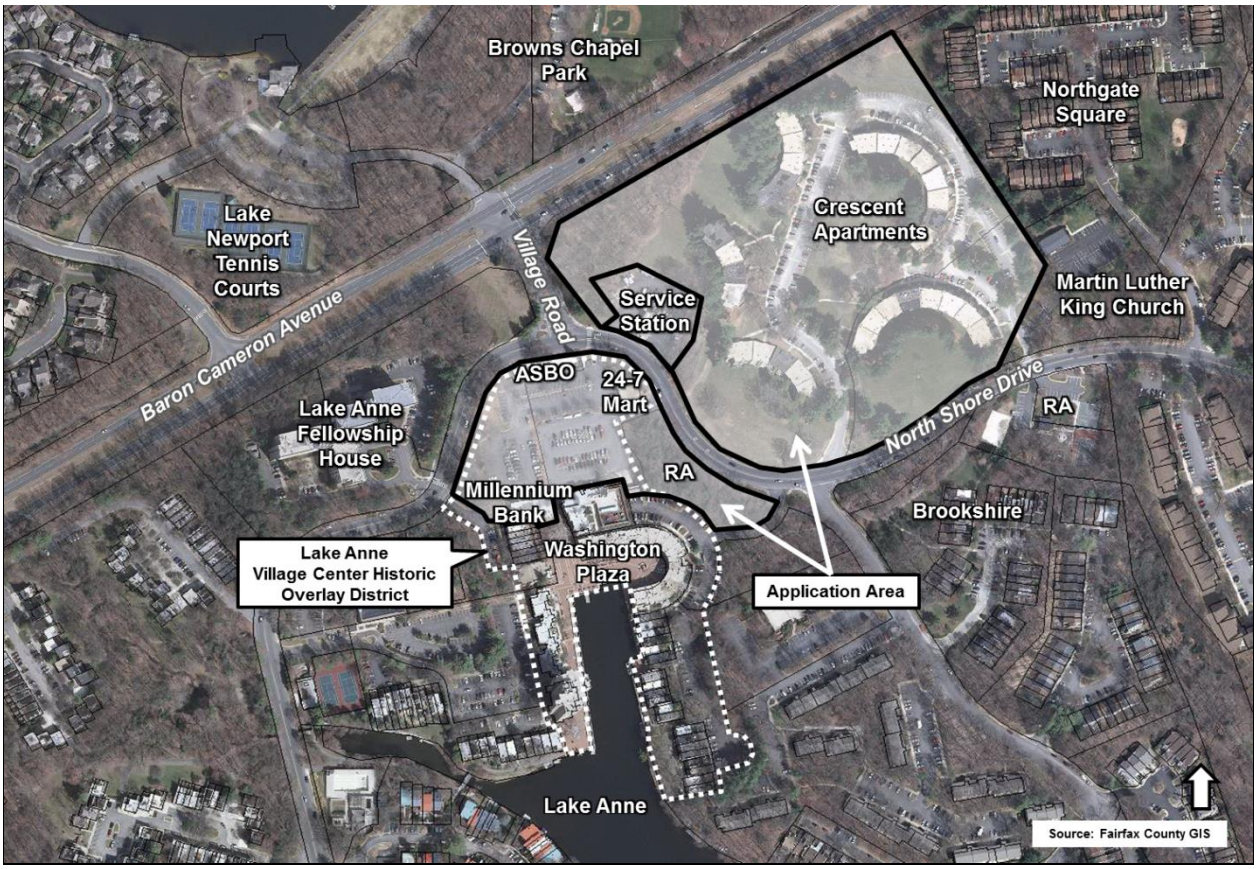


Figure 1: Application area (Source: Fairfax County GIS)

The redevelopment area includes the Crescent Apartments, a County-owned affordable housing development developed with five garden-style apartment buildings containing a total of 181 units; the Lake Anne Service Station/Reston U-Haul; Washington Plaza surface parking lot; Association of School Building Officials (ASBO) building; Reston

Association open space; a 24/7 convenience store; and the Millennium Bank building (collectively referred to as the subject property). Figure 1 depicts the application area and Figure 2 depicts the site layout.

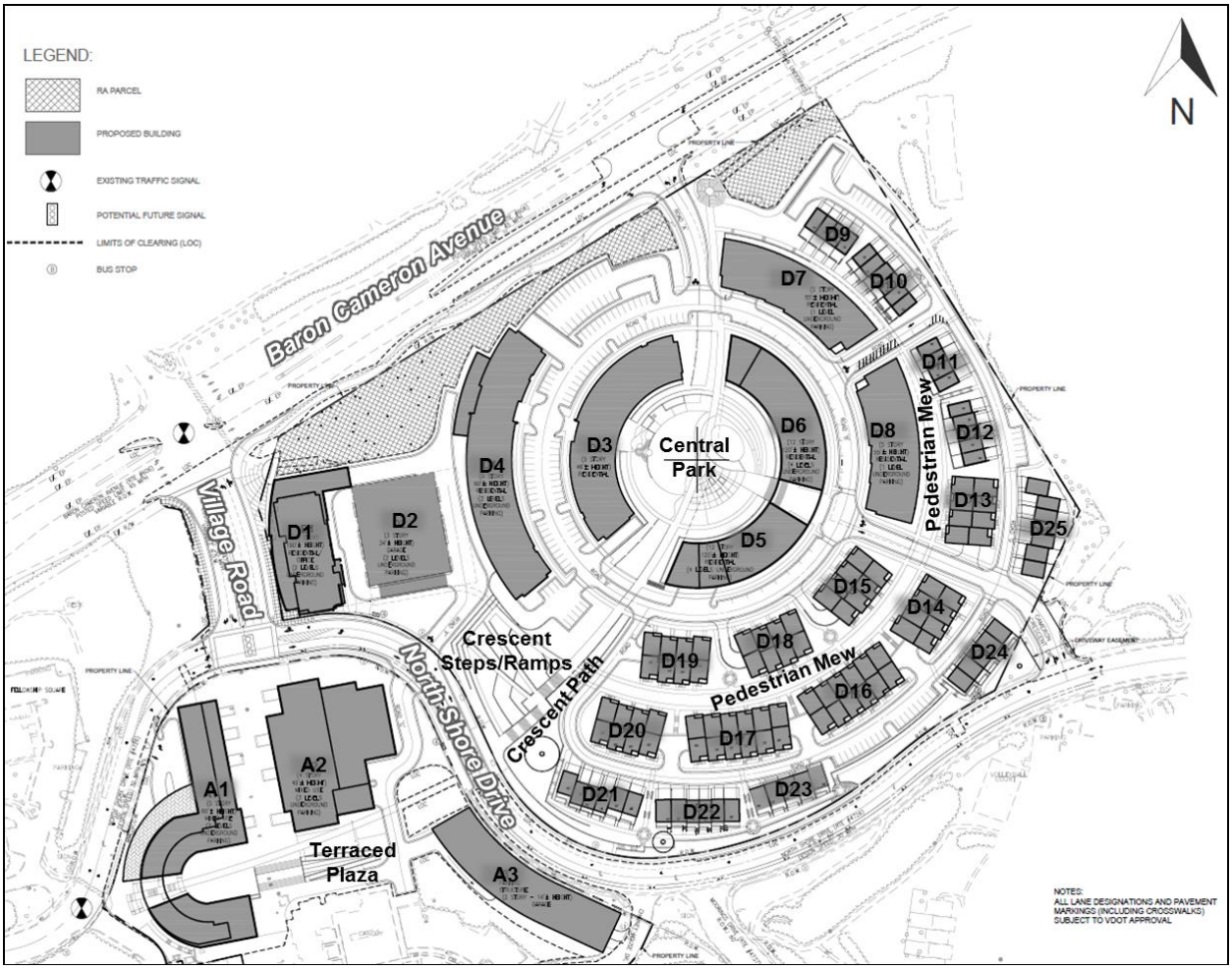


Figure 2: Site Layout (Source: DPA/PRC Plan, Sheet C-6)

The proposed development includes:

Residential: Up to a total of 1,037 dwelling units.

- Affordable dwelling units: 185 affordable multi-family units to replace 181 existing affordable multi-family units (Buildings D3 and D4)
- Multi-family dwelling units: 732 (Buildings A1, A2, D1, and D5-D8)
- Single family attached (townhomes): 120 total (72 traditional townhomes in D9-12 and 48 hybrid townhomes in D21-D25 and D13-D20);

Office: A total of 77,960 square feet (SF) located in three mixed-use buildings identified as: Buildings A1 (17,730 SF), A2 (30,230 SF), and D1 (30,000 SF); and

Retail: A total of 58,213 SF of new retail uses are proposed in three mixed-use buildings identified as: Buildings A1 (28,543 SF), A2 (13,870 SF), and D1 (15,800 SF grocery store).

These applications are associated with an Interim Development Agreement between the Board of Supervisors and the applicant to create a public-private partnership to redevelop the County-owned Crescent Apartments and a portion of the Lake Anne Village Center in conformance with the Comprehensive Plan. Concurrent with these applications is a Comprehensive Agreement between the Board of Supervisors and the applicant. The Comprehensive Agreement addresses the financial and transactional aspects of the redevelopment project and has been handled as a separate but concurrent process by the Office of Community Revitalization. The Comprehensive Agreement will be provided to the Board of Supervisors as a separate action item.

WAIVERS AND MODIFICATIONS

The applicant requests the following waivers and modifications of the Zoning Ordinance:

- Waiver of Par. 2 of Sect. 6-306 of the Zoning Ordinance for privacy yards a minimum of 200 feet for Buildings D12 and D21-D24.
- Modification of Sect. 11-203 of the Zoning Ordinance for the minimum required loading spaces for residential, office, retail, and other uses to that shown on the DPA/PRC Plan.
- Waiver of Par. 2 of Sect. 11-302 of the Zoning Ordinance on the requirement that no private streets in a residential development shall exceed 600 feet in length.
- Waiver of Par. 1 of Sect. 17-305 of the Zoning Ordinance for transitional screening and barriers between uses.

The applicant also requests the following Public Facilities Manual (PFM) waiver:

- Waiver of Sect. 6-0303.6 of the PFM to allow the use of underground stormwater facilities and Best Management Practices in a residential development.

In addition, two concurrent parking reductions for the east and west sides of the development were submitted by the applicant to the Department of Public Works and Environmental Services (DPWES), which reviews and makes recommendations on parking reduction requests. The parking reduction request is discussed in the Waivers and Modifications section of this report.

The applicant's proffered conditions and staff's proposed PRC development conditions are provided as Appendices 1 and 2, respectively. The applicant's statement of justification and affidavit are provided as Appendices 3 and 4, respectively.

LOCATION AND CHARACTER

The subject property is located in the Lake Anne Village Center, an approximately 41-acre area located south of Baron Cameron Avenue, west of Wiehle Avenue, and north of Lake Anne. The Lake Anne Village Center is located within the Lake Anne Village Center Commercial Revitalization Area.

The subject property is bordered on all sides by properties zoned Planned Residential Community (PRC). The properties to the east are developed with townhomes and the properties to the west are developed with a mix of uses including townhomes and multi-family dwellings, retail, and office. To the north, the site is bordered by Baron Cameron Avenue.

A portion of the subject property (Washington Plaza surface parking lot; Association of School Building Officials building; a 24-7 convenience store; and the Millennium Bank building) is located within the Lake Anne Village Center Historic Overlay District. The subject property also includes an approximately 1.01-acre open space parcel located between North Shore Drive and Chimney House Road, which is owned by the Reston Association (RA), and is the subject of a land swap between RA and the applicant for a 1.2-acre area located along the subject property's Baron Cameron Avenue frontage to be conveyed by the applicant.

BACKGROUND

On October 24, 1962, the Board of Supervisors approved RZ A-502 and the associated development plan, which designated the permitted land uses. The rezoning application rezoned 1,175 acres from the Residential Agriculture District to the Residential Planned Community District.

In 1984, the Board of Supervisors designated the area surrounding Washington Plaza as the Lake Anne Village Center Historic Overlay District (HD) in recognition of its significance in the community as Reston's original Village Center and to ensure the preservation of this historic and architectural landmark. A portion of the subject property is located within the HD, as shown in Figure 1.

On October 12 1998, the Board of Supervisors amended the Fairfax County Zoning Ordinance to create five Commercial Revitalization Districts (CRD) and designated in the Comprehensive Plan two Commercial Revitalization Areas (CRA), one of which is the Lake Anne Village Center Commercial Revitalization Area. The purpose of these

designations was to encourage economic development activities with the intent of stimulating reinvestment in existing businesses and encouraging redevelopment.

In February 2006, the Board of Supervisors purchased the Crescent Apartments to preserve affordable housing in Reston.

On March 30, 2009, the Board of Supervisors adopted Comprehensive Plan Amendment ST06-III-UP2 for the Lake Anne Village Center. The Comprehensive Plan Amendment revised the boundary of the Lake Anne Village Center and the boundary of the Lake Anne Village Center Commercial Revitalization Area, and provided guidance on the desired mix of uses and intensities to meet the revitalization goals for the Lake Anne Village Center.

On September 10, 2013, the Board of Supervisor authorized Comprehensive Plan Amendment 2013-III-UP1 to consider a modification to the consolidation recommendations for the Full Consolidation Option for Land Units A, D, and E in the Lake Anne Village Center where the subject properties are located.

On September 11, 2014, the Fairfax County Architectural Review Board (ARB) approved ARB-14-LKA-02 for the demolition of three properties within the application area: the Association of School Business Officials building, the 24/7 convenience store, and the Millennium Bank building for a time period of up to nine years subject to conditions. In addition, the ARB approved ARB-14-LKA-03 recommending approval of PCA A-502, DPA A-502-07, and PRC A-502-03 as it pertains to the properties within the HD, subject to the condition that additional materials are provided to the ARB.

On September 23, 2014, the Board of Supervisors reauthorized Comprehensive Plan Amendment 2013-III-UP1 for the Lake Anne Village Center to expand the scope of the Plan amendment. The Plan amendment considered modifications to the recommendations in the Full Consolidation Option for Land Units A thru F; redevelopment of the Millennium Bank building; and changes to the transportation recommendations.

On December 2, 2014, the Board of Supervisors approved Comprehensive Plan Amendment 2013-III-UP1, which amended the Comprehensive Plan recommendations for the Lake Anne Village Center to remove Land Unit E from the Full Consolidation Option; increased the recommended non-residential square footage from 4,000 square feet to 48,000 square feet in Land Unit D; and supported the demolition and redevelopment of the Millennium Bank building and shifted the building from Land Unit F to Land Unit A.

COMPREHENSIVE PLAN

The Lake Anne Village Center is divided into six land units, A thru F, of which Land Units A, a portion of C (northern section), and D are proposed for redevelopment as part of these zoning applications. Land Units A and C are generally located south of the North Shore Drive/Village Road intersection and to the north of Lake Anne. Land Unit D is located south of Baron Cameron Avenue, east of Village Road, and north of North Shore Drive. Land Unit F includes existing non-residential uses that are included in the applicant's proposed parking reduction request.

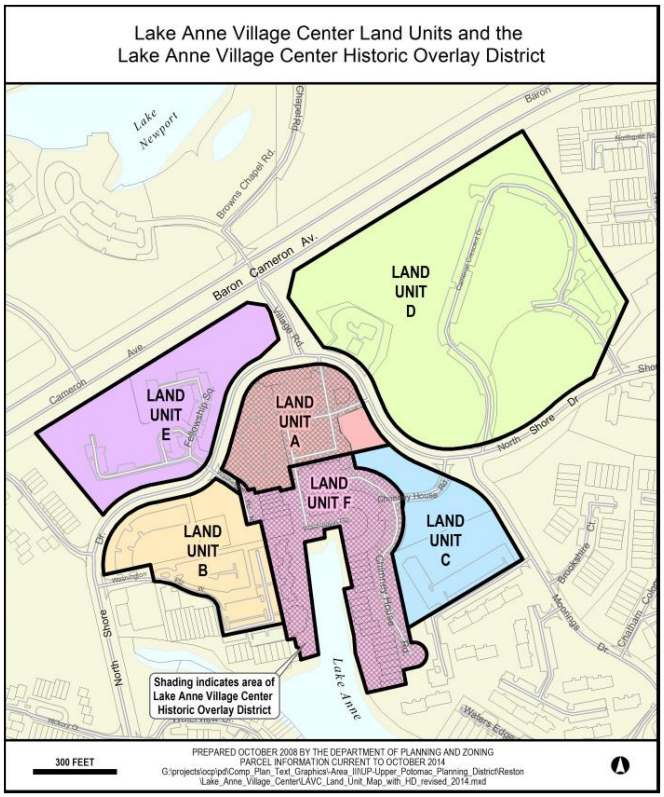


Figure 3: Land Units & Historic Overlay District

Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, amended through December 2, 2014, UP5 Reston Community Planning Sector, Recommendations, Land Use, #8, pages 216 – 221, is provided below and includes the recently amended Comprehensive Plan text.

> ***"Lake Anne Village Center -*** *The Lake Anne Village Center is located in the northeastern quadrant of Reston and is bounded generally by Baron Cameron on the north, Lake Anne on the south, and North Shore Drive to the west…The Lake Anne Village Center Commercial Revitalization Area encompasses the entire boundary of the Lake Anne Village Center…*
>
> *The goals for the Lake Anne Village Center are to create opportunities to:*

1) foster residential, office and community-enhancing retail and entertainment uses that will provide a more vital village center environment; 2) support the long-term economic viability of the business community; and, 3) protect and enhance the historic and architectural quality of Washington Plaza and retain the village character of an expanded village center. . . .

Area-wide Recommendations

The parcels comprising the Lake Anne Village Center are divided into six land units (as shown in Figure 74). For Land Units A, B, C, D, and E, a description of its location and character is given and recommendations are provided that articulate the development planned, both in terms of density and intensity, under a baseline recommendation, a redevelopment option for individual land units, and a consolidation option for Land Units A and D. . . . .

Parcel Consolidation *- The preferred approach to redevelopment in the Lake Anne Village Center is through the coordinated redevelopment of Land Units A and D. This would include consolidation of the Washington Plaza surface parking lot (Land Unit A) and the Crescent Apartment property and the gas station (Land Unit D. If consolidation of these two land units occurs, the Full Consolidation Option level of development can be achieved as described in the Land Unit Recommendations for Land Units A and D. In addition, parcels in Land Units B, C, and E may be considered for inclusion in a consolidation effort.*

Consolidation of these land units would allow for redevelopment to occur in a well-designed, integrated and efficient manner. Pedestrian access through and among parcels could be more easily designed and roads could be more readily realigned to improve their safety and functionality. The Full Consolidation Option would also provide an opportunity to improve the visibility of Washington Plaza and below-grade parking could more readily be constructed in strategic locations. The Land Unit Recommendations specify the desired mix of uses and levels of development intensity by individual land unit. However, under the Full Consolidation Option, flexibility may be provided in locating uses and intensity in order to achieve the goals and objectives stated above, as well as to meet the Area-wide Recommendations and the conditions in the Land Unit Recommendations. . . .

Heritage Resources *– The Lake Anne Village Center Historic Overlay District was created to protect against destruction of the historic and architectural quality of the landmark; to encourage uses which will lead to its continuance, conservation, and improvement; and to assure that new*

uses within the district will be in keeping with the character to be preserved and enhanced. The Lake Anne Village Center Historic Overlay District regulations are found in Appendix 1, A1-1100 of the Zoning Ordinance. All structures located in Land Units A and F are within the boundary of the historic overlay district. The Fairfax County Architectural Review Board must review improvements and alterations in the historic overlay district as stipulated by the Zoning Ordinance. In June 2011, Lake Anne Village Center was determined eligible for listing in the National Register of Historic Places. . . .

***Transportation** – Future redevelopment in the Lake Anne Village Center area should be balanced with supporting transportation infrastructure improvements and services. To ensure that potential transportation impacts are sufficiently mitigated, the following conditions should be met:..*

- *At a minimum, improvements are necessary at the current intersection of Village Road and North Shore Drive. This intersection has current operational deficiencies that need to be corrected before any density increases in the Washington Plaza area can be accommodated. Other potential improvements to mitigate traffic will need to be analyzed as well, such as additional turning lanes at intersections. For example, while additional right-of-way might be required, adding a turn lane to North Shore Drive at both west and eastbound approaches to Wiehle Avenue could measurably decrease intersection delays;*

- *The realignment of Village Road to the west to correct operational deficiencies, and to align with and provide a view into an extended Washington Plaza should occur with the redevelopment of Land Units A, D or E; and*

- *To facilitate improvements and traffic flow at the intersection of Village Road and North Shore Drive, the following additional options should be considered:*

  1) The slight realignment of North Shore Drive, to the east of Village Road on Land Unit D, to smooth out the horizontal curve, enhance sight distance, and improve vehicular and pedestrian safety; and

  2) The construction of a roundabout on North Shore Drive at the intersection of a realigned Village Road and North Shore Drive pending detailed additional analysis that compares the benefits of a roundabout versus other congestion mitigation measures. . . .

***Urban Design** – These urban design guidelines are intended to encourage design excellence in the redevelopment of the Lake Anne Village Center that is sensitive to the aesthetic character and visual environment of Washington Plaza while not being repetitive. . . .*

Development proposals for the Lake Anne Village Center should address the following: . . . .

- *Washington Plaza and Lake Anne Vista – Currently, the views of Lake Anne and the Heron House from the north are obstructed by the Millennium Bank building at the entrance of Washington Plaza and the Association of School Business Officials building at the intersection of Village Road and North Shore Drive. To create a better view of this area from nearby roadways, the Association of School Business Officials building should be removed and the current bank building should be removed or altered. Redevelopment should be designed in such a way as to create an unobstructed view toward Lake Anne. . . .*

Land Unit Recommendations

The Lake Anne Village Center is divided into land units (as shown in Figure 74) for the purpose of organizing site-specific recommendations. For each land unit, a description of its location and character is given and recommendations are provided that articulate the planned use(s) and intensity or density.

Land Unit A

Land Unit A consists of the area north of Washington Plaza (as shown in Figure 74), the majority of which is located within the Lake Anne Village Center Historic Overlay District. It includes the surface parking lot north of Washington Plaza, dedicated open space owned by the Reston Association, the Association of School Building Officials (ASBO) building, the Millennium Bank building, and the 24-7 convenience market.

Baseline Recommendation. . . .

Redevelopment Option

As an option, the area of the parking lot to the north of Washington Plaza is planned for mixed-use development that will complement the uses on the existing Washington Plaza if redeveloped independently (as opposed to the Full Consolidation Option described below).

The total amount of development allowed under the Redevelopment Option should be no more than 235,000 square feet. The mix of uses should include a residential component and a nonresidential component that includes retail, civic, office, and other complementary nonresidential uses. The residential component should consist of up to 150,000 square feet (up to 125 multifamily dwelling units), and the nonresidential component should consist of up to 85,000 square feet, subject to the following conditions:

- *An extension of Washington Plaza along its existing north-south axis should be provided, extending northward from the existing northern entrance to the plaza to North Shore Drive. This plaza extension should be designed to accommodate community events such as the existing Lake Anne Farmers' Market and should provide an unobstructed view toward Lake Anne;*

- *New development should be oriented along the extended plaza with retail uses that are primarily community-serving in nature on the first or second level and office and residential uses located above;*

- *New residential uses should primarily be located in one or more taller buildings at the northern end of the extended plaza;*

- *In addition to the extension of Washington Plaza, the provision of roof top plazas with well-defined public access is encouraged to provide additional open space in this Land Unit;*

- *In no instances should pad sites be permitted within Land Unit A; and*

- *Under this option redevelopment should include the removal of the current Association of School Building Officials building and the convenience market, and the removal or alteration of the Millennium Bank building.*

Full Consolidation Option

As an option, new development up to the following maximum levels may be achieved if Land Units A and D are fully consolidated. If development occurs after the redevelopment of Land Unit E, then site design, building locations, urban design, open space amenities, signage, pedestrian access, lighting and parking facilities should be integrated with any approved or existing redevelopment in Land Unit E.

The total amount of development allowed under the Full Consolidation Option should be no more than 315,000 square feet. The mix of uses should include a residential component and a nonresidential component that may include office, retail, civic, and other complementary nonresidential uses. The residential component should consist of up to 210,000 square feet (up to 175 multifamily dwelling units), and the nonresidential component should consist of up to 105,000 square feet, subject to the same conditions provided for the Redevelopment Option.. . .

Land Unit D

This land unit is located to the northeast of Washington Plaza and is

bounded on the south by North Shore Drive, on the north by Baron Cameron Drive, and on the west by Village Road. The land unit contains the Crescent Apartments, five garden apartment-style three-story buildings containing 181 units. It also contains a gas station located along North Shore Drive.

Baseline Recommendation. . . .

Redevelopment Option

The total amount of development allowed under the Redevelopment Option should be no more than 902,000 square feet. The residential component should consist of up to 900,000 square feet (up to 750 multifamily dwelling units), and the nonresidential component (office, ground-level support retail, civic, and/or other complementary nonresidential uses) should consist of up to 2,000 square feet (exclusive of the gas station), subject to the following conditions:

- *Any redevelopment of this property should replace the loss of any of the existing 181 affordable (workforce) rental units with the same number of affordable housing units;*

- *Usable open space in the form of plazas, urban greens, courtyards, rooftop plazas and/or parks should be provided to make attractive gathering places;*

- *Tree preservation and/or tree cover restoration should be a key condition of redevelopment in this Land Unit, in accordance with guidance in the Environmental section of the Fairfax County Policy Plan; and*

- *Site designs for Land Unit D should ensure a safe, well-lighted walkway to connect the residents in Northgate Square with existing and planned office and retail uses in Land Unit A. New structure(s) should not obstruct direct pedestrian linkages.*

Full Consolidation Option

As an option, new development up to the following maximum levels may be achieved if Land Units A and D are fully consolidated. If development occurs after the redevelopment of Land Unit E, then site design, building locations, urban design, open space amenities, signage, pedestrian access, lighting and parking facilities should be integrated with any approved or existing redevelopment in Land Unit E.

The total amount of development allowed under the Full Consolidation Option should be no more than 1,170,000 square feet. The residential component should consist of up to 1,122,000 square feet (up to 935

multifamily dwelling units), and the nonresidential component (office, ground-level support retail, civic, and/or other complementary nonresidential uses) should consist of up to 48,000 square feet, subject to the same conditions provided for the Redevelopment Option with the addition that the gas station should be consolidated and redeveloped as part of the Full Consolidation Option.

Land Unit E

This land unit is located to the northwest of Washington Plaza and is bounded on the south by North Shore Drive, on the north by Baron Cameron Drive and on the east by Village Road. The land unit contains the Fellowship House senior housing development, a multi-wing high-rise building containing 240 units.

Baseline Recommendation. . . .

Redevelopment Option
The total amount of development allowed under the Redevelopment Option should be no more than 386,000 square feet. The residential component should consist of up to 384,000 square feet (up to 320 multifamily dwelling units), and the nonresidential component (office, ground-level support retail, civic, and/or other complementary nonresidential uses) should consist of up to 2,000 square feet, subject to the following conditions:

- *Any redevelopment of this property should replace the loss of any of the existing affordable rental units among all the Land Units;*

- *Usable open space in the form of plazas, urban greens, courtyards or parks should be provided to make attractive gathering places for residents. The provision of roof top plazas over structured parking with well-defined public access is encouraged where feasible; and*

- *Tree preservation and/or tree cover restoration should be a key condition of redevelopment in this Land Unit, in accordance with guidance in the Environmental section of the Fairfax County Policy Plan.*

New development up to the following maximum levels may be achieved subject to the following condition if development occurs after the redevelopment of Land Units A and D: site design, building locations, urban design, open space amenities, signage, pedestrian access, lighting and parking facilities should be integrated with any approved or existing redevelopment in Land Units A and D.

The total amount of development allowed should be no more than 514,000 square feet. The residential component should consist of up to 510,000 square feet (up to 425 multifamily dwelling units), and the nonresidential component (office, ground-level support retail, civic, and/or other complementary nonresidential uses) should consist of up to 4,000 square feet, subject to same conditions provided for the Redevelopment Option.

DEVELOPMENT PLAN AMENDMENT (DPA)/PLANNED RESIDENTIAL COMMUNITY PLAN (PRC) PLAN

The DPA/PRC Plan entitled "Lake Anne Village Center," was submitted by Dewberry Consultants LLC and consists of 122 sheets, dated December 9, 2013, and revised through November 24, 2014, and is reviewed below.

Overview – The DPA/PRC Plan (subsequently referred to as the development plan) is divided into four sections: Civil Engineering (C) Sheets (45 sheets), Landscape (L) Sheets (32 sheets), Architecture (A) Sheets (30 sheets), and Informational (I) Sheets (15 sheets).

The Civil Engineering Sheets include notes, site tabulations, parking tabulations, waiver requests, PRC District density calculations, boundary exhibit, PRC plan, development plan key features, Village Road realignment, existing site conditions, demolition plan, site layout plan, utility plan, stormwater management, sustainability design, traffic circulation plan, pedestrian access, fire access, street cross sections, auto-turn exhibits, and sight distances.

The Landscape Sheets include the landscape plan; publicly accessible park space; open space; tree canopy calculations; planting details; enlargements of sections of the plan; elevations; existing vegetation map, tree preservation plan; site elements and imagery; lighting layout plan; and details.

The Architectural Sheets include site sections and elevations for Buildings A1 and A2 and associated parking garages; garage sections and elevations; Building D1 plans, perspectives, sections, and elevations; Buildings D3 thru D8 floor plans, sections, perspectives, and elevations; Buildings D3 and D4 illustrative perspectives; townhouse area plan, sections, elevations, and perspectives; and 3D massing.

The Informational (I) Sheets include the previous PRC plan approval, public art areas, and phasing plan. The I Sheets are not proffered, but staff has included a PRC condition to address these sheets. Staff notes that the I-Sheets are referenced in four separate proffered conditions related to the phasing of the development, road improvements for private streets, parking demand management, and the mid-block crosswalk and should not be excluded from the proffers.

Buildings – The residential and non-residential buildings, parking garages, and rows of townhomes are identified on the development plan as A1 thru A3 and D1 thru D25. It is noted that a row of townhomes is referred to as one unit/building on the development plan for identification purposes. Two types of townhomes are proposed: hybrid townhomes and standard/traditional townhomes. Hybrid townhomes (D13 thru D20) are designed as a podium building with 1-level of underground parking and back-to-back townhome units above, as shown in Sheets A-81 and A-82. Standard/traditional townhomes are designed with either front or rear load garage townhomes. The hybrid townhomes have been deemed single family attached (SFA) units and parking for these units are provided at the SFA parking rate. Table 1 provides a summary of the proposed buildings, parking garages, and townhomes.

Building/Garage Tabulations					
Building	**Residential Units**	**Office Square Feet**	**Retail Square Feet**	**Building Height Feet**	**Parking Spaces**
A1	54 MF	17,730 (1-story)	28,543 (ground floor)	60± (5 stories)	184 (2 levels underground)
A2	48 MF	30,230 (1-story)	13,870 (ground floor)	49± (4 stories)	366 (3 levels)
A3 (Parking Garage)	-	-	-	14± (2 stories)	120 (2 levels underground)
D1	165 MF	30,000 (2 stories)	15,800 Grocery Store	190± (18 stories)	232 (2 levels underground)
D2 (Parking Garage)	-	-	-	34-54± (3-5 stories above ground) (2 stories underground)	32 (interim) 151 (garage)
D3/D4	185 Affordable MF	-	-	46± (D3) 60± (D4) (5/6 stories)	250 (2 levels underground)
D5/D6	310 MF	-	-	120± (12/12 stories)	385 (4 levels underground)
D7/D8	155 MF	-	-	55± 5/5 stories	210 (1-level underground)
D9-10 D21-D24 D11-D12, D25	48 SFA	-	-	4 stories	96 (total) (2 spaces/unit)
D13-D20 (Hybrid)	72 SFA	-	-	3 stories	144 (total) (2 spaces/unit)

Table 1: Summary of the proposed buildings and garages

A total of 77,960 SF of office; 58,213 SF of retail; and 1,037,000 SF of residential uses are proposed for a total development containing 1,173,173 SF. The maximum proposed floor area ratio (FAR) for the site is 1.11.

Road Improvements

Village Road. Village Road is a four lane divided road oriented in a north-south direction. The road connects North Shore Drive and Baron Cameron Avenue. Currently on northbound Village Road, a dedicated left-turn lane is provided along with a shared through and right-turn lane. On southbound Village Road, left-and right-turn lanes are provided. This intersection is proposed to be improved by realigning Village Road to correct operational deficiencies, and with the demolition of the ASBO and Millennium Bank buildings, an unobstructed view is created from Baron Cameron Avenue to Washington Plaza, which overlooks Lake Anne. Land dedication from both the applicant and the adjacent Lake Anne Fellowship House property is required, as shown in Figure 4. A vacation of 8,809 SF of right-of-way is shown. An approximately 6,017 SF dedication area is required on the west side of Village Road from the Lake Anne Fellowship House property for the realignment. It is noted that the applicant also will have to secure vacation approval from Washington Gas, which has a gas line in the area proposed to be vacated. This is discussed further in the Residential Development Criteria, Transportation section of this report.

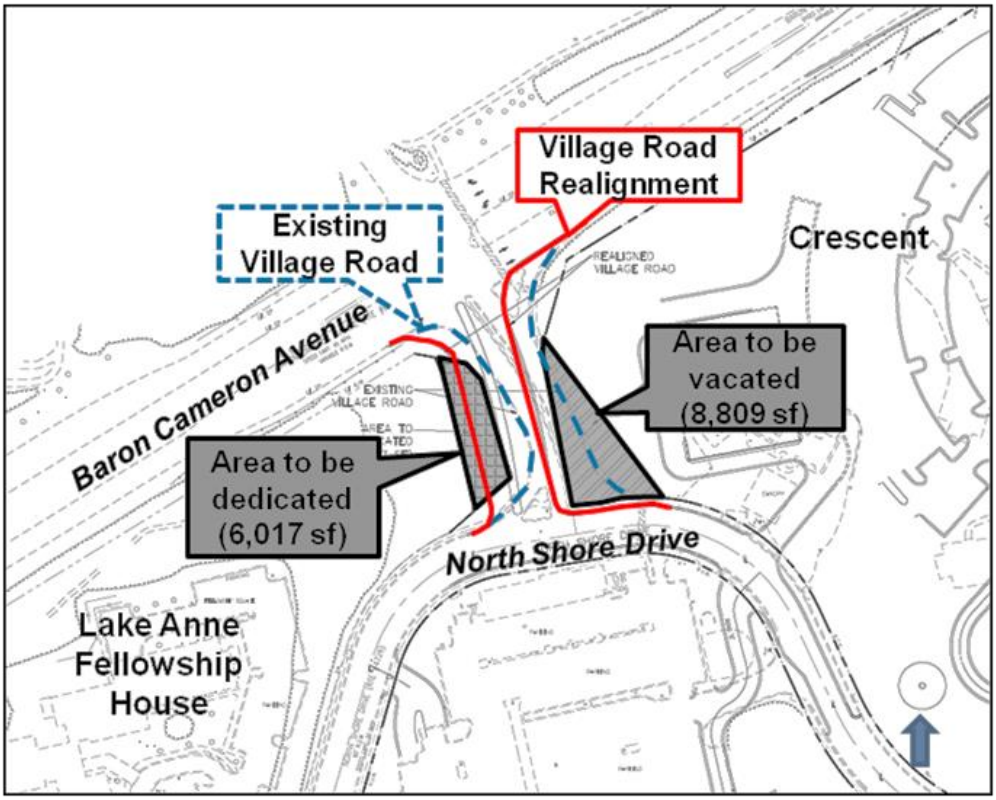


Figure 4: Village Road Vacation/Dedication (Source: DPA/PRC Plan, Sheet C-8)

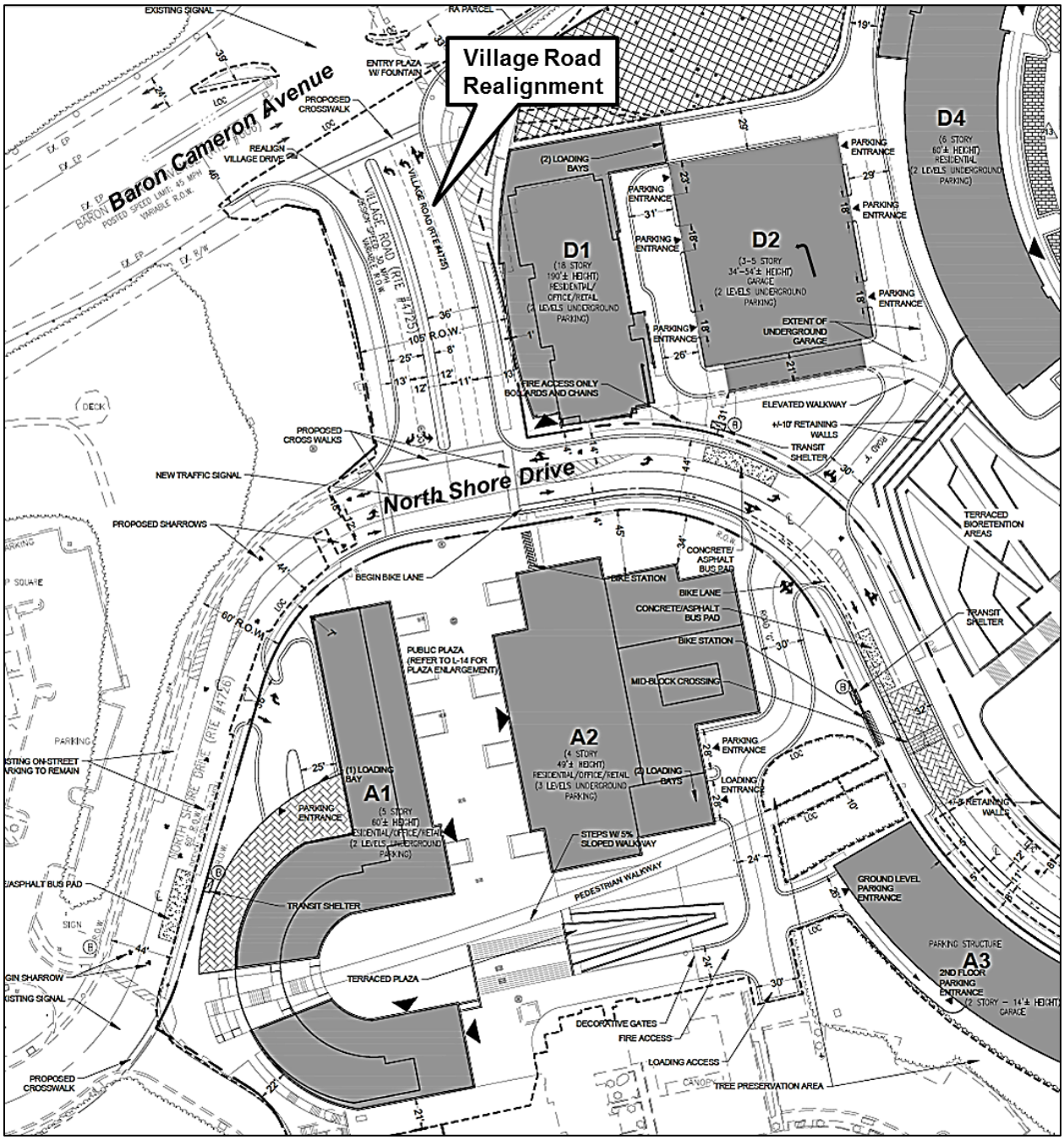


Figure 4A: Village Road Realignment (Source: DPA/PRC Plan, Sheet C-11)

The realignment of Village Road will include three northbound and two southbound lanes with an 8-foot wide raised median, as shown in Figure 4A. The northbound approach of Village Road at Baron Cameron Avenue will be striped to provide for dual left-turn lanes, a shared through/right-turn lane, and pavement widening on Baron Cameron Avenue to receive the new dual northbound left-turn lanes on Village Road. On southbound Village Road, the existing right and left turn lanes are shown to remain. A new traffic signal is proposed at the intersection of Village Road and North Shore

Drive, if warranted by the proposed development and approved by the Virginia Department of Transportation (VDOT) in the future. Pedestrian crosswalks at the intersections of Village Road and Baron Cameron Avenue and North Shore Drive are shown.

North Shore Drive. North Shore Drive is a two lane road (urban collector) oriented in an east-west direction and bisects the development area. A new intersection is created off North Shore Drive with two new private roads: Road F, on the north side of North Shore Drive and adjacent to Building D2, provides access to and from the D2 parking garage and Road G, on the south side of North Shore Drive and adjacent to Building A2, provides access to and from the A2 and A3 parking garages, as shown in Figure 4B. An additional egress from the A3 parking garage is located off Chimney House Drive. Sidewalks are shown on both sides of North Shore Drive.

Baron Cameron Avenue. Baron Cameron Avenue is a four lane divided road (minor arterial) oriented in an east-west direction. Road A, a new private street at Baron Cameron Avenue, is shown in the northern area of the site as a new full movement intersection with a deceleration lane, as shown on Sheet C-6 and in Figure 4B. At this intersection on westbound Baron Cameron Avenue, a new left-turn lane and median opening are shown and eastbound a new U-turn only lane that is required by VDOT are shown. The intersection with Road A may be signalized if warranted in the future by the VDOT. A new 10-foot wide trail is shown along the Baron Cameron Avenue frontage.

Streetscapes

Village Road. The realigned Village Road includes an 8-foot wide median. An 8-foot wide buffer strip and a 10-foot wide sidewalk are provided on either side of the road.

North Shore Drive. As part of the County-wide Bicycle Master Plan, an on-street bicycle lane is planned for North Shore Drive. The applicant has incorporated the planned bicycle lane into the design of the development, as shown on Sheets C-23 and C-23A and as follows:

- West of Village Road, sharrow markings (on-road vehicular and bicycle pavement markings designating a shared travel/bicycle lane) are shown on the north and south sides of the road.
- On the south side of North Shore Drive, between Village Road and the Crescent Path, a 4-foot wide bicycle lane is shown and on the north side of the road sharrow markings are provided. In this area, a 4-foot wide buffer area and a 6-foot wide sidewalk are shown on either side of North Shore Drive.
- On the south side of North Shore Drive, east of the Crescent Path to Cameron Crescent Drive, a 5-foot wide bicycle lane is shown with an 8-foot wide parallel parking area, 3-foot wide buffer, and 5-foot wide sidewalk. On the north side of North Shore Drive, sharrow markings are provided with an 8-foot wide parallel parking area, 4-foot wide buffer, and 6-foot wide sidewalk.

Cameron Crescent Drive. This is an existing road that provides access to the adjacent Martin Luther King Church and will provide an eastern access point to the development. A 4-foot wide buffer and a 6-foot wide sidewalk are shown on both sides of the road.

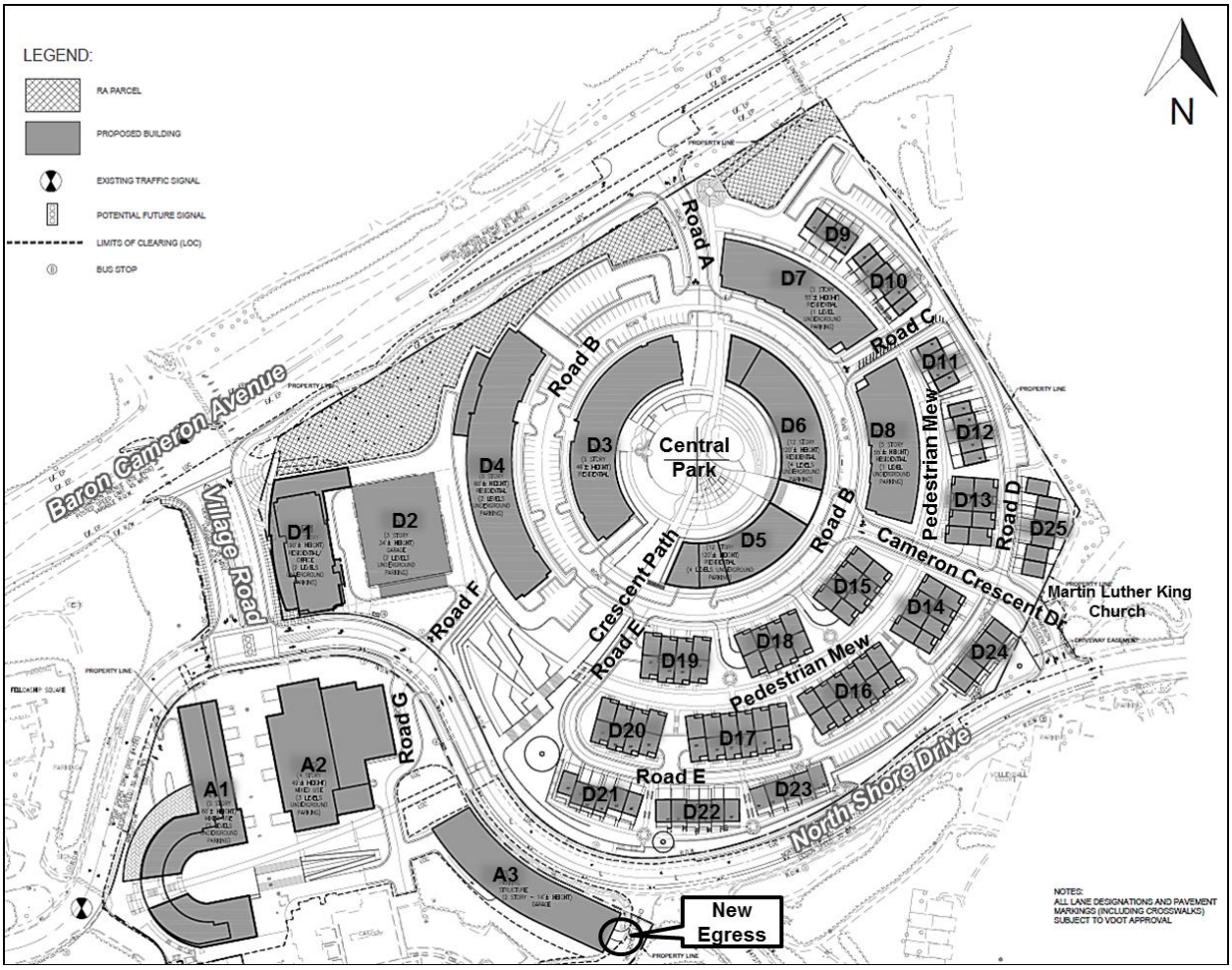


Figure 4B: Road Network (Source: DPA/PRC, Sheet C-6)

Roads A-E. Road A is a new private road located off of Baron Cameron Avenue and east of Village Road. On the west side, a 4-foot wide buffer area and a 6-foot wide sidewalk are shown. On the east side, the width of the buffer area varies with an adjacent 6-foot wide sidewalk. Road B is designed with head-in and parallel parking spaces. The section of Road B located behind Buildings D5/D6 and east of the Crescent Path is designed with parallel parking on one side of the road (adjacent to Buildings D5/D6) with a 5-foot wide buffer area and a 6-foot wide sidewalk on both sides of the road. The section of Road B west of the Crescent Path is designed with head-in parking, a 3-foot wide buffer area, and a 6-foot wide sidewalk on both sides of the road. Road C is located between Buildings D7 and D8 and contains a 5-foot wide buffer area and a 5-foot wide sidewalk on both sides of the road. A loading zone is adjacent to Building D8. Roads D and E are outer ring roads located between the townhomes with 5-foot wide concrete sidewalks adjacent to the townhomes. Sheets C-23, C-23A,

L-18, and L-18b show cross sections of these roads.

Bus, Bicycle, and Pedestrian Facilities

Bus Facilities. There are five existing bus stops along North Shore Drive and one in the Lake Anne Village Center parking lot, as shown on Sheet C-21, which are proposed to be relocated in close proximity to the existing stops and improved with bus shelters, signage, bus pad, and a passenger pad.

Bicycle Facilities. As previously discussed in the Streetscape section, the applicant has incorporated the planned bicycle lane on North Shore Drive into the design of the development. The stairs at the Crescent Path, Washington Plaza extension, and North Shore Plaza are designed with a stair channel on the outside edges of the stairway for walking a bicycle up/down the stairs, as shown on Sheets L-14 and L-17. In addition, three bicycle stations are shown on the development plan, adjacent to Buildings A2 and D5 and at the Crescent Path before it crosses North Shore Drive. The applicant has proffered to allow use of the bike share stations by others and such space will be made available upon request by the County at no cost to the service operator. The proffers further provide that long and short-term bicycle parking will be provided throughout the development.

Pedestrian Facilities. Pedestrian crosswalks and paths are provided throughout the development and across Village Road, Baron Cameron, and North Shore Drive. In particular, the Crescent Path is designed as a significant pedestrian walkway, 10 feet in width linking the northern and southern areas of the site from Baron Cameron Avenue to North Shore Drive. The Crescent Path provides a unifying connection with the various open spaces and forms a distinct connection to the proposed Washington Plaza extension.

As part of the Crescent Path, the Crescent Steps and switchback ADA accessible ramps help transition the grade of the site. The Crescent Steps are designed with a concrete stair channel for walking bicycles up/down the stairs. The Crescent Ramps are designed with landings every 30 feet and with a shade structure at every other landing. Terraced rain gardens are integrated alongside the switchback ramps to collect and treat surface runoff. A wheel chair pull off area with bench seating and a wood shade structure is integrated into the Crescent Steps and Ramps. Sheets L-17 and L-17b depict the Crescent Steps and also shown in Figures 2, 5, and 7.

A “mid-block” crosswalk (referred to as such since it is not located at a controlled intersection) is shown near the bottom of the Crescent Steps, where the Crescent Path crosses North Shore Drive. The mid-block crosswalk provides continuous pedestrian movement across North Shore Drive. At the mid-block crosswalk enhanced pedestrian features are provided, which include curb extensions to narrow the crossing distance across North Shore Drive and textured pavement or pavers to draw attention to this pedestrian crossing. The mid-block crosswalk is further improved with an adjacent

public plaza with a public art element. Figures 5 and 7 provide an illustration of the mid-block crosswalk. As part of the Crescent Path, a raised walkway with concrete panels and a metal frame is located south of North Shore Drive through a tree save area, adjacent to the A3 garage, as shown on Sheet L-14e and identified in Figure 5. The raised walkway minimizes the impact to the tree roots in that area and contains an opening to preserve an existing tree.

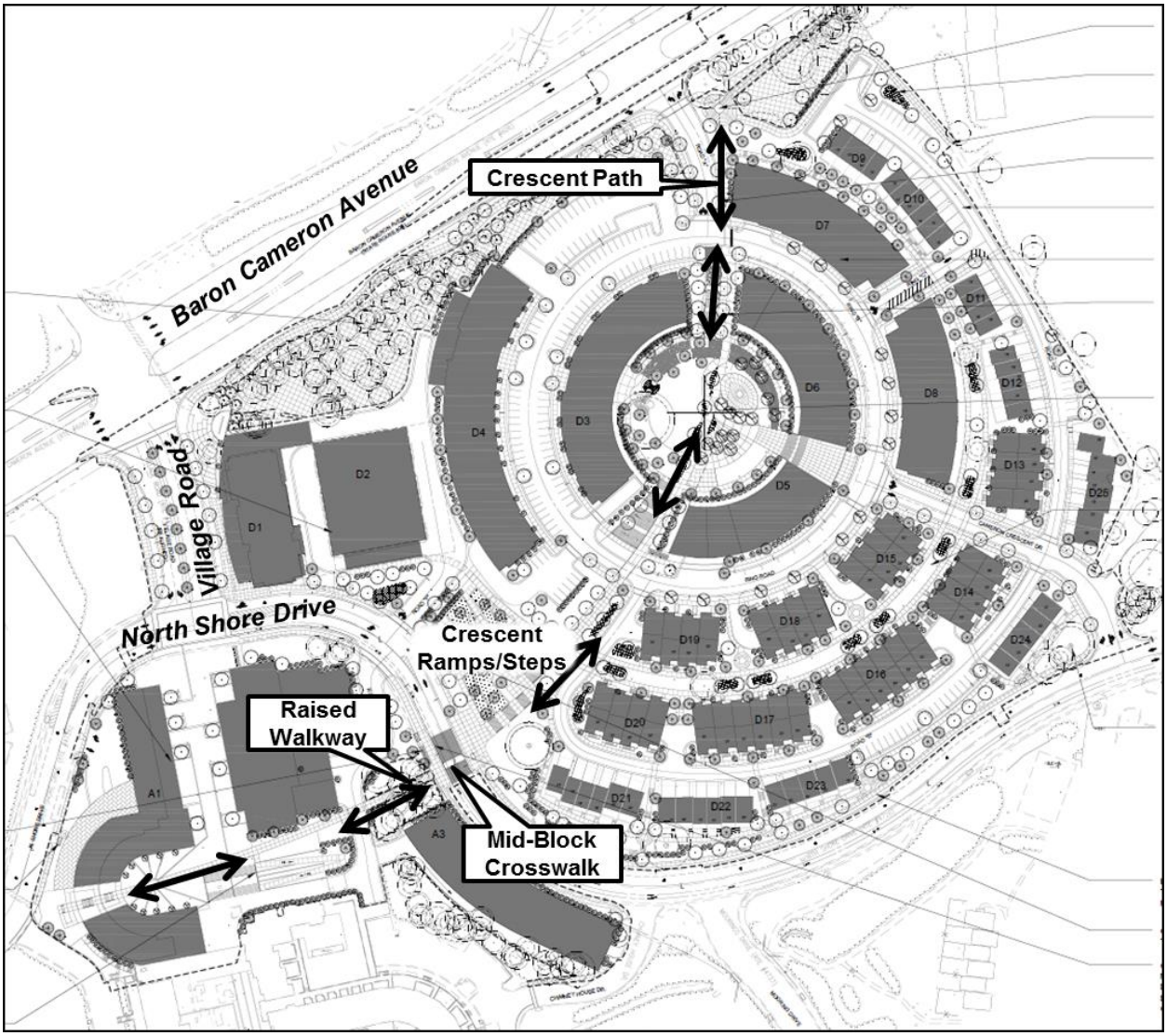


Figure 5: Crescent Path (Source: DPA/PRC Plan, Sheet C-19)

Additional pedestrian facilities may include an elevated walkway with the ultimate development of the D2 parking garage to connect to the Crescent Path. This walkway would provide a more direct pedestrian connection to the proposed retail use in Building D1 from the residential buildings. A 10-foot wide trail is shown along the site's Baron Cameron Road frontage. A pedestrian trail is provided to link to the existing pedestrian underpass in the northern area of the site, in the vicinity of Baron Cameron

Avenue and Northgate Square, to Browns Chapel Park and Baron Cameron Park. A trail connection is shown from the subject property to the existing RA Blue Trail, adjacent to the Northgate Square, in the northeast area of the site. Existing sidewalks are proposed to remain and new sidewalks are proposed to be between 5 to 6 feet in width. Sheet C-21 provides the on-site pedestrian circulation plan and off-site pedestrian sidewalks and trails.

Parks, Plazas, and Open Space

A total of 7.53 acres is provided as open space. More specifically, Land Unit A contains 1.79 acres (47.9% of the land unit) and Land Unit D contains 5.74 acres (35%) of open space. Included in the open space calculation is a total of 4.1 acres that is identified on the development plan as publically accessible park and plaza spaces, as shown on Sheet L-12b and described below. This does not include the approximately 1.1-acre RA parcel that is being swapped for an approximately 1.2-acre area along the site's Baron Cameron Drive frontage.

Central Park. This 1.01-acre central park area is designed as a neighborhood focal center, as shown in Figure 6.

Figure 6: Central Park (Source: DPA/PRC Plan, Sheet L-15)

Elements of the park include a tot lot, interactive public art, two art walls, rain gardens, wood seating, a concrete stage with outdoor furniture, public art venue, raised planters, landscaping, a lawn area, bicycle racks, and a fenced dog walk area. The different park surfaces (lawn, Bluestone Dust, wood decks, and decorative paving) enable a variety of active and passive recreation uses. Buildings D3, D5, and D6 frame the park to create an urban space. Sheet L-15 provides an enlargement of the Central Park and the proposed amenities and features, which include a tot lot, and are shown in Figure 6A.

Figure 6A: Tot Lot Located in the Central Park (Source: DPA/PRC Plan, Sheet L-15)

Crescent Terraced Plaza. The Crescent Terraced Plaza is a 32,670 square foot terraced hardscape area that includes the Crescent Steps and associated ADA ramps, as shown in Figure 7. This plaza is located adjacent to North Shore Drive and the Crescent Path. Sheets L-17 and L-17b depict the terraced plaza.

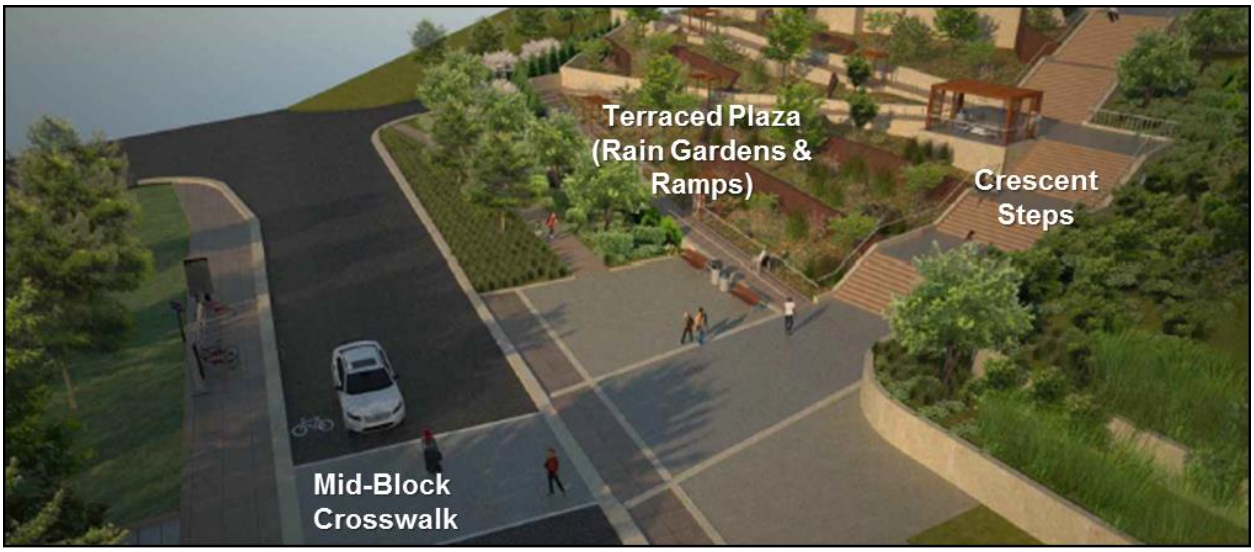


Figure 7: Terraced Plaza, (Source: DPA/PRC Plan, Sheet L-17b)

Pedestrian Mew. The pedestrian mew contains 32,670 square feet and is developed as a horizontal pedestrian and open space area located southeast of Buildings D7, D8, and D15-D19. The mew contains an 8-foot wide lawn area with Category I, II, III and/or IV evergreen or canopy trees and rain gardens. On either side of the lawn are 6-foot wide concrete sidewalks, as shown in Figure 8. This area provides usable residential open space, stormwater management, and opportunities for public art adjacent to the mew.

Figure 8: Pedestrian Mew (Source: DPA/PRC Plan, Sheet L-15b)

Northeast Pedestrian Plaza. This area contains an 8,276 square foot hardscape oval plaza located at the northern terminus of the Crescent Path and adjacent to Baron Cameron Avenue, as illustrated in Figure 9 and Sheet L-17c provides a detailed enlargement of this plaza. The Northeast Pedestrian Plaza is approximately 40-49 feet in diameter with a 6-foot wide sidewalk and three 10-foot wide walkways. A public art venue is shown in the center of the plaza with Category II, III and/or IV canopy trees surrounding the plaza. The existing trees along Baron Cameron Avenue are shown to remain.

Figure 9: Northeast Pedestrian Plaza Area (Source: DPA/PRC Plan, Sheet L17c)

Village Road Entry Plaza. This is a 7,841 square foot plaza at the intersection of Village Road and Baron Cameron Avenue. This plaza area includes ornamental trees, a cascading water wall with a textured backdrop and LED lighting with concrete accents, reflection pool, decorative paving, bench seating, seat wall, living wall panels (vegetated wall), and landscaping, as shown on Sheet L-16 and as illustrated in Figure 10.

Figure 10: Village Road Entry Plaza (Source: DPA/PRC Plan, Sheet L-16)

Washington Plaza Extension. A 1.2-acre brick plaza extension with concrete paver bands that extends from the existing Washington Plaza north to North Shore Drive, as illustrated in Figure 11. The plaza area contains a public art venue along North Shore Drive, tie-in to the existing sidewalk along North Shore Drive, Category III trees, benches, and space for outdoor seating. To the south of Building A2, the plaza extension also contains terraced seating, Category I and/or II evergreen trees, and decorative paving. Sheet C-19 identifies this area as an opportunity for neighborhood amenities such as an amphitheater with an outdoor movie screen, seating opportunities, and outdoor art exhibits. Sections, elevations, and an enlargement of the plaza extension are provided on Sheets L-14 thru L-14c.

Figure 11: Washington Plaza Extension (Source: DPA/PRC Plan, Sheet L-14c)

Transit Plaza. An 871 square foot hardscape plaza with seat walls on the north side of North Shore Drive and west of Cameron Crescent Drive and contains a bus stop, shelter, and potential for a bike share station and public art venue.

Phasing

The applicant intends to develop the project in three phases (Phases 1-3). Phase 3 is divided into four phases (Phase 3, 3A, 3B, and 3C). The phasing and demolition plans are shown on Sheets I-10 thru I-22. However, it is noted that the I-Sheets are not proffered, but staff has proposed a PRC condition for the phasing of the development to be in substantial conformance with the I-Sheets. This PRC condition is proposed since the proffers reference the phasing and/or I-Sheets. The phases of the development are summarized below.

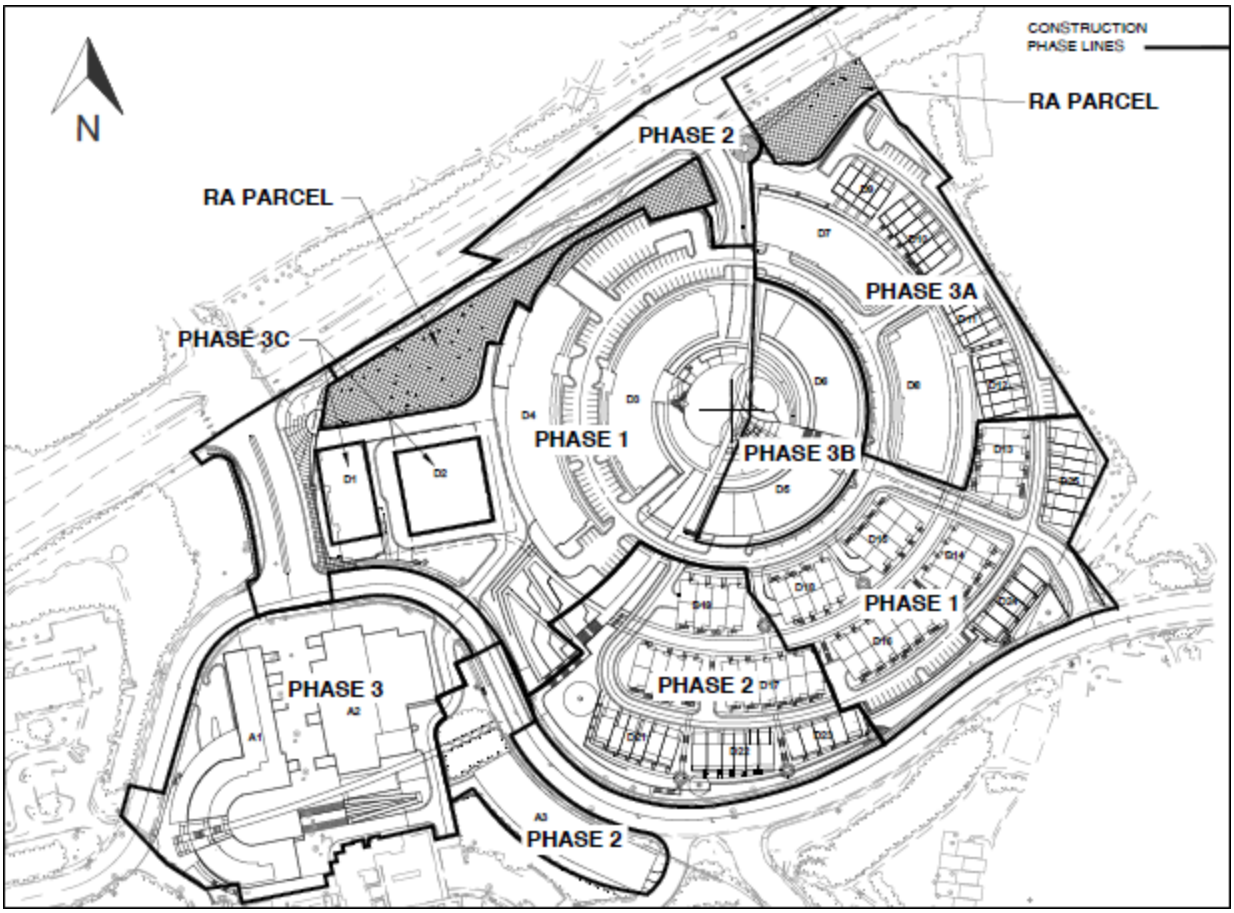


Figure 12: Phases of Development (Source: DPA/PRC Plan, Sheet I-10)

Phase 1. This phase includes the demolition of the ASBO building, Lake Anne Service Station, and three Crescent Apartments, as shown on Sheet I-11. It is noted that a relocation plan for the Crescent Apartment residents is included in the Comprehensive Agreement. Phase 1 site development includes the development of 185 affordable dwelling units (D3 and D4) to replace 181 existing affordable units. Phase 1 also includes 44 hybrid/back-to-back townhomes (D13 thru D16 and D18), 19 surface parking spaces behind Building D16, and 12 traditional/standard townhomes (D24 and D25). Phase 1 also includes Building D1 (ground floor grocery store and office uses above) and a temporary 53 space surface parking lot in the location of the D2 parking

garage. Phase 1 transportation improvements include the realignment of Village Road; a temporary construction entrance at Baron Cameron Avenue to the east of Village Road; development of a portion of Roads B and E, and the east entry off of North Shore Drive. Phase 1 pedestrian and open space/recreational amenities include development of a portion of the Crescent Path and Central Park, Village Road Plaza, and sidewalks along North Shore Drive. During construction of Phase 1, 381 parking spaces will be provided. After construction of Phase 1, 838 parking spaces will be provided.

Phase 2. This phase includes the demolition of two Crescent Apartment buildings, as shown on Sheet I-15. Phase 2 site development includes the development of 17 traditional/standard townhomes (D21 thru D23), 28 hybrid/back-to-back townhomes (D17, D19, and D20), parking garage A3, and additional sidewalks along North Shore Drive. In Phase 2, the Phase 1 construction entrance east of Village Road at Baron Cameron Avenue becomes a new vehicular entrance from Baron Cameron Avenue. During construction of Phase 2, 795 parking spaces will be provided and after construction, 1,005 parking spaces will be provided.

Phases 3, 3A, 3B, and 3C. Phase 3 includes the demolition of the Millennium Bank building, the 24/7 convenience store, and existing parking and sidewalk areas. Phase 3 is divided into four phases (Phase 3, 3A, 3B, and 3C). Phase 3 site development includes development of the mid-block crosswalk, Washington Plaza extension, and mixed-use Buildings A1 and A2. Phase 3A site development includes the development of multi-family dwellings (D7 and D8) and 19 townhomes (D9 thru D12). Phase 3B site development includes the development of multi-family dwellings (D5 and D6). Phase 3C site development includes the development of the residential tower (D1) above the office and grocery store uses included in Phase 1 and a parking garage (D2). It is noted that when Buildings A1 and A2 develop, parking will be available in the A3 and D1 parking garages and D2 surface parking lot. During construction of Phase 3, 831 parking spaces will be provided and after construction there will be a total of 2,222 parking spaces.

Landscaping/Tree Preservation

Sheets L-10 thru L-12 show the landscape plan for the development. The site contains 218,959 square feet (5.03 acres) of existing tree canopy. To meet the 10-year tree canopy requirement, 10% (107,201.2 square feet or 2.46 acres) of the site area is required. The applicant is proposing to meet the 10-year tree canopy requirement with 49,593 square feet (1.14 acres) of tree preservation and 157,600 square feet (3.62 acres) of tree plantings. A total of 207,193 square feet (4.76 acres) of 10-year tree canopy will be provided. It is noted that the trees in the Reston Association land swap area along the site's Baron Cameron Road frontage are not counted towards the tree preservation target.

Category I-IV trees are shown throughout the development with the preservation of existing champion trees and other vegetation, as noted on the plan. Enlargements of

sections of the landscape plan are provided in Sheets L-14 thru L-17c and consists of Category I-IV evergreen and canopy trees, native species, ground cover, shrubs, and ornamental grasses.

A land swap area containing an approximately 1.01-acre parcel of land owned by RA in the general vicinity of the A3 parking garage is proposed to be swapped for a 1.2-acre area located along Baron Cameron Avenue. With the RA land, 30% is shown to remain as an undisturbed tree preservation area and several species of oak trees are shown to be preserved. The 1.2-acre land area along Baron Cameron Avenue will remain as a tree/habitat preservation area and invasive/exotic plants will be removed by the applicant, as shown on Sheets L-20b and L-20c.

Public Art

Twelve public art venues are proposed throughout the development and are shown on Sheet I-2 and in Figure 13.

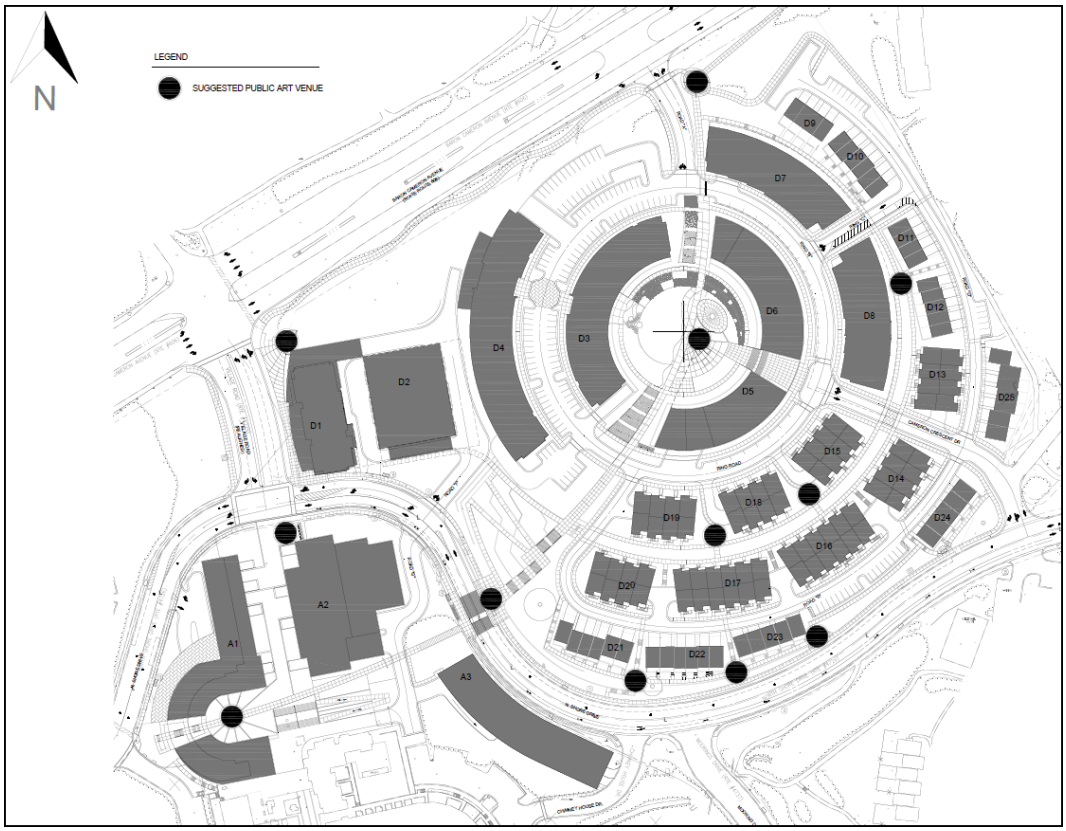


Figure 13: Public Art Venues (Source: DPA/PRC Plan, Sheet I-2)

Such locations include public art entry features at Village Road, Road A, and Cameron Crescent Drive. In addition, potential public art venues are located in the Central Park, Washington Plaza extension, public plaza at the Crescent Path and North Shore Drive, and beside Buildings D8, D15, D18, D19, D21, D22 and D23.

Stormwater Management

Water Quality. The development area is located on prior developed lands and qualifies as a redevelopment area. A total phosphorous load reduction of 19.03 pounds per year is required in order to satisfy the water quality objectives in the stormwater ordinance and a total phosphorus reduction of 19.43 pounds per year is proposed. Proposed stormwater management/Best Management Practices (BMP) facilities include four rainwater harvesting cisterns, permeable pavers, three biorention facilities, and four sandfilters that serve an on-site drainage area of 13.93 acres.

Water Quantity. There are 12 pipe outfalls where concentrated flow leaves the development area. Pipe outfalls 1 through 11 discharge into an existing 7-foot wide by 9-foot high box culvert storm sewer. This box culvert begins just north of Baron Cameron Avenue and flows south into Lake Anne. A preliminary hydraulic analysis of the box culvert indicates that it has a 100-year capacity and receives almost 70% of its drainage from developed lands north of Baron Cameron Avenue and the remaining 30% between Baron Cameron Avenue and Lake Anne. Pipe outfall 12 discharges into an existing storm sewer and open channel system. Runoff is conveyed through Lake Anne and outfalls into Colvin Run, which flows into Lake Fairfax.

Areas of flow that are not concentrated will leave the developed site as sheet flow since the proposed stormwater management/BMP facilities are anticipated to intercept most of the site drainage. A decrease in sheet flow volume is shown compared to the existing conditions. Sheet flow is expected to occur in common areas and in the rear yards of the residential development. Since sheet flow volume will be reduced overall, the development plan notes that no additional water quantity controls are anticipated to be required provided that these areas are properly stabilized to prevent erosion, sedimentation, and/or flooding.

Detention. The site post-development peak flows for the 2-and 10-year 24-hour storm events will be released at a rate that is equal to or less than site pre-development peak flow rates. Detention is proposed to be met by utilizing the proposed on-site BMP facilities.

Waiver #8260-WPFM-001-1 for the location of underground stormwater management/BMP facilities in a residential development was submitted by the applicant and reviewed by staff. The preliminary size and location of these underground facilities, identified as sand filters 1-4, cisterns 1-4, and detention vaults, are proposed in order to meet the water quality and water quantity requirements of the stormwater management ordinance. These facilities control on-site drainage and will be privately owned and maintained. Further discussion of the waiver request is provided in the Waivers and Modifications section of this staff report.

RESIDENTIAL DEVELOPMENT CRITERIA AND STAFF ANALYSIS

Fairfax County expects new residential development to enhance the community by: fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on other public facilities, being responsive to historic heritage, contributing to the provision of affordable housing, and being responsive to the unique site specific considerations of the property. To that end, the Board of Supervisors adopted the Residential Development Criteria contained in the Land Use Section in the Policy Plan of the Comprehensive Plan to be used in evaluating zoning requests for new residential development. While not a rezoning application, use of the Residential Development Criteria to evaluate the subject applications is appropriate given that an increase in density and residential development are proposed. The resolution of issues identified during the evaluation of an application is critical if the proposal is to receive a favorable recommendation. To that end, the following is an analysis of the proposal and an evaluation of each of the eight Residential Development Criteria along with staff's analysis incorporated into the discussion. The Residential Development Criteria are cited below.

Site Design (Appendices 5 and 6)

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

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

The applicant is seeking the highest intensities of residential and non-residential uses recommended in the Comprehensive Plan, which are found in the Full Consolidation Option. To seek the Full Consolidation Option, two land units in the Lake Anne Village Center, Land Units A and D, should be consolidated or developed as a coordinated development, which this development proposal achieves. Table 2 compares the Comprehensive Plan recommendation for the Full Consolidation Option with the proposed development for Land Units A and D.

	Full Consolidation	Proposed
Land Unit A		
Residential	175 MF units	102 MF units
Non-Residential	105,000 SF	90,373 SF
Land Unit D		
Residential	935 MF units	935 MF units
Non-Residential	46,000 SF	45,800 SF
Total Land Units A & D		
Residential	1,110 MF units	1,037 MF units
Non-Residential	151,000 SF	136,173 SF

Table 2: Maximum units and square footages and proposed

While the number of residential dwelling units by land unit meets the Comprehensive Plan recommendation, staff recommended that the applicant ensure that the Comprehensive Plan recommendations for the maximum square footage of residential use, particularly in Land Unit D, are not exceeded. Staff recommended that the applicant commit to a maximum of 1,122,000 square feet of residential use in Land Unit D, and likewise, commit to a maximum of 210,000 square feet of residential use in Land Unit A. In addition, staff noted that the last paragraph in Note 20 on Sheet C-2 of the development plan states that 20,000 SF of residential use may be shifted from one building to another. Staff recommended that any shift in residential use not exceed the residential square footage maximums defined in the Comprehensive Plan for each land unit.

To address staff's comments, the applicant provided Proffer 6A, which permits an increase in the square footage allocated to residential use with a corresponding and proportional decrease in the square footage allocated to office use as long as the residential use on Land Unit A does not exceed 210,000 gross square feet and residential use on Land Unit D does not exceed 1,122,000 gross square feet. This proffer addresses staff's concern that any shift in residential use would not exceed the residential square footage maximums for each land unit in the Comprehensive Plan.

However, it is noted that a maximum development of 1,173,173 square feet is proposed with 136,173 square feet of non-residential uses. Staff has concern with the flexibility allowed in Proffer 6A to reduce the non-residential square footage without requiring a minimum square footage for non-residential use in each land unit. While it may be the applicant's intention to provide flexibility for the office square feet, this is not clearly stated in the proffer and a minimum office square footage should be proffered. As written, the proffer has the potential to create a development that is not truly a mixed-use development and would not fully achieve the Comprehensive Plan's goal to revitalize the Village Center. Based on the proffer, staff recommends providing a minimum of 80,000 square feet of non-residential uses for Land Unit A and likewise a minimum of 35,000 square feet for Land Unit D.

Layout. The layout should provide logical, functional and appropriate relationships among the various parts (e.g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks, and fences); provide dwelling units that are oriented appropriately to adjacent streets and homes; include usable yard area within the individual lots; provide logical and appropriate relationships among the proposed lots; provide convenient access to transit facilities; identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.

The site layout provides a logical, functional, and appropriate relationship among the various parts. The layout of the streets, open space, stormwater management facilities, existing vegetation, and sidewalks were previously described in the Description of the DPA/PRC Plan section of this report.

Dwellings are appropriately oriented towards each other. Building entrances are shown and illustrate how each building functions individually and with each other. In particular, Buildings D3, D5, and D6 frame the Central Park to create an urban space. Townhomes and Building D8 also frame the pedestrian mew while the townhomes on the periphery of the site are oriented toward North Shore Drive to provide a transition to the surrounding area. The orientation of the residential buildings provides a logical and functional relationship both on-site and with the surrounding area. Previous staff comments on the Building D4 parking area and parking garage entrance; design of the Crescent Path, Central Park, mid-block crossing, open space areas, and D2 and D4 parking garages; separation of Buildings D5 and D6; site tabulations; fire access; Building D1 architectural treatments; sidewalk width beside the A3 parking garage; signage; lighting; parking garage screening; treatment of retaining walls; planted median on Village Road; bicycle ramp details; and enclosure of trash receptacles have been addressed and further details or revisions have been provided to the development plan.

Privacy yards, outdoor patio space, and terraces are provided for the multi-family dwellings and townhomes, as shown in the A-Sheets. The applicant has requested a waiver of the 200 square foot privacy yard requirement for townhomes D12 and D21 thru D24 since the site design may impact the size of the privacy yard. The site design creates an urban environment with shared open space and pedestrian access. The waiver request is discussed further in the Waivers and Modifications section of this report. Accessible and usable open space is provided throughout the site, including a 1-acre Central Park as previously described in the Description of the DPA/PRC Plan section of this report.

Convenient access to transit is provided. The six bus stops along the development area are proposed to be improved with bus pads, shelters, signage, and passenger pads. The site is served by two Fairfax Connector Routes (552 and 574) and the Reston Internal Bus System (RIBS) Routes 1 and 3. Route 552, RIBS 1 and RIBS 3 connect the site to the new Wiehle-Reston East metrorail station, among other locations.

Utilities such as water lines, sanitary sewers, storm drains, manholes, and fire hydrants are identified on Sheets C-14 thru C-16 of the development plan. Of concern is a Washington Gas high pressure line that affects the vacation of land needed for the Village Road realignment and for development of Building D1. It is staff's understanding that before Washington Gas approves a right-of-way abandonment request, the applicant will have to relocate the gas line. The gas line has a regulator pit, which is a vault holding one or more valve assemblies (regulators) that transfer gas from the high-pressure core distribution lines to the low-pressure residential service lines. To address this the applicant has proffered that the reconstruction of Village Road shall include relocation or redesign or modification of existing utilities to the satisfaction of the utility. If relocation of the Washington Gas line does not occur, the right-of-way abandonment for the realignment/reconstruction of Village Road and construction of Building D1 cannot occur and may require a proffer condition amendment. The timing of the vacation/abandonment will need to be agreed upon by the Board of Supervisors and the applicant.

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

In the PRC District, there is no open space requirement, per se, since open space was part of the original community plan. The development plan shows 13.49 acres of existing open space and 7.53 acres of open space is proposed. As previously discussed in the Description of the DPA/PRC Plan in the Parks and Open Space section, approximately 4.1 acres is shown as publicly accessible park space on Sheet L-12b, which includes the Central Park, pedestrian mew, and plazas.

The Comprehensive Plan encourages the design of buildings in Land Unit A (Buildings A1 and A2 are proposed in Land Unit A) to include rooftop plazas with well-defined public access. The applicant has clarified that publicly accessible rooftop terraces are not proposed on Buildings A1 and A2. If rooftop terraces are provided on these buildings, it would most likely only be accessible to the residents of the building since the residential units are located on the upper floors of the building. While publicly accessible rooftop terraces are not proposed on these buildings, 4.1 acres of the site is provided as public space.

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

Appropriate landscaping is provided throughout the site. The L-Sheets provide the landscape plan and enlargements of certain areas of the site to highlight development in those areas. Landscaping is provided along the perimeter of the site. Landscaping also is provided between uses; in the townhome lots, where feasible; and in open space

areas. A waiver request addresses the transitional screening and barrier requirements between the uses within the development area. The landscape plan includes native species plantings throughout the site.

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

Amenities such as park/plaza space, an opportunity for an amphitheater, tot lot, shade trees and structures, benches, outdoor furniture, pedestrian lighting, special paving treatments, and bicycle ramps are provided throughout the site and were described in the Description of the DPA/PRC Plan section of this report. Pedestrian and vehicular lighting is proposed and lighting details are provided on Sheet L-22.

Neighborhood Context (Appendix 5 and 6)

All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of: transitions to abutting and adjacent uses; lot sizes, particularly along the periphery; bulk/mass of the proposed dwelling units; setbacks (front, side and rear); orientation of the proposed dwelling units to adjacent streets and homes; architectural elevations and materials; pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses; existing topography and vegetative cover and proposed changes to them as a result of clearing and grading. It is not expected that developments will be identical to their neighbors, but that the development fit into the fabric of the community.

The proposed development is designed to fit into the surrounding community. The proposed location of Building D1 at the intersection of Village Road and Baron Cameron Avenue is ideal since this is an entry point to the Lake Anne Village Center. The location of the building helps draw people into the Village Center and provides an urban character. The building is ultimately designed to be 18-stories in height and provides a visual balance to Heron House, an existing 15-story high-rise residential building at Lake Anne.

One of the Comprehensive Plan's planning objectives is to "encourage development that complements, rather than competes with, existing development on Washington Plaza." The proposed ground floor grocery store in Building D1 fulfills an unmet need in the Village Center and complements the existing retail uses on Washington Plaza. The proposed office uses in Buildings A1, A2, and D1 increases the daytime population in the Village Center and helps to increase pedestrian traffic to the existing and planned retail uses on Washington Plaza and surrounding area.

It is recommended that the applicant commit to constructing the ground floor shell of the D1 building for a grocery store and to try to lease the space as a grocery store for a minimum of three years from building permit approval. It is further recommended that if the applicant is unsuccessful in leasing the building to a grocery store after three years that the space is limited to non auto-oriented uses. The applicant has indicated that attempting to lease the space for a minimum of three years impacts the submission of a building plan since it would be unknown how the space would be developed; whether as a grocery store or for other retail uses. As such, the applicant proffered to market the retail square footage located in Building D1 as a grocery store for a minimum of one year from the date of approval of this application and has proffered to exclude auto-oriented uses. In staff's opinion, the one year marketing period from the approval of these applications is too short to adequately market such space. A grocery store is strongly recommended at this location and the applicant should commit to marketing such a use for a minimum of three years from building permit approval. In addition, staff recommends that the applicant commit to providing the elevated walkway from the D2 parking garage to the Crescent Path, as shown on Sheet C-11. The elevated walkway would provide convenient access for residents in Land Unit D to the grocery store in Building D1 and to the D2 garage since additional parking levels are proposed if the transportation demand management goal for the applicant's requested residential parking reduction is not met.

Townhomes on the eastern and southern peripheries of the site provide a transition to the adjacent townhome neighborhoods. The 5-story A1 building is compatible in height with the 7-story Lake Anne Fellowship House, located to the west and across North Shore Drive. The 4-story A2 building is compatible in height with the 3-story live-work buildings in the Lake Anne Village Center Historic District.

The A3 parking garage is proposed on the RA parcel that is proposed to be swapped for a 1.2 acre area along the development's Baron Cameron Road frontage. The A3 parking garage provides parking for both the existing commercial uses on Washington Plaza, as well as, for the proposed development. While the parking garage is located adjacent to North Shore Drive, it is proposed to be screened with minimal visibility along North Shore Drive, as shown on Sheet A-30 and 30% of the land area is shown to remain as an undisturbed tree preservation area.

Architectural elevations are provided in the A-Sheets and show renderings of the buildings and parking garages. Floor plans are included and provide an additional level of detail. Proposed building materials also are provided in the A-Sheets. To address a staff comment to provide more details on the fenestration and treatment of Building D1, the applicant proffered to provide a rendering of Building D1 prior to the issuance of the building permit for review and comment to the Office of Commercial Revitalization. In addition, the applicant addressed staff's comments for additional details on the parking garages and site elements. Sheets A-40, A-41, A-51, and A-52 provide details on the interim and ultimate development of the D2 and D4 parking garages. Sheet L-21

provides details on proposed site elements, which include trash receptacles, seating, shade structure, bicycle share station, outdoor furniture, and climbing structure.

As previously discussed in the Description of the DPA/PRC Plan section of this report, pedestrian, bicycle, and vehicular connections to off-site trails, roadways, transit facilities, and land uses within the site are provided. Such connections create a more walkable and urban environment.

Environment (Appendix 7 and 8)

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

Preservation: Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas.

As previously discussed, the applicant is proposing to retain 30% of the RA land swap area as an undisturbed tree preservation area and the 1.2-acre area swapped along Baron Cameron Avenue will be retained as a tree/habitat preserve area. This area is shown to be cleared of invasive plants and vegetated with native species. In addition, the applicant proposes to provide 207,193 square feet (4.76 acres) of tree canopy to meet the 10-year tree canopy requirement.

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

The site design utilizes the existing topography of the site to minimize land disturbance. Spot elevations on the development plan show a difference in elevation of approximately 50 feet from the Central Park to the stairs at the North Shore Drive Plaza. The Crescent Path provides a unifying element to the site and transitions the site's change in grade. Due to the topography of the site, 15 retaining walls are proposed throughout the development, as shown on Sheet L-19, which provides the location of the retaining walls, the height, length, proposed material, and screening material. The retaining walls are shown to be between 5 to 22 feet in height due to the topography of the site and screened by vegetation to minimize their visual impact. Soils on-site include Glenelg silt loam, Hattontown silt loam, Summerduck loam, and Wheaton-Glenelg complex soils. None of these soils are problem soils.

Water Quality: Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and better site design and low impact development (LID) techniques.

As previously discussed, there are 12 pipe outfalls where concentrated flow leaves the development area. Staff raised concern that the development plan notes that the structural integrity is unknown for the 7-foot x 9-foot box culvert storm sewer that outfall pipes 1-11 discharge into. This box culvert begins just north of Baron Cameron Avenue and flows south into Lake Anne. To address staff's concern, the applicant proffered to evaluate the box culvert through an inspection from the first point of connection to Lake Anne by a licensed professional engineer prior to the first site plan approval. The applicant further proffered to repair and/or replace the box culvert in accordance with the recommendations of the inspection.

The subject property is currently developed with a mix of multi-family residential development, office and retail uses. As such, since the development area is located on prior developed lands, the development qualifies as a redevelopment area. The majority of the buildings were constructed in the 1960's when water quality and quality controls were not considered an issue of concern. The proposed new development presents an opportunity to address this oversight. A total phosphorous load reduction of 19.03 pounds per year is required in order to satisfy the stormwater ordinance. A total phosphorus reduction of 19.43 pounds per year is proposed. The applicant is proposing a number of water quality improvements, which include four rainwater harvesting cisterns, permeable pavers, bioretention, and four sand filters that serves a drainage area of 13.93 acres. Staff feels that the proposed measures combined with the retention of the existing tree cover and proposed landscaping should result in localized water quality improvements.

Previous staff comments to provide a copy of the Virginia Runoff Reduction Method Worksheet, clarification on the proposed rainwater harvesting cistern, additional stormwater computations, summary of how outfall requirements for channel and flood protection meet the new stormwater ordinance, and box culvert have been addressed by the applicant through revisions to the development plan or in the proffered conditions. With the proffered conditions, all issues have been addressed.

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

The Policy Plan of the Comprehensive Plan provides that new development should not expose people in their homes or other noise sensitive environments to noise in excess of DNL 45 dBA or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards, new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation.

Much of the proposed development abuts portions of Baron Cameron Avenue. The posted speed limit for the road is 45 miles per hour. This roadway carries significant traffic volumes and has the potential to produce noise levels in excess of 65 dBA Ldn, which could impact many of the proposed residential units. As a result, staff feels that a noise study is warranted in order to determine the extent of these anticipated noise

impacts and appropriate mitigation measures. The applicant has proffered acoustical treatment measures in order to reduce interior noise to a level of approximately 45 dBA Ldn in residential dwellings anticipated to be impacted by traffic noise from Baron Cameron Avenue and having levels projected to be between 65-70 dBA Ldn. The development plan does not depict any outdoor activity areas between the buildings and the roadway. With the proffered conditions, there are no outstanding issues.

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

The applicant has committed to exterior lighting fixtures as shown on the Sheet L-22 of the development plan. The applicant has proffered that all streetscape lighting shall be energy efficient and shall utilize full cut-off, low intensity or recessed lighting directionally shielded to mitigate the impact on adjacent residences for any lighting along the perimeter of an above-ground garage not constructed of solid walls. All lighting design is subject to the Outdoor Lighting Standards contained in Article 14 of the Zoning Ordinance and the Public Facilities Manual. With the proffered condition, this issue has been addressed.

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

The applicant has proffered to provide a minimum of one recharging station that serves two parking spaces for electric cars within each multi-family parking garage that serves a minimum of 100 dwelling units. Based on the proffer, a minimum of four recharging stations to serve eight parking spaces for electric vehicles would be provided. The applicant also proffered to provide space and infrastructure to accommodate additional electric vehicle-ready parking spaces in the office, multi-family residential and retail parking garages. “Electric vehicle-ready” is proffered to mean the provision of space, conduit banks, conduits and access points allowing for the easy installation of vehicle charging stations in the future.

The Comprehensive Plan’s Area-wide recommendations for Lake Anne Village Center recommends the incorporation of green building practices sufficient to attain LEED certification at a minimum; attainment of LEED Silver certification is strongly encouraged. The applicant has committed to the EarthCraft House Program or National Green Building Standard (NGBS) using the Energy Star Qualified Homes path for energy performance for the residential elements of the proposed development. Some of the mixed-use buildings contain non-residential uses that are not eligible for green building certification through the Earthcraft House Program or NGBS. Mixed-use buildings (A1 and A2) are proffered to attain LEED certification or an equivalent at a minimum. With the mixed-use buildings LEED Silver certification is strongly encouraged. The applicant also has proffered Green Globes as an alternative and

equivalent certification program to LEED. Green Globes is a similar green building rating and certification program.

While the applicant has included LEED certification or equivalent for mixed-use Buildings A1 and A2, Building D1 also is a mixed-use building and the non-residential uses in Building D1 (15,800 SF of retail and 30,000 SF of office) are not proffered for LEED certification or the equivalent. To be in conformance with the green building recommendations for Lake Anne Village Center, staff recommends that the applicant include in Proffer 22 LEED certification or the equivalent for the non-residential uses in Building D1.

Tree Preservation and Tree Cover Requirements (Appendix 9)

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

Sheets L-10 thru L-12 show the landscape plan for the development. The site contains an existing tree canopy area of 218,959 square feet (5.03 acres). To meet the 10-year tree canopy requirement, 10% (107,201.2 square feet or 2.46 acres) of the site area is required. The applicant is proposing to meet the 10-year tree canopy requirement with 49,593 square feet (1.14 acres) of tree preservation and 157,600 square feet (3.62 acres) of tree plantings. A total of 207,193 square feet (4.76 acres) of 10-year tree canopy is proposed to be provided, which meets and exceeds the canopy requirement.

As previously discussed, the applicant is proposing to retain 30% of the RA land swap area as an undisturbed tree preservation area and the 1.2-acre area along Baron Cameron Avenue will be retained as a tree/habitat preserve area that will be cleared of invasive plants and vegetated with native species. Previous landscaping and tree preservation issues related to the tree canopy calculation, tree preservation target, planting details, and limits of clearing and grading around the A3 parking garage have been resolved. With the proffered conditions, there are no outstanding issues.

Transportation (Appendices 5, 10, and 10B)

All rezoning applications for residential development should implement measures to address planned transportation improvements. Applicants should offset their impacts to the transportation network. Accepted techniques should be utilized for analysis of the

development's impact on the network. Residential development considered under these criteria will range widely in density and, therefore, will result in differing impacts to the transportation network. Some criteria will have universal applicability while others will apply only under specific circumstances. Regardless of the proposed density, applications will be evaluated based upon the following principles, although not all of the principles may be applicable. The principles include: transportation improvements, transit/transportation management, interconnection of the street network, streets, non-motorized facilities, and alternative street designs.

As previously discussed in the Description of the DPA/PRC Plan section of this report, the applicant is proposing transportation improvements to the following streets: North Shore Drive, Baron Cameron Avenue, and Village Road.

In addition and as previously discussed, the applicant is proposing to realign Village Road, as recommended in the Comprehensive Plan to correct operational deficiencies and to provide a view into Washington Plaza. To facilitate such realignment, the applicant is proposing to vacate approximately 8,809 square feet of right-of-way. Within the right-of-way is a Washington Gas line, which Washington Gas has indicated the applicant will have to relocate before it will consent to a vacation request. The applicant has proffered that the reconstruction of Village Road shall include relocation or redesign or modification of existing utilities to the satisfaction of the utility. If relocation of the Washington Gas line does not occur, the right-of-way abandonment for the realignment/reconstruction of Village Road and construction of Building D1 cannot occur and may require a proffer condition amendment. The timing of the vacation/abandonment will need to be agreed upon by the Board of Supervisors and the applicant.

The applicant submitted a number of access management exceptions for traffic signal spacing and design waivers for turn lanes as part of this application. VDOT is still in the process of reviewing the requested exceptions and waivers. In the event that VDOT does not approve the requested waivers and exceptions, the applicant has proffered to meet with FCDOT and VDOT to determine the impacts of any denials to the development plan. If modifications to the development plan are required, the applicant has proffered to meet with DPZ to determine if such modifications may be permitted through a minor modification or PCA.

In conjunction with the review of the zoning applications and the Comprehensive Plan amendment, a TIA was required and was submitted by the applicant on December 20, 2013. VDOT deemed the TIA acceptable on April 14, 2014, and the applicant provided addendums revised through November 5, 2014, to address VDOT's comments and is subject to VDOT's approval. The TIA provides an assessment of the impacts associated with the proposed new uses on the surrounding roadway network.

The Comprehensive Plan provides guidance on ensuring that a safe pedestrian connection is established between Land Units A and D. The proposed Crescent Path

provides such safe pedestrian connection between Land Units A and D and crosses North Shore Drive at an uncontrolled location creating a “mid-block” pedestrian crossing on North Shore Drive. On October 21, 2014, the applicant submitted an assessment to VDOT on the need for and the appropriateness of the proposed mid-block pedestrian crosswalk on North Shore Drive and subsequently revised the crosswalk study with additional information requested by VDOT. VDOT reviewed the revised crosswalk study and had no comments, but recommended the use of a high visibility crosswalk instead of textured pavement at this location.

Staff recommends that construction of the mid-block crosswalk be in Phase 1 or Phase 2 rather than in Phase 3 of development so that residents of Buildings D3 and D4 can safely cross North Shore Drive to Washington Plaza. To address staff’s concern, the applicant proffered that prior to construction of the mid-block crosswalk, the applicant shall install temporary physical barriers, which may include, but not be limited to, signs, bollards, and fencing, to direct pedestrians to a crosswalk located at North Shore Drive and Village Road. The temporary pedestrian crossing location and improvements shall be subject to VDOT approval. In addition, it is staff’s understanding from the applicant that providing the mid-block crosswalk prior to the redevelopment of Land Unit A in Phase 3, would create a pedestrian sight distance problem since the 27/4 convenience store is not shown to be demolished until Phase 3.

In addition and as previously discussed, staff recommends that the applicant commit to providing the elevated walkway between the D2 parking garage and the Crescent Path, as shown on Sheet C-11. This walkway provides convenient access for residents of Land Unit D, in particular those residing in Buildings D3 and D4, to access the grocery store/retail use in Building D1 and provides convenient access to the D2 garage since additional parking levels are proposed if the transportation demand management goal for the applicant’s requested residential parking reduction is not met.

The applicant has addressed previous FCDOT issues related to signage, Road A, site lines, bicycle parking rates, bike share stations, the elevated walkway at the D2 parking garage, future bus transit service, bus stop relocations/installation, phasing, and parking reduction through revisions to the development plan and in the proffers. The applicant also addressed VDOT’s comments related to access management exceptions, an updated TIA addendum, signed and sealed warrant studies, revised face of curb distance, auto turns, vertical sight distance profiles and sight distances, compacted soil depth, and location of manholes.

Public Facilities (Appendices 6, 11, and 12)

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

Park Authority

The Park Authority recommends a "fair share" contribution of $893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. While not a rezoning application, an increase in density and residential units is proposed beyond what currently exists. Therefore, a fair share contribution is an appropriate request with this application. The fair share contribution allows the Park Authority to build additional recreational facilities at one or more park sites located within the service area of the subject property.

To offset the additional impact caused by the proposed development, the applicant should contribute $1,440,766 based on an average multi-family household size of 1.75 people per unit and 2.77 residents per single family attached unit. The proposed development could add 1,613 new residents (excluding 185 existing units to be replaced), as shown in the following formula:

120 SFA @ 2.77 residents/du = 332 residents
732 market rate units @ 1.75 residents/du = 1,281
Total number of residents to which the Fair Share Contribution applies = 1,613

1,613 residents @ $893 per resident = $1,440,109 Fair Share Contribution

The addition of 852 new residential units and 1,613 new residents (exclusive of the 185 replacement affordable units) from the proposed development will add additional demand to existing Park Authority land and facilities.

The Comprehensive Plan's Area-wide guidance for the Lake Anne Village Center states that "[i]impacts on parks and recreation resources should be offset through the provision of or contribution toward new or improved active recreation facilities in the vicinity…" Likewise, Objective 6 in the Policy Plan on Parks and Recreation in the Comprehensive Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and land development through the provision of proffers, conditions, contributions, commitments, and land dedication. In addition, the Residential Development Criteria on Public Facilities states that "all rezoning applications for residential development are expected to offset their public facility impact…"

Using adopted service level standards, staff has identified a need for all types of parkland and recreational facilities in this area. Existing nearby parks (Baron Cameron Park, Reston North Park, Lake Fairfax Park) meet only a portion of the demand for parkland generated by residential development in the Upper Potomac Planning District. In addition to parkland, the recreational facilities in greatest need in this area include basketball courts, playgrounds, and athletic fields. Baron Cameron Park, located across from the proposed development, will serve many of these needs. A recently approved park master plan for Baron Cameron Park, located across Baron Cameron Avenue from the proposed development, addressed these identified needs, and athletic

fields, basketball/multi-use courts, and playground enhancements remain unfunded and in need.

The Urban Parks Framework, contained in the Parks and Recreation section of the Policy Plan of the Comprehensive Plan provides guidance that helps establish park spaces in balance with continuing development. Park acreage standards are established to provide 1.5 acres of public park space per 1,000 residents and 1-acre per 10,000 employees. Applying the urban parkland standard to the proposed development, there is a need for approximately 2.43 acres of publicly accessible urban park space on-site to serve the proposed development. The development plan reflects 4.1 acres of publicly accessible open space with a proffered condition to establish a public access easement across those areas noted on the plan. As proposed and proffered, the park acreage recommended in the Urban Parks Framework has been achieved. However, the fair share contribution of $893 per person for each non-ADU to help offset the impact to parks and recreation facilities remains unmet.

The applicant has proffered to contribute a total of $100,000 in four equal installments of $25,000 each at time of issuance of the first building permit for each site plan. Further, the applicant provided that two unique factors associated with the proposed applications warrants a modification to the typical contribution formula established by the Fairfax County Park Authority.

The applicant provided that Reston is subject to a tax referred to as Small Tax District 5. This tax was created in 1975 to pay for the construction and ongoing operation and maintenance of the Reston Community Center (RCC). The future owners of residential units constructed on the application property will be subject to this tax (4.7 cents per hundred dollars of assessed valuation). This tax is unique to Reston and is in addition to the standard Fairfax County real estate tax.

RCC provides four types of programming to the Reston community: arts and events, aquatics, leisure and learning, and facility rentals. Operations are supported by revenues from the Small Tax District 5. According to the applicant, while RCC programming is broader than active recreation facilities, active recreation is clearly a part of the RCC. Specifically, its community facilities at Hunter Woods and Lake Anne provide athletic facilities and activities to tax district residents that are similar to traditional Park Authority functions. There is a swimming pool at Hunter Woods, and both facilities provide other indoor recreation opportunities such as classes for yoga, fitness, Pilates, and strength and conditioning.

In addition, the applicant states the proposed Lake Anne applications include a variety of improvements and features that will benefit not only Lake Anne residents but the greater Reston community. As proffered, a variety of open space/activity centers will be open to the public within Land Unit D. Land Unit A includes a significant extension of Washington Plaza, which is an established area of community use. Existing community events and activities will continue and be enhanced, such as the weekly farmers'

market, and a new community activity area is created by the proposed amphitheater. Given the investment in these greater Reston community benefits, the applicant requested staff's consideration of a non-traditional formula when considering a contribution to off-site athletic facilities.

Staff reviewed the applicant's request for a modification to the typical proffer formula for park and recreational facilities. It is staff's understanding that aside from the community centers at Hunters Woods and at Lake Anne, which provide classroom space for recreational classes and activities, the only athletic facility that the tax district supports is the maintenance of an indoor swimming facility at Hunters Woods. To staff's knowledge, there are no tax district supported athletic fields. While residents of the Small Tax District 5 are subject to an additional tax that supports the tax district, it is staff's understanding that the tax district was not intended to offset the impact to park and recreational needs from new residential development, but to support RCC's maintenance of its facilities and its programs, which include recreational classes. The applicant proposes to add 852 residential units (exclusive of the 185 replacement affordable units). Such increase in residential units and residents will have an impact on surrounding park facilities that should be mitigated by the developer.

To further support the applicant's proffered fair share contribution, the applicant requested a modification to the typical park and recreational facilities proffer formula. The applicant provided an itemized list of amenities and features proposed within the development totaling $4.2 million, which is provided as part of the Statement of Justification in Appendix 3. These amenities and features are located in the Central Park, Washington Plaza extension, northeast entry plaza, pedestrian mews, Village Road entry plaza, terraced plaza, and six residential pocket parks.

The applicant notes in the Statement of Justification that the proposed Washington Plaza extension is a unique feature of the development and is intended to serve the development area, as well as, the larger Reston community. The applicant states that the approximately 1-acre plaza extension is integrated cohesively into the existing plaza, complementing this historic space in an appropriate manner. Further, the plaza, including an opportunity for a new amphitheater, is proposed to be an important focus of activity for the Reston community, hosting farmers' markets, art exhibits, concerts, and fairs, as well as a place for daily activities such as dining and shopping. Residential units proposed along the plaza extension are intended to bring an additional activity to the area and complete the mix of uses. The applicant has stated that the development plan treats the plaza extension as completing a story that begins at the historic Heron House and continues uninterrupted to the new residential tower at the corner of Baron Cameron Avenue and Village Road in Land Unit D. The new plaza continues the palette of brick pavers and patterns of concrete accent strips creating a smooth transition of the new space to the historic plaza. The current surface parking lot will be reconstructed and expanded underground. The architectural details and building materials used in the new buildings are inspired by James Rossant's elegant architecture with glass storefronts at the ground floor, and brick façades above. The residential units are

proposed to have deep balconies at each floor creating a very sculptural feeling for the buildings which is reminiscent of the residences lining Lake Anne. As designed, the applicant has indicated that the proposed Washington Plaza extension goes beyond a development amenity serving the development area, but is a feature that will serve the larger Reston community.

Staff acknowledges and appreciates the proposed amenities and features and their proposed cost. In particular, there is an expectation that development in historic Lake Anne Village Center and adjacent to Washington Plaza would provide a design and amenities to complement this historic area. The proposed amenities and features enhance the design and quality of the proposed development, but do not provide active recreational facilities such as basketball courts and athletic fields, which are needed and in demand by the community. The proffered $100,000 is approximately 7% of what is expected for a development in which 852 new residential units are proposed.

While Small Tax District 5 provides funding to support RCC, it is staff's understanding that the taxes generated support the ongoing maintenance and use of the community center and its programs. Staff does not recommend considering it in lieu of or as a supplement to the fair share park contribution to offset the impact of new development on the surrounding area. With future development anticipated in Reston, which primarily is the area served by Small Tax District 5, accepting the use of taxes generated from Small Tax District 5 to offset the impact of new development sets an unwanted precedent and does not meet the intent of the fair share contribution established in the Comprehensive Plan. Staff strongly recommends an increase to the fair share proffer contribution amount based on $893 per new resident for each non-ADU, as calculated by the Park Authority in Appendix 11 and provided above.

Fairfax County Public Schools

A net of 93 new students is anticipated (50 elementary, 15 middle and 28 high school) from the proposed development. A proffer contribution of $1,006,725 (93 students x $10,825) is recommended at the time of site plan to offset the impact that new student growth will have on surrounding schools. If the proposal develops with age-restricted units, the proffer contribution would decrease based on the number of units developed as such. The applicant has provided the requested school proffer contribution.

Fire and Rescue

The Fire Marshal's office reviewed the application and provided that additional auto-turn exhibits are needed to ensure fire truck access, travel ways need to be designed to support fire vehicles, and fire hydrants may need to be relocated for better fire coverage. The applicant provided the requested auto-turn exhibits and fire hydrants. Travel ways have been designed to support fire vehicles, as shown in Sheets C-22 thru C-22C.

The Fire Marshal's office commented that the only fire access associated with Building D3 is located at the top (north) end of the Central Park. In response, the applicant provided additional fire access adjacent to the northern and southern ends of Building D3. Since it would be for fire department use only, there would be access impediments (chain and bollards or barriers) at the entrance. The entrance area would be marked as a fire lane with yellow paint and signs. In addition, the applicant provided a surface materials legend on Sheet L-14.

Affordable Housing (Appendix 5)

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

The subject property is zoned to the PRC District and part of the Lake Anne Village Center. In staff's opinion, fundamental to the development of Reston was the achievement of a balanced community that includes providing a variety of housing types for all income levels. To achieve this balance, the applicant is proposing a variety of housing types for all income levels – affordable and market rate units, multi-family, and single family attached units. The Comprehensive Plan recommends that any redevelopment of the Crescent Apartments should replace the existing 181 affordable rental units with the same number of affordable housing. The applicant is proposing to replace the 181 affordable units with 185 replacement affordable units in Buildings D3 and D4 in Phase 1. In addition, the applicant has proffered to provide 20% of the non-replacement units as ADUs and WDUs. ADUs generated from the townhomes are proffered to be provided as townhomes. Such commitment furthers the diversity of affordable housing within the Lake Anne area. In addition, the applicant has proffered to provide one dedicated parking space for each affordable unit in Buildings D3 and D4 and for each ADU and WDU.

Heritage Resources (Appendix 13)

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

A portion of the development area is located within the Lake Anne Village Center Historic Overlay District (HD). Sect. 7-204 of the Zoning Ordinance requires the County's Architectural Review Board's (ARB) review and action within the HD. At its September 11, 2014, meeting, the ARB took the following actions:

Approval of ARB-14-LKA-02 for the demolition of three properties: the Association of School Business Officials, the 24/7 convenience store, and the Millennium Bank building located at North Shore Drive and Washington Plaza for a time period of up to 9 years subject to the following conditions:

- Approval by the Board of Supervisors for DPA A-502-07, PCA-A-502, and PRC A-502-03;
- Documentation of the Millennium Bank building in accordance with the Historic American Building Survey (HABS) Level 2; and
- Further design treatment information provided to the ARB on the transition area between the existing Lake Anne development and the proposed new development shown on the development plan.

Approval of ARB-14-LKA-03 recommending approval of DPA A-502-07, PCA A-502, and PRC A-502-03 as it pertains to the areas located within the HD, subject to the condition that additional materials are provided to the ARB for the following:

- Proposed amphitheater,
- Treatment at the intersection/connection between Buildings A1 and B2 on the development plan dated September 11, 2014,
- Transition to the existing plaza,
- Proposed vegetation, and
- Transportation details.

In accordance with the ARB's approval, the applicant included the ARB's conditions of approval as proffered conditions. In addition, prior to the issuance of the first building permit on Land Unit A, the applicant proffered to record a covenant among the Fairfax County land records to notify potential purchasers that Land Unit A is located within the Lake Anne Village Center Historic Overlay District and subject to the requirements of Article 7 of the Zoning Ordinance. With the proffered conditions, there are no outstanding issues.

ZONING ORDINANCE PROVISIONS

Planned Residential Community (PRC) District Provisions

The PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. This flexibility is intended to provide an opportunity and incentive to the

developer to achieve excellence in physical, social and economic planning. To be granted this zoning district, the developer must demonstrate the achievement of the following specific objectives throughout all of their planning, design and development. To this end, rezoning to and development under this district will be permitted only in accordance with a comprehensive plan and development plan prepared and approved in accordance with the provisions of Article 16 (Development Plans).

Objective 1: A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.

The subject property is zoned to the PRC District and located in the Lake Anne Village Center. In staff's opinion, fundamental to the development of Reston was the achievement of a balanced community that includes providing a variety of housing types for all income levels. To achieve this balance, the applicant is proposing a variety of housing types for all income levels – affordable and market rate units, multi-family, and single family attached units. The Comprehensive Plan recommends that any redevelopment of the Crescent Apartments should replace the existing 181 affordable rental units with the same number of affordable housing. The applicant is proposing to first develop 185 replacement units in Buildings D3 and D4 in Phase 1. The applicant has proffered to provide 20% of the non-replacement units as ADUs and WDUs. ADUs are proffered to include being provided in townhomes. In addition, a mix of residential and commercial uses is proposed in Buildings A1, A2, and D1, which provides opportunities for employment and commercial services. Additionally, the applicant has proffered to demonstrate that the residential buildings will be compliant with universal design criteria at the time of site plan and building plan approval. The proposed synergy of uses (retail, commercial, and residential) achieves the objective to achieve a balance community for family of all ages, sizes, and levels of income.

In accordance with Sect. 6-308 of the Zoning Ordinance, in the PRC District, the overall density shall not exceed 13 persons per acre of the gross residential and associated commercial areas. Residential densities are designated low, medium, and high. Based on the approved site plans in the PRC District in Reston, this application would result in 10.92 persons per acre, which does not exceed a density of 13 persons per acre, as calculated based on Sheet C-3 of the DPA/PRC Plan. Pursuant to Par. 5 of Sect. 6-308 of the Zoning Ordinance, the applicant will be required to recalculate the overall density when the final plat is recorded.

The maximum density set forth in the Zoning Ordinance in areas designated as high density development is limited to a maximum of 60 persons per acre of gross residential area. This is based on all of the areas within the PRC District designated as high density residential and a maximum of 50 dwelling units per acre in any one high density area. Based on the density calculations provided on Sheet C-3 of the DPA/PRC Plan and verified by staff, the proposed residential units brings the total persons per acre in a high density area up to 43.25 persons per acre and does not exceed 60 persons per

acre maximum in the Reston PRC District. The development of 750 dwelling units in the 17.31-acre high density portion of the development (Land Unit D), identified as such on the approved development plan for RZ A-502, would result in a density of 43.32 dwelling units per acre, which is less than the 50 dwelling units per acre maximum for any one high density area. The density calculations noted above are required to be provided with the submission of a PRC Plan and reviewed by staff for conformance with the PRC District density requirements. With the proffered conditions, this objective has been satisfied.

Objective 2: An orderly and creative arrangement of all land uses with respect to each other and to the entire community.

The development is proposed to be an orderly and creative arrangement of land uses that are designed to fit into the existing fabric of the surrounding area. The layout of the residential buildings, the Central Park, Crescent Path, and streets are designed in a crescent shape, an acknowledgment to the Crescent Apartments, the namesake of the area. The site layout includes townhomes along the eastern and southern site boundaries and serves as a transition to the surrounding area. The 18-story D1 building is proposed at the intersection of Village Road and Baron Cameron Avenue, which is a prominent corner and provides a visual balance to the existing 15-story Heron House located south of Washington Plaza. The site layout includes mixed-use buildings along the proposed Washington Plaza extension and provides a continuation of the existing mix of uses found along Washington Plaza. Open space areas are provided throughout the development and accessible to the residential buildings. Underground parking is provided under most of the residential buildings with limited surface parking provided to create a more urban environment. An orderly and creative arrangement of land uses has been provided. This objective has been satisfied.

Objective 3: A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.

As previously discussed, the applicant is proposing to realign Village Road, as recommended in the Comprehensive Plan, to correct operational deficiencies and to provide a view into Washington Plaza. The road realignment provides a separation of pedestrian and vehicular traffic with buffer areas, sidewalks, and crosswalks.

In addition, as previously discussed in the Description of the DPA/PRC Plan section of this report, the applicant has incorporated the planned bicycle lane on North Shore Drive into the design of the development. Three bicycle stations are shown on the development plan for use as future bike share stations by others. The applicant has proffered to provide short and long-term bicycle parking. In addition, the stairs at the Crescent Path, Washington Plaza extension, and North Shore Drive Plaza are designed with stair channels for ease of walking bicycles up/down the stairs. Pedestrian walkways are provided and improvements to six bus stops in the development area are

proposed. The bicycle lane, bicycle stations, pedestrian walkways bus stop improvements, and stair channels provide an integrated multi-modal transportation system and provides for separation of bicycle, pedestrian, and vehicular traffic. This objective has been satisfied.

Objective 4: The provision of cultural, educational, medical, and recreational facilities for all segments of the community.

Existing cultural, educational, medical, and recreational facilities exist in the surrounding area to serve the proposed development. The Reston Community Center, which provides classroom space for art, recreational, and meetings; as well as, an art gallery is in the Lake Anne Village Center Historic District. In addition, the Reston Historic Trust and Museum is located on Washington Plaza. Both are within walking distance of the proposed development. The Reston Association has nearby recreational facilities (swimming pool, tennis and basketball courts, picnic area, and trails) within walking distance of the proposed development. In addition, the tennis courts at Lake Newport, Browns Chapel Park, and Baron Cameron Park are located to the north of the development, across Baron Cameron Avenue. Educational opportunities are further provided through surrounding public and private schools and the Northern Virginia Community College has a nearby campus in Reston, off Wiehle Avenue. The North County Human Services building also is located nearby and provides neighborhood and community services. This objective has been satisfied.

Objective 5: The location of structures to take maximum advantage of the natural and manmade environment.

The natural and made manmade environments are a key feature in the layout of the development. The site design utilizes the existing topography of the site to minimize land disturbance. Spot elevations on the development plan show a difference in elevation of approximately 50 feet from the Central Park to the North Shore Drive Plaza stairs that are beside Building A1. Because of the topography of the site, a total of 15 retaining walls are proposed throughout the development and were previously discussed in the Residential Development Criteria, Environment section of this report. The buildings are designed and oriented to take advantage of the topography and viewshed to Lake Anne and Washington Plaza. The Crescent Path provides a unifying element to the site and transitions the site's change in grade with an enhanced pedestrian walkway, stairs, bicycle channels, and ramps that are ADA accessible. This objective has been satisfied.

Objective 6: The provision of adequate and well-designed open space for the use of all residents.

The Comprehensive Plan recommends that a minimum of 25% of the gross land area in each land unit should be set aside as open space that is accessible to the public, which should include urban plazas. The development plan shows 35% (5.74 acres) of Land

Unit D (not including the approximately 1.2 acres of dedicated open space as part of the land swap with the Reston Association) and 47.9% (1.79 acres) of Land Unit A are designed as open space. In total, 7.53 acres of the site is provided as open space and are designed with amenities such as benches, shade trees, special paving material, and public art.

The development plan includes several well designed open space areas, such as the Central Park that serves as the site's central open space area and designed with outdoor "rooms" such as a tot lot, concrete stage with outdoor furniture, lawn area, fenced dog walk area, art walls, and wooden decks. The Washington Plaza extension provides an opportunity for an amphitheater and additional outdoor plaza space. A pedestrian mew provides an east-west linear open space area. Several small plazas are located throughout the site. Landscaping and amenities such as benches, seat walls, and pavement treatments are provided. This objective has been satisfied.

Objective 7: The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services.

Public utilities, facilities, and services currently exist to serve the proposed development. Utilities such as water lines, sanitary sewers, storm drains, manholes, and fire hydrants are identified on Sheets C-14 thru C-16 of the development plan.

As previously discussed, the Comprehensive Plan recommends the realignment of Village Road to correct operational deficiencies and to provide a view into Washington Plaza. The applicant has proffered that the reconstruction of Village Road shall include relocation or redesign or modification of existing utilities to the satisfaction of the utility. If relocation of the Washington Gas line does not occur, the right-of-way abandonment for the realignment/reconstruction of Village Road and construction of Building D1 cannot occur and may require a proffer condition amendment. The timing of the vacation/abandonment will need to be agreed upon by the Board of Supervisors and the applicant.

The applicant has proffered to provide a monetary contribution to offset the impact of the residential development on surrounding schools and parks. However, as previously discussed, staff recommends that the applicant provide the recommended fair share contribution amount to offset the impact of the development on surrounding recreational facilities.

General Standards for All Planned Developments

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

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

The proposed development conforms to the adopted comprehensive plan with respect to type, character, intensity of use, and public facilities. The type and character of the development proposed is a mixed-use development in a Village Center under the Comprehensive Plan's Full Consolidation Option. As previously discussed, the applicant is proposing to consolidate Land Units A and D and the proposed consolidation conforms with the Comprehensive Plan recommendations, as shown in Table 2 in the Residential Development Criteria section of this report. The applicant has proffered that it may increase the square footage allocated to residential use with a corresponding and proportional decrease in the square footage allocated to office use as long as the residential use on Land Unit A does not exceed 210,000 gross square feet and residential use on Land Unit D does not exceed 1,122,000 gross square feet. This proffer addresses staff's previous concern that any shift in residential use would not exceed the residential square footage maximums defined in the Comprehensive Plan for each land unit.

However as previously discussed, staff has concern with the flexibility allowed in Proffer 6A to reduce the non-residential square footage without requiring a minimum square footage for non-residential use in each land unit. While it may be the applicant's intention to provide flexibility for the office uses to develop as residential uses, this is not clearly stated in the proffer and a minimum office square footage should be provided. As written, the proffer has the potential to create a development that is not truly a mixed-use development and would not fully achieve the Comprehensive Plan's goal to revitalize the Village Center. Based on the proffer, staff recommends that the applicant proffer a minimum non-residential square footage for Land Units A and D. A minimum of 80,000 square feet of non-residential use is recommended for Land Unit A and likewise a minimum of 35,000 square feet is recommended for Land Unit D.

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

The planned development is located within the PRC District whose purpose and intent is to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. This flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning.

The design of the site includes a mix of new residential, office, and retail uses. Such development is possible because of the flexibility provided in the PRC District, which

permits mixed-use development and the proposed mixed-use development would not be permissible in a conventional district. A conventional zoning district in this area would not achieve the goals of the Comprehensive Plan to revitalize the Lake Anne Village Center. This standard has been met.

General Standard 3: The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.

As previously discussed in the Residential Development Criteria and PRC District Standards sections of this report, the proposed development efficiently utilizes available land and preserves to the extent possible scenic assets and natural features, such as Lake Anne and historic Washington Plaza. Existing vegetation is proposed to be preserved; in particular, along the site's Baron Cameron Avenue frontage, behind the proposed A3 parking garage, and as shown on the tree preservation plan on Sheet L-20b. The proposed development provides a total of 7.53 acres as open space. This standard has been met.

General Standard 4: The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

The proposed development is designed based on the Comprehensive Plan goals for the Lake Anne Village Center to create opportunities to: 1) foster residential, office, and community-enhancing retail and entertainment uses that will provide a more vital village center environment; 2) support the long-term economic viability of the business community; and 3) protect and enhance the historic and architectural quality of Washington Plaza and retain the village character of an expanded village center. As such, it is not anticipated that the proposed development will create substantial injury to the use and value of existing surrounding development, hinder, deter, or impede development or use of surrounding undeveloped properties. To the contrary, the proposed development is intended to revitalize the Lake Anne Village Center and surrounding area through mixed-use buildings that help to increase pedestrian traffic to the existing and planned retail uses on Washington Plaza.

General Standard 5: The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.

The proposed development is in an area in which police, fire protection, and public utilities are available and adequate. As previously discussed, the applicant has proffered to provide a monetary contribution to offset the impact of the residential

development on surrounding schools. In addition, the applicant has proffered to provide off-site transportation improvements to offset the impact of the development on the surrounding road network. However, as previously discussed, the applicant has not provided the recommended fair share contribution to offset the impact of the development on surrounding parks and recreational facilities and staff recommends an increase to the proffered fair share contribution amount.

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

The development plan shows numerous sidewalks, trails, and paths throughout the proposed development. The Comprehensive Plan provides guidance to ensure that a safe pedestrian connection is established between Land Units A and D. The proposed Crescent Path provides such pedestrian connection between Land Units A and D and a mid-block crosswalk is proposed where the Crescent Path crosses North Shore Drive The applicant proffered that prior to construction of the mid-block crosswalk to temporary physical barriers, which may include, but not be limited to, signs, bollards, and fencing, to direct pedestrians to a crosswalk located at North Shore Drive and Village Road.

As previously discussed, staff recommends that the applicant commit to providing the elevated walkway at the D2 parking garage. The walkway would provide convenient access for residents in Land Unit D to the grocery store in Building D1 and convenient access to the D2 garage since additional parking levels are proposed if the transportation demand management goal for the applicant's requested residential parking reduction is not met.

Crosswalks are proposed throughout the development and on Village Road, North Shore Drive, and Baron Cameron Avenue. In addition, the applicant has proffered to provide a trail connection to the existing pedestrian underpass under Baron Cameron Avenue and to the Reston Association's Blue Trail, both located off-site in the northern area of the site. The applicant has proffered to provide a temporary walkway between the underpass and the existing trail network at all times during the reconstruction of Land Unit D, which would permit pedestrian/bicyclists to traverse Land Unit D without crossing through construction zones.

A bicycle lane is shown on the south side of North Shore Drive with a shared travel/bicycle lane on the north side. Five bus stops are shown with service on the Fairfax Connector and Reston Internal Bus Service (RIBS) routes. The proposed pedestrian, bicycle, and bus transit facilities provide coordinated linkages among internal facilities and services and connections to external facilities and services. This standard has been addressed.

Design Standards for All Planned Developments

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

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

The bulk regulations conform to the R-30 District with ADU units, the conventional zoning district that most closely characterizes the development, as shown in Table 3. Landscaping and screening are provided on the periphery and throughout the development and a waiver request addresses the transitional screening and barrier requirement within the development area. This standard has been met.

Bulk Regulations	R-30 District with ADUs Requirements	Proposed Development
Maximum Building Height	150 feet	Office/Retail (5 floors): 65± ft Residential (18 floors): 200± ft
Setback from Property Line	Front: 20° angle of bulk plane (ABP), not less than 15 ft Side: 15° ABP, not less than 10 ft Rear: 15° ABP, not less than 15 ft	Building A1 from property line: 21 ft Building D2 from property line: 31 ft Building D4 from property line: 41 ft Building D25 from property line: 15 ft Building D21 from property line: 16 ft
Maximum Density	36 dwelling units/acre	42.67 dwelling units/acre
Open Space	26% gross area	Land Unit A: 47.9% Land Unit D: 35%

Table 3: Bulk Regulations

Design Standard 2: Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

As previously discussed, the open space requirement has been addressed. The applicant is requesting two separate parking reductions with the proffered commitment of a 25% transportation demand management (TDM) goal, TDM proffers, a parking management plan, and a proffer commitment to provide additional parking spaces in the D2 parking garage if the TDM goal is not met. The applicant is requesting a modification to the loading space requirement. The parking reduction and modification of the loading space requirement are discussed in more detail in the Waivers and

Modification section of this report. Signage is proffered to be in conformance with Article 12 of the Zoning Ordinance. With the proffered conditions, this standard has been addressed.

Design Standard 3: Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

Streets and driveways are designed to conform to the provisions set forth in the Zoning Ordinance and applicable ordinances. The applicant has submitted a number of access management exceptions for traffic signal spacing and design waivers for turn lanes as part of this application. VDOT is still in the process of reviewing the requested exceptions and waivers. The applicant has included a proffer in the event that VDOT does not approve an exception or waiver request, which may require a minor modification or PCA.

North Shore Drive provides convenient access to the Wiehle-Reston East metro rail station and provides access to the future Reston Town Center metro rail station and existing bus transit station. As previously discussed, the site is served by Fairfax Connector Routes (552 and 574), as well as, RIBS Routes 1 and 3. The applicant is proposing to provide bus shelters and pads along the application area's North Shore Drive frontage. In addition, bicycle facilities are proposed and proffered.

The site layout includes a network of trails and sidewalks, which include the Crescent Path and the pedestrian mew, which provide north-south and east-west connections throughout the site. Additionally, the applicant is providing trail connections to the Reston Association's Blue Trail and to an existing pedestrian underpass under Baron Cameron Avenue that connects the application property to Browns Chapel Park. The applicant has proffered to provide a temporary walkway between the underpass and the existing trail network at all times during the reconstruction of Land Unit D, which would permit pedestrian/bicyclists to traverse Land Unit D without crossing through construction zones. The existing sidewalks provide access to nearby recreational amenities and open space, such as the Lake Anne and North Shore Drive tennis courts and swimming pool, basketball courts, picnic areas, Lake Newport tennis courts, and to Baron Cameron Park. With the proffered conditions and proposed improvements, this design standard has been addressed.

WAIVERS AND MODIFICATIONS

The applicant requests the following waivers and modifications:

Waiver of Par. 2 of Sect. 6-306 of the Zoning Ordinance for privacy yards a minimum of 200 feet for Buildings D12 and D21-D24.

Par. 2 of Sect. 6-306 of the Zoning Ordinance provides in relevant part, “a privacy yard, having a minimum area of 200 square feet, shall be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a development plan.”

The applicant is requesting a waiver of the minimum 200 square foot privacy yard requirement to that shown on the development plan. It is staff’s understanding that most of the single family attached units (townhomes) have 200 square foot privacy yards with the exception of Buildings D12 and D21 thru D24. There is usable open space adjacent to and in close proximity of these buildings. Such design creates an urban environment with shared open space. Staff does not object to a waiver of the 200 square foot privacy yard requirement for these units.

Waiver of Par. 2 of Sect. 11-302 of the Zoning Ordinance on the requirement that no private street in a residential development shall exceed 600 feet in length unless approved by the Director.

Roads B, D, and E will exceed 600 feet in length because these roads are designed as “ring” roads in keeping with the overall circular design of the site. Auto-turn exhibits have been provided to ensure that vehicles such as Fairfax Connector buses and emergency vehicles can navigate these streets. Open space, landscaping, and tree preservation throughout the development provide an appropriate balance to the increase in impervious surface associated with streets longer than 600 feet.

Roads B, D, and E will be maintained by umbrella owners association (UOA), a non-profit organization. The applicant has proffered to establish an UOA, which would include the condominium owners association (COA), and homeowners association (HOA) for the townhomes. The proffers indicate that the UOA will have specific maintenance responsibilities to include, but not be limited to, maintenance of private streets, sidewalks, and landscaping. The UOA documents include a private street reserve fund that will be initially funded by the applicant and shall be used to fund maintenance of the private streets and sidewalks. In addition, a proffer includes purchasers will be advised prior to entering into a contract of sale of the UOA, COA, and HOA responsibilities and obligations. Staff does not object to the requested waiver.

Modification of the loading space requirements in Sect. 11-203 of the Zoning Ordinance in favor of the loading spaces shown on the DPA/PRC Plan

A total of 22 loading spaces are required for the development based on the uses proposed. The applicant requests a modification to permit 11 loading spaces in lieu of the 22 required loading spaces since loading bays are located within parking garages in which a parking garage may be located under two buildings and functionally serves both

buildings. Loading spaces are shown on Sheets C-11 thru C-13 of the DPA/PRC Plan as follows: one space in Buildings A1, D3, and D4 and two spaces in Buildings A2, D1, D5, and D7. In staff's opinion, the proposed number of loading spaces provides sufficient loading areas for the site. Staff does not object to the modification to the required number of loading spaces.

Waiver of Par. 1 of Sect. 17-305 of the Zoning Ordinance for transitional screening and barriers between uses

Par. 1 of Sect. 13-305 of the Zoning Ordinance states "[t]ransitional screening and barriers may be waived or modified between uses that are to be developed under a common development plan in the PDC or PRM Districts or a common development or site plan or series of development or site plans within a PRC District when compatibility between uses has been addressed through a combination of the location and arrangement of buildings or through architectural or landscaping treatments."

The DPA/PRC Plan contains non-residential uses that are proposed adjacent to multi-family dwellings, which requires Type 1 Transitional Screening (for uses such as eating establishments and retail) and Type 2 Transitional Screening (for uses such as fast food). Type 1 Transitional Screening consists of an unbroken strip of open space a minimum of 25 feet in width and Type 2 Transitional Screening consists of an unbroken strip of open space a minimum of 35 feet in width. In addition, Barrier D, E, or F is required adjacent to multi-family dwellings. Barriers D, E, and F consists of a 42-48 inch tall chain link fence, 6-foot tall wall, or a 6-foot tall solid wood fence, respectively. Compatibility between uses has been addressed through the location and arrangement of buildings, architectural treatments, and landscaping. Staff does not object to this waiver.

Waiver of Section 6-0303.6 of the Public Facilities Manual (PFM) on underground detention facilities

The applicant is requesting a waiver of Section 6-0303.6 of the PFM for use of underground stormwater management/Best Management Practices (BMP) facilities in a residential development, which are shown on Sheets C-17 thru C-18E of the DPA/PRC Plan. It is noted that this section of the PFM was previously identified as Section 6-0303.8 of the PFM and was revised and is now identified as Section 6-0303.6 when the Board of Supervisors adopted the new PFM stormwater regulations on January 28, 2014. The DPA/PRC Plan and staff's memo addressing the waiver request both reference the previous section of the PFM.

The applicant states that there is limited space on-site to construct above ground facilities to meet the water quality and water quantity requirements of the new stormwater management ordinance. Because Lake Anne cannot be used for water quality and/or water quantity credit, underground facilities are proposed in order to meet the more stringent design criteria of the new stormwater ordinance. The applicant

further proffered to establish a reserve fund in an amount to be determined by the Department of Public Works and Environmental Services (DPWES) for maintenance of the facility and for replacement cost based on life expectancy of the system.
Staff from DPWES reviewed the waiver request and recommends its approval. If it is the intent of the Board of Supervisors to approve Waiver #8260-WPFM-001-1, DPWES recommends that the approval be subject to proposed conditions dated June 18, 2014, which are contained in Attachment A of Appendix 8A of this staff report.

Parking Reduction Requests

As part of the review of the zoning applications, two concurrent and separate parking reduction requests (East and West Sides) were submitted to the DPWES for evaluation and discussed as part of staff's review of the zoning applications. It is noted that the parking reduction requests will be provided to the Board of Supervisors as a separate action item by DPWES concurrent with these applications.

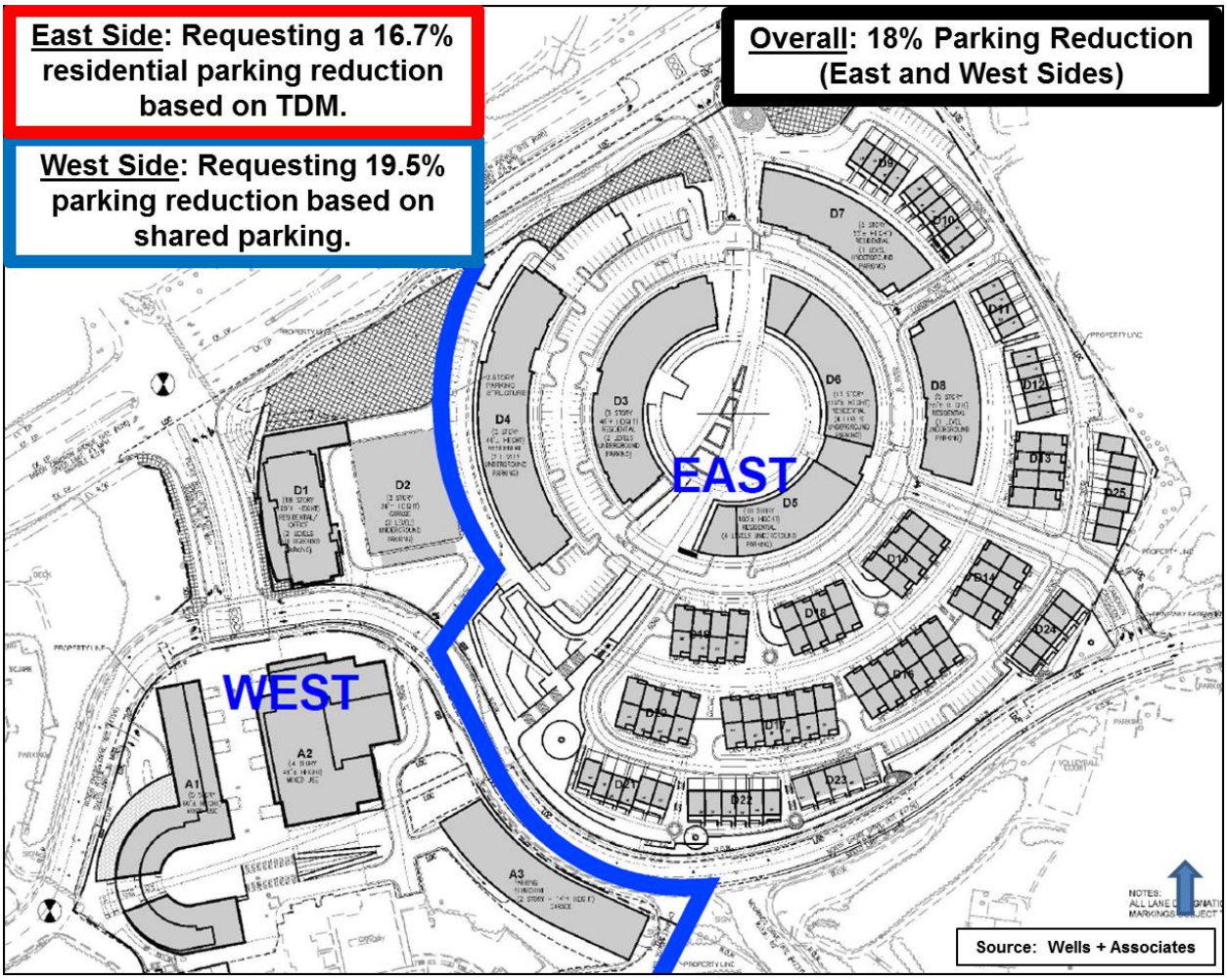


Figure 14: West and East Side parking reduction areas (Source: Wells+Associates, Inc.)

The parking reductions are being requested to facilitate the proposed development. The parking reductions are distinct by location due to the topography of the application area. Below is a summary of the applicant's parking reduction request. It is noted that the applicant initially explored a single shared parking reduction for the entire development area, but upon further review, challenges such as the following precluded this option: topography of the site and North Shore Drive created physical barriers to create shared parking across the entire project; infeasible to conveniently serve non-residential uses within the higher grade residential areas while securing spaces for residents to use; and in order for existing non-residential uses to remain fiscally viable there was a desire to separate a significant portion of residential parking from established and planned non-residential uses. As a result, the applicant is proposing two separate parking reductions for the East and West Sides of the development area. These two areas are shown in Figure 14.

The East Side. The East Side is located on a higher elevation than the rest of the development area and includes the Crescent Apartments. The East Side is located on the north side of North Shore Drive. With its redevelopment, the site will include a mix of residential uses as follows:

- 185 affordable multi-family units to replace the existing 181 affordable units [Buildings D3 and D4];
- 465 multi-family units [Buildings D5-D8]; and
- 120 single family attached units [Buildings D9-D25].

Based on Par. 26 of Sect. 11-102 of the Zoning Ordinance, the Board of Supervisors "[i]n conjunction with the approval of a proffer to establish a transportation demand management (TDM) program, or if a development is subject to an approved proffer for the establishment of a TDM program, the Board may, subject to conditions it deems appropriate, reduce the number of off-street parking spaces otherwise required by the strict application of the provisions of this Part when the applicant has demonstrated to the Board's satisfaction that, due to the proffered TDM program, the spaces proposed to be eliminated for a site are unnecessary and such reduction in parking spaces will not adversely affect the site or the adjacent area."

Based on this, the applicant is requesting a residential parking reduction on the East Side with the implementation of a proffered commitment of a 25% transportation demand management (TDM) goal, TDM proffers, a parking management plan with strategies to reduce the need for parking, and a proffer commitment to provide additional parking spaces in the D2 parking garage if the TDM goal is not met. With these commitments, the applicant is requesting the following residential reductions:

- Multi-family affordable dwelling and market rate dwelling units:
    - Parking reduction request from 1.6 spaces per dwelling unit (du) to 1.35 spaces/du (or a 15.6% reduction)
- Single family attached:

- Parking reduction request from 2.7 spaces/du to 2.15 spaces/du (or 20.4% reduction)

An overall TDM parking reduction of 16.7% (228 fewer parking spaces) for a total of 1,136 parking spaces is requested to serve the East Side residential uses and would reduce the Zoning Ordinance requirement from 1,364 spaces to 1,136 spaces for 770 dwelling units. This results in an effective parking reduction for the multi-family units from 1,040 spaces to 878 spaces (or 162 fewer spaces for a 15.6% reduction) for 650 multi-family units. Likewise, the effective parking reduction for the single family attached units would reduce the Zoning Ordinance requirement from 324 spaces to 258 spaces (or 66 fewer spaces for a 20.4% reduction) for 120 single family attached units.

The West Side. The area designated as the West Side is primarily located south of North Shore Drive; a portion of the West Side is also located north of North Shore Drive and east of Village Road. The West Side is sited at the lowest elevation within the application area and is predominantly comprised of existing commercial uses. With the proposed redevelopment, new office and residential uses are proposed in the West Side as follows:

- 77,960 gross floor area (GFA) of new office [Buildings A1, A2, and D1];
- 96,792 GFA of shopping center (58,213 GFA new + 38,579 GFA existing) [Buildings A1, A2, D1, and Land Unit F];
- 6,500 GFA (or 100 seat) existing place of worship [Land Unit F];
- 12,860 GFA of existing eating establishments, which include [Land Unit F]:
  - 406 table seats
  - 46 counter seats
  - 65 employees; and
- 267 new multi-family dwelling units [Buildings A1, A2, and D1].

Par. 4B of Sect. 11-102 of the Zoning Ordinance permits the Board of Supervisors to reduce the total number of parking spaces, “the Board may, subject to conditions it deems appropriate, reduce the total number of parking spaces required by the strict application of this Part when the applicant has demonstrated to the Board’s satisfaction that fewer spaces than those required by this Part will adequately serve two (2) or more uses by reason of the hourly parking accumulation characteristics of such uses and such reduction will not adversely affect the site or the adjacent area.” In addition, Par. 28 of Sect. 11-102 of the Zoning Ordinance states that “[t]he minimum off-street parking requirements for any non-residential use within the Lake Anne Commercial Revitalization Area…may be reduced by twenty (20) percent by the Board when it is demonstrated by the applicant and determined by the Board that such reduction is in furtherance of the goals of the Area as set forth in the adopted comprehensive plan.”

As such, the parking request on the West Side is based on a “shared parking” analysis. This reduction evaluates all the commercial and residential uses proposed within

Buildings A1, A2, and D1; as well as, the existing commercial and institutional uses to remain. A shared parking reduction of 19.5% (or 249 fewer parking spaces) for a total of 1,031 parking spaces is proposed to serve the West Side mix of uses where 643 spaces are shared parking spaces (non-residential and residential visitor parking spaces) and 388 are reserved for residents. The residential units on the West Side would be parked at a rate of 1.45 parking spaces per multi-family unit compared to the Zoning Ordinance parking rate of 1.6 parking spaces per multi-family unit.

Summary of Parking Reduction Requests: A minimum total of 2,167 spaces is proposed at full build-out to serve the East and West Sides results in an overall maximum site reduction of 477 parking spaces or an 18%, which parking reduction from what is required if the development area is parked pursuant to Article 11 of the Zoning Ordinance.

As part of the parking reduction requests, the applicant has proffered to provide a 25% TDM parking reduction goal, a TDM program to reduce the demand for residential parking by promoting and encouraging other modes of travel, and implementing a parking management plan with strategies to reduce the need for parking. The applicant stated that the development area is served by Fairfax Connector Routes 552 and 574 and RIBS Routes 1 and 3. The site is within the 1.65 mile radius of the Wiehle-Reston East Metro Rail Station is within the 1.75 mile radius of the future Reston Town Center Station.

Should the TDM program not result in the projected reduction in parking demand based on the results of the proffered evaluation and monitoring plan, the applicant has proffered to provide additional parking spaces in the D2 parking garage in an amount equivalent to the reduction or the extent deemed appropriate by FCDOT. The D2 parking garage will be designed to accommodate sufficient additional parking spaces in an amount equivalent to the reduction (228 spaces).

The applicant has addressed previous staff comments related to inconsistencies with the proffers and parking reduction, TDM proffers, demonstrating adequate parking will be provided throughout each phase of construction/development, and a proffer on car sharing. The parking reduction request is being processed by DPWES as an action item by the Board of Supervisors.

RECOMMENDATIONS

Staff Conclusion

The redevelopment of the Crescent Apartments and the revitalization of the Lake Anne Village Center have been envisioned for over 10 years. The proposed development will result in the redevelopment of the Crescent Apartments by replacing the existing

181 affordable units with 185 replacement affordable units. In addition, the proposed development is intended to revitalize the historic Lake Anne Village Center by increasing its visibility and proposes a mix of new residential, office, and commercial uses to increase the daytime population, pedestrian traffic, and growth of the Village Center.

The following are issues that have not fully been addressed by the applicant. Staff strongly recommends the applicant provide the recommended fair share park and recreation facilities contribution to offset the impact that this development will have on surrounding facilities rather than the applicant's proposed modification. Further consideration should be given on the timing of the vacation/abandonment of right-of-way for the realignment of Village Road. In addition, a minimum non-residential square footage should be provided for Land Units A and D. Likewise, a minimum of three years from building permit approval is recommended to market the Building D1 ground floor space as a grocery store use. Additionally, a commitment to provide the elevated walkway from the D2 parking garage should be provided. Finally, to be in conformance with the green building recommendations for the Lake Anne Village Center, the applicant should include LEED certification or the equivalent for the non-residential uses in Building D1.

Overall, the applicant has worked diligently and expeditiously with staff to address staff's comments and issues during the review of these applications in order to provide a thoughtful, well-designed development.

Staff Recommendation

Staff recommends approval of PCA A-502, subject to the execution of proffered conditions consistent with those contained in Appendix 1.

Staff recommends approval of DPA A-502-07.

Staff recommends approval of PRC A-502-03, subject to the proposed development conditions contained in Appendix 2.

Staff recommends approval of a waiver of Par. 2 of Sect. 6-306 of the Zoning Ordinance to provide a privacy yard a minimum of 200 feet for Buildings D12 and D21-D24.

Staff recommends approval of a modification of Sect. 11-203 of the Zoning Ordinance for the minimum required loading spaces for residential, office, retail, and other uses to that shown on the DPA/PRC Plan.

Staff recommends approval of a waiver of Par. 2 of Sect. 11-302 of the Zoning Ordinance on the requirement that no private street in a residential development shall exceed 600 feet in length unless approved by the Director.

Staff recommends approval of a waiver of Par. 1 of Sect. 17-305 of the Zoning Ordinance for transitional screening and barriers between uses.

Staff recommends that the Board of Supervisors direct the Director of the Department of Public Works and Environmental Services to waive Sect. 6-0303.6 of the PFM to allow the use of underground stormwater facilities and Best Management Practices in a residential development.

APPENDICES

1. Proffered Conditions
2. Development Conditions
3. Statement of Justification
4. Affidavit
5. Land Use Memo
6. Office of Community Revitalization Memo
7. Environmental Review Memo
8. Stormwater Management Memo

8A. Underground Stormwater Detention Waiver Memo

9. Urban Forest Management Division Memo
10. Virginia Department of Transportation Memo

10A. Fairfax County Department of Transportation Memo

10B. Department of Public Works and Environmental Services, Parking Reduction Memo

11. Park Authority Memo
12. Fairfax County Public Schools Memo
13. Heritage Resources Memo
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DRAFT

PRELIMINARY DRAFT PROFFERS
LAKE ANNE DEVELOPMENT PARTNERS LLC
PCA A-502

December 18, 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 (hereinafter referred to as the "Zoning Ordinance"), Lake Anne Development Partners LLC, for and on behalf of the owners, themselves, and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), in PCA A-502 filed on property identified as Fairfax County 2014 tax map 17-2 ((1)) 7, 17-2 ((7)) 6B2 and 6B3, 17-2 ((8)) 6C, 17-2 ((16)) 1A, 17-2 ((14)) (1) 2G, 17-2 ((31)) 1645, 17-2 ((31)) common elements pt. (parking lot) and a portion of Village Road to be vacated/abandoned (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Board of Supervisors (the "Board") approves a proffered condition amendment on the Application Property that is zoned to the PRC District. Upon approval of the proffered condition amendment, these proffers shall replace and supersede all previous proffers approved on the Application Property. In the event the proffered condition amendment is denied by the Board, these proffers and conditions shall immediately be null and void. It is acknowledged that development conditions approved in conjunction with SE 2013-HM-013 on a portion of the Application Property 2014 (tax map 17-2 ((1)) 7 shall remain in full force and effect in accordance with the development conditions associated with SE 2013-HM-013 or unless the use ceases.

GENERAL

1. Development Plan. Subject to the provisions of Section 18-204 of the Zoning Ordinance, the Application Property shall be developed in substantial conformance with the PRC Plan/Development Plan (the "Plan"), prepared by Dewberry dated December 9, 2013, and revised through November 24, 2014, exclusive of those sheets identified as "I" sheets, and as further modified by these proffers.

2. Land Units. References to Land Units in these proffers correspond to the Land Units designated for Lake Anne Village Center in the Fairfax County Comprehensive Plan, 2013 Edition, Area III, as amended on December 2, 2014 and as shown on Exhibit A. Areas of the Application Property identified as East and West in these proffers correspond to those areas designated on Exhibit A.

3. Development of Buildings.

   A. The Application Property consists of multiple Buildings, as shown on the Plan. Development of each Building may proceed in any order, individually or combined, except as limited by the following:

(i) With the exception of the parking garage for Building D4 as depicted on Sheet C-6 of the Plan, Applicant shall not commence or engage in vertical construction in any form on the Application Property until:

a. The Phase I Improvements, as defined on Exhibit B attached hereto and incorporated herein by this reference, have been substantially completed;

b. One or more leases for Buildings D3 and D4, as generally described on Sheet C-6 of the Plan have been entered into with the County;

c. One or more contracts for the construction of Buildings D3 and D4 have been entered into; and

d. A notice to proceed under each such construction contract has been issued, which shall be for, at a minimum, completion of the shell of the applicable building.

(ii) Applicant shall neither request nor obtain a Residential Use Permit (RUP) or Non-Residential Use Permit (Non-RUP) for any improvements on the Application Property, other than the parking garage depicted on Sheet C-6 of the Plan, until the framing of the first floor of Building D3 is substantially complete and the first floor framing of Building D4 is at least 50% complete.

(iii) Applicant shall neither obtain building permits for, nor start nor engage in any construction of, any improvements on the Application Property other than those shown on Sheet I-12 of the Plan, until (A) RUPs have been obtained for every residential unit in both Building D3 and D4, and (B) the Applicant has obtained binding commitments to acquire Fairfax County Tax Map parcels 17-2 ((8)) 6C; 17-2 ((7)) 6B2, 17-2 ((7)) 6B3; 17-2 ((31)) 1645 and 17-2 ((31)) pt. of LARCA common elements, in form reasonably acceptable to the Office of Community Revitalization (OCR), and such commitments remain in effect at such time Applicant wishes to commence construction of any improvements other than those shown on Sheet I-12 of the Plan.

(iv) Applicant shall neither obtain nor apply for more than 31 RUPs for residential units on the Application Property until Applicant shall have constructed or caused the construction of the Village Road improvements as shown on Sheets C-8 and C-11 of the Plan.

(v) Applicant shall not demolish the two buildings currently existing on the Application Property with addresses of 1531-1545 (odd numbers only) Cameron Crescent Drive and 1570-1578 (even numbers only) Cameron

Crescent Drive until RUPs have been issued for every residential unit in both of Building D3 and D4.

B. All proffered improvements that reference a specific building shall be addressed with the development of that building and those specific improvements constructed prior to issuance of the first RUP and Non-RUP issued for that specific building.

4. Minor Modifications. Minor modifications to the Plan may be permitted as determined by the Zoning Administrator in accordance with Paragraph 8 of Section 16-203 of the Zoning Ordinance, including the flexibility to modify the layout shown on the Plan for each Building provided such changes are in substantial conformance with the Plan as determined by the Zoning Administrator and do not affect the proffered elements of the Plan as specified herein. Building envelopes and the number of units, floors and square footage within and among buildings may be adjusted as set forth on the Plan and in these proffers, as long as (i) the building setbacks from the Application Property lines as shown on the Plan are maintained; (ii) the number and location of vehicular access points (public and private) remain consistent with the Plan; and (iii) the redevelopment otherwise is in substantial conformance with the Plan and the proffers.

5. Severability and Future PCA/CDPA/FDP/FDPA/SE/SP Applications. Pursuant to Paragraph 6 of Section 18-204 of the Zoning Ordinance, one or more of the Buildings may be the subject of a separate Proffered Condition Amendment ("PCA"), Special Exception ("SE"), Special Permit ("SP"), variance and/or other similar land use application, without joinder and/or consent of the owners of the other portions of the Application Property, provided such application will not change or cause or require a change to the general layout, physical improvements and/or access for such other portions of the Application Property. Previously approved proffered conditions or development conditions applicable to the portion(s) of the Application Property, which are not the subject of such an application, shall otherwise remain in full force and effect as to any portion(s) of the Application Property.

PROPOSED DEVELOPMENT

6. Uses.

A. The maximum gross floor area (GFA) permitted on the Application Property is shown on the Plan. The Applicant may increase the square footage allocated to residential use with a corresponding and proportional decrease in the square footage allocated to office use as long as the residential use on Land Unit A does not exceed 210,000 gross square feet and residential use on Land Unit D does not exceed 1,122,000 gross square feet. Minor adjustments between buildings may be approved in accordance with the Zoning Ordinance.

B. The primary uses on the Application Property shall be residential, office, and/or retail, which includes non-residential uses such as eating establishments, and fast

food restaurants. Secondary uses shall be permitted as defined by the Zoning Ordinance except that the following uses shall not be permitted:

(i) Car washes;

(ii) Drive-in financial institutions;

(iii) Drive-through pharmacies;

(iv) Funeral chapels;

(v) Industrial flex;

(vi) Pawnshops;

(vii) Service stations;

(viii) Service station/mini-marts;

(ix) Vehicle light service establishments;

(x) Bowling alleys;

(xi) Commercial swimming pools, tennis courts and similar courts; and

(xii) New vehicle storage.

C. The Applicant reserves the right to construct service, amenity and storage uses in the cellar space of each Building.

D. The Applicant shall market the retail square footage located in Building D1 as a grocery store for a minimum of one (1) year from the date of approval of this application. Marketing efforts shall be documented to DPZ. After one (1) year from the approval date of this application, the retail square footage in Building D1 may be leased by the Applicant within its sole discretion as any permitted retail use that is not automobile-oriented.

7. Intensity/Density Credit. All intensity/density attributable to land area dedicated from the Application Property as designated on the Plan and/or conveyed at no cost to the Board or any other public entity pursuant to these proffers, or as may be required at site plan, shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to the Application Property.

8. Fire Marshal Evaluation. Changes from the Plan may be permitted in response to the review of site plans by the Fire Marshal, including adjustments to tree locations, the landscape amenity panel, sidewalk, and perimeter building areas as necessary to allow for required emergency vehicle access, without requiring approval of a PCA provided such modifications are approved by the Fairfax County Department of Planning and Zoning

(DPZ) in consultation with other applicable agencies as determined by DPZ, which may include the Fairfax County Department of Transportation (FCDOT), Urban Forestry Management Division (UFMD) of Department of Public Works and Environmental Services (DPWES), the Zoning Administrator, and OCR, and in substantial conformance with the Plan and these proffers.

9. Notification Letter. At such time of filing the first and each subsequent site plan, a notification letter of such filing, which may be in the form of an e-mail, shall be sent to the Director of the Fairfax County Department of Transportation (FCDOT). The purpose of this letter is to facilitate coordination with DPWES to ensure the site plan is consistent with the transportation improvements reflected on the Plan and in these proffers.

10. VDOT Evaluation. Changes from the Plan may be permitted in response to the review of site plans by the Virginia Department of Transportation (VDOT), including adjustments to tree locations, lane use/pavement markings including bike lanes, signage, road alignments, on-street parking, traffic controls, the streetscape (including the landscape amenity panel and sidewalk) and perimeter building areas as necessary without requiring approval of a PCA provided such modifications are approved by DPZ in consultation with other applicable agencies as determined by DPZ, which may include FCDOT, UFMD of DPWES, the Zoning Administrator, and OCR, and in substantial conformance with the Plan and these proffers.

11. Final Clearing Limits. Modifications to clearing limits shown on the Plan may be permitted at site plan in response to final design without requiring approval of a PCA provided such modifications are approved by DPZ in consultation with other applicable agencies as determined by DPZ, which may include FCDOT, UFMD of DPWES, the Zoning Administrator, and OCR, and in substantial conformance with the Plan and these proffers.

HERITAGE RESOURCES

12. Bank Building Documentation. Prior to the issuance of a demolition permit for the Millennium Bank building, the Applicant shall document the building to Historic American Building Survey (HABS) Level 2 as required by the Fairfax County Architectural Review Board (ARB). Such documentation shall be submitted to the Virginia Room of the Fairfax County Regional Library, the Reston Historic Trust, and DPZ. The Applicant shall provide written documentation to DPZ that said documentation has been submitted to the Virginia Room and to the Reston Historic Trust.

13. Architectural Approval. The Applicant shall obtain ARB approval for the architectural design, landscape design details, signs and lighting for that portion of the Application Property located in the Lake Anne Village Center Historic Overlay District in accordance with the Zoning Ordinance prior to the issuance of a building permit within Land Unit A. Specific information and materials to be provided by the Applicant to the ARB shall include, but not be limited to, the following:

A. Design materials and design treatment information on the transition area between the existing Washington Plaza and the proposed improvements shown on the Plan; and

B. Design materials for the proposed amphitheater, the connection between Buildings A1 and A2 as shown on the Plan, landscaping and transportation details.

14. Historic District Documentation. In coordination with DPZ Heritage Resources staff, the Applicant shall document that portion of Lake Anne Village Center National Register – eligible Historic District located on that portion of Application Property within and adjacent to the local Historic Overlay District. Said adjacent properties shall include, but not be limited to, the Lake Anne Mobil Service Station/Reston U-Haul located on tax map 17-2 ((1)) 7. Said documentation shall be to a HABS Level 3 and shall be submitted to the Virginia Room of the Fairfax City Regional Library, the Reston Historic Trust and DPZ. The Applicant shall provide written documentation to DPZ that said documentation has been submitted to the Virginia Room and to the Reston Historic Trust.

15. ARB Disclosure. Prior to the issuance of the first building permit within Land Unit A, the Applicant shall record a covenant among the Fairfax County land records to notify potential purchasers that Land Unit A is located within the Lake Anne Village Center Historic Overlay District and subject to the requirements of Article 7 of the Zoning Ordinance. Prior to entering into a contract of sale, initial purchasers of property located in Land Unit A shall be notified in writing by the Applicant of the recorded covenant.

INTERIM USE

16. Interim Parking. Parking shall be permitted to operate on an interim basis in existing surface parking lots, within and adjacent to areas of future Building footprints, or within parking structures on the Application Property utilizing existing or proffered access locations without requiring approval of a PCA. Interim parking shall not be permitted in areas of tree preservation as identified on the Plan.

17. Existing Uses. Existing uses located on the Application Property may remain in use until such time as the Application Property is developed in accordance with the Plan and these proffers. Continuation of existing uses shall include operation of affordable multi-family residential buildings until RUPs are issued for Buildings D3 and D4 and tenants are relocated into these buildings. All previously approved development conditions for special exception uses shall remain in full force and effect in accordance with the development conditions associated with SE 2013-HM-013 or unless the use ceases. Existing uses cannot be modified or enlarged and no changes made to the site conditions except as may be approved by the Zoning Administrator.

18. Festivals, Fairs or Similar Activities. In accordance with Section 8-800 of the Zoning Ordinance, the Applicant, or its designee, may be permitted to operate festivals, fairs or similar activities, including, without limitation, farmers' markets and food vendors, on Land Unit D of the Application Property, either in the interim surface parking lot or

privately owned open space as shown on the Plan, including portions of private streets/pedestrian ways. The Applicant shall request approval of the Zoning Administrator for the issuance of permits or temporary special permits as may be required under the Zoning Ordinance, which may include the establishment of an annual permit for continuing or seasonal events. In addition, the Applicant shall coordinate such activities on Land Unit D with the Fairfax County Department of Housing and Community Development (HCD) until the first issuance of RUPs for Buildings D3 and D4.

ARCHITECTURAL DESIGN

19. Architectural Design.

A. The architectural design of the Buildings shall be consistent with the conceptual elevations as shown on the Plan, and shall be generally consistent in style on all sides of the buildings. The elevations may be refined as a result of final design and engineering so long as the character and quality of the Buildings remain in substantial conformance with those shown on the Plan.

B. All mechanical equipment, with the exception of necessary transformers and emergency back-up generators, shall be located on the roofs of the buildings, except for single-family attached dwelling units as shown on the Plan. This rooftop equipment shall be screened from the view of pedestrians who are at ground level. Any telecommunications equipment, antennae or dishes on the roof or attached to the roof of the buildings that are not individual satellite dishes that belong to the residents of the building shall be flush mounted, screened and/or treated to complement the architecture of the building. Notwithstanding the foregoing, the Applicant shall follow all laws and regulations established by the Federal Communications Commission (FCC), State of Virginia, Fairfax County or other organization such as the Reston Association with regard to telecommunication equipment.

C. At time of site plan and building plan approval, the Applicant shall demonstrate compliance of the residential buildings with the universal design criteria as set forth in the ICC/ANSI A117.1 (American National Standard Accessible and Usable Buildings and Facilities as referenced in the current edition of the Virginia Statewide Building Code) and the 1988 Fair Housing Design Manual.

D. Concurrent with submission of a building permit, a rendering of Building D1, including fenestration and treatment of façade, shall be provided for review and comment to OCR, which shall not delay issuance of building permits.

E. A covenant shall be recorded on the single-family attached dwelling units which provided that garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). This covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any single-family attached lots and shall run

to the benefit of the homeowners association and Fairfax County. Prior to entering into a contract of sale, initial purchasers shall be advised of the use restriction, which shall be included in the homeowners' association documents prepared in conjunction with the proposed development.

LIGHTING

20. Lighting. All streetscape lighting shall be energy efficient. All on-site, outdoor and parking garage lighting shall not exceed that permitted under the Outdoor Lighting Standards of Section 14-900 of the Zoning Ordinance, as may be amended. The same or similar street lights shall be used consistently through the Application Property.

21. Parking Structure Lighting. The Applicant shall utilize full cut-off, low intensity or recessed lighting directionally shielded to mitigate the impact on adjacent residences for any lighting along the perimeter of an above-ground garage not constructed of solid walls. Such lighting shall comply with the requirements of Article 14 of the Zoning Ordinance.

SUSTAINABLE DESIGN

22. Land Unit D. The Applicant shall select one of the following programs, within its sole discretion at time of site plan submission, to be implemented in the construction of residential dwelling units:

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

    B. Certification in accordance with the 2012 National Green Building Standard (NGBS), using the ENERGY STAR® Qualified Homes path for energy performance, as demonstrated through documentation submitted to DPWES and the Environmental and Development Review Branch of DPZ from a home energy rater certified through the Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to the issuance of the RUP for each dwelling; or

    C. An alternative certification program may be selected by the Applicant, subject to the review of the Environmental and Development Review Branch (EDRB) of DPZ at time of site plan.

23. Land Unit A. The Applicant shall select one of the following programs, with its sole discretion at time of site plan submission, to be implemented in the construction of Buildings A1 and A2:

    A. Certification in accordance with the current version of the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design Core and Shell (LEED-CS) Silver rating system at the time of registration for the office and

retail portions of Buildings A1 and A2, provided that the Building meets the criteria for vertically attached buildings as established by the United States Green Building Council (USGBC). The residential portion of Buildings A1 and A2 shall be certified in accordance with the Earthcraft House Program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of a RUP in said building. The process for certification for the office and retail portions of the buildings shall be as follows:

(i) The Applicant shall include, as part of the building plan submission for Buildings A1 and A2, a list of specific credits within the most current version of the USGBC's Leadership in Energy and Environmental Design New Construction Core and Shell (LEED®-CS) rating system at the time of the project's registration, or other LEED rating system determined to be applicable by the USGBC, or its equivalent (as determined jointly by the Applicant and Fairfax County), that the Applicant anticipate attaining.

(ii) Except as otherwise provided below as an alternative, a LEED or equivalent-accredited professional (the "LEED-AP") shall provide certification statements at the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED-CS certification of the Building.

(iii) The Applicant shall designate the Chief of the EDRB of DPZ as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

(iv) Prior to the building plan approval for the Building to be constructed, the Applicant shall post a "green building escrow" in the form of cash or a letter(s) of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual (PFM), in the amount of $2.00/square foot of GFA for the office and retail portion of the Building, as shown on the approved site plan. This green building escrow shall be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED-CS certification, by the USGBC, under the project's registered version of the LEED-CS rating system or other LEED rating system determined, by the USGBC, to be applicable to each building. The provision to EDRB of documentation from the USGBC that each Building has attained LEED-CS certification will be sufficient to satisfy this commitment. At the time LEED-CS certification is demonstrated to the EDRB, the escrowed funds and/or letter(s) of credit shall be released to the Applicant.

If prior to bond extension, reduction or final bond release, whichever occurs first, for Building A1 and Building A2, the Applicant provides to

EDRB documentation demonstrating that LEED-CS certification for the building has not been attained but that the Building has been determined by the USGBC to fall within three (3) points of attainment of LEED-CS certification, 50% of the green building escrow will be released to the Applicant; the other 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 certification is still in progress at the time of application for the bond extension or reduction, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or extension. However, the documentation must be provided prior to the final bond release for the building site.

If prior to the bond extension, reduction or final bond release, whichever occurs first, for Building A1 and Building A2, the Applicant fails to provide documentation to EDRB demonstrating attainment of LEED-CS certification or demonstrating that the Building has fallen short of LEED-CS certification by three (3) 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 certification is still in progress at the time of application for bond extension or reduction, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release for the building site.

(v) As an alternative to the actions outlined in the paragraphs above, the Applicant may choose, within its sole discretion, to pursue a certification higher than LEED-CS, in which case the LEED-AP will provide certification statements at the time of building plan review confirming that the items on the list of specific credits will meet at least the minimum number of credits necessary to attain LEED-CS Silver certification.

Prior to building plan approval for the Building to be constructed, the Applicant shall submit documentation, to EDRB, regarding the USGBC's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the 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-CS Silver certification. Under this alternative, the Applicant is not required to provide a "green building escrow" unless the Applicant fails to provide the above referenced documentation that the Building is anticipated to attain LEED-CS Silver certification. Prior to final bond release of the building site, the Applicant shall submit documentation to EDRB, confirming the status of LEED certification.

B. Certification in accordance with the current version of the Green Globes rating system for new construction at time of registration for the office and retail portion of Buildings A1 and A2. The residential portion of Buildings A1 and A2 shall be certified in accordance with the Earthcraft House Program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of a RUP in said Building. The process for Green Globes new construction certification for the office and retail portions of the buildings shall be as follows:

(i) The Applicant shall include, as part of the building plan submission for Building A1 and A2, a list of specific points within the most current version of the Green Globes rating system, at the time of the project's registration, that the Applicant anticipates attaining.

(ii) Except as otherwise provided below as an alternative, a professional engineer, architect, or similar certified professional shall provide certification statements at the time of building plan review confirming that the items on the list will meet at least the minimum number of points necessary to attain Green Globes certification of the Building.

(iii) The Applicant shall designate the Chief of EDRB of DPZ as a team member in the Green Globes Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any Green Globes points.

(iv) Prior to the building plan approval for the Building to be constructed, the Applicant shall post a “green building escrow” in the form of cash or a letter(s) of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual (PFM), in the amount of $2.00/square foot of GFA for the office and retail portion of the Building, as shown on the approved site plan. This green building escrow shall be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of Green Globes certification, by the Green Building Initiative (GBI), under the project's registered version of the Green Globes rating system. The provision to EDRB of documentation from the GBI that each building has attained Green Globes certification will be sufficient to satisfy this commitment. At the time Green Globes certification is demonstrated to the EDRB, the escrowed funds and/or letter(s) of credit shall be released to the Applicant.

If prior to bond extension, reduction or final bond release, whichever occurs first for Buildings A1 and A2, the Applicant provides to EDRB documentation demonstrating that Green Globes certification for the Building has not been attained but that the Building has been determined by the GBI to fall within ten (10) percent of the points required for attainment of Green Globes certification, 50% of the green building

escrow will be released to the Applicant; the other 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 certification is still in progress at the time of application for the bond extension or reduction, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or extension. However, the documentation must be provided prior to the final bond release for the building site.

If prior to the bond extension, reduction or final bond release, whichever occurs first for Buildings A1 and A2, the Applicant fails to provide documentation to EDRB demonstrating attainment of Green Globes certification or demonstrating that the building has fallen short of Green Globes certification by ten (10) percent of the points required for certification attainment 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 certification is still in progress at the time of application for bond extension or reduction, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release for the building site.

(v) As an alternative to the actions outlined in the paragraphs above, the Applicant may choose, within its sole discretion, to pursue a certification higher than one Green Globe, in which case the professional architect, engineer or similar certified professional will provide certification statements at the time of building plan review confirming that the items on the list of specific credits will meet at least the minimum number of credits necessary to attain certification with two or more Green Globes.

Prior to building plan approval for the Building to be constructed, the Applicant shall submit documentation, to EDRB, regarding the Green Globes reviewer's preliminary review of points in the Green Globes program. This documentation will demonstrate that the Building is anticipated to attain a sufficient number of points that will be sufficient to attain certification of two or more Green Globes. Under this alternative, the Applicant is not required to provide a "green building escrow" unless the Applicant fails to provide the above referenced documentation that the Building is anticipated to attain certification of two or more Green Globes. Prior to final bond release of the building site, the Applicant shall submit documentation to EDRB, confirming the status of Green Globes certification.

C. An alternate certification program may be selected by the Applicant, subject to the review of EDRB of DPZ at time of site plan.

SUSTAINABLE ENERGY PRACTICES

24. Sustainable Energy Practices. To promote efficient, renewable and sustainable energy practices, the Applicant shall provide a minimum of one (1) recharging station that serves two (2) parking spaces for electric cars within each multifamily parking garage on the Application Property that serves a minimum of 100 dwelling units. The Applicant shall also provide space and infrastructure to accommodate additional electric vehicle-ready parking spaces in the office, multi-family residential and retail parking garages. "Electric vehicle-ready" means the provision of space, conduit banks, conduits and access points allowing for the easy installation of vehicle charging stations in the future, and does not include the installation of transformers, switches, wiring or charging stations.

ENVIRONMENTAL

25. Noise Attenuation. At the time of each site plan submission, the Applicant shall submit a refined acoustical analysis for that portion of the Application Property impacted by traffic noise from Baron Cameron Avenue having levels in excess of 65 dBA Ldn. If the noise study concludes that specific dwelling units will be affected by noise levels that require mitigation, based on final proposed and not existing site topography and conditions, then the refined acoustical analysis will incorporate findings from a building analysis based on the building plans to determine what noise attenuation measures may be needed. Such study shall be submitted to the Environment and Development Review Branch of DPZ and DPWES for review and approval. Based on the findings of that report, the Applicant shall show any noise impacted units on the site plan and shall provide the following noise attenuation measures, unless otherwise modified by the findings of the building analysis.

A. In order to reduce interior noise to a level of approximately 45 dBA Ldn, residential dwellings anticipated to be impacted by traffic noise from Baron Cameron Avenue having levels projected to be between 65-70 dBA Ldn, shall have the following acoustical treatments measures:

(i) Exterior walls shall have a laboratory Sound Transmission Classification (STC) rating of at least 39.

(ii) Doors, windows and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels between 65 and 70 dBA Ldn. If doors, windows and other glazed areas constitute more than 20% of any facade impacted by noise, they shall have the same laboratory STC ratings specified for exterior walls, or the Applicant shall submit an acoustical analysis showing the composite performance of the exterior walls including doors, windows and glazing being equal to STC 39.

(iii) Adequate measures to seal and caulk between surfaces shall be provided in accordance with methods approved by the American Society for Testing and Materials ("ASTM") to minimize sound transmission.

B. In order to reduce interior noise to a level of approximately 45 dBA Ldn, residential dwellings anticipated to be impacted by traffic noise from Baron Cameron Avenue having levels projected to be between 70-75 dBA Ldn, shall have the following acoustical treatment measures.

(i) Exterior walls shall have a laboratory Sound Transmission Class (STC) rating of at least 45.

(ii) Doors, windows and glazing shall have a laboratory STC rating of at least 37 unless glazing constitutes more than 20% of any façade exposed to noise levels above 70 dBA Ldn. If doors, windows and other glazed areas constitute more than 20% of any façade impacted by noise, they shall have the same laboratory STC rating specified by exterior walls, or the Applicant shall submit an acoustical analysis showing the composite performance of the exterior walls including doors, windows and glazing being equal to STC 45.

(iii) Adequate measures to seal and caulk between surfaces shall be provided in accordance with methods approved by the American Society for Testing and materials ("ASTM") to minimize sound transmission.

C. 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 noise study as reviewed and approved by DPWES and DPZ, provided that these methods will be effective in reducing interior noise levels to approximately 45 dBA Ldn and exterior noise within outdoor recreation areas to approximately 65 dBA Ldn.

26. Environmental Study. Prior to site plan approval for that portion of the Application Property that includes property identified as Fairfax County 2014 tax map 17-2 ((1)) 7 (Parcel 7), the Applicant shall perform a Phase I environmental study on Parcel 7. If warranted by the Phase I study, the Applicant shall perform a Phases II environmental investigation. Any identified contamination shall be remediated to the satisfaction of all applicable Federal, State and County requirements and as otherwise necessary for protection of human health in the development of the Application Property in accordance with the Plan.

LANDSCAPING

27. Conceptual Landscape Plan.

A. A landscape plan that shows, at a minimum, landscaping in conformance with the actual types and the quantity, quality and spaces of plantings and landscape

materials shown on the Plan shall be submitted concurrently with each site plan submission for review and approval by UFMD in accordance with adopted Fairfax County regulations. Perimeter landscaping, as shown on the Plan, is intended to meet the intent of the transitional screening requirements of the Zoning Ordinance. The landscape plan shall incorporate native species to the greatest extent feasible, however, this limitation shall not apply to seasonal plantings and ground cover. Adjustments to the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings shall be reviewed in consultation with DPZ and OCR, and as approved by UFMD in accordance with regulations adopted by the Board.

B. For those areas where landscaping is proposed above structured parking or on hardscape/architectural surfaces, the Applicant shall install landscaping in general accordance with the following measures as may be modified based on anticipated weight on the structure:

(i) Trees (Category II or larger) shall be planted in soils with a minimum depth of three (3) feet, with a minimum width of eight (8) feet and a minimum planting area as specified in Public Facilities Manual (PFM) Table 12.17 of the respective category of tree. The soil depth may be reduced by lensing the depth to three (3) feet at the planting space and tapering it to shallower depths in between the planning areas as coordinated with UFMD;

(ii) Shrubs shall be planted in soils with a minimum depth of eighteen (18) inches;

(iii) Ground covers and/or grasses shall be planted in soils with a minimum depth of ten (10) inches; and

(iv) Trees planted within planters shall meet specifications of planting details submitted with the site plan and reviewed and approved by UFMD in accordance with adopted Fairfax County regulations. Details shall illustrate the overall size, depth, soil composition, irrigation technique and drainage of the planters.

C. Long term tree health and survivability, as well as the ultimate size of trees depend, in part, on the available soil volume. Providing adequate soil volume is important to nutrient exchange and soil moisture availability to the trees. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor the design and inspect the planting of the street trees and shall notify UFMD in writing or by electronic mail no later than three (3) business days prior to tree pit construction to allow for County inspection. Where minimum planting widths of eight (8) feet are not provided, structure cell technology, or other measures acceptable to UFMD, shall be used to satisfy the following specifications for all planting sites.

D. Tree Planting Spaces: Tree planting spaces proposed in the streetscape and other areas restricted by barriers to root growth shall provide rooting zone beneath the paver surfaces a minimum of eight (8) feet wide using structural cell technology or other solutions acceptable to UFMD. Planting sites shall meet the following specifications:

- A minimum of six (6) feet open surface width and 36 square feet open surface area.
- Rooting area a minimum of eight (8) feet wide, which can be achieved in instances where open surface area is less than eight (8) feet by providing uncompacted soil in rooting area below paved surfaces.
- Planting space depth shall be 3-4 feet.
- Soil volume for Category III or IV trees (as indicated in Table 12.17 of the Public Facilities Manual) shall be a minimum of 700 cubic feet per tree for single trees. For two (2) trees planted in a contiguous planting area, a total soil volume of at least 1,200 cubic feet shall be provided. For three (3) trees or more planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree.
- Soil in planting sites shall be as specified in planting notes to be included in site plans reviewed and approved by UFMD.
- All shade trees shall be a minimum of three (3) inches in caliper at the time of planting; all flowering trees shall be a minimum of 2 inch caliper at the time of planting; and all new evergreen trees shall be a minimum of eight (8) feet in height at the time of planting.
- Street trees planted within existing utility easements that die or are removed to facilitate repairs of utilities in these easements shall be replaced.
- The Applicant shall notify UFMD in writing or by electronic mail no later than three (3) business days prior to tree pit construction to allow for County inspection.

28. Sight Distance and Utility Considerations. Should VDOT determine at the time of site plan approval that street trees conflict with either the sight distance requirements set forth in the Road Design Manual or any utility requirements, and good faith efforts have been made to resolve such conflicts by making minor adjustments to tree locations and/or removing lower tree branches but VDOT, FCDOT and/or the applicable utility company do not approve such street tree locations, then such tree(s) may be removed or replaced at an alternate location within the specific Land Unit without the necessity of amending the Plan or these proffers, as long as the alternative location is coordinated with UFMD and DPZ.

TREE PRESERVATION

29. Tree Preservation. The Applicant shall submit a tree preservation plan and narrative as part of the first site plan submission. The tree preservation plan and narrative shall be prepared by a certified arborist, landscape architect or a registered consulting arborist, and shall be subject to the review and approval of UFMD in accordance with adopted Fairfax County regulations. The tree preservation plan shall provide a detailed explanation of a multi-year plan that shall be implemented in advance of development with the objective to achieve maximum survival of existing trees as designated in the plan. Care of an established root zone treatment area for existing trees designated for preservation shall be a priority. Recommended maintenance activities shall be designed to improve crown health and enhance soil condition in the root zones of existing trees by mitigating compaction, providing nutrients and increasing organic matter content. An area shall be established for treatments designed to enhance root growth and vitality and a limit of disturbance established for the proposed development at this boundary. Recommended treatments designed to enhance root systems shall be implemented and tree preservation activities shall include, but not be limited to, treatments to aerate the soil, provide nutrients, increase soil organic matter content and increase water infiltration. Elements of the plan shall include the following:

A. Tree Inventory. A tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual or groups of trees to be preserved as shown on the Plan. 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 or trees identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the tree preservation plan.

B. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with a UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustments 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 appropriate tree protection fencing. Tree

protection fencing shall be generally 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 as described in the tree preservation plan.

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 applicable site plan. The details for these treatments shall be reviewed and approved by the UFMD in accordance with adopted Fairfax County regulations, accomplished in a manner that protects affected and adjacent vegetation to be preserved and shall be implemented as specified in the Tree Preservation Plan,

E. Demolition of Existing Structures. The demolition of all existing features and structures shall be conducted in a manner that does not impact individual trees and/or groups of trees that are to be preserved as reviewed and approved by the UFMD in accordance with adopted Fairfax County regulations.

30. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading as shown on the Plan, subject to allowances specified in these proffers and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the Plan, they shall be located in the least disruptive manner necessary as determined in consultation with UFMD. A replanting plan shall be developed and implemented, subject to approval by the UFMD in accordance with adopted Fairfax County regulations for any areas protected by the limits of clearing and grading that must be disturbed for such trails and utilities.

31. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Application Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD and HCD. The Applicant shall retain the services of a certified arborist, or registered consulting arborist, to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD and HCD approvals. The monitoring schedule shall be described and detailed in the applicable tree preservation plan.

RECREATION FACILITIES

32. Contribution. The Applicant shall contribute a total of one hundred thousand dollars ($100,000.00) to the Fairfax County Park Authority (FCPA). The contribution shall be made in four (4) equal installments of $25,000.00 each to be paid at time of issuance of the first building permit for each site plan. The funds shall be uses for park, trail, and athletic field improvements in the Hunter Mill District in the vicinity of Land Units A

and D and intended to serve future residents. The determination of where to apply the funds shall be made by FCPA in consultation with the Hunter Mill District Supervisor.

PARKS AND OPEN SPACE

33. Publicly-Accessible Park and Open Space Areas. Provision of publicly-accessible at grade park and open space areas shall be in general conformance with the concepts, locations and minimum acreages depicted on the Plan as may be adjusted at time of site plan approval to allow for final engineering and design considerations. While public access easements shall be granted for these areas, the Applicant shall retain private ownership and reserves the right to reasonably restrict access for limited times for special events, security, maintenance and repairs and/or safety purposes.

34. Public Access. At the time of site plan approval, the Applicant shall grant a public access easement over the open space areas identified on the Plan. The Applicant reserves the right as part of the public access easement to reasonably control access to, and use of, the public easement area.

TRANSPORTATION IMPROVEMENTS

35. Road Improvements. The transportation improvements provided for in this proffer shall be constructed in one or more phases together with all required/applicable pavement transitions, as further qualified in these proffers and/or as determined at the time of site plan. For purposes of this proffer, the term "construct" shall mean that committed improvement is substantially complete and available for public use whether or not such improvements has been accepted by VDOT for maintenance. The Applicant reserves the right, within its sole discretion, to combine construction of any of the transportation improvements described in these proffers into a single public improvement. In such event, all remaining improvements (other than roadway frontage) shall be constructed in accordance with the construction of individual Building(s) without the need for a PCA. All public street improvements shall be designed and constructed in accordance with the VDOT Road Design Manual, as amended, and are subject to VDOT approval.

A. Village Road. The Applicant shall (re)construct Village Road between Baron Cameron Avenue and North Shore Drive in order to provide three (3) northbound and two (2) southbound lanes with a eight (8) foot wide raised median. The northbound approach of Village Road at Baron Cameron Avenue shall be striped to provide for dual left-turn lanes and a shared through/right-turn lane, and pavement widened on Baron Cameron Avenue to receive the new dual northbound leftturn lanes on Village Drive, all as shown/referenced on the Plan. Said construction shall include relocation, or redesign or modification of existing utilities to the satisfaction of the utility. The final extent of the aforementioned improvements shall be coordinated with VDOT and FCDOT during the design process described in this proffer.

(i) The Applicant has submitted a request to FCDOT for the abandonment and conveyance of certain portions of existing dedicated fee simple right-

of-way associated with Village Road that is anticipated to be unnecessary for its realignment as shown on the Plan. Should the Board approve the vacation/abandonment, that area that is vacated/abandoned shall be incorporated into the Application Property and the land area will assume the zoning of the adjacent property.

(ii) If the Board approves the abandonment and conveyance request, the Order of Abandonment and Deeds of Conveyance to the Applicant (collectively the "Order and Deeds") shall be placed in escrow with Fairfax County. Village Road shall continue to be owned by Fairfax County and maintained by VDOT in its current alignment pending the transfer of title which shall occur upon recordation of the Order and Deeds as described in paragraph (vi) below.

(iii) Prior to recordation of the Order and Deeds as described herein, no actions shall be taken by either party that would adversely affect title or future recordation of the Order and Deeds, except as may be required by Law and/or Ordinance.

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

(v) With the submission of the first site plan associated with Land Unit D, the Applicant shall submit to DPWES, VDOT and FCDOT design plans for the reconstruction of Village Road as described more fully above.

(vi) Upon approval of the site plan that includes the 31st single family attached dwelling unit on Land Unit D, the Applicant shall cause the dedication and conveyance in fee simple to the Board all off-site rights-of-way and/or easements necessary for the reconstruction of Village Road which shall be recorded among the land records of Fairfax County with the Order and Deeds.

(vii) Prior to the issuance of the 32nd RUP for the single-family attached dwelling units on Land Unit D, the Applicant shall construct the improvements to Village Road as shown on the Plan. The Applicant reserves the right to construct said improvements to Village Road as a single public road improvement.

B. Baron Cameron Avenue. The Applicant shall construct a new private street connection to Baron Cameron Avenue as generally shown on the Plan, which shall include exclusive right and left-turn lanes on Baron Cameron Avenue in accordance with VDOT standards as set forth in the Road Design Manual, as amended. Such improvement(s) shall be constructed prior to the issuance of the 102nd RUP issued for the single-family attached dwelling units constructed on Land Unit D.

(i) Prior to the issuance of the 102nd RUP issued for the single-family attached dwelling units constructed on Land Unit D, this entrance may be used as a temporary construction entrance if approved by VDOT. The Applicant shall construct such improvements on Baron Cameron Avenue deemed necessary by VDOT to support the temporary construction entrance.

(ii) The Applicant shall erect temporary signage at the temporary construction entrance indicating that the entrance is for construction vehicles only.

C. North Shore Drive. If not previously restriped by VDOT in conformance with the Plan, the Applicant shall restripe portions of North Shore Drive as generally shown on the Plan. The Applicant shall reconstruct portions of North Shore Drive as generally shown on the Plan. The extent, final design and pavement markings associated with North Shore Drive shall be in accordance with the Plan and these proffers as may be revised and/or modified by VDOT at the time of the first site plan for the first of Buildings A1 or A2. The Applicant shall construct such improvements to North Shore Drive as a single public road improvement with the first site plan of Building A1 or A2. Notwithstanding the above, streetscape elements (the landscape amenity panel and sidewalk) may be completed in separate segments, as long as at least these streetscape elements associated with a specific building have been constructed prior to issuance of the first RUP or Non RUP for the applicable building.

D. Private Streets. All of the private streets serving Buildings D1 through D25 shall be constructed and open for use by the public as reflected on the I sheets of the Plan. Although not public, the private streets shall be constructed of materials and depth of pavement consistent with public street standards and in accordance with the Fairfax County Public Facilities Manual (the "PFM"). Additionally, Road A, Road B and Cameron Crescent Drive shall be designed and constructed to accommodate potential future bus service. A public access easement in the standard form acceptable to the County Attorney shall be granted over each street prior to the issuance of the first RUP or Non-RUP for the respective building located adjacent to such private street section.

E. Bus Access. Upon request by Fairfax County, the Applicant shall enter into an agreement with Fairfax County to permit public bus service with buses not to exceed approximately 30 feet in length on the following private streets within the Application Property; Road A, Road B and Cameron Crescent Drive. Said

agreement shall not require reconstruction of the private streets by the Applicant. Should Fairfax County not make a request for public bus service on private streets within two (2) years of the completion of Buildings D5 or D6, whichever first occurs, then the Applicant shall have no further obligations under this proffer which shall be deemed null and void and of no further force or effect. For purposes of this proffer, completion is defined as the issuance of 100% of the RUPs in that building.

36. Traffic Signals.

A. The Applicant anticipates the installation of up to two (2) new signals in the area surrounding and proximate to the Application Property. Towards that end, the Applicant shall complete and submit to VDOT and FCDOT warrant studies for the installation of these new traffic signals at the following locations:

(i) Village Road and North Shore Drive

(ii) Baron Cameron Avenue and Private Street

B. Warrant studies shall be completed and submitted in accordance with the following schedule with the understanding that, for purposes of this proffer, Buildings D9 through D12, Buildings D13 through D20 and Buildings D21 through D25 are each considered one Building for a total of three Buildings:

(i) No earlier than nine (9) months after the issuance of the first RUP or Non-RUP for the third new building on the Application Property;

(ii) Prior to issuance of the first RUP or Non-RUP for the seventh new building on the Application Property;

(iii) No earlier than nine (9) months after the issuance of the first RUP or Non-RUP for the last new building on the Application Property.

(iv) The warrant studies shall include an assessment of then-existing traffic conditions associated with the building trigger (i.e., 3rd, 7th, 11th Building), as well as full build out and any access management exceptions that may be required.

C. If either signal location identified in Subparagraph A is deemed warranted by VDOT and approved for installation then such traffic signal, including pedestrian signalization and crosswalks, shall be designed, equipped and installed by the Applicant.

D. If a signal is deemed not warranted by VDOT at Village Road and North Shore Drive at the times identified in in this proffer, then the Applicant shall contribute to the County, its share (50%) of the full costs associated with the future installation of a signal at Village Road and North Shore Drive. The cost of such

signal shall be determined by VDOT and FCDOT in consultation with the Applicant, its signal supplier, and/or its engineers.

The County, in its sole discretion, may use any such signal funds contributed by the Applicant in accordance with this proffer for other transportation related improvements within the vicinity of Land Units A and D of Lake Anne Village Center.

37. Traffic Signal Modifications. Concurrent with the reconstruction of Village Road as described more fully in Proffer 35.A., the Applicant shall modify the signal at Village Road and Baron Cameron Avenue as necessary to implement the improvements shown on the Plan. The Applicant shall contract to complete all modifications to signal timing and or phasing, pedestrian enhancements, and/or new signal poles/mast arms and equipment as deemed necessary by VDOT.

38. Timing of Completion. Upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, any of the required transportation improvements have been delayed (due to, but not limited to, an inability to secure necessary permission for utility relocations and/or VDOT approval for traffic signals, necessary easements, site plan approval, etc.) beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of such improvement.

PEDESTRIAN CIRCULATION

39. Pedestrian Circulation. Pedestrian connectivity shall be provided throughout the Application Property generally consistent with the layouts, alignments and connections shown on the "Pedestrian Circulation Plan" on Sheet C-21 of the Plan, through the use of elements such as terraces, sidewalks, trails, and lawn areas, including connections to open space, trails and/or sidewalks located off-site. All elements shall meet accessibility standards as required by the Americans with Disabilities Act. Off-site connections to existing trails, sidewalks, and/or open space, if any, shall be constructed subject to receipt of all necessary off-site easements provided by others to the Applicant at no cost, other than administrative costs associated with recordation of said easement among the land records of Fairfax County. The Applicant shall make diligent efforts to obtain necessary off-site easements and, shall provide documentation demonstrating same to DPZ with copies provided to FCDOT. If the necessary off-site easements cannot be obtained, the cost to construct, based on Fairfax County's bond estimates, that portion of such sidewalk or trail from the Application Property boundary to the existing or planned location of the off-site sidewalk or trail shall be escrowed with Fairfax County to be used for its future installation in proximity to Land Units A and D or, at the discretion of Fairfax County, used for other pedestrian improvements in the vicinity of Land Units A and D and, upon payment, the obligations of this proffer shall be deemed satisfied. Pedestrian connections, including off-site connections, interim connections and crosswalks, shall be included at site plan for each Building.

40. Temporary Walkway. The Applicant shall provide a temporary walkway between the Baron Cameron Avenue underpass and the existing trail network, which extends north from North Shore Drive, at all times during the reconstruction of Land Unit D. Said

walkway shall permit pedestrians/bicyclists to traverse Land Unit D without crossing through construction zones.

41. North Shore Pedestrian Crossing. Subject to VDOT approval, the Applicant shall construct a mid-block pedestrian crossing between Land Unit D and Land Unit A as shown on the Plan and consistent with the phasing sheets. The Applicant shall install painted, stamped asphalt and/or paver crosswalks within the crossing area subject to VDOT approval and the execution of any applicable maintenance agreement between the Applicant and VDOT. Prior to construction of the mid-block pedestrian crossing, the Applicant shall install temporary physical barriers which may include, but not be limited to, signs, bollards, and fencing, to direct pedestrians to a crosswalk located at North Shore Drive and Village Road. The temporary pedestrian crossing location and improvements shall be subject to VDOT approval.

42. Elevated Walkway. The Applicant reserves the right, in its sole discretion, to construct an elevated walkway (the "walkway") between the D2 garage and the Crescent Steps as generally depicted in the Plan. If constructed, the walkway shall be designed to provide a minimum of 14' 6" of vertical clearance over Road F, and provided with the construction of the residential tower on Building D1.

43. Bus Stop/Shelter. Subject to the approval of FCDOT and VDOT, the Applicant shall install bus shelters and related signage as shown on the Plan in accordance with FCDOT standard bus shelter requirements prior to approval of the first site plan for Building A1 or A2 as shown on the Plan. Any temporary and/or permanent adjustments to the location of the bus shop/shelter(s) shall be in consultation with FCDOT and VDOT and shall not necessitate an amendment to the Plan or these proffers.

    A. As part of any relocation of a bus shelter (temporary and/or permanent), the Applicant shall complete any improvement to North Shore Drive, which may be required by VDOT, FCDOT and/or DPWES in order to ensure the safe ingress and egress of transit buses along the public street.

    B. The Applicant shall be responsible for the general maintenance and upkeep of the bus shelters.

PUBLIC STREET RIGHT-OF-WAY

44. Public Street Standards. All public street improvements proposed herein shall be designed and constructed in accordance with applicable VDOT standards and subject to any permitted modifications and/or waivers that may be granted. The Applicant shall work diligently with FCDOT and VDOT to ensure that all proffered public street improvements are accepted by VDOT for maintenance in accordance with the phased construction of the improvements.

45. Right-of-Way Dedication. All right-of-way dedication and/or easements necessary to accommodate public improvements described in these proffers shall be dedicated and

conveyed in fee simple without encumbrances to the Board at time of site plan that includes the improvement.

46. Other Vacations and Abandonments. In the event any public street right-of-way located within the Application Property or that abuts the Application Property, is vacated and/or abandoned subsequent to approval of the rezoning applications, such right-of-way area will become zoned to the PRC District pursuant to Section 2-203 of the Zoning Ordinance and such right-of-way area may be used, without requiring a PCA for utilities.

BICYCLE IMPROVEMENTS

47. Bicycle Facilities. At time of site plan submission for each Building(s), the Applicant shall designate bicycle racks, bike lockers, and/or bike storage areas on the Application Property, in those specific locations as identified on the Plan, which may be further refined at the time of site plan subject to FCDOT approval. Signage shall be posted on the exterior side of the buildings near the entrances to indicate bike parking available to the public, if any. The bicycle racks shall be inverted U style racks, or of such other design approved by FCDOT. Bicycle facilities shall be installed prior to the issuance of the first RUP or Non-RUP for such use in accordance with the site plan on which the applicable bike facilities are shown.

Short-term bicycle parking shall be provided in accordance with FCDOT guidelines and located anywhere within the Application Property. Long-term bicycle parking shall be in a secure location as selected by Applicant such as a bicycle room, cage, locker, or other secure parking option. Bicycle parking shall be provided as follows, or subject to lesser rates as approved by the Director of FCDOT or his designee at time of site plan:

A. Office Bicycle Parking. The Applicant shall provide one (1) long-term bicycle parking space for every 10,000 square feet, or portion thereof, of office GFA and one (1) short-term bicycle parking space for each 20,000 square feet, or portion thereof, of office GFA.

B. Multi-family Residential Bicycle Parking. The Applicant shall provide one (1) long-term bicycle parking space for every 10 multi-family residential units and one (1) short-term bicycle parking space per every 50 multi-family residential units.

C. Retail Bicycle Parking. The Applicant shall provide one (1) long-term employee bicycle space for every 25,000 square feet of retail GFA and one (1) short-term bicycle parking space for every 10,000 square feet of retail GFA.

48. On Road Bicycle Facilities. The Applicant shall provide on-road bicycle facilities along North Shore Drive as shown on the Plan and as coordinated with both VDOT and FCDOT at time of the first site plan for Buildings A1 or A2 within the curb to curb width and in accordance with the following.

A. Along the south side of North Shore Drive, an on-road bike lane of 6 feet in width (including a two (2) foot wide gutter pan) extending east from Village Road to Cameron Crescent Drive; and

B. Along the north side of North Shore Drive, a sharrow will be provided from Cameron Crescent Drive west to Village Drive.

49. Bike Share. The Applicant has designated three (3) areas within the Application Property (one on the East Side and two on the West Side) and as reflected on the Plan for use as future bike share stations by others. Such spaces shall be made available upon request of the County at no cost to the operator of such service. If a bike share service has not requested the use of the areas after Stabilization of the East or West sides as defined herein, respectively, this proffer obligation shall become null and void and of no further force and effect.

PARKING

50. Parking Demand Management. In the event the Board of Supervisors approves a residential parking reduction consistent with the Lake Anne Parking Study dated September 29, 2014, as revised through November 5, 2014 and as prepared by Wells + Associates for the portion of the Application Property described as the East Side, then the Applicant shall initiate and implement a Parking Demand Management program as described more fully in the Lake Anne Village Center Transportation Demand Management (TDM) plan (see Proffer 55) and as set forth below:

A. The Application Property will be constructed in a minimum of four (4) phases as reflected on the I Sheets of the Plan.

B. Phase 1 shall consist of the construction of a maximum of 58 single family attached units and the construction of Buildings D3 and D4 (the "affordable multifamily units").

C. Beginning with the first calendar year after the issuance of the first RUP for the first of Buildings D3 or D4 on the East Side of the Application Property, but no later than February 1st, the Transportation Program Manager (TPM) as defined in Proffer 55 shall, as part of the Annual Report process described in Proffer 55.D., submit the results of parking occupancy counts for all new residential units conducted in accordance with this Proffer 50. Every effort shall be made to identify and discount all construction vehicles that may or may not be parked on the East Side of the Application Property. Notwithstanding the foregoing sentence, at any time prior to or after Stabilization of the East Side as defined below, FCDOT may suspend the requirement to conduct parking occupancy counts and/or surveys if conditions warrant such action.

D. For purposes of this Proffer only, the East Side of the Application Property includes only those residential buildings identified as Buildings D3 through D25 on the Plan referenced in Proffer 1; Stabilization of the East Side of the

Application Property is defined as occurring one year after the issuance of the first initial RUP for the last of Buildings D3 through D25 to be constructed and occupied on the Application Property.

E. The TPM shall verify that the parking supply provided for the residential uses on the East Side of the Application Property is sufficient to meet the residential peak parking demand on the East Side through the provision of parking occupancy counts, auto ownership information/surveys and/or other such methods as may be reviewed and approved by FCDOT. The methodology for conducting occupancy counts, surveys, etc. shall be coordinated with FCDOT a minimum of 60 days prior to the initiation of such counts and/or surveys. The count and survey instruments are subject to FCDOT's reasonable approval.

F. Residential parking occupancy counts shall be conducted annually in accordance with the established methodology each calendar year beginning one year following issuance of the first initial RUP for the first of Buildings D3 or D4 to be constructed on the East Side of the Application Property. Parking occupancy counts shall be conducted on a typical weekday between the hours of 6:00 PM and 6:00 AM at a minimum of every 60 minutes and referenced by residential unit type.

(i) If the results of the parking occupancy counts show that the number of occupied parking spaces for each of the residential unit types is equal to or greater than 97% of the available parking supply during the peak hour of the twelve (12) hour count period, then the parking supply is deemed insufficient to meet the demand associated with that particular unit type.

(ii) If the parking supply is insufficient as described above, the Applicant shall then, within two weeks of the submission of the annual report, request a meeting with FCDOT to discuss what additional TDM strategies, if any, shall be implemented as part of the TDM Plan to reduce peak parking demand levels to less than 97% occupancy of the available parking supply. In such event and no earlier than six months after the implementation of any additional strategies, the TPM shall conduct a supplemental parking occupancy count consistent with the methodology process described above. Six (6) months after implementation of such additional TDM strategies, the TPM shall present the results of the same to FCDOT in the next annual report.

(iii) If the results of any supplemental parking occupancy count referenced in Subparagraph (ii) reveal that peak parking occupancies continue to be equal to or exceed 97% of the available parking supply, then the Applicant shall contribute additional funds of between $500.00 to $2,500.00 towards the next year's annual budget in order to provide for greater financial incentives towards the reduction of parking demand. The TPM will continue to refine the program in consultation and with the approval of

FCDOT. Such additional monies shall be paid into the TDM account and reflected in the next Annual Budget and Report as outlined in Proffer55.D.

(iv) The above process shall be repeated annually as necessary until the measured peak parking occupancy over the twelve (12) hour period is less than 97%.

G. The residential parking demand counts associated with the East Side shall be conducted annually until such time as the results of three consecutive annual counts conducted after Stabilization of the East Side (as defined in this Proffer) show that the residential parking supply is adequate for the observed residential parking demand as evidenced by a 97% peak parking occupancy. At such time, residential parking demand counts will thereafter no longer be required and this proffer in no further force or effect.

H. If after Stabilization of the East Side, the parking occupancy outlined in Paragraph D (i) is still being exceeded as evidenced by the occupancy counts for the three years after Stabilization, then the Applicant shall meet with FCDOT and the Hunter Mill District Supervisor to discuss the timing and extent of remedial measures, such as the construction of additional level or levels on the D2 garage.

I. Notwithstanding the above, the Applicant shall design the D2 garage such that the garage foundations and infrastructure can support a total of two (2) below grade and up to five (5) above grade levels.

J. After Stabilization and prior to the Applicant filing a building plan for the residential tower on Building D1 on the West Side of the Application Property, the Applicant shall provide a report to FCDOT, DPZ and DPWES that summarizes the results of a parking occupancy assessment for each residential unit type on the East Side to determine if additional parking levels on the D2 garage structure will be required to meet the 2014 Zoning Ordinance requirement of 2.7 spaces per single family attached dwelling unit and 1.6 spaces per multifamily dwelling unit for those residential units located on the East Side as identified in the Parking Study and further qualified below.

(i) If the results of that report show that the parking occupancy for each residential unit type is less than 97% then no additional parking will be required.

(ii) If the results of that report show that the parking occupancy for any or each residential unit type is equal to or greater than 97% of the peak parking demand then the Applicant shall meet with FCDOT and consult with the Hunter Mill District Supervisor to determine if and to what extent additional parking shall be provided in the D2 garage to meet the peak parking demand of less than 97%.

(iii) In the event additional above-grade parking is necessary for the D2 garage, the Applicant shall provide the same without the approval of a PCA or amendment to the Plan.

51. On-Street Parking on the Private Streets. On-street parking may be provided along the private streets reflected on the Plan so long as such spaces are striped and meet the dimension requirements of the PFM, subject to receiving approval of any necessary waivers and/or modifications. Residential visitor spaces may be identified by signs on the East Side.

52. Parking Restrictions. All residential buildings shall provide gated/secured parking within the parking garages and other facilities on the Application Property. If gates are provided within any of the parking garages or other facilities, then such gates shall be located to provide sufficient stacking capacity (a minimum of 50 feet) within the parking garage or facility to prevent vehicles from stacking onto public roads.

53. Parking for Residential Uses. A minimum of one dedicated parking space shall be assigned to each WDU and ADU as defined herein and each replacement affordable unit in Buildings D3 and D4 constructed on the Application Property. Other dwelling units shall be offered exclusive of parking such that parking shall be available at a separate cost.

54. Car Share Spaces. A minimum of two (2) parking spaces shall be identified on both the East and West Sides of the Application Property for use by car sharing services. Such spaces shall be made available to such services at no cost to the operator. The Applicant shall make diligent efforts to secure a third party car sharing service for the East and West Sides and, shall provide documentation demonstrating the same to DPZ. If a car sharing service has not requested the two (2) parking spaces on the East Side after Stabilization of the East Side as defined herein, this proffer obligation shall become null and void as related to the East Side and of no further force and effect. Similarly, if a car sharing service has not requested the two (2) parking spaces on the West Side after Stabilization for the West Side as defined herein, this proffer obligation shall become null and void as related to the West Side and of no further force and effect.

TRANSPORTATION DEMAND MANAGEMENT ("TDM")

55. Transportation Demand Management. This proffer sets forth the programmatic elements of a transportation demand management program (the "TDM Program") that shall be implemented by the Applicant, and subsequently, as appropriate, the Application Property owner or Umbrella Owners Association (UOA), to encourage the use of transit (Metrorail and bus), other high-occupant vehicle commuting modes, walking, biking and teleworking, all in order to reduce automobile trips generated by the new residential and office uses constructed on the Application Property. The proffered elements of the TDM Program are set forth below and will be implemented through a Transportation Demand Management Work Plan (the "TDM Work Plan") developed by the Applicant with input from and approval by FCDOT. It is the intent of this Proffer that the TDM Work Plan will be adapted over time to respond to the changing transportation related circumstances

of the Application Property, the surrounding community and the region, as well as to technological and/or other improvements, all with the objective of meeting the trip reduction goals as set forth in these Proffers. Accordingly, modifications, revisions, and supplements to the TDM Work Plan as coordinated with FCDOT can be made without the need for a PCA, provided that the TDM Work Plan continues to reflect the proffered elements set forth below.

A. Transportation Demand Management Work Plan. The Applicant shall submit the TDM Work Plan to FCDOT within 180 days of issuance of the first building permit (core and shell) for the first new building to be constructed on the Application Property.

B. Definitions. For purposes of this TDM Proffer, "Stabilization" shall be deemed to occur one (1) year following issuance of the first initial RUP or Non-RUP for the last new residential building to be constructed on the Application Property. "Pre-stabilization" shall be deemed to occur any time prior to Stabilization.

C. Trip Reduction Objective. The objective of the TDM Work Plan shall be to reduce the number of weekday peak hour vehicle trips generated by the new office and residential buildings located on the Application Property through the use of mass transit, ridesharing, parking controls and other strategies including but not limited to those outlined in the TDM Work Plan. In addition, the implementation of enhanced pedestrian and bicycle connections/facilities will provide safe and convenient access to nearby Metrorail and bus facilities thereby encouraging commuting options other than the automobile to residents, employees and visitors to the Application Property.

(i) Baseline. The baseline number of weekday peak hour residential and office vehicle trips for the Application Property against which the TDM Goal (as defined in subparagraph (ii) will be measured) shall be derived based upon the number of new residential dwelling units and square footage of new office uses constructed and occupied on the Application Property as part of the Proposed Development at the time traffic counts are conducted in accordance with subparagraph D.v. and using the trip generation rates/equations applicable to such uses as set forth in the Institute of Transportation Engineers, Trip Generation, 9th Edition. In the event at Stabilization, the Applicant has constructed fewer than 1,037 new and replacement dwelling units and 83,500 square feet of new office uses as part of the Proposed Development, then the baseline trip generation numbers applicable upon Stabilization shall be calculated as if 1,037 dwelling units and 83,500 square feet of new office uses had actually been constructed.

(ii) TDM Goal. The objective of this TDM Program shall be to reduce by twenty-five percent (25%) the number of vehicle trips generated by the new residential and office uses in the Proposed Development (i.e., not including trips by customers of the existing and/or planned retail uses)

during weekday peak hours as compared to the baseline number of vehicle trips that otherwise would have been expected to be generated (the "Maximum Trips After Reduction"). The methodology for excluding trips associated with the existing and/or planned retail uses shall be developed and coordinated with FCDOT as part of the submission of the TDM Work Plan and may be amended as necessary.

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

(i) TDM Program Manager. The Applicant shall appoint and continuously employ, or cause to be employed, a TDM Program Manager (TPM) for the Application Property. The TPM shall be appointed no later than sixty (60) days after the issuance of the first building permit (core and shell) for the Application Property. The TPM duties may be part of other duties associated with the appointee. The Applicant shall notify FCDOT and the District Supervisor in writing within 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) Annual Report and Annual Budget. At the beginning of each calendar year after the issuance of the first RUP for the D-3 or D-4 residential uses or the first Non-RUP for the office uses on the Application Property whichever first occurs, but no later than each subsequent February 1st, the TPM shall submit an Annual Report, based on a report template provided by FCDOT, which may revise the Annual Budget in order to incorporate any new construction on the Application Property as well as provide information on parking demand as outlined in Proffer 44 herein. Any changes to the TDM Work Plan shall be highlighted in this report.

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

(iii) TDM Account. 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 30 days

after approval of the initial TDM Work Plan and subsequent Annual Report and TDM Budget. All interest earned on the principal shall remain in the TDM Account and shall be used by the TPM for TDM purposes. 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 Work Plan elements to be implemented in each calendar year. 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 following the establishment of each year's TDM Budget. 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 multimodal incentive program for initial purchasers/lessees within the Proposed Development. Such contributions shall be made one time at the rate of $0.01 per square foot of new residential and/or office uses constructed on the Application Property and provided prior to the issuance of the first RUP or Non-RUP for individual buildings unless required as outlined in Proffer 50.F. to further reduce residential parking demand on the East Side. If funds remain after incentives are provided to initial purchasers/lessees, the Applicant shall continue to provide incentives until the fund is depleted.

(v) Monitoring. The Applicant shall verify that the proffered trip reduction goals are being met through the provision of person-surveys, trip counts of residential and office uses and/or other such methods as may be reviewed and approved by FCDOT. The results of such person surveys and vehicular trip counts shall be provided to FCDOT as part of the Annual Reporting process. Person-surveys and vehicular traffic counts shall be conducted for the Application Property beginning one year following issuance of the final initial RUP or Non-RUP for the first of the D-3 or D-4 Buildings constructed on the Application Property, whichever first occurs. Person surveys shall be conducted every three (3) years and vehicular traffic counts shall be collected biennially until the results of three (3) consecutive biennial traffic counts conducted upon Stabilization show that the applicable trip reduction goals for the Application Property have been met. Any time the TPM's person survey response rates do not reach twenty percent (20%), FCDOT may request that additional surveys be conducted the following year. At such time, and notwithstanding Paragraph E below, Person Surveys and Vehicular Traffic Counts shall thereafter be provided every five (5) years. Notwithstanding the foregoing

sentence, at any time prior to or after Stabilization, FCDOT may suspend the requirement to conduct vehicle traffic counts and/or person-surveys if conditions warrant such action.

E. Additional Trip Counts. If an Annual Report indicates that a change has occurred that is significant enough to reasonably call into question whether the TDM Goal and/or Parking Ratios continue to be met, then FCDOT may require the TPM to conduct additional vehicle trip and/or parking occupancy counts (pursuant to the methodology set forth in the TDM Work Plan) within 90 days to determine whether in fact such objectives are being met. If any such counts demonstrate that the Maximum Trips After Reduction or Parking Demand Ratios are being exceeded, then the TPM shall meet with FCDOT to review the TDM strategies in place and to develop modifications to the TDM Work Plan to address the surplus of trips and/or parking demand as defined in the Plan or herein.

F. Review of Trip Reduction Goals. The Applicant may request that FCDOT review the TDM Goal established for the Application Property and set a revised lower goal for the Application Property consistent with the results of any surveys and/or traffic counts provided for by this Proffer. In the event a revised lower goal is established for the Application Property, the Maximum Trips After Reduction shall be revised accordingly for the subsequent review period without the need for a PCA.

G. 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.

AFFORDABLE/WORKFORCE HOUSING

56. Affordable Dwelling Units.

A. As required by the provisions of Part 8 of Article 2 of the Zoning Ordinance, Affordable Dwelling Units ("ADUs") shall be provided pursuant to said regulations unless modified by the ADU Advisory Board. Required ADUs shall be provided concurrently with each phase of development and shall include single-family attached units.

B. In addition to the required ADUs, 181 replacements units and an additional four affordable units shall be provided in Buildings D3 and D4 in the first phase of development. The 181 replacement units shall be affordable to the following income tiers:

10%	Affordable to households earning up to 30% of the AMI
20%	Affordable to households earning up to 50% of the AMI
70%	Affordable to households earning up to 60% of the AMI

57. Workforce Dwelling Units. In addition to ADUs and replacement units that are required, the Applicant shall provide housing units on the Application Property in accordance with the Board's Workforce Dwelling Unit Administrative Policy Guidelines adopted October 15, 2007 (the "WDU Guidelines"). Workforce Dwelling Units ("WDUs") shall be provided such that the total number of ADUs plus the total number of WDUs results in not less than twenty percent (20%) of the total non-replacement (i.e., exclusive of units in Buildings D3 and D4) residential units constructed on the Application Property. The ADUs shall be deducted from the total number of dwelling units on which the WDU calculation is based. The WDUs generated by each residential building shall be provided within such Building. The WDUs shall be provided concurrently with each phase of development and shall include a mix of single-family attached and multi-family dwelling units. The WDUs in each building shall have a bedroom mix similar to the bedroom mix of the market rate units in the same building or building type.

58. Agreements. 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. Such an agreement shall be on terms mutually acceptable to both the Applicant and Fairfax County and may occur after the approval of the rezoning applications. Neither the Board 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 an agreement and the provisions of these proffers as they apply to WDUs shall become null and void and of no further force and effect. Such an agreement and any modifications thereto shall be recorded in the land records of Fairfax County.

OWNERS ASSOCIATIONS

59. Umbrella Owners Association, Condo Owners Associations, and Individual Building Owner(s)

A. Formation of Umbrella Owners Association and Individual Condominium and/or Owners Associations.

(i) Umbrella Owners Association – One or more Umbrella Owners Associations (UOA) shall be maintained in accordance with Virginia law.

(ii) Condominium Owners Association

a. Prior to the issuance of a RUP for each future phase of development of the Application Property, the Applicant shall establish a Condominium Owners Association (COA), as necessary for each phase of owner-occupied condominium units in accordance with Virginia law.

b. Each COA shall be a member of the UOA with weighted voting rights based on either the number of dwelling units or the proportion of square footage of residential units within the COA.

c. In the event that a future phase includes rental units, the building owner(s) shall be a member of the UOA with weighted voting rights based either on the number of dwelling units or the proportion of square footage of residential units in the building(s).

(iii) Homeowners Association.

a. Prior to the issuance of a RUP for each future phase of development of the Application Property that includes single family attached dwellings, a homeowners association shall be established.

b. The HOA shall be a member of the UOA with weighted voting rights based on either the number of dwelling units or the proportion of square footage of residential units within the HOA.

c. Individual unit owners shall be members of the HOA.

B. COA, Individual Building Owner(s) and HOA Maintenance Obligations

(i) Each COA, each owner of a rental building, and the HOA shall have specific land areas of the Application Property within its boundaries, and shall assume all maintenance obligations required by these proffers for infrastructure within those boundaries except for those maintenance obligations to be performed by the UOA pursuant to Proffer 59.C.

(ii) Maintenance obligations may be shared by COAs, building owner(s) and HOA for various phases of development of the Application Property pursuant to shared maintenance agreements.

(iii) Purchasers of individual condominium units and individual single family attached units shall be advised prior to entering into a contract of sale and in the COA and/or HOA documents that the COA and/or HOA shall be responsible for those obligations listed in these proffers.

C. UOA Maintenance Obligations

(i) The UOA shall have specific maintenance responsibilities which shall include, but not be limited to, the following:

a. Maintenance of private streets, sidewalks, plazas, open space, stormwater management facilities, recreational facilities, and other common areas within the Application Property, including standard cleaning and lawn/landscaping maintenance;

b. Repair of surfaces and site furnishings;

c. Replacement of dead, dying, or diseased trees and landscaping within the Application Property with the same size or larger and similar species as originally approved on the landscape plan;

(ii) Private Street Reserve Fund. The UOA documents include a Reserve Fund, that has been initially funded by the Applicant, and shall be used to fund maintenance of the private streets and sidewalks.

D. UOA, COA and HOA Disclosure. Purchasers shall be advised prior to entering into a contract of sale and in the UOA documents and in the COA and/or HOA documents that the UOA and the COA and/or HOA shall be responsible for the obligations listed in these proffers.

STORMWATER MANAGEMENT

60. Stormwater Management. The Applicant shall provide the following with regard to stormwater management:

A. The Applicant shall implement a Stormwater Management (SWM) and Best Management Practices (BMP) plan which emphasizes Low Impact Development (LID) techniques to control the quantity and quality of stormwater runoff from the Application Property in accordance with Stormwater Management Waiver #8260-WPFM-001-1 as recommended for approval by DPWES. Stormwater management facilities, which shall include the use of an underground detention vault or cistern, if a waiver is approved, and on-site structural Best Management Practices (BMPs), shall be provided as generally depicted and described on the Plan. Based on the results of appropriate infiltration testing, the Applicant reserves the right to include other Low Impact Design (LID) practices which may utilize techniques such as evapotranspiration of water, filtration of water through vegetation and/or soil or the re-use of retained water. Standard and/or Manufactured LID/BMP practices used for the SWM/BMP plan shall be in conformance with practices and specifications listed on the Virginia Stormwater BMP Clearinghouse Website, and in accordance with all applicable requirements of Public Facilities Manual Amendment, 117-14-PFM, adopted January 28, 2014. LID methods shall be reasonably incorporated provided that they are in substantial conformance with the Plan. The Applicant reserves the right to pursue additional stormwater management measures provided the same are in substantial conformance with the Plan and SWM waiver to allow the proposed underground detention facilities.

B. The BMP plan for the Application Property shall implement a design that conforms to Chapter 124 (Stormwater Management Ordinance) of the 1976 Code of the County of Fairfax, Virginia and Public Facilities Manual Amendment, 117-14-PFM, both adopted January 28, 2014. Final design calculations shall be provided to show general, applicable compliance with the appropriate sections of the PFM during final site plan review and approval.

C. Should the U.S. Environmental Protection Agency, or its designee, issue new stormwater management regulations affecting the Application Property, the Applicant shall have the right to accommodate necessary changes to its stormwater/BMP facility designs without the requirement to amend the Plan or these proffers or gain approval of an administrative modifications to the Plan or proffers, provided the facility designs substantially conform with the Plan.

D. The SWM/BMP facilities shall be maintained by the Applicant, its successors and assigns, in accordance with the regulations of DPWES. The maintenance responsibilities shall be incorporated in an agreement to be reviewed and approved as to form by the Fairfax County Attorney's Office and recorded among the Fairfax County land records. The Applicant shall establish a reserve fund, in an amount as determined by DPWES at time of site plan, for maintenance of the facility and for replacement cost based on the life expectancy of the system.

E. The structural integrity of the existing box culvert that begins north of Baron Cameron Avenue and proceeds south to Lake Anne shall be evaluated through an inspection from the first point of connection to Lake Anne by a licensed professional engineer prior to the first site plan approval. The Applicant shall repair and/or replace the box culvert in accordance with the recommendations of the inspection.

PUBLIC FACILITIES

61. Public Art. With each site plan, the Applicant shall incorporate venues for public art into the Application Property following consultation with the Initiative for Public Art – Reston (IPAR). The Applicant shall coordinate with the IPAR Public Art Committee to obtain its recommendations on the type and location of public art to be provided in each venue. The Applicant, IPAR, and the Hunter Mill District Supervisor's Office shall make the final selection of the public art and their location within venues selected by the Applicant. Public art may be fabricated and installed by others.

PUBLIC SCHOOLS

62. Contribution. Prior to the issuance of the first building permit for each submitted site plan, the Applicant shall contribute the amount of $10,825.00 per student projected to be generated by the residential units depicted on that site plan to the Board for the construction of capital improvements to the Fairfax County public schools to which the students generated by the residential units are scheduled to attend. The contribution shall be based on student yield ratios of .059, .019 and .032 per unit for elementary, middle and high school respectively. The final school contribution shall be determined at time of each submitted site plan based on the number of residential units and unit types depicted on that site plan.

63. Exclusions. The residential units constructed in Buildings D3 and D4 are excluded from the contribution described in the preceding proffer. In addition, if, at time of each submitted site plan for a multi-family residential building(s) other than Buildings D3 and

D4, the Applicant records a covenant stating that the building shall be restricted to individuals age 55 years or older, that building(s) shall be excluded from the contribution described in the above proffer. This exclusion shall no longer be applicable upon release and/or vacation of the restrictive covenant by the Applicant.

MISCELLANEOUS

64. Escalation. All monetary contributions, except as may be further specified in these proffers, shall escalate on a yearly basis from the base month of January 2015 and change effective each January 1 thereafter, as permitted by VA. Code Ann. Section 15.2-2303.3.

65. Due Diligence. Notwithstanding the foregoing, upon demonstration that, despite diligent efforts or due to factors beyond an Applicant's control, proffered improvements such as, but not limited to, publicly-accessible park areas, trail connections, and offsite easements, have been delayed (due to, but not limited to, an inability to secure necessary permission for utility relocations, necessary easements and site plan approval) beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of such improvements with the necessity of a PCA.

66. Signs. No later than the issuance of a building permit for the first Building on the Application Property, exclusive of Buildings D3 and D4, the Applicant shall submit and pursue approval of a Comprehensive Sign Plan by the Fairfax County Planning Commission on the Application Property.

67. 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 the Applicant’s successor(s) in interest and/or the owners from time to time of any portion of the Application Property during the period of their ownership. Once portions of the Application Property are sold or otherwise transferred, the associated proffers become the obligation of the purchaser or other transferee and shall no longer be binding on the seller or other transferor.

68. 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.

APPLICANT/CONTRACT PURCHASER OF TAX MAP 17-2 ((16)) 1A; 17-2 ((14)) (1) 2G; 17-2 ((7)) 6B2, 6B3; 17-2 ((8)) 6C; 17-2 ((31)) 1645; 17-2 ((1)) 7 AND A PORTION OF VILLAGE ROAD TO-BE-VACATED/ABANDONED; LESSEE OF 17-2 ((31)) COMMON ELEMENTS PT.

LAKE ANNE DEVELOPMENT PARTNERS LLC

_____

By: Stacy Hornstein
Its: Manager

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP
17-2 ((16)) 1A AND 17-2 ((14)) (1) 2G
AND A PORTION OF VILLAGE ROAD TO-BE-VACATED/ABANDONED.

FAIRFAX COUNTY BOARD OF SUPERVISORS

_____

By: Edward L. Long Jr.
Its: County Executive

[SIGNATURES CONTINUE ON NEXT PAGE]

LESSEE OF TAX MAP 17-2 ((16)) 1A AND 17-2 ((14)) (1) 2G

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY, a political subdivision of the commonwealth of Virginia.

_____

By: _____

Its: Assistant Secretary

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 17-2 ((1)) 7

G & K, INC.

_____

By: Neeta Kapoor
Its: President

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 17-2 ((7)) 6B2

ASSOCIATION OF SCHOOL BUSINESS OFFICIALS INTERNATIONAL

_____

By: Ron F. McCulley
Its: President

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 17-2 ((7)) 6B3

1601 WASHINGTON PLAZA, L.L.C.

_____

By: Robert T. Smoot
Its: Managing Member

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 17-2 ((31)) 1645

MAMO, LLC

_____

By: Mani Mohtasham
Its: Sole Member

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 17-2 ((8)) 6C/
CONTRACT PURCHASER OF PORTION OF
TAX MAP 17-2 ((16)) 1A

RESTON ASSOCIATION

_____

By: Catherine L. Fulkerson
Its: CEO

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER/LESSOR OF TAX MAP
17-2 ((31)) COMMON ELEMENTS PT.

LAKE ANNE OF RESTON, A CONDOMINIUM, UNIT OWNERS ASSOCIATION

_____

By: Richard A. Thompson
Its: President

[SIGNATURES END]

PRC DEVELOPMENT CONDITIONS

PRC A-502-03

December 23, 2014

If it is the intent of the Board of Supervisors to approve PRC A-502-03 for Tax Map parcels 17-2 ((8)) 6 C, 17-2 ((14)) (1) 2 G, 17-2 ((16)) 1 A, and 17-2 ((7)) 6B2 and 6B3, 17-2 ((1)) 7, 17-2 ((31)) 1645, 17-2 ((31)) common elements (part) (parking lot), and a portion of Village Road to be vacated/abandoned, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions:

1. Development of the properties shall be in substantial conformance with the DPA/PRC Plan entitled “Lake Anne Village Center,” which was submitted by Dewberry Consultants LLC and consists of 122 sheets, dated December 9, 2013 and revised through November 24, 2014.

2. Development of the properties shall be in substantial conformance with Sheets I-1, I-2, and I-10 thru I-22 of the DPA/PRC Plan.

STATEMENT OF JUSTIFICATION

PRC PLAN WITH ASSOCIATED PROFFERED CONDITION AMENDMENT/ DEVELOPMENT PLAN AMENDMENT

LAKE ANNE DEVELOPMENT PARTNERS LLC

December 9, 2013
Revised: January 7, 2014
Revised: January 23, 2014
Revised: December 17, 2014

Please accept this statement of justification in conjunction with applications for a PRC Plan and Proffered Condition Amendment/Development Plan Amendment to amend RZ A-502 that was approved by the Fairfax County Board of Supervisors (the "Board") in 1962. The rezoning approval resulted in the construction of the Crescent Apartments and the Lake Anne Village Center in Reston. These combined properties are a critical component of Reston and their renewal will enhance and revitalize the area.

I. BACKGROUND

The Crescent Apartments are located on approximately 16.5 acres identified among the Fairfax County tax assessment records as 17-2 ((16)) 1A and 17-2 ((14)) (1) 2G (referred to herein as Parcel 1A and Parcel 2G). Parcels 1A and 2G are owned by the Board and developed with 181 multi-family rental apartment units located in five (5) buildings. Rezoned in 1962 and constructed in 1967, the Crescent Apartments are operated and managed as affordable housing that is part of the Lake Anne Village Center in Reston. Following years of community participation leading to the adoption of a Comprehensive Plan Amendment, the Board solicited proposals in 2012 to allow for the redevelopment of the Crescent Apartments and Lake Anne Development Partners LLC (the "Applicant") was selected as the developer. The Applicant and the Board have executed an Interim Development Agreement that will create a public/private partnership to redevelop the Crescent Apartments and the Lake Anne Village Center. The existing 181 multi-family affordable rental units that comprise the Crescent Apartments will be replaced by 185 affordable rental units in the first phase of the redevelopment. In addition, the Applicant has thoughtfully designed a comprehensive redevelopment plan that includes existing Lake Anne Washington Plaza. The plan includes a mix of residential, office, and retail uses that will transform the area while maintaining the principles of Reston and the vision of its founder Robert E. Simon.

II. APPLICATION

The Applicant has worked closely with the Reston Association, Lake Anne of Reston, a Condominium (LARCA), the local community, and representatives of Fairfax County to ensure implementation of the original Master Plan for Lake Anne in a manner

that will support an economic resurgence of the Village Center. The Applicant has been able to consolidate a number of parcels adjacent to and in proximity to Parcels 1A and 2G to achieve this objective. The consolidation includes the properties identified among the Fairfax County 2014 tax assessment records as 17-2 ((8)) 6C, 17-2 ((1)) 7, 17-2 ((7)) 6B2, 17-2 ((7)) 6B3, 17-2 ((31)) 1645, 17-2 ((31)) common elements pt., (parking) and a portion of Village Road to be vacated/abandoned (collectively referred to herein with Parcels 1A and 2G as the "Subject Property"). The Subject Property is located south of Baron Cameron Avenue and on both sides of North Shore Drive, including properties within the Lake Anne Planned Community Historic Overlay District. The Subject Property is comprised of approximately 24.3 acres zoned to the PRC (Planned Residential Community) District. The Applicant has designed a mixed use development that will retain affordable housing, add new market rate housing, and add new retail and office uses.

The proposed development plan illustrates a series of multi-family buildings and single-family attached dwelling units in a crescent pattern that takes advantage of the natural typography of Parcels 1A and 2G. The residential units on the Subject Property will be a combination of affordable housing, active adult and age-restricted housing, and a variety of market rate single family attached and multi-family housing. The residential units will generally be served by below grade parking with some surface parking available for residents and visitors. A proposed boutique grocery store responding to the local demographics will be located in proximity to the residential units and will serve as a focal point and retail attraction for the Lake Anne Village Center.

The revitalization of the Lake Anne Village Center will include the replacement of two existing office buildings, a convenience store and a service station. The service station is the subject of an approved special exception (SE 2013-HM-013) and shall remain as an interim use until such time as this portion of the Subject Property is developed. Approximately 135,000 gross square feet of new non-residential development is shown on the development plan. Importantly, the new buildings have been designed to create an improved view of Lake Anne Plaza and the lake itself from Baron Cameron Avenue. Parking is primarily underground and in an above ground parking structure with some surface parking to serve the retail portion of the development. The new buildings are designed to continue the form of the historically significant "modernist" Washington Plaza that is consistent with the original Robert E. Simon vision for the Lake Anne Village Center. The residential and non-residential portions of the development are connected by strong pedestrian links to ensure a vibrant and accessible community, both internally and from beyond its boundaries.

III. COMPREHENSIVE PLAN

The Subject Property is located in the UP5 Reston Community Planning Sector within the Upper Potomac Planning District of the Area III Comprehensive Plan (the "Plan") and was the subject of a 2009 Plan amendment (ST 06-III-UP2). Lake Anne Village Center was specifically described in Recommendation 8 and divided into Land Units A, B, C, D and E. The Subject Property is comprised of Land Units A, a portion of

C and D. The Plan text included a contemplated redevelopment of the Lake Anne Village Center through the coordinated redevelopment of Land Units A, D and E. Land Unit E has not been consolidated into the Subject Property but its redevelopment is anticipated to occur. The Applicant has coordinated its development with the owner of Land Unit E so that the three Land Units may be developed in a coordinated and complementary fashion.

The Plan's stated goals for Lake Anne Village Center are to create opportunities to: 1) foster residential, office and community-enhancing retail and entertainment uses that will provide a more vital village center environment; 2) support the long-term economic viability of the business community; and 3) protect and enhance the historic and architectural quality of Washington Plaza and retain the village character of an expanded Village Center. The Applicant's proposal meets and exceeds these goals. A mixed use development comprised of market and affordable housing, office, and retail uses will revitalize the Village Center and support existing and proposed businesses. The proposed development remains true to Robert E. Simon's vision to create a community where people can live and work in an urban sustainable environment where plazas are the main focus of the development.

As full consolidation with Land Unit E has not been achieved, the Board approved an amendment to the Plan at its hearing held on December 2, 2014. The Plan continues to contemplate redevelopment of the Lake Anne Village Center. The Applicant proposes a development of up to approximately 1,037 residential dwelling units and approximately 136,000 square feet of net new non-residential use under the redevelopment option as described in the Plan. The Applicant's development plan meets the conditions identified under the redevelopment option for Land Units A and D.

IV. DEVELOPMENT PLAN

The development plan was prepared focusing on what is great and viable in Washington Plaza: the scale, the connectivity, the visionary approach to urban design – and moving forward with these concepts into a renewed sense of place and community.

The development plan is comprised of Land Units A, C (part) and D, each with its own respective identity, yet sharing common design elements. These key areas are inner-connected by the Crescent Trail, a strong visual and physical linear element that serves to unify the development plan.

Village Plaza (Land Unit A) is an extension of Washington Plaza and designed to integrate cohesively into the existing plaza, complementing this historic space in an appropriate manner. The plaza, including a new amphitheater, will be an important focus of activity for the Reston community, hosting farmers' markets, art exhibits, concerts, and fairs, as well as a place for daily activities such as dining and shopping. Residential units will bring additional activity to the area and complete the mix of uses. The plan treats the extension as completing a story that begins at the historic Heron House and continues uninterrupted to the new residential tower at the corner of Baron Cameron Avenue and

Village Road in Land Unit D. The new plaza continues the palette of brick pavers and patterns of concrete accent strips creating a smooth transition of the new space to the historic plaza. The current surface parking lot will be reconstructed and expanded underground. The architectural details and building materials used in the new buildings are inspired by James Rossant's elegant architecture with glass storefronts at the ground floor, and brick façades above. The residential units will have deep balconies at each floor creating a very sculptural feeling for the buildings which is reminiscent of the residences lining Lake Anne.

The Crescent (Land Unit D) is the location of the current Crescent Apartments and offers a great opportunity for redevelopment into a truly world-class residential cluster with a mix of housing types, again keeping with Robert E. Simon's vision that housing should be available for all people of all income groups if they wish to live and work in the same community. The strong circular geometry respects the existing topography and allows many of the structured parking garages to be incorporated into the ground, limiting the amount of visible parking. Multi-family buildings are centrally located in proximity to Baron Cameron Avenue. The crescent shape allows for smaller townhomes to occupy the perimeter of the site as an appropriate transition in scale to the adjacent community. Small private gardens on the ground floor connect to a series of public pedestrian paths in lieu of paved roads and in keeping with the Reston tradition of providing ample open space amenities to its residents. The mid-rise apartments and high-rise tower make extensive use of modern open frames and balconies, inspired by the original Lake Anne architecture. All units will be light filled with open floor plans and will feel connected both to the existing community and to nature, thereby creating a truly modern and desirable place to live. A new urban residential street connects Land Unit D to North Shore Drive. In addition, the new Crescent Trail provides a multi-modal connection to the Village Center in Land Unit A and continues to Land Unit E.

As one travels down the hill from the top of Land Unit D toward Land Unit A, a new mixed use building with a single residential tower will mark the main entry to the community. It is intended to anchor the north end of the site just as Heron House anchors the south end of the site creating a beginning and an end to the plaza. This placement creates a sense of balance and a dynamic spatial relationship between the new and existing buildings. The tower, along with the new boutique grocery store will frame the entrance into the village center and provides an urban character in combination with a newly realigned Village Road.

The development plan illustrates buildings within each Land Unit as follows:

<u>Land Unit A</u>

- Building A1 – 54 multi-family residential units, approximately 17,730 square feet of office use and approximately 28,543 square feet of retail use located in a five story building. All uses will be served by underground parking. The plaza is retained and is more readily visible from Baron

Cameron Avenue. Hosting farmers' markets and community activities, the plaza is the central activity area located in Land Unit A.

- Building A2 – 48 multi-family residential units, 30,230 square feet of office use and 13,870 square feet of retail use located in a four story building. All uses will be served by underground parking. The A2 building frames the plaza and creates an inviting outdoor space in proximity to the lake.

Land Unit C (part)

- Garage A3 – 120 parking spaces located in a two level garage partially screened by existing trees. A minimum of thirty percent of this parcel shall remain undisturbed. The proposed parking will be easily accessible to all visitors to Lake Anne Village Plaza and provide support to the existing merchants whose patrons will lose surface parking to the expansion of the plaza.

Land Unit D

- Building D1 – A ground floor boutique grocery store containing approximately 15,800 square feet with 30,000 square feet of office on two floors and 165 high rise multi-family dwelling units creating an eighteen story building. The high rise tower will be a focal point at the entry from Baron Cameron Avenue and create a visual link to the existing Heron House Condominium.

- Buildings D3 and D4 – 185 affordable multi-family residential units located in two buildings, which will be five or six stories and will be built in the first phase of construction. Recreation areas will be provided for residents and their children.

- Building D5/D6 – a mix of 305 to 315 active adult, or age-restricted, multi-family residential units located in buildings up to twelve stories. The building will include extensive resident amenities, fulfill a need in Reston for facilities that support aging in place, and will be served by underground parking. Amenities may include, but not be limited to, resident community room, resident services center, a health and wellness center, fitness center, and media/theater area. The selection of amenities shall be determined by the Applicant at time of final building design.

- Building D7 – 65-75 market multi-family residential units located in a five story building. The building will include resident amenities and be served by underground parking that is shared with Building D8. Amenities may include, but not be limited to, resident community room, fitness center,

media center and/or executive business center. The selection of amenities shall be determined by the Applicant at time of final building design.

- Building D8 – 76-85 market multi-family residential units located in a five store building. The building will include resident amenities and be served by underground parking that is shared with Building D7. Amenities may include, but not be limited to, resident community room, fitness center, media center and/or executive business center. The selection of amenities shall be determined by the Applicant at time of final building design.

- Buildings D9, D10, D11 and D12 – 19 market townhomes that are 18 feet wide. Each unit will have a garage to accommodate more than one vehicle.

- Blocks D13, D14, D15, D16, D17, D18, D19, and D20 – 72 back to back market townhouse units. Parking is provided beneath the units with direct access to each residence.

- Blocks D21, D22, D23, D24, and D25 – 29 market townhomes that are a mix of 18 and 22 feet wide. Each unit will have a garage large enough to accommodate more than one vehicle.

A new 10 foot wide multi-use trail, to be named The Crescent Trail, will link Land Unit A to Land Unit D. This shared use path serves as both a symbolic and physical arterial for the plan. A series of distinct experiences occur along the path. Starting at the northeast, pedestrians and cyclists pass by a series of rain gardens that terrace down to a pond adjacent to North Shore Drive. Just across the road will be the new amphitheater with a projection screen on the south side so that movies can be shown outside in favorable conditions. The amphitheater transitions into the main retail plaza with a variety of shops including coffee shops, cafes, ice cream shop, and service oriented retail shops. The path continues through the plaza toward Land Unit E. Along the path there will be stations suitable for public art.

V. DESIGN AND PROJECT AMENITIES

The Applicant's proposal aims to revitalize Washington Plaza and the surrounding Lake Anne Village Center while seamlessly transitioning into the visionary community that is Reston. A desire for strong pedestrian connections influenced the Applicant's design. The major plan elements include:

- Approximately 1,037 new residential units in a mix of product and income target levels, including affordable units.

- Approximately 60,000 square feet of new retail uses including a 15,800 square foot boutique grocery store. The retail strategy is based on

complementing the existing Washington Plaza retail, and adds awareness, new life and energy to the area.

- Approximately 78,000 square feet of office to add to the mixed-use appeal and community aspect of the Village Center. The office continues Robert E. Simon's vision that people should be able to live near the place where they work.

- A tree preservation area of approximately 1.1 acres that will separate the proposed development from Baron Cameron Avenue and create permanent open space for the Reston Association. Open space is provided for individual buildings in the form of private patios and in a central lawn area with terraced seating that is designed to be enjoyed by the whole community as well as visitors.

- Over a dozen public parks and plazas throughout the development including the extension of Washington Plaza, built over three levels of underground parking.

- Pedestrian connections comprised of trails, a pedestrian promenade and sidewalks to link the residential development with the existing and proposed retail at Washington Plaza. New trails will connect to the existing Blue and Green Reston Trail System and inter-connect the new development.

- New urban streets with linear bio-filtration areas, LED lighting, on-street parking, shade trees and quality street furniture.

- Architecture that complements the existing buildings and adds new life to the community.

- Bike share stations for approximately 70 bikes.

- An improved plaza that will host and grow the existing successful farmers' market.

VI. PHASING

The Applicant intends to phase construction of the improvements as shown on Sheet I-10 of the development plan. The phasing of the improvements is subject to change based on market conditions but is contemplated to occur as follows:

Phase I

- Demolition of three (3) of the existing Crescent Apartment buildings, the existing service station, and the obsolete Association of School Business Officials' building.

- Construction of Buildings D3 and D4 which will result in 185 affordable rental housing units to replace the existing affordable housing located in the Crescent Apartments.

- Construction of approximately 56 townhouses, including back to back units, on Land Unit D.

- Construction of a portion of Building D1 consisting of the boutique grocery store and two floors of office above.

- A number of infrastructure improvements will be concurrently constructed including realignment of the main entrance road, Village Road, construction of a temporary construction entrance at Baron Cameron Avenue, partial construction of interior roadways and construction of features such as sidewalks, paths and entry plazas.

Phase II

- Demolition of the two (2) remaining existing Crescent Apartment buildings.

- Construction of approximately 45 townhouses, including back to back units, on Land Unit D.

- Construction of the parking garage located on Land Unit C.

- Construction of supporting infrastructure including sidewalks and new parking.

Phase III

- Demolition of remaining buildings on Land Unit A.

- Construction of approximately 19 townhouses on Land Unit D.

- Construction of Buildings D5 and D6.

- Construction of Buildings D7 and D8.

- Construction of the remainder of Building D1 consisting of a residential tower and above grade parking deck.

- Construction of the remainder of the main road infrastructure on Land Unit D.

- Construction of the Plaza extension, parking and Buildings A1 and A2 on Land Unit A.

Although the Applicant may modify its proposed construction phasing based on market demand and construction constraints, the 185 affordable dwelling units that will replace the existing Crescent Apartment units will be constructed as a part of Phase I in any development scenario.

VII. PARKING

Parking will be provided in a manner to minimize the amount of impervious area and visibility, protect natural resources and foster the use of alternative transportation modes. The Applicant proposes to reduce non-residential parking by approximately 20 percent consistent with the provisions of paragraph 28 of Section 11-102 of the Zoning Ordinance. Additionally, the Applicant will request a parking reduction for the residential portion of the development based on the purpose and intent of Fairfax County's planned development district regulations as well as the proximity of established and well utilized public transportation and alternative transportation modes. Shared parking is expected between many of the uses because of different peak utilization hours which further justifies a parking reduction. A parking study will be submitted to the Department of Public Works and Environmental Services and the Applicant will proffer a comprehensive Transportation Demand Management (TDM) plan to ensure that adequate parking is provided to residents and businesses.

VIII. WAIVERS AND MODIFICATIONS

The Applicant's proposal complies with all adopted standards, ordinances and regulations except for the following:

1. A reduction in the number of required loading parking spaces based on anticipated need.

2. A reduction in residential parking requirements as described above.

3. A waiver of Public Facilities Manual requirements to allow the use of underground SWM/BMP facilities in a residential development. Underground detention is typical in urban mixed use environments and the number of proposed residential units will ensure that individual homeowners are not subject to a financial burden.

4. A modification of the 200 square foot minimum privacy yard requirement for the townhouses located in Buildings D12 and D21-D24. A reduction in the area of individual privacy yards is balanced by the amount of open space and common amenities that are provided as part of the overall site development.

5. A waiver of the 600 foot maximum length of a private street consistent with the overall site design.

A series of VDOT waivers and exceptions to allow the proposed street network will be processed with VDOT.

IX. SUMMARY

The Applicant has consolidated approximately 24.3 acres of land to allow for the redevelopment of a significant part of Reston and Fairfax County in a well-designed, integrated and efficient manner. A diversity of housing types, including affordable housing, is proposed to create a community where residents can live, work, recreate and shop consistent with Reston's original vision which was based on successful village centers. A pedestrian network, including bike facilities, will connect the community internally and to the larger area of Reston, and encourage alternate modes of travel. Improvements will be made to the transportation infrastructure to facilitate access both on and off-site. The resulting plan is one that Reston and Fairfax County can be proud of.

Lynne J. Strobel
(703) 528-4700 Ext. 5418
lstrobel@thelandlawyers.com

WALSH COLUCCI
LUBELEY & WALSH PC

December 12, 2014

Via E-Mail and U.S. Mail

Mary Ann Tsai
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Applicant: Lake Anne Development Partners LLC
PCA A-502, PRC A-502-03, DPA A-502-07

Dear Ms. Tsai:

I have submitted revised proffers for the pending Lake Anne applications dated December 12, 2014. The most recent comments to the proffers suggest an increase in the amount of the contribution to the Fairfax County Park Authority for recreation facilities. There are two unique factors associated with the proposed applications that warrant a modification to the typical contribution formula established by the Fairfax County Park Authority.

Reston is subject to a tax referred to as Small Tax District 5. I understand that this tax was created in 1975 to pay for the construction and ongoing operation and maintenance of the Reston Community Center (RCC). The future owners of residential units constructed on the Application Property will be subject to this tax that I understand is 4.7 cents per hundred dollars of assessed valuation. This tax is unique to Reston and is in addition to the standard Fairfax County real estate tax.

The RCC provides four types of programming to the Reston Community: arts and events, aquatics, leisure and learning and facility rentals. Operations are supported by revenues from the Small Tax District 5. While the programming is broader than active recreation facilities, active recreation is clearly a part of the RCC. Specifically, its community facilities at Hunter Woods and Lake Anne provide athletic facilities and activities to tax district residents that are similar to traditional Park Authority functions. There is a swimming pool at Hunter Woods, and both facilities provide other indoor recreation opportunities such as classes for yoga, fitness, Pilates, and strength and conditioning. Based on a review of the RCC annual budget, it is estimated that approximately 25% of the budget is dedicated to traditional Park Authority athletic activities.

In addition, the referenced applications include a variety of improvements and features that will benefit not only Lake Anne residents but the greater Reston community. As proffered, a

variety of open space/activity centers will be open to the public within Land Unit D. Land Unit A includes a significant extension of Washington Plaza which is an established area of community use. Existing community events and activities will continue and be enhanced, such as the weekly farmers' market, and a new community activity area is created by the proposed amphitheater. Given the investment in these greater Reston community benefits, it is only fair to consider a non-traditional formula when considering a contribution to off-site athletic facilities. For your information, I have attached Sheet C-7 of the development plan that identifies the recreation facilities proposed with the development, as well as an itemized list of the elements and costs associated with these facilities.

I would appreciate your consideration of the attached information as we continue to work on the proffers associated with Lake Anne Village Center.

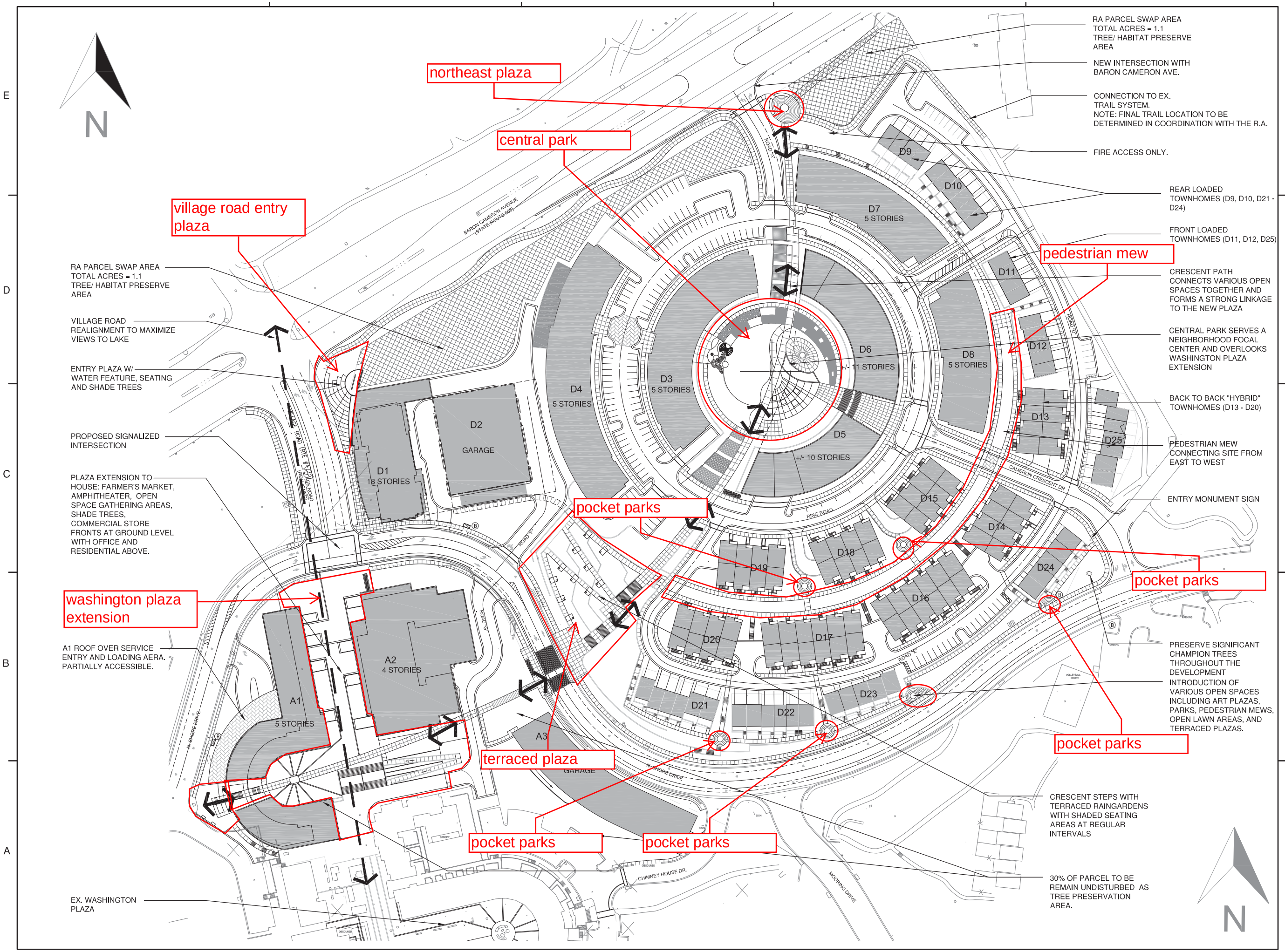
Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Lynne J. Strobel

Lynne J. Strobel

LJS/kae
Attachments
cc: Stacy Hornstein
David Peter
William Keefe
{A0637996.DOCX / 1 Tsai Ltr re: Contribution to the FCPA - 12.12.14 007558 000004}



LAKE ANNE DEVELOPMENT PARTNERS LLC
RESTON, REWNER

Hickok Cole ARCHITECTS

CGLA landscape architecture planning, urban design

Dewberry

GRIMM AND PARKER

Lake Anne Village Center

PRC Plan

Hunter Mill District
Fairfax County, Virginia

SEAL

COMMONWEALTH OF VIRGINIA
BRUNO P. CARVALHO
Cert. No. 001374
10-27-2014
LANDSCAPE ARCHITECT

SCALE

0' 60' 120'

No.	DATE	BY	Description
2	10/27/14		Response to County Comments
1	09/26/14		Response to County Comments

REVISIONS

DRAWN BY	IK
APPROVED BY	BPC
CHECKED BY	BPC
DATE	December 9, 2013

TITLE

Development Plan Key Features

C-7

:ref D:\C+G\Lake Anne Hourly\Current\XREFS\2014-10-22 Fire-Sight-Property.dwg

Lake Anne - Recreation Areas Itemized List of Elements

CENTRAL PARK

No	Item	Qty:	Unit	Installed Unit Cost	Total Cost
Site Furnishings & Specialty Items					
1	Chairs - Parc Lounge Chair by landscape forms inc	24	EA	$ 135.00	$ 3,240.00
2	Table - Parc center table by landscape forms inc.	6	EA	$ 225.00	$ 1,350.00
3	Lounge Chair - Balmoral Chair by Harbour Outdoo	12	EA	$ 1,250.00	$ 15,000.00
4	Terraced Wood Seating area	1842	SF	$ 10.00	$ 18,420.00
5	Art Wall 3 ft hgt Painted Conc.	2	EA	$ 15,648.15	$ 31,296.30
6	Art Sculptures (2)	2	ALLOW	$ 35,000.00	$ 70,000.00
7	10" hgt x 6ft diameter concrete art podium	28	SF	$ 33.56	$ 939.81
	Subtotal				***$ 140,246.11***
Paving					
7	4" Concrete Sidewalk	15,363	SF	$ 4.50	$ 69,133.50
8	4" Integral Colored Concrete	6625	SF	$ 7.50	$ 49,687.50
9	2" thick precast concrete pavers	3451	LF	$ 14.00	$ 48,314.00
	Subtotal				***$ 167,135.00***
Lighting					
10	Kim Altitude LED Street Fixture w/ pole	21	EA	$ 3,250.00	$ 68,250.00
11	Kim Lighting 'Bullet'	16	EA	$ 500.00	$ 8,000.00
12	LED Strip lighting (accent around stage, benches)	199	LF	$ 9.00	$ 1,791.00
	Subtotal				***$ 78,041.00***
Walls					
13	Concrete wall	5830	SF	$ 29.50	$ 171,985.00
	Subtotal				***$ 171,985.00***
Landscape					
	Sod	21,470	SF	$ 0.50	$ 10,735.00
	Groundcover	5,392	SF	$ 2.92	$ 15,744.64
	Large Decidious Tree	20	EA	$ 359.00	$ 7,180.00
	Small Decidious Tree	45	EA	$ 262.00	$ 11,790.00
	Evergreen Tree	118	EA	$ 300.00	$ 35,400.00
	Shrubs	60	EA	$ 54.52	$ 3,271.20
	Subtotal				***$ 84,120.84***
	Subtotal				***$ 641,527.95***
	Contingency (15%)				***$ 96,229.19***
	TOTAL				***$ 737,757.14***

NORTHEAST ENTRY PLAZA

No	Item	Qty:	Unit	Installed Unit Cost	Total Cost
Site Furnishings & Specialty Items					
1	18"x18" Poured-in-Place conc. Bench with cedar pank seating	52	LF	$ 1,100.00	$ 57,200.00
2	10" hgt x 6ft diameter concrete art podium	28	SF	$ 33.56	$ 939.81
3	Art Sculptures (1)	1	ALLOW	$ 35,000.00	$ 35,000.00
	Subtotal				***$ 93,139.81***
Paving					
	4" integral colored concrete		SF	$ 7.50	$ -
	Granite cobble stone pavers (4" sq)	1024	SF	$ 35.00	$ 35,840.00
	Subtotal				***$ 35,840.00***
Lighting					
	Kim Altitutde LED Street Fixture w/ pole	4	EA	$ 3,250.00	$ 13,000.00
	Kim Lighting 'Bullet'	10	EA	$ 500.00	$ 5,000.00
	Subtotal				***$ 18,000.00***
Walls					
			SF		$ -
	Subtotal				***$ -***
Landscape					
	Sod	11,400	SF	$ 0.50	$ 5,700.00
	Groundcover	1,955	SF	$ 2.92	$ 5,708.60
	Large Decidious Tree	3	SF	$ 359.00	$ 1,077.00
	Small Decidious Tree	2	EA	$ 262.00	$ 524.00
	Evergreen Tree	10	EA	$ 300.00	$ 3,000.00
	Shrubs	28	EA	$ 54.52	$ 1,526.56
	Subtotal				***$ 17,536.16***
	Subtotal				***$ 164,515.97***
	Contingency (15%)				***$ 24,677.40***
	TOTAL				***$ 189,193.37***

PEDESTRIAN MEWS

No	Item	Qty:	Unit	Installed Unit Cost	Total Cost
Site Furnishings and Specialty Items					
1	Benches (6ft length)	4	EA	$ 1,320.00	$ 5,280.00
2	Chairs - Parc Center by Landscape Forms Inc	4	EA	$ 135.00	$ 540.00
3	Art Sculptures	2	ALLOW	$ 35,000.00	$ 70,000.00
4	10" hgt x 6ft diameter concrete art podium	56	SF	$ 33.56	$ 1,879.63
	Subtotal				***$ 77,699.63***
Paving					
5	4" thick concrete sidewalk	10,126	SF	$ 4.50	$ 45,567.00
6	Granite cobble paving (4" sq)		SF	$ 35.00	$ -
	Subtotal				***$ 45,567.00***
Lighting					
7	Kim Altitutde LED Street Fixture w/ pole	20	EA	$ 3,250.00	$ 65,000.00
8	Kim Lighting 'Bullet'	20	EA	$ 500.00	$ 10,000.00
	Subtotal				***$ 75,000.00***
Other Hardscape					
			SF		$ -
	Subtotal				***$ -***
Landscape					
	Sod	9,098	SF	$ 0.50	$ 4,549.00
	Groundcover	2,216	SF	$ 2.92	$ 6,470.72
	Large Decidious Tree	17	SF	$ 359.00	$ 6,103.00
	Small Decidious Tree		EA	$ 262.00	$ -
	Evergreen Tree		EA	$ 300.00	$ -
	Shrubs	64	EA	$ 54.52	$ 3,489.28
	Subtotal				***$ 20,612.00***
	Subtotal				***$ 218,878.63***
	Contingency (15%)				***$ 32,831.79***
	TOTAL				***$ 251,710.42***

VILLAGE ROAD ENTRY PLAZA

No	Item	Qty:	Unit	Installed Unit Cost	Total Cost
Site Furnishings and Specialty Features					
1	18"x18" Poured-in-Place conc. Bench with cedar pank seating	86.5	LF	$ 1,100.00	$ 95,150.00
2	Concrete frame/ Granite Stone veneer Cascading Water Wall	1	ALLOW	$ 250,000.00	$ 250,000.00
3	Reflecting Pool	1	ALLOW	$ 125,000.00	$ 125,000.00
4	Translusent Sign (Internally Lit)	1	ALLOW	$ 2,500.00	$ 2,500.00
5	18" Concrete Seat wall with Pre-cast Concrete finish	116	LF	$ 347.50	$ 40,310.00
6	Living Wall Pannels along D1 Façade	1600	sf	$ 25.00	$ 40,000.00
7	4" thick integral color concrete	2564	EA	$ 7.50	$ 19,230.00
8	4" thick concrete	2348	EA	$ 4.50	$ 10,566.00
	Subtotal				***$ 582,756.00***
Paving					
11	24" Sq. Hanover Prest Brick Pavers	0	SF	$ 12.50	$ -
12	Hanover Appian Brick	0	SF	$ 15.00	$ -
13	Concrete Curb	0	LF	$ 16.50	$ -
14	Bison Wood Tiles	0	SF	$ 23.00	$ -
	Subtotal				***$ -***
Lighting					
15	Kim Altitutde LED Street Fixture w/ pole	4	EA	$ 3,250.00	$ 13,000.00
16	Kim Lighting 'Bullet'	7	EA	$ 500.00	$ 3,500.00
	Subtotal				***$ 16,500.00***
Other Hardscape					
		0			$ -
					$ -
	Subtotal				***$ -***
Landscape					
	Sod	1,088	SF	$ 0.50	$ 544.00
	Groundcover	2,797	SF	$ 2.92	$ 8,167.24
	Large Decidious Tree	6	SF	$ 359.00	$ 2,154.00
	Small Decidious Tree	6	EA	$ 262.00	$ 1,572.00
	Evergreen Tree	3	EA	$ 300.00	$ 900.00
	Shrubs	50	EA	$ 54.52	$ 2,726.00
	Subtotal				***$ 16,063.24***
	Subtotal				***$ 615,319.24***
	Contingency (15%)				***$ 92,297.89***
	TOTAL				***$ 707,617.13***

WASHINGTON PLAZA EXTENSION

No	Item	Qty:	Unit	Installed Unit Cost	Total Cost
Site Furnishings and specialty items					
1	18"x18" Poured-in-Place conc. Bench with cedar pank seating	8	EA	$ 1,100.00	$ 8,800.00
2	chairs and tables -Parc center by Landscape Forms	18	EA	$ 135.00	$ 2,430.00
3	Art Sculptures	1	ALLOW	$ 50,000.00	$ 50,000.00
	Subtotal				***$ 61,230.00***
Paving					
	4" thick concrete	11,201	SF	$ 4.50	$ 50,404.50
	Brick paving (4x8)	31034	SF	$ 15.00	$ 465,510.00
	Granite paving	4972	SF	$ 55.00	$ 273,460.00
	12" wide poured-in-place concrete header curbs	940	LF	$ 16.50	$ 15,510.00
	8" poured-in-place concrete curb around planting	272	SF	$ 16.50	$ 4,488.00
	Subtotal				***$ 809,372.50***
Lighting					
	Kim Altitutde LED Street Fixture w/ pole	24	EA	$ 3,250.00	$ 78,000.00
	LED strips (accent lighting underneath benches)	128	LF	$ 500.00	$ 64,000.00
	Kim Lighting 'Bullet'	16	EA	$ 9.00	$ 144.00
	Subtotal				***$ 142,144.00***
Other Hardscape					
	10" hgt x 6ft diameter concrete art podium	28	SF	$ 33.56	$ 939.81
	Concrete Retaining walls	510	SF	$ 29.50	$ 15,045.00
	Subtotal				***$ 15,984.81***
Landscape					
	Sod	18,494	SF	$ 0.50	$ 9,247.00
	Groundcover	4,634	SF	$ 2.92	$ 13,531.28
	Large Decidious Tree	13	SF	$ 359.00	$ 4,667.00
	Small Decidious Tree	12	EA	$ 262.00	$ 3,144.00
	Evergreen Tree	118	EA	$ 300.00	$ 35,400.00
	Shrubs	400	EA	$ 54.52	$ 21,808.00
	Subtotal				***$ 87,797.28***
	Subtotal				***$ 1,116,528.59***
	Contingency (15%)				***$ 167,479.29***
	TOTAL				***$ 1,284,007.88***

TERRACED PLAZA

No	Item	Qty:	Unit	Installed Unit Cost	Total Cost
Site Furnishings and Specialty Items					
1	18"x18" Poured-in-Place conc. Bench with cedar		LF	$ 1,100.00	$ -
2	Bench (4ft length)	2	EA	$ 1,320.00	$ 2,640.00
3	Small Shade Structure 6 ft X 6 ft alumn. frame	6	EA	$ 1,500.00	$ 9,000.00
4	Large Shade Structure	1	EA	$ 2,500.00	$ 2,500.00
5	Lounge Chairs - Balmoral by Harbour Outdoor	2	EA	$ 1,250.00	$ 2,500.00
6	Travira 39" Graphite Top Table	1	EA	$ 850.00	$ 850.00
7	Drinking fountain	3	EA	$ 2,500.00	$ 7,500.00
8	Art Sculptures	2	ALLOW	$ 35,000.00	$ 70,000.00
	1" thick cortens steel terrace walls	1836	SF	$ 95.00	$ 174,420.00
	Subtotal				***$ 269,410.00***
Paving					
9	4" Concrete sidewalk	6,312	SF	$ 4.50	$ 28,404.00
10	4" Integral colored concrete	1450	SF	$ 7.50	$ 10,875.00
11	Granite cobble stone (accent areas)	680	SF	$ 35.00	$ 23,800.00
	Subtotal				***$ 63,079.00***
Lighting					
12	Kim Altitutde LED Street Fixture w/ pole	14	EA	$ 500.00	$ 7,000.00
13	Kim Lighting 'Bullet'	16	EA	$ 500.00	$ 8,000.00
14	LED Strips - Accent at stairs and ramps	747	LF	$ 220.00	$ 164,340.00
	Subtotal				***$ 179,340.00***
Other Hardscape					
15	Concrete walls	2878	SF	$ 29.50	$ 84,901.00
16	Concrete Stairs with akumn. railing	1,120	SF	$ 25.00	$ 28,000.00
17	10" hgt x 6ft diameter concrete art podium	28	SF	$ 33.56	$ 939.81
	Subtotal				***$ 112,901.00***
Landscape					
18	Sod	9,910	SF	$ 0.50	$ 4,955.00
19	Groundcover	6,955	SF	$ 2.92	$ 20,308.60
20	Large Decidious Tree	12	SF	$ 359.00	$ 4,308.00
21	Small Decidious Tree	23	EA	$ 262.00	$ 6,026.00
22	Evergreen Tree	33	EA	$ 300.00	$ 9,900.00
23	Shrubs	600	EA	$ 54.52	$ 32,712.00
	Subtotal				***$ 78,209.60***
	Subtotal				***$ 702,939.60***
	Contingency (15%)				***$ 105,440.94***
	TOTAL				***$ 808,380.54***

Residential Pocket Parks (6 total)

No	Item	Qty:	Unit	Installed Unit Cost	Total Cost
Site Furnishings and Specialty Items					
1	Chipman Chair	56	EA	$ 550.00	$ 30,800.00
2	Chipman Table	14	EA	$ 1,100.00	$ 15,400.00
3	Art Sculptures	5	ALLOW	$ 35,000.00	$ 175,000.00
	Subtotal				***$ 46,200.00***
Paving					
4	Hanover Appian Circle Brick	1934	SF	$ 15.00	$ 29,010.00
5	10" hgt x 6ft diameter concrete art podium	5	EA	$ 939.00	$ 4,695.00
6	Concrete Sidewalk	5430	SF	$ 4.50	$ 24,435.00
	Subtotal				***$ 58,140.00***
Lighting					
7	Kim Bullet Landscape Lighting	21	EA	$ 500.00	$ 10,500.00
8	Kim Altitutde LED Street Fixture w/ pole	13	EA	$ 3,250.00	$ 42,250.00
	Subtotal				***$ 52,750.00***
Other					
	Concrete Stairs	1190	SF	$ 15.00	$ 17,850.00
	24" Concrete retaining wall	306	SF	$ 20.00	$ 6,120.00
	Subtotal				***$ 23,970.00***
Landscape					
	Sod	9,050	SF	$ 0.50	$ 4,525.00
	Groundcover	1,600	SF	$ 2.92	$ 4,672.00
	Large Decidious Tree	11	SF	$ 359.00	$ 3,949.00
	Small Decidious Tree	10	EA	$ 262.00	$ 2,620.00
	Evergreen Tree	24	EA	$ 300.00	$ 7,200.00
	Shrubs	72	EA	$ 54.52	$ 3,925.44
	Subtotal				***$ 26,891.44***
	Subtotal				***$ 207,951.44***
	Contingency (15%)				***$ 31,192.72***
	TOTAL				***$ 239,144.16***

GRAND TOTAL **4,217,811**

REZONING AFFIDAVIT

DATE: December 4, 2014
(enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

124291b

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

in Application No.(s): PCA A-502
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Lake Anne Development Partners LLC Agents: David L. Peter (former) Stacy C. Hornstein Richard L. Kramer	11401 North Shore Drive Reston, VA 20190	Applicant/Contract Purchaser of 17-2 ((7)) 6B2, 6B3; 17-2 ((8)) 6C; 17-2 ((31)) 1645;17-2 ((1)) 7; 17-2 ((16)) 1A pt.; and a portion of Village Road to-be-vacated/abandoned; Lessee of 17-2 ((31)) Common Elements pt.
Fairfax County Board of Supervisors County Executive/Agent: Edward L. Long Jr.	12000 Government Center Parkway, #533 Fairfax, VA 22035	Title Owner/Lessor of Tax Map 17-2 ((16)) 1A and 17-2 ((14)) (1) 2G and Title Owner of a portion of Village Road to-be-vacated/abandoned

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)

DATE: December 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA A-502
(enter County-assigned application number (s))

124291b

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Fairfax County Redevelopment and Housing Authority, a political subdivision of the Commonwealth of Virginia Agents: Paula C. Sampson, Director John L. Payne, Deputy Director, Real Estate and Development J. Rex Peters Hossein Malayeri Kevin C. Sheehan	c/o Dept of Housing and Community Development 3700 Pender Drive, Suite 300 Fairfax, VA 22030	Lessee of Tax Map 17-2 ((16)) 1A and 17-2 ((14)) (1) 2G
G & K, Inc. Agents: Neeta (nmi) Kapoor Sanjeev (Bobby) (nmi) Kapoor	2777 Middleton Farm Court Herndon, VA 20171	Title Owner of Tax Map 17-2 ((1)) 7
Association of School Business Officials International Agents: Ronald F. McCulley John D. Musso Ronald A. Skinner	11401 N. Shore Drive Reston, VA 20190	Title Owner of Tax Map 17-2 ((7)) 6B2
Jones Lang LaSalle Americas, Inc. Agent: Robert B. Shue Harry L. Klaff	1801 K Street, NW, #1000 Washington, DC 20006	Broker/Agent for Association of School Business Officials International
1601 Washington Plaza, L.L.C. Agent: Robert T. Smoot	358 Gallop Wood Place Great Falls, VA 22066	Title Owner of Tax Map 17-2 ((7)) 6B3
MAMO, LLC Agent: Mani (nmi) Mohtasham	1538 Crowell Road Vienna, VA 22182	Title Owner of Tax Map 17-2 ((31)) 1645

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

124291b

Rezoning Attachment to Par. 1(a)

DATE: December 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA A-502
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Reston Association Agents: Kenneth R. Knueven Catherine L. Fulkerson	12001 Sunrise Valley Drive Reston, VA 20191	Title Owner of Tax Map 17-2 ((8)) 6C/Contract Purchaser of portion of Tax Map 17-2 ((16)) 1A pt.
Lake Anne of Reston, A Condominium, Unit Owners Association Agent: Richard A. Thompson	11404 Washington Plaza W Reston, VA 20190	Title Owner/Lessor of Tax Map 17-2 ((31)) Common Elements pt.
Walsh, Colucci, Lubeley & Walsh, P.C. (f/k/a Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.) Agents:	2200 Clarendon Boulevard Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent for Applicant
Martin D. Walsh		Attorney/Agent
Thomas J. Colucci		Attorney/Agent
Lynne J. Strobel		Attorney/Agent
Timothy S. Sampson		Attorney/Agent
M. Catharine Puskar		Attorney/Agent
Sara V. Mariska		Attorney/Agent
Andrew A. Painter		Attorney/Agent
G. Evan Pritchard		Attorney/Agent
Jonathan D. Puvak (former)		Attorney/Agent
Matthew J. Allman		Attorney/Agent
Jeffrey R. Sunderland		Attorney*/Agent
Elizabeth D. Baker		Planner/Agent
Inda E. Stagg		Planner/Agent
Elizabeth A. Nicholson		Planner/Agent
William J. Keefe		Planner/Agent
Amy E. Friedlander		Planner/Agent *Admitted in New York and California. Admission to Virginia Bar pending.
Hickok Cole Architects, Inc. Agents: Michael E. Hickok David J. Wahl B. Devon Perkins Ashkan (nmi) Sepassi	1023 31st Street, NW Washington, DC 20007	Architect/Agent for Applicant

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

124291b

Rezoning Attachment to Par. 1(a)

DATE: December 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA A-502
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Dewberry Consultants LLC Agents: Gary W. Kirkbride Andrew (nmi) Kioko John William Ewing Janice M. Cena Scott C. Clarke Jack I. Vega	8401 Arlington Boulevard Fairfax, Virginia 22031	Engineers/Planners/Agent for Applicant
Carvalho & Good, PLLC Agents: Bruno P. Carvalho Robert D. Anderson	1025 Connecticut Avenue, NW, #1000 Washington, DC 20036	Landscape Architect/Agent for Applicant
M.J. Wells & Associates, Inc. Agents: Peter H. Spisszak Terence J. Miller Robin L. Antonucci Kevin R. Fellin Lester E. Adkins, III Justin B. Schor William F. Johnson	1420 Spring Hill Road, Suite 610 McLean, Virginia 22102	Transportation Consultant/ Agent for Applicant
Zimar and Associates, Inc. Agent: Donald E. Zimar	10105-C Residency Road Manassas, Virginia 20110	Arborist/Agent for Applicant
Grimm and Parker Architecture, Inc. Agents: John M. Hill Logan C. Schutz	1355 Beverly Road, Suite 105 McLean, Virginia 22101	Architect/Agent for Community Preservation Development Corporation

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

Rezoning Attachment to Par. 1(a)

DATE: December 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA A-502
(enter County-assigned application number (s))

124291b

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Community Preservation and Development Corporation	5513 Connecticut Avenue, NW Suite 250 Washington, DC 20015	Developer of a portion of 17-2 ((16)) 1A pt.
Agents: Suzanne K. Welch Christopher B. LoPiano		
Odin, Feldman & Pittleman, P.C.	1775 Wiehle Avenue, Suite 400 Reston, Virginia 20190	Attorney/Agent for Reston Association
Agents: John L. McBride Douglas Russell Forno		Attorney/Agent Planner/Agent
Hunton & Williams LLP	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorney/Agent for Lake Anne of Reston, A Condominium, Unit Owners Association
Agents: John C. McGranahan, Jr. Nicholas H. Grainger (former) Elaine O'Flaherty Cox Susan K. Yantis		Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent
Cooley LLP	One Freedom Square, Reston Town Center 11951 Freedom Drive, Suite 1500 Reston, VA 20190	Attorney/agent for Association of School Business Officials International
Agents: Antonio J. Calabrese Mark C. Looney Colleen P. Gillis (f/k/a Colleen P. Gillis Snow) Jill S. Parks Brian J. Winterhalter Shane M. Murphy Jeffrey A. Nein Ben I. Wales Molly M. Novotny Katherine P. Humphrey		Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent Planner/Agent

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

Rezoning Attachment to Par. 1(a)

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DATE: December 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA A-502
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Reed Smith LLP Agents: Grayson P. Hanes David S. Houston	3110 Fairview Park Drive Suite 1400 Falls Church, VA 22042	Former Attorney/Agent for 1601 Washington Plaza, L.L.C. Former Attorney/Agent Former Attorney/Agent
Klein Hornig LLP Agent: Aaron W. O'Toole	1275 K Street NW, Suite 1200 Washington DC 20005	Attorney/Agent for Community Preservation and Development Corporation Attorney/Agent
GreenShape LLC Agent: Iris (nmi) Amdur	1001 Connecticut Avenue NW, Suite 725 Washington, DC 20036	Environmental Consultant/Agent

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

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REZONING AFFIDAVIT

DATE: December 4, 2014
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1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Lake Anne Development Partners LLC
11401 North Shore Drive
Reston, VA 20190

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
David L. Peter
Stacy C. Hornstein
Richard L. Kramer

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: December 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA A-502
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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
G & K, Inc.
2777 Middleton Farm Court
Herndon, VA 20171

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Association of School Business Officials International
11401 N. Shore Drive
Reston, VA 20190

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
A non-profit organization with no shareholders.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Ronald F. McCulley, former President, Director
Terrie S. Simmons, President, Director
John D. Musso, Executive Director, Director
Mark C. Pepera, VP, Director
Ronald A. Skinner, Deputy Executive Director
Directors: Mindy B. Stooksbury, Jennifer E. Bolton Carls, Claire S. Hertz, Anthony N. Dragona, Charles E. Petersen, Jr., Thomas Wohlleber
Former Director: Brenda R. Burkett

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

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Rezoning Attachment to Par. 1(b)

DATE: December 4, 2014
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for Application No. (s): PCA A-502
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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Jones Lang LaSalle Americas, Inc.
1801 K Street, NW, #1000
Washington, DC 20006

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
1601 Washington Plaza, L.L.C.
358 Gallop Wood Place
Great Falls, VA 22066

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Robert T. Smoot, Managing Member

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

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

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(enter date affidavit is notarized)

for Application No. (s): PCA A-502
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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
MAMO, LLC
1538 Crowell Road
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Mani Mohtasham, Sole Member

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Lake Anne of Reston, A Condominium, Unit Owners Association
11404 Washington Plaza W
Reston, VA 20190

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
A not for profit condominium association

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Richard A. Thompson, President, Director; William P. Wicker, Jr., Vice President, Director; George J. Hadjikyriakou, Secretary, Director; B. Cheryl Terio-Simon, Director; Jason D. Scyphers, Director

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

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DATE: December 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA A-502
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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley & Walsh, P.C. (f/k/a Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.)
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Michael J. Coughlin, Peter M. Dolan, Jr., Jay du Von, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael J. Kalish, J. Randall Minchew, Andrew A. Painter (effective 1/1/15), G. Evan Pritchard, M. Catharine Puskar, John E. Rinaldi, Kathleen H. Smith, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh
Former Shareholders: Michael D. Lubeley, Martin D. Walsh

==========

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Hickok Cole Architects, Inc.
1023 31st Street, NW
Washington, DC 20007

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Michael E. Hickok
Yolanda L. Cole

==========

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

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

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for Application No. (s): PCA A-502
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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Dewberry Consultants LLC
8401 Arlington Boulevard
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
The Dewberry Companies LC, Member
James L. Beight, Member
Dennis M. Couture, Member

==========

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Members: Barry K. Dewberry; Karen S. Grand Pre; Thomas L. Dewberry; Michael S. Dewberry Credit Shelter Trust u/a/d 11/23/05 (f/b/o Michael S. Dewberry II, Katie Anne Dewberry, John M. Dewberry and one other minor child)

==========

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

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

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for Application No. (s): PCA A-502
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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Carvalho & Good, PLLC
1025 Connecticut Avenue, NW, #1000
Washington, DC 20036

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Bruno P. Carvalho

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

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

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

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for Application No. (s): PCA A-502
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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Reston Association
12001 Sunrise Valley Drive
Reston, VA 20191

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
A not-for-profit homeowners association

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Catherine L. Fulkerson, CEO; Directors: Kenneth R. Knueven, President; Ellen A. Graves, VP; Lucinda Shannon; John D. Higgins, Treasurer; Rachel Muir; H. Richard Chew; Eve M. Thompson; Jeff Thomas; Michael R. Sanio, Secretary.
Former Directors: Timothy A. Cohn, Amanda Misiko Andere, Andrew W. Sigle, VP; Josiah M. Leighton, Secretary

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Zimar and Associates, Inc.
10105-C Residency Road
Manassas, Virginia 20110

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Donald E. Zimar, Sole shareholder

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

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

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DATE: December 4, 2014
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for Application No. (s): PCA A-502
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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Odin, Feldman & Pittleman, P.C.
1775 Wiehle Avenue, #400
Reston, Virginia 20190

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Dexter S. Odin, David E. Feldman, James B. Pittleman

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Grimm and Parker Architecture, Inc.
1355 Beverly Road, Suite 105
McLean, Virginia 22101

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Stephen L. Parker
Melanie E. Hennigan
Logan C. Schutz
John M. Hill
Anthony J. Lucarelli

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

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

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for Application No. (s): PCA A-502
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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Community Preservation and Development Corporation
5513 Connecticut Avenue, NW, Suite 250
Washington, DC 20015

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
A not-for-profit organization with no shareholders.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
J. Michael Pitchford, President/CEO; Harry W. Thompson, CFO/Treasurer; Christopher B. LoPiano, Assistant Secretary; Pamela M. Lyons, Secretary; Conrad (nmi) Egan, Chairman, Director; Suzanne K. Welch, Senior Real Estate Development Officer

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
GreenShape LLC
1001 Connecticut Avenue NW, Suite 725
Washington, DC 20036

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

REZONING AFFIDAVIT

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for Application No. (s): PCA A-502
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1(c). The following constitutes a listing*** of all of the **PARTNERS,** both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

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

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

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

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

Gian-Michele a Marca
Jane K. Adams
Maureen P. Alger
DeAnna D. Allen
Thomas R. Amis (former)
Mazda K. Antia
Orion (nmi) Armon
Gordon C. Atkinson
Michael A. Attanasio
Jonathan P. Bach
Charles J. Bair
Celia Goldwag Barenholtz
Frederick D. Baron
Matthew S. Bartus
Keith J. Berets
Laura Grossfield Birger
Thomas A. Blinka
Barbara L. Borden

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

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

Rezoning Attachment to Par. 1(c)

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DATE: December 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA A-502
(enter County-assigned application number (s))

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

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

[continued]

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

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

Jodie M. Bourdet
Wendy J. Brenner
Matthew J. Brigham
James P. Brogan
Nicole C. Brookshire
Matthew D. Brown
Alfred L. Browne III
Matthew T. Browne
Peter F. Burns
Robert T. Cahill
Antonio J. Calabrese
Christopher C. Campbell
William Lesse Castleberry
Lynda K. Chandler
Reuben H. Chen
Dennis (nmi) Childs
William T. Christiansen, II
Sean M. Clayton
Samuel S. Coates
Jeffrey L. Cohen
Thomas A. Coll
Joseph W. Conroy
Carolyn L. Craig
John W. Crittenden
Janet L. Cullum
Nathan K. Cummings
John A. Dado
Benjamin G. Damstedt
Craig E. Dauchy
Renee R. Deming
Darren K. DeStefano
Jennifer Fonner DiNucci
Michelle C. Doolin
Joseph M. Drayton
Christopher (nmi) Durbin
John C. Dwyer
Shannon (nmi) Eagan
Gordon H. Empey
Sonya F. Erickson
Michael R. Faber
Lester J. Fagen
Jesse D. Farmer
Brent D. Fassett
M. Wainwright Fishburn, Jr.
Thomas J. Friel, Jr.
Francis (nmi) Fryscak
Koji F. Fukumura
James F. Fulton, Jr.
William S. Galliani
W. Andrew H. Gantt III
Stephen D. Gardner
Jon E. Gavenman
Wendy C. Goldstein
Kathleen A. Goodhart
Lawrence C. Gottlieb
Shane L. Goudey
William E. Grauer (former)
Jonathan G. Graves
Jacqueline I. Grise
Kenneth L. Guernsey
Patrick P. Gunn
Jeffrey M. Gutkin
John B. Hale
Danish (nmi) Hamid
Walter G. Hanchuk (former)
Ray (nmi) Hartman
Bernard L. Hatcher
Matthew B. Hemington
David M. Hernand
Cathy Rae Hershcopf
John (nmi) Hession (former)
Gordon (nmi) Ho
Lila W. Hope
C. Thomas Hopkins
Mark M. Hrenya
Christopher R. Hutter
Jay R. Indyke
Craig D. Jacoby
Eric C. Jensen
Robert L. Jones
Barclay J. Kamb
Richard S. Kanowitz
Kimberly J. Kaplan-Gross
Matthew A. Karlyn
Jeffrey S. Karr
Sally A. Kay
Heidi M. Keefe
Jason L. Kent
John (nmi) Kheit (former)
Mehdi (nmi) Khodadad
Charles S. Kim
Kevin M. King
Michael J. Klisch
Jason M. Koral
Barbara A. Kosacz
Kenneth J. Krisko
Carol Denise Laherty
Mark F. Lambert
Matthew E. Langer
Samantha M. LaPine
John G. Lavoie
Robin J. Lee
Louis (nmi) Lehot
Jamie K. Leigh
Ronald S. Lemieux (former)
Natasha (nmi) Leskovsek
Shira Nadich Levin
Alan (nmi) Levine
Michael S. Levinson
Stephanie (nmi) Levy

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

124291 b

Rezoning Attachment to Par. 1(c)

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

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

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

Elizabeth L. Lewis
Michael R. Lincoln
James C. T. Linfield
Samuel M. Livermore
Douglas P. Lobel
J. Patrick Loofbourrow
Mark C. Looney
Robert B. Lovett
Andrew P. Lustig
Thomas O. Mason
Jennifer (nmi) Massey
Joshua O. Mates
Keith A. McDaniels
Michael J. McGrail
John T. McKenna
Bonnie Weiss McLeod
Mark A. Medearis
Laura M. Medina
Beatriz (nmi) Mejia
Craig A. Menden
Erik B. Milch
Chadwick L. Mills
Patrick J. Mitchell
Ali M.M. Mojdehi
Ann M. Mooney
Timothy J. Moore
William B. Morrow, III
Howard (nmi) Morse
Frederick T. Muto
Danielle E. Naftulin
Ryan E. Naftulin
Jerermy M. Naylor
Stephen C. Neal
Ian (nmi) O'Donnell
Kathleen (nmi) Pakenham
Nikesh (nmi) Patel (former)
Timothy G. Patterson
Anne H. Peck
D. Bradley Peck
David G. Peinsipp
Nicole K. Peppe
Susan Cooper Philpot
Frank V. Pietrantonio
Mark B. Pitchford
Michael L. Platt
Christian E. Plaza
Marya A. Postner
Steve M. Przesmicki
Seth A. Rafkin
Frank F. Rahmani
Marc (nmi) Recht
Michael G. Rhodes
Michelle S. Rhyu
Lyle (nmi) Roberts
John W. Robertson
Ricardo (nmi) Rodriguez
Kenneth J. Rollins
Kevin K. Rooney
Adam J. Ruttenberg
Thomas R. Salley III
Jessica Valenzuela Santamaria
Glen Y. Sato
Martin S. Schenker
Joseph A. Scherer
Marc G. Schildkraut
William J. Schwartz
Audrey K. Scott
John H. Sellers
Ian R. Shapiro
Michael N. Sheetz
C. Christopher Shoff
Jordan A. Silber
Brent B. Siler
Ian D. Smith
Stephen R. Smith
Colleen P. Gillis (formerly Colleen P. Gillis Snow)
Tower C. Snow, Jr. (former)
Whitty (nmi) Somvichian
Wayne O. Stacy
Anthony M. Steigler
Steven M. Strauss
Ronald R. Sussman (former)
C. Scott Talbot
Mark P. Tanoury
Joseph (nmi) Teja, Jr.
Gregory C. Tenhoff
Michael E. Tenta
Timothy S. Teter
Michael (nmi) Tollini
Michael S. Tuscan
Miguel J. Vega
Erich E. Veitenheimer III
Aaron J. Velli
Emily Woodson Wagner (former)
David A. Walsh
Mark B. Weeks
Mark R. Weinstein
Thomas S. Welk
Peter H. Werner
Francis R. Wheeler
Geoffrey T. Willard
Andrew S. "Drew" Williamson
Peter J. Willsey
Mark Windfeld-Hansen
Nancy H. Wojtas
Amy M. Wood
Nan (nmi) Wu
Babak (nmi) Yaghmaie
David R. Young
Christina (nmi) Zhang
Kevin J. Zimmer

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

[continued]

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

Michael D. Basile
Blain B. Butner
John T. Byrnes
Scott D. Dailard
Eric W. Doherty
William P. Donovan, Jr.
Erik S. Edwards
Ivor R. Elrifi
Heidi A. Erlacher
John R. Feore, Jr.
Jonathon C. Glass
Michael B. Goldstein
Divakar (nmi) Gupta
Sarah J. Guske
Jonathan D. Hart
Brendan J. Hughes
Pang (nmi) Lee
David E. Mills
J. Kevin Mills
Edward J. O'Connell
Aaron M. Pomeroy
James (nmi) Strawbridge
M. Anne Swanson
Jay (nmi) Vaughan
David J. Wittenstein
J. Peyton Worley

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

Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

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

Robert A. Acosta-Lewis
Lawrence C. Adams
Michael F. Albers
Kenneth J. Alcott
Fernando C. Alonso
Walter J. Andrews
Heather Archer Eastep f/k/a Heather S. Archer
Charles E. G. Ashton
Chinawat Assavapokee (nmi)
L. Scott Austin
Ian Phillip Band
Sean M. Beard (former)
John J. Beardsworth, Jr.
Ryan A. Becker
Steven H. Becker
Stephen John Bennett
Melinda R. Beres
Lucas Bergkamp (nmi)
Lon A. Berk
Mark B. Bierbower
Stephen R. Blacklocks
Jeffry M. Blair
Matthew P. Bosher
James W. Bowen
Lawrence J. Bracken, II
James P. Bradley
Sheldon T. Bradshaw
David F. Brandley, Jr.
Craig A. Bromby (former)
Benjamin P. Browder
A. Todd Brown, Sr.
Tyler P. Brown
F. William Brownell
Kevin J. Buckley
Kristy A. Niehaus Bulleit
Joseph B. Buonanno
Nadia S. Burgard
Eric R. Burner
M. Brett Burns
P. Scott Burton
Ellis M. Butler
Ferdinand A. Calice
Matthew J. Calvert
Daniel M. Campbell
Thomas H. Cantrill
Curtis G. Carlson
Jean Gordon Carter
Charles D. Case
Thomas J. Cawley (former)
James N. Christman
Whittington W. Clement
Herve' Cogels (nmi)
Cassandra C. Collins
Stacy M. Colvin (former)
S. Gregory Cope
Cameron N. Cosby (former)
Ashley Cummings (nmi)
Alexandra B. Cunningham
Samuel A. Danon
Barry R. Davidson (former)
John A. Decker
John J. Delionado
Stephen P. Demm
Dee Ann Dorsey
Edward L. Douma
Colleen P. Doyle
Alison M. Dreizen
Sean P. Ducharme
Deidre G. Duncan
Roger Dyer (nmi)
Frederick R. Eames
Maya M. Eckstein
W. Jeffery Edwards
John C. Eichman
Emmett N. Ellis
Edward W. Elmore, Jr.
Frank E. Emory, Jr.
Juan C. Enjamio
John D. Epps
Phillip J. Eskenazi
Joseph P. Esposito
Kelly L. Faglioni
Susan S. Failla
Eric H. Feiler
Kevin C. Felz
Edward F. Fernandes
Norman W. Fichthorn
Andrea Bear Field
Kevin J. Finto
Melanie Fitzgerald (nmi)
Michael F. Fitzpatrick, Jr.
Robert N. Flowers
William M. Flynn
Laura M. Franze (former)
David S. Freed
Lauren E. Freeman
Steven C. Friend
Edward J. Fuhr
Charles A. Gall
Daniel C. Garner
Douglas M. Garrou
Richard D. Gary
Kevin M. Georgerian
John T. Gerhart, Jr.
Jeffrey W. Giese
Neil K. Gilman
C. Christopher Giragosian
Douglas S. Granger
Laurie A. Grasso
J. William Gray, Jr.
Charles E. Greef

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Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

[CONTINUED]

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

Christopher C. Green
Robert J. Grey, Jr.
Greta T. Griffith
Brett L. Gross
Bradley W. Grout
Steven M. Haas
Brian L. Hager
Robert J. Hahn
Jarrett L. Hale
Leslie S. Hansen
Eric J. Hanson
Ronald M. Hanson
Jason W. Harbour
Ray V. Hartwell, III (former)
Jeffrey L. Harvey
John D. Hawkins
Rudene Mercer Haynes
Mark S. Hedberg
Gregory G. Hesse
David A. Higbee
Thomas Y. Hiner
D. Bruce Hoffman
Robert E. Hogfoss
John R. Holzgraefe
Cecelia Philipps Horner
George C. Howell, III
Paul C. Huck, Jr.
Kevin F. Hull
Donald P. Irwin
Jamie Zysk Isani
Judith H. Itkin
Makram B. Jaber
Timothy L. Jacobs
Lori Elliott Jarvis
Matthew D. Jenkins
Harry M. Johnson, III
James A. Jones, III
Kevin W. Jones
Laura Ellen Jones
Dan J. Jordanger
Roland Juarez (nmi)
Thomas R. Julin
W. Alan Kailer (former)
Andrew Kamensky (nmi)
Michael G. Keeley
G. Roth Kehoe, II
David A. Kelly
Douglas W. Kenyon
Michael C. Kerrigan
Ryan T. Ketchum
Scott H. Kimpel
Robert A. King
Edward B. Koehler
John T. Konther
Torsten M. Kracht
Christopher G. Kulp
David Craig Landin
Gregory F. Lang
Andrew W. Lawrence
Daniel M. LeBey
Bradley T. Lennie
L. Steven Leshin
Catherine D. Little
Steven R. Loeshelle (former)
David C. Lonergan
Nash E. Long, III
Kirk A. Lovric
David S. Lowman, Jr.
Kimberly C. MacLeod
Michael J. Madden, Jr.
Tyler Maddry (nmi)
Manuel E. Maisog
Douglas M. Mancino (former)
Alan J. Marcuis
Brian R. Marek
Fernando Margarit (nmi)
Stephen S. Maris (former)
Laura C. Marshall
Thelma Marshall (nmi) (former)
Jeffrey N. Martin
John S. Martin
J. Michael Martinez de Andino
Walfrido J. Martinez
Laurie Uustal Mathews
John Gary Maynard, III
Fraser A. McAlpine (former)
William H. McBride
Michael C. McCann
T. Allen McConnell
Francis A. McDermott (former)
Alexander G. McGeoch
John C. McGranahan, Jr.
Gustavo J. Membiela
Mark W. Menezes
Gary C. Messplay
Peter J. Mignone
Patrick E. Mitchell
Jack A. Molenkamp
T. Justin Moore, III
Thurston R. Moore
Robert J. Morrow
Ann Marie Mortimer
Michael J. Mueller
Eric J. Murdock
Frank J. Murphy, Jr. (former)
Ted J. Murphy
Thomas P. Murphy
David A. Mustone
James P. Naughton
Wim Nauwelaerts (nmi)
Eric J. Nedell

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Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

[CONTINUED]

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

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

Michael Nedzbala (nmi)
William L. Newton
Henry V. Nickel (former)
Lonnie D. Nunley, III
Michael A. Oakes
Peter K. O'Brien
John T. O'Connor
Leslie A. Okinaka
John D. O'Neill, Jr.
Pam Gates O'Quinn (former)
Michael A. O'Shea
Brian V. Otero
Raj Pande (nmi)
Randall S. Parks
Peter S. Partee, Sr.
J. Steven Patterson
William S. Patterson
Eric R. Pogue
Robert Dean Pope
Curtis D. Porterfield (former)
Laurence H. Posorske
Kurtis A. Powell
Lewis F. Powell, III
J. Waverly Pulley, III (former)
Robert T. Quackenboss
Dionne C. Rainey
Katherine E. Ramsey
John Jay Range
Stuart A. Raphael (former)
Robert S. Rausch
Belynda B. Reck
Baker R. Rector
Shawn Patrick Regan
Sona Rewari (nmi)
Thomas A. Rice
Michael P. Richman
Jennings G. ("J. G.") Ritter, II
Kathy E. B. Robb
Daryl B. Robertson
Gregory B. Robertson
Patrick L. Robson
Robert M. Rolfe
Ronald D. Rosener
Trevor K. Ross
Brent A. Rosser
William L. S. Rowe
Ronald L. Rubin
Marguerite R. ("Rita") Ruby
D. Alan Rudlin
Mary Nash K. Rusher
D. Kyle Sampson
Karen M. Sanzaro (former)
Stephen M. Sayers
Arthur E. Schmalz
Gregory J. Schmitt
John R. Schneider
Howard E. Schreiber
Jeffrey P. Schroeder
Robert M. Schulman (former)
Carl F. Schwartz
P. Watson Seaman
James S. Seevers, Jr.
Douglass P. Selby
Joel R. Sharp
Michael R. Shebelskie
Rita A. Sheffey
Ryan A. Shores
George P. Sibley, III
Donald F. Simone
Aaron P. Simpson
Jo Anne E. Sirgado
Laurence E. Skinner
Thomas G. Slater, Jr. (former)
Brooks M. Smith (former)
Caryl Greenberg Smith
John R. ("J. R.") Smith
Yisun Song (nmi)
Lisa J. Sotto
Joseph C. Stanko, Jr.
Todd M. Stenerson
John J. Stenger
Gregory N. Stillman
Fradyn Suarez (nmi)
Yeongyo Anna Suh
C. Randolph Sullivan (former)
Jeffrey M. Sullivan (former)
Andrew J. Tapscott
Robert M. Tata
Rodger L. Tate (former)
W. Lake Taylor, Jr.
Wendell L. Taylor
John Charles Thomas
Gary E. Thompson
Paul M. Tiao
B. Cary Tolley, III
Bridget C. Treacy
Andrew J. Turner
Julie I. Ungerman
Daniel E. Uyesato
Surasak Vajasit (nmi) (former)
Mark C. Van Deusen
Emily Burkhardt Vicente

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Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

[CONTINUED]

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

Daniel G. Vivarelli, Jr.
Mark R. Vowell
Amanda L. Wait
Linda L. Walsh
William A. Walsh, Jr. (former)
Lynnette R. Warman (former)
William L. Wehrum
Peter G. Weinstock
Malcolm C. Weiss
Kevin J. White
Amy McDaniel Williams
Mitchell G. Williams
Holly H. Williamson
Michael G. Wilson (former)
Evan D. Wolff (former)
Allison D. Wood
David C. Wright
Richard L. Wyatt, Jr.
David R. Yates
Lee B. Zeugin
Manida Zinmerman (nmi)
Syed S. Ahmad
J. C. Chenault, V
Jamillia Padua Ferris
Andrew G. Geyer
Karolyn E. ("Kerry") Johnson
Robert M. Johnson
Rori H. Malech
Christopher Mangin, Jr. (nmi)
Uriel A. Mendieta
Djordje Petkoski (nmi)
Brian J. Tanenbaum
Andrew S.V. Thomas
Susan F. Wiltsie

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

Klein Hornig LLP
1275 K Street NW, Suite 1200
Washington DC 20005

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

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

Joseph S. Lieber
Daniel S. Ehrenberg
Stephen Niles
Erik T. Hoffman
Christopher W. Hornig
Aaron W. O'Toole
Daniel M. Rosen
Rita M. Schwantes
Daniel J. Kolodner
M. Chrysa Long

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

Reed Smith LLP [FORMER]
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042

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

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

Abbott, Kevin C.
Abdalla, Tarek F.
Alexander, Eric L.
Alfieri, Paul M.
Allen, Thomas L.
Andrews, Alexander T.
Armao, Joseph P.
Arnold, Roy W.
Atallah, Ana
Bagnell, Nicolle R. Snyder (former)
Baker, Scott D.
Barber, William James Gresham
Barnes, James J. (former)
Bartfeld, Arnold L.
Bastier, Ellen L.
Beale, Giles W.
Beale, Timothy (former)
Begley, Sara A.
Beilke, Michele J.
Berman, Patricia Dondanville (former)
Berman, Patricia G.
Bernstein, Leonard A.
Bettino, Diane A.
Bhattacharyya, Gautam
Bickham, J. D.
Binder, Justus
Binis, Barbara R.
Birt, Steven James
Blasier, Peter C.
Bolden, A. Scott
Bonessa, Dennis R.
Booker, Daniel I.
Boranian, Steven J.
Borg, Christopher
Boutcher, David J.
Bovich, John P.
Box, Mary Tamara
Bradley, Patrick E.
Brennan, James C.
Brocklesby, Nicholas
Broughton, Kenneth E.
Brown, Bryan K.
Brown, Charles A.
Brown, Claude
Brown, Jon M.
Brown, Michael K.
Burke, Carol M.
Cameron, Douglas E.
Campos, Lorraine M.
Carder, Elizabeth B.
Cardozo, Raymond A.
Cassidy, Peter J.
Charot, Benoit
Cheung, Janet Bo Chun
Clark, Peter S.
Cobetto, Jack B.
Cody, Daniel A.
Cohen, David R.
Colman, Abraham J.
Conner, Walter T.
Connoley, Mark F.
Cooper, Steven
Cotler, Alan K.
Couste, Marina
Dakessian, Mardiros H
Davies, Colleen T.
Davis, James M.
Dentice, Nathan
Dermody, Debra H.
DiFiore, Gerard S.
Dilling, Robert M.
Dillon, Lee Ann
DiNome, John A.
Drew, Jeffery R.
Dubelier, Eric A.
Duronio, Carolyn D.
Ellis, Peter M.
Ellison, John N.
Enochs, Craig R.
Eskilson, James.
Estrada, Edward J.
Evagora, Kyriacos
Falkner, Robert P.
Fawcett, David B.
Fogel, Paul D.
Fosh, Michael John J.
Francis, Jr., Ronald L.
Frank, Ronald W.
Freeman, Lynne P.
Frenier, Diane M.
Fritton, Karl A.
Gallo, Frank J.
Gasparetti, Lorenzo E.
Geist, Melissa A.
Gentile, Jr. Pasquale D.
Graumlich, Betty S.W.
Greenblatt, Lewis B.
Green-Kelly, Diane
Greer, Amy (former)
Grellet, Luc J.
Grignon, Margaret A.
Grimes, David M.
Gross, Dodi Walker
Gunn, Richard M.
Gwynne, Kurt F.
Haag, Edmund L.
Hackett, Mary J.
Hagan, John F.
Halbreich, David M.

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for Application No. (s): PCA A-502
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PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Reed Smith LLP [continued] [FORMER]
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042

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

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

Hammodi, Ziad A.
Hansson, Leigh T.
Hardin, Julie A.
Hardy, Peter A.
Hartley, Simon P.
Hartman, Ronald G.
Hasselman, Scot T.
Hatfield, Jacqueline A.
Hawley, Terence N.
Healy, Christopher W.
Heffler, Curt L.
Hemming, Seth M.
Hewetson, Charles M.
Hill, Robert J.
Hill, Thomas E.
Hirsch, Austin L.
Hitt, Leo N.
Ho, Delpha
Hofmeister, Jr., Daniel J.
Holloway, Wanda G.
Hooper, John P.
Horrigan, Courtney C.T.
Houston, Marsha A.
Hryck, David M.
Hultquist, James T.
Husar, Linda S.
Iino, John M.
Ince, Thomas A.
Innamorato, Don A.
Jaskot, Paul J.
Jeffcott, Robin B.
Jenkinson, Andrew P.
Johnson, Gary C.
Jong, Denise
Kabnick, Lisa D.
Karides, Constantine
Katsambas, Panagiotis
Kaufman, Marc S.
Kaung, Alexander Wai Ming
Kirk, Dusty E.
Kirkpatrick, Stephen A.
Klett, Alexander
Korenblatt, Jeffrey S.
Kozlov, Herbert F.
Kramer, Ann
Krebs-Markrich, Julia
Kugler, Stefan
Kwuon, Janet H.
Lackert, Clark W.
Lackner, Marc A.
Lai, Ivy
Lasher, Lori L.
Leech, Frederick C.
Leiderman, Harvey L.
Li, Lianjun
Loepere, Carol C.
Lo Vallo, Michael A.
Lowenstein, Michael E.
Lyons, Stephen M.
MacElhone, Isabelle
Maguire, Nicola K.
Mahone, Glenn R.
Maiden, Todd O.
Martin, James C.
Martini, John D.
McAllister, David J.
McCarroll, James C.
McConnell, Stephen J.
McDavid, George E.
McGarrigle, Thomas J.
McNair, James E.
Melodia, Mark S.
Mercadante, James A.
Metro, Joseph W.
Miller, Edward S.
Miller, Jesse L.
Miller, Steven A.
Min, Catharina Y.
Minniti, Cindy S.
Mitchell, Jonah D.
Moberg, Marilyn A.
Mok, Kar Chung
Moller, Charlotte
Morrison, Alexander David
Munsch, Martha H.
Napolitano, Perry A.
Nelson, Jack R.
Nicholas, Robert A.
O'Brien, Kathyleen A.
O'Donoghue, Cynthia
O'Neil, Mark T.
O'Neil, Michael
Paisley, Belinda L.
Parker, Roger J.
Patterson, Lorin E.
Pearman, Scott A.
Peck, Daniel F.
Pedretti, Mark G.
Pepper, Michael Ross David
Petersen, Matthew J.
Peterson, Kurt C.
Phillips, Robert D.

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

Rezoning Attachment to Par. 1(c)

124291 b

DATE: December 4, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA A-502
(enter County-assigned application number (s))

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

Reed Smith LLP [continued] [FORMER]
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042

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

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

Phillips, Robert N.
Pierre, Yvan-Claude J.
Pike, Jonathan R.
Poe, Alexandra
Pollack, Michael B.
Powell, David C.
Pryor, Gregor J.
Quenby, Georgia M.
Radley, Lawrence J.
Rammelt, David A.
Rawles, Douglas C.
Raymond, Peter D.
Reid, Graham M.
Reinke, Donald C.
Richthammer, Etienne
Robinson, Richard A.
Roche, Brian D.
Rosen, Barry S.
Rosenbaum, Joseph I.
Rosenberg, Carolyn H.
Roth, Robert A.
Rowan, Vincent B.
Rubenstein, Donald P.
Ryan, Catherine S.
Rydstrom, Kirsten R.
Rymer, Philip R.
Samant, Prajakt K.
Sanders, James L.
Sanders, Michael
Schaffer, Eric A.
Scheve, Stephen E.
Schlecker, David M.
Schlesinger, Matthew J.
Schmarak, Bradley S.
Schryber, John W.
Scott, Michael T.
Seaman, Charles H.
Sedlack, Joseph M.
Sessa, Stephen E.
Shanus, Stuart A.
Sharma, Asha Rani
Shaw, Nicholas J.
Shay-Byrne, Olivia
Short, Carolyn P.
Shugrue, John D.
Siev, Jordan W.
Sigelko, Duane F.
Simons, Robert P.
Skrein, Michael P. (former)
Skrein, Stephen P.
Smersfelt, Kenneth N.
Smith, John L.
Smith, Robert M.
Sollie, Kyle O.
Solomon, Jonathan
Sorensen, Anker
Spafford, Richard A.
Speed, Nicholas P.
Springer, Claudia Z.
Stanley, David E.
Stephenson, Leon
Stewart, II, George L.
Stimpson, Barry P.
Suddath, Thomas H.
Suess, Philipp T.
Suleman, Sakil A.
Swinburn, Richard G.
Tandler, James R.
Tashman, Matthew E.
Taylor, Andrew D.
Taylor, Philip M.
Teare, Peter A.
Temple, Mark D.
Terras, Alexander
Thallner, Karl A.
Theodorou, Demitris C.
Thomas, Alexander Y.
Thompson, David A.
Thompson, Gary S.
Tocci, Gary M.
Tompkins, Benjamin F.
Toms, Jason
Turner, Paul B.
Vishneski, John S.
Vitsas, John L.
Von Waldow, Arnd N.
Watt, Christopher B.
Watterson, Kim M.
Weiss, David E.
Weissman, David L.
Weissman, Sonja S.
Weller, Charles G.
Wells, Kristin I.
Wilkinson, James F.
Wilkinson, John N.
Wolff, Sarah R.
Wong, Patrick
Wood, Douglas J.
Yam, Perry
Yan, Betty
Yan, Jay J.
Yoo, Thomas J.
Yuffee, Michael A.
Zaman, Peter O.
Zoeller, Lee A.
Zurzolo, Tracy L.
Berman, Patricia G.
Skrein Stephen P.
Snyder Bagnell, Nicolle R.
Suss, Philipp T.

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

REZONING AFFIDAVIT

DATE: December 4, 2014
(enter date affidavit is notarized)

124291b

for Application No. (s): PCA A-502
(enter County-assigned application number(s))

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

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

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

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

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

Supervisor Catherine Hudgins and Planning Commissioner Frank de la Fe are both members of the Reston Association, which is a party to this application.

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

REZONING AFFIDAVIT

DATE: December 4, 2014
(enter date affidavit is notarized)

124291 b

for Application No. (s): PCA A-502
(enter County-assigned application number(s))

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

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

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

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

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

WITNESS the following signature:

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 4 day of December 2014, in the State/Comm. of Virginia, County/City of Arlington.

Notary Public

My commission expires: 11/30/2015

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

FORM RZA-1 Updated (7/1/06)

County of Fairfax, Virginia

MEMORANDUM

DATE: October 31, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Land Use Analysis**
DPA A-502-07/PCA A-502/PRC A-502-3 Lake Anne Village Center/Crescent Apartments

The memorandum, prepared by Jennifer R. Bonnette, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the Development Plan Amendment/Proffered Condition Amendment, and Planned Residential Community application dated February 5, 2014 as revised through October 27, 2014 and preliminary draft proffers dated October 27, 2014. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant, Lake Anne Development Partners LLC, is requesting a Development Plan Amendment (DPA), Proffered Condition Amendment (PCA), and Planned Residential Community (PRC) Plan. The requested changes are for approximately 24.3 acres that includes the Crescent Apartments (approximately 17.3 acres) and the land area north of Washington Plaza (approximately 6.79 acres) in the Lake Anne Village Center (LAVC) in Reston.

The rezoning application is concurrent with Comprehensive Plan Amendment 2013-III-UP1 which considers several modifications to the recommendations for the LAVC in order to facilitate consideration of the proposed uses and intensities. The application proposes to redevelop all of Land Units A and D, and a portion of Land Units C and F in the LAVC with a mix of uses. The total development proposed is approximately 1,174,151 square feet, including 1,037,000 square feet of residential use, 58,213 square feet of new retail use, and 78,938 square feet of office use. The Land Unit A development (including portions of Land Units C and F) would include two 4 – 5 story buildings (Buildings A1 and A2) with approximately 48,938 square feet of office use, 42,413 square feet of retail use and 102 multifamily dwelling units centered around a large plaza area designed to expand and enhance the historic Washington

Plaza and provide improved pedestrian linkages to the surrounding primarily residential development. Parking would be provided in below-grade garages and a separate two level, 14 foot tall above and below grade parking structure. The Land Unit D development would include an 18 story, up to 200 foot tall building (Building D1) with approximately 30,000 square feet of office use, 15,800 square feet of retail use (proposed to be a grocery store), and up to 165 multifamily dwelling units at the entrance to the LAVC from Baron Cameron Avenue. The rest of Land Unit D (Buildings D3 - D25) would be developed with up to 770 dwelling units in multi-family or single family-attached housing (traditional and hybrid townhouses), including at least 181 affordable dwelling units which will replace the existing 181 units of affordable housing, and parking located in above and below grade parking structures and surface parking areas.

The Crescent Apartments are owned by the Fairfax County Board of Supervisors. The subject rezoning application is associated with an Interim Development Agreement between the Board of Supervisors and the applicant to create a public/private partnership to redevelop portions of the Lake Anne Village Center that align with a vision as set forth in the Comprehensive Plan. Upon approval of this application, it is anticipated that a Master Development Agreement between the Fairfax County Board of Supervisors and the applicant will occur. This agreement will address the financial and transactional aspects of the redevelopment project.

LOCATION AND CHARACTER OF THE AREA

The subject property is located in the Lake Anne Village Center (LAVC), an approximately 41-acre area generally located south of Baron Cameron Avenue, west of Wiehle Avenue, north of Lake Anne and east of North Shore Drive. The LAVC is divided into six land units, A – F, in the Comprehensive Plan. The proposed development is located in Land Units A and D, and a portion of Land Units C and F. The entire area is zoned Planned Residential Community (PRC) District and most of Land Unit A and all of Land Unit F are located in the Lake Anne Village Center Historic Overlay District. The Comprehensive Plan baseline recommendation refers to the Reston Land Use Plan which depicts Village Center, and medium and high density residential uses defined as 14 persons per acre and 60 persons per acre, respectively.

Land Unit A, located north of Washington Plaza, includes a surface parking lot, dedicated open space owned by the Reston Association, the Association of School Building Officials (ASBO) building, and a 24-7 convenience market. Land Unit C, located on the south side of North Shore Drive and immediately to the east of Washington Plaza, contains the Buddhist Compassion Relief TZU-CHI (a religious institution) and dedicated open space owned by the Reston Association. Land Unit D is located to the northeast of Washington Plaza and is bounded on the south by North Shore Drive, on the north by Baron Cameron Drive, and on the west by Village Drive. Land Unit D is developed with the Crescent Apartments, three-story garden-style apartment buildings containing 181 units. Land Unit D also contains a gas station located along North Shore Drive. Land Unit F consists of development in Washington Plaza, including the 15-story Heron House, three-story "live-work" units with retail and offices uses at the ground level and residential uses on the upper levels, community-serving retail uses, office condominiums, Millennium Bank building, Washington Baptist Church and Reston Community Center.

COMPREHENSIVE PLAN CITATIONS

Subject Property Specific Land Use Recommendations

Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, amended through April 29, 2014, UP5 Reston Community Planning Sector, Recommendations, Land Use, #8, pages 216 – 221:

> **"Land Unit A. . . .**
>
> ***Redevelopment Option***
> As an option, the area of the parking lot to the north of Washington Plaza is planned for mixed-use development that will complement the uses on the existing Washington Plaza if redeveloped independently (as opposed to the *Full Consolidation Option* described below).
>
> The total amount of development allowed under the *Redevelopment Option* should be no more than 235,000 square feet. The mix of uses should include a residential component and a nonresidential component that includes retail, civic, office, and other complementary nonresidential uses. The residential component should consist of up to 150,000 square feet (up to 125 multifamily dwelling units), and the nonresidential component should consist of up to 85,000 square feet, subject to the following conditions:
>
> - An extension of Washington Plaza along its existing north-south axis should be provided, extending northward from the existing northern entrance to the plaza to North Shore Drive. This plaza extension should be designed to accommodate community events such as the existing Lake Anne Farmers' Market and should provide an unobstructed view toward Lake Anne;
>
> - New development should be oriented along the extended plaza with retail uses that are primarily community-serving in nature on the first or second level and office and residential uses located above;
>
> - New residential uses should primarily be located in one or more taller buildings at the northern end of the extended plaza;
>
> - In addition to the extension of Washington Plaza, the provision of roof top plazas with well-defined public access is encouraged to provide additional open space in this Land Unit;
>
> - In no instances should pad sites be permitted within Land Unit A; and

- Under this option redevelopment should include the removal of the current Association of School Building Officials building and the convenience market.

Full Consolidation Option
As an option, new development up to the following maximum levels may be achieved if Land Units A, D, and E are fully consolidated.

The total amount of development allowed under the *Full Consolidation Option* should be no more than 315,000 square feet. The mix of uses should include a residential component and a nonresidential component that may include office, retail, civic, and other complementary nonresidential uses. The residential component should consist of up to 210,000 square feet (up to 175 multifamily dwelling units), and the nonresidential component should consist of up to 105,000 square feet, subject to the same conditions provided for the *Redevelopment Option*. . . .

Land Unit C. . . .

Redevelopment Option
The total amount of development allowed under the *Redevelopment Option* should be no more than 120,000 square feet. The residential component should consist up to 120,000 square feet (up to 100 multifamily dwelling units), subject to the following conditions:

- Usable open space in the form of plazas, urban greens, courtyards, rooftop plazas and/or parks should be provided to make attractive gathering places; and

- Tree preservation and/or tree cover restoration should be a key condition of redevelopment in this Land Unit, in accordance with guidance in the Environmental section of the Fairfax County Policy Plan. The existing tree canopy in this Land Unit should be preserved to the greatest extent possible.

Land Unit D. . . .

Redevelopment Option
The total amount of development allowed under the *Redevelopment Option* should be no more than 902,000 square feet. The residential component should consist of up to 900,000 square feet (up to 750 multifamily dwelling units), and the nonresidential component (office, ground-level support retail, civic, and/or other complementary nonresidential uses) should consist of up to 2,000 square feet (exclusive of the gas station), subject to the following conditions:

- Any redevelopment of this property should replace the loss of any of the

existing 181 affordable (workforce) rental units with the same number of affordable housing units;

- Usable open space in the form of plazas, urban greens, courtyards, rooftop plazas and/or parks should be provided to make attractive gathering places;

- Tree preservation and/or tree cover restoration should be a key condition of redevelopment in this Land Unit, in accordance with guidance in the Environmental section of the Fairfax County Policy Plan; and

- Site designs for Land Unit D should ensure a safe, well-lighted walkway to connect the residents in Northgate Square with existing and planned office and retail uses in Land Unit A. New structure(s) should not obstruct direct pedestrian linkages.

Full Consolidation Option
As an option, new development up to the following maximum levels may be achieved if Land Units A, D, and E are fully consolidated.

The total amount of development allowed under the *Full Consolidation Option* should be no more than 1,126,000 square feet. The residential component should consist of up to 1,122,000 square feet (up to 935 multifamily dwelling units), and the nonresidential component (office, ground-level support retail, civic, and/or other complementary nonresidential uses) should consist of up to 4,000 square feet (exclusive of the gas station), subject to the same conditions provided for the *Redevelopment Option.*

The 0.85 acre site containing the gas station is strongly encouraged to be part of the *Full Consolidation Option.* However, if it is not included, development plans should show how this parcel will relate to the rest of Land Unit D. . . .

Land Unit F

This land unit consists of the development along Washington Plaza, which includes a mix of residential, retail, office, and civic uses, together with the residences along Chimney House Road. The uses along the plaza include the 15-story Heron House, a high-rise residential condominium; three-story "live-work" units with retail and offices uses at the ground level and residential uses on the upper levels; and a variety of community-serving retail uses, office condominiums, the Millennium Bank, the Washington Baptist Church, the Reston Community Center, and a child care center.

Land Unit F makes up the core of the Lake Anne Village Center Historic Overlay District. Since this land unit is not planned to be redeveloped, it is not part of any redevelopment or consolidation options."

Area-wide Land Use Recommendations

Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, amended through April 29, 2014, UP5 Reston Community Planning Sector, Recommendations, Land Use, #8, pages 207 - 216, may be accessed at:

http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/upperpotomac.pdf

COMPREHENSIVE PLAN MAP: Residential Planned Community

LAND USE ANALYSIS

Plan Amendment, 2013-III-UP1 Lake Anne Village Center/Crescent Apartments is scheduled to be considered by the Fairfax County Planning Commission and Board of Supervisors on November 12, 2014 and December 2, 2014 respectively. The staff report for the Plan amendment has the following recommendations that would affect this redevelopment application:

- Land Unit E would be removed from the Full Consolidation Option in the Comprehensive Plan, which currently includes Land Units A, D and E. This action would facilitate a redevelopment of Land Units A and D at the highest development intensities if these land units are consolidated and meet area-wide and site-specific conditions;
- Under the Full Consolidation Option, the Plan amendment further recommends that non-residential use in Land Unit D be increased from 4,000 square feet to 48,000 square feet including redevelopment of the gas station; and
- The Plan amendment would support the demolition and redevelopment of the Millennium Bank building and shift the building from its current location in Land Unit F to Land Unit A.

The Plan amendment will facilitate consideration of proposed uses and intensities in the rezoning application. The proposed Plan amendment text as stated in the October 29, 2014 staff report has been provided as an attachment.

Parcel Consolidation

The applicant is seeking the highest intensities of residential and non-residential uses recommended in the Comprehensive Plan, which are found in the Full Consolidation Option. To seek the Full Consolidation Option, three land units in the Lake Anne Village Center (LAVC), Land Units A, D and E, should be consolidated or developed as a coordinated development. The development proposal consolidates Land Units A and D, but Land Unit E is not part of this application.

The proposed Plan amendment would remove Land Unit E from the Full Consolidation Option, allowing for Land Units A and D to redevelop at the highest intensities recommended in the Comprehensive Plan. If the Plan amendment, as currently proposed, is approved by the Board of Supervisors, the subject application would be in general conformance with the land use recommendations of the Comprehensive Plan.

Use and Intensity

The applicant has provided Tabulations on Sheet C-2 of the development plans which show the total amount of development and total amount of each use (office, retail and residential), including the existing non-residential uses in Land Unit F. In addition, a chart has been provided that shows the maximum square footage, and maximum number of dwelling units and stories of each use in each building.

The total amount of residential and non-residential use proposed in Land Unit A, of up to 102 multifamily dwelling units and 91,351 square feet of office and retail use is in conformance with the current Plan recommendations of up to 175 multifamily dwelling units and 105,000 square feet of non-residential use. These uses would be located in two mixed use buildings that would frame a plaza that extends from the existing Washington Plaza. The total development proposed in Land Unit A includes the land area occupied by the Millennium Bank building which resides in Land Unit F in the current Plan. The total amount of residential use proposed in Land Unit D, of up to 935 multifamily and single-family attached dwelling units is in conformance with the current Plan recommendations of up to 935 dwelling units.

While the number of residential dwelling units by land unit meets the Plan recommendations, the applicant should clarify that the total residential square footage by land unit also meets the Plan recommendations. The total number of dwelling units in both land units is 1,037 with a maximum 1,037,000 square feet of residential use, for an average of 1,000 square feet per unit. To ensure that the Plan recommendations for the maximum square footage of residential use, particularly in Land Unit D, are not exceeded, it is recommended that the applicant commit to a maximum of 1,122,000 square feet of residential use in Land Unit D, and likewise, commit to a maximum of 210,000 square feet of residential use in Land Unit A.

The last paragraph in Note 21 on page C-2 of the development plan states that 20,000 square feet of residential use may be shifted from one building to another. It is recommended that any shift in residential use not exceed the residential square footage maximums defined in the Plan for each land unit.

The applicant proposes 30,000 square feet of office use and 15,800 square feet of retail use (proposed to be a grocery store) to be located in Building D1, sited at the main entrance to the village center from Baron Cameron Avenue in Land Unit D. An existing gas station would be demolished to accommodate the mixed use building. The current Plan recommendation is for up to 4,000 square feet of non-residential use (exclusive of the gas station). The proposed Plan

amendment recommends up to 48,000 square feet of non-residential uses and that the gas station should be redeveloped. The development proposal meets the proposed Plan amendment recommendation.

The location of the proposed non-residential use at the main entry point to the village center is ideal, because it would help to draw people into the village center and provide an urban character. The office use would increase the daytime population in the village center and help to increase pedestrian traffic to the existing and planned retail uses in Washington Plaza and the surrounding area. The retail use proposed in Land Unit D is a grocery store which would fulfill an unmet need in the village center and would complement existing retail uses in Washington Plaza. The proposed non-residential use is best accommodated on the portion of Land Unit D where the existing gas station is located.

One of the Comprehensive Plan's planning objectives is to "encourage development that complements, rather than competes with, existing development on Washington Plaza." Given that retail use is now being proposed in a location disconnected from Washington Plaza and to help further the aforementioned planning objective, it is recommended that the applicant commit to constructing the ground floor shell of Building D1 for a grocery store and to trying to lease the space to a grocery store for up to three years. It is further recommended that if the applicant is unsuccessful in leasing the building to a grocery store after three years, that the space be limited to non-automobile oriented uses.

A two story, 14 foot tall parking structure is proposed on a land area that encompasses both Land Units A and C and is existing dedicated open space owned by the Reston Association. The applicant and the Reston Association have agreed to a land swap, which would establish a 1.1 acre tree/habitat preserve area on land in Land Unit D adjacent to Baron Cameron Avenue and allow for the development of the parking structure which will provide approximately 120 parking spaces for the proposed land uses in Land Unit A.

The Plan recommendation for Land Unit C calls for the existing tree canopy to be preserved to the greatest extent possible. Thirty percent of the parcel to contain the parking structure will remain undisturbed as a tree preservation area.

The existing Millennium Bank building is proposed to be demolished and the land area to be redeveloped as a portion of Building A1. Under the current Comprehensive Plan, the bank building is located in Land Unit F of the LAVC. This land unit makes up the core of the Lake Anne Village Center Historic Overlay District and is not planned to be redeveloped. However, the Plan amendment proposes to move the land area occupied by the bank from Land Unit F to Land Unit A in order to facilitate redevelopment of the bank. On September 11, 2014, the Fairfax County Architectural Review Board approved the demolition of the bank building with conditions, including the approval of the subject rezoning application. The redevelopment of this land area will contribute to a site design that increases access and visibility of Washington Plaza and Lake Anne.

Urban Design

Building/Site Design The Comprehensive Plan recommends that architectural designs should be sensitive to and supportive of the architecture in the Historic Overlay District. The proposed site design for Land Unit A will serve as an extension of the site design in the historic district. The architecture is proposed to complement the existing buildings. The applicant has proffered to review and approval by the Fairfax County Architecture Review Board for the proposed architectural design, landscape detail, signage and lighting.

The Plan recommendations for Land Unit A with redevelopment include providing an extension of Washington Plaza along its north-south axis, extending northward from the existing northern entrance to the plaza to North Shore Drive. The plaza extension should be designed to accommodate community events such as the existing Lake Anne Farmers' Market and should provide an unobstructed view toward Lake Anne. Furthermore, new development should be oriented along the extended plaza with retail uses that are primarily community serving in nature on the first or second level and office and residential uses located above. New residential uses should primarily be located in one or more taller buildings at the northern end of the extended plaza. Roof top plazas with well-defined public access is encouraged. Additionally, the existing Association of School Building Officials (ASBO) building and convenience market should be removed.

The development plan shows a substantial plaza extension extending both north-south from Washington Plaza to North Shore Drive, and east-west, just above the existing Washington Plaza development. The plaza is designed to accommodate such programming as the farmers' market, an amphitheater and open gathering areas. It is designed with retail store fronts at ground level and office and residential above in 4 – 5 story buildings. Rooftop terraces are shown on both buildings. It is unclear whether they are public or private spaces. Both the ASBO building and convenience market will be demolished. Along with the proposed realignment of Village Road, the site design will create a vista from Baron Cameron Avenue to the existing Washington Plaza and Lake Anne, as is recommended by the Comprehensive Plan.

The Plan recommendations for Land Unit D with redevelopment include the provision of usable open space in the form of plazas, urban greens, courtyards, rooftop plazas and/or parks to create attractive gathering places, tree preservation, and a safe, well-lighted walkway to connect residents of Northgate Square with Land Unit A.

The development plan includes several well designed open space areas interspersed with multi-family residential buildings and townhouses. A large circular central park framed by three 5 – 11 story residential buildings is designed with several different areas such as a tot lot, concrete stage with outdoor furniture, lawn area, fenced dog walking area, art wall and wooden decks. A central walkway, the "Crescent Path" cuts across Land Unit D, linking with Land Unit A to the west and provides a connection to Northgate Square to the east via an existing trail system. A pedestrian mews connecting many of the townhouses together, and several smaller plazas

and open lawn areas are distributed throughout Land Unit D. Several champion trees have been identified for preservation throughout the development.

Open Space The Comprehensive Plan recommends that a minimum of 25 percent of the gross land area in each land unit should be set-aside as open space that is accessible to the public, which should include urban plazas. The development plan shows that 35 percent of Land Unit D (not including the 1.1 acres of dedicated open space as part of the land swap with the Reston Association) and 47.9 percent of Land Unit A are designated as open space. This land area includes an entry plaza, large central park area, pedestrian mew, and terraced rain garden in Land Unit D and a large urban plaza in Land Unit A.

Public Art The Plan recommends that new public art should be incorporated, consistent with guidance in the Initiative for Public Art Reston (IPAR) *Public Art Master Plan.* The public art ideally should be highly interactive and should be able to be climbed on when possible. On Sheet I-2 of the development plan, 12 locations have been identified as suggested public art venues throughout Land Units A and D. The applicant has proffered to incorporating venues for public art with each site plan and to coordinating with the IPAR Public Art Committee to obtain its recommendations on the type and location of public art to be provided.

Pedestrian Circulation/Bicycle Facilities

The development plans show numerous sidewalks, trails and paths throughout the proposed project. The Crescent Path slices through the heart of Land Unit A and Land Unit D, linking the proposed development. The site design addresses a significant grade change (roughly 30 feet) along the path in Land Unit D adjacent to North Shore Drive by constructing a terraced rain garden with steps and a path with switch backs and shade seating. When the above-grade parking structure (Building D2) is constructed, an elevated pedestrian walkway will provide a more direct pedestrian connection for residents in Land Unit D to the proposed grocery store in Building D1, which is roughly 40 – 70 feet lower in elevation than the rest of the Land Unit D development. It is recommended that the applicant explore the ability to provide more direct pedestrian connection to Building D1 via the parking garage and stairs in Building D4 at such time that the grocery store and surface parking lot are constructed.

The Comprehensive Plan provides guidance on ensuring that a safe pedestrian connection between Land Units A and D is established. The applicant has proposed a mid-block connection across North Shore Drive linking the two sides of the Crescent Path. This pedestrian crossing is to have curb extensions and decorative paving to help improve the safety of this crossing, subject to approval by the Virginia Department of Transportation (VDOT). A crossing at this location is a key element in the design of this proposed development. The development plan shows the crossing being constructed in Phase 2. However, after Phase 1, the following phases (a minimum of four phases in total) can be developed in any order. To ensure safe pedestrian access at this key location, it is recommended that the applicant provide the crosswalk before the first RUP or Non-RUP is issued in Phase 2 or earlier during Phase 1. Crosswalks are also proposed at the intersection of Village Road and North Shore Drive which should be installed as part of the project to realign Village Road.

A bike path is shown on North Shore Drive beginning at the intersection with Village Road going east. Sharrows (shared lane markings) are shown on both sides of North Shore Drive on the west side of Village Road. A number of bike share stations are shown throughout the development and the applicant has proffered to bicycle improvements.

Transportation/Parking

The Comprehensive Plan recommends the realignment of Village Road to the west of its current location to correct operational deficiencies and to align with and provide a view into an extended Washington Plaza. The applicant is proposing to realign Village Road which will establish a vista into Washington Plaza and to Lake Anne. The applicant has proffered to reconstruct the road prior to the issuance of the first residential use permit (RUP) or Non-RUP for the first of Buildings D3 or D4 in Phase 1 of the redevelopment.

The Plan recommends limiting the visibility of parking throughout the Lake Anne Village Center. Parking should be in below-grade or partial below-grade structures or above-grade structures that are clad by development. If a portion of a structure is visible, façade treatments and/or landscaping should be used to minimize visual impact.

Two separate above-grade parking structures are proposed, Buildings A3 and D2. Building A3 is located adjacent to North Shore Drive and will provide parking for the non-commercial uses in Land Unit A. This 14 foot tall structure will be obscured from view on North Shore Drive due to a grade change and vegetation. Additional parking in Land Unit A will be located in below-grade parking in Buildings A1 and A2. Building D2 will include two levels of below-grade and up to three levels of above-grade parking. However, this structure will be built to accommodate up to five levels of above-grade parking if as the redevelopment progresses it is found that more parking is needed in Land Unit D. Building D2 will be located on the backsides of Buildings D1 and D4 along North Shore Drive and will initially be a surface parking lot until additional parking is needed as more buildings are constructed. Sheets A-30 and A-41 of the development plan show the garage facades for both Buildings A3 and D2 clad with planting screens in order to minimize the visual impact.

Parking for the multifamily structures, Buildings D3 – D8, and for the hybrid townhouses, Buildings D13 – D20, will provide below-grade parking. Portions of the garages visible at grade due to changes in ground elevation are shown in the development plan to be screened by façade treatments and/or vegetation. Parking for the blocks of traditional townhouses, Buildings D9 – D12 and D21 – D25, are in private garages and driveways. Some of the guest parking for these residential uses are provided in small surface parking areas.

The applicant is proposing a parking reduction of 19.5 percent in the mixed use portions of the development and 16.7 percent in the 100 percent residential portion of the development encompassing Buildings D3 – D25. Other transportation improvements are subject to review by the Fairfax County Department of Transportation and VDOT.

Housing Affordability and Diversity

The Comprehensive Plan recommends that any redevelopment of the Crescent Apartments in Land Unit D should replace the existing 181 affordable rental units with the same number of affordable housing units. The applicant is proposing to develop at least 181 replacement units in Buildings D3 and D4 in the first phase of development. The applicant will provide a minimum of 20 percent of the total housing units as affordable and workforce units, not including the replacement units. Additionally, the applicant has proffered to demonstrate compliance of the residential buildings with universal design criteria at the time of site plan and building plan approval.

Up to 310 housing units in Land Unit D may be developed for active adults, however, the applicant has not committed to providing this housing type.

Conclusion

The proposed development's general conformance with the land use recommendations of the Comprehensive Plan is contingent on the Board of Supervisors' approval of the concurrent Plan Amendment, 2013-III-UP1. Several other issues identified in this analysis should be addressed by the applicant. These issues include the following:

- Committing to a maximum square footage of residential use in Land Units A and D that conforms with Plan recommendations;
- Committing to pursuing the establishment of a grocery store in Building D1;
- Exploring the ability to provide a more direct pedestrian connection to Building D1 in the early phases of development; and
- Committing to installing key pedestrian crossings on North Shore Drive in Phase 2 of the redevelopment or earlier.

PGN/JRB

ATTACHMENT

Plan amendment 2013-III-UP1 for Lake Anne Village Center as shown in the staff report dated October 29, 2014 proposes the following text changes to Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, amended through April 29, 2014, UP5 Reston Community Planning Sector, Recommendations, Land Use, #8, pages 216 – 221. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~.

"**Lake Anne Village Center -** The Lake Anne Village Center is located in the northeastern quadrant of Reston and is bounded generally by Baron Cameron on the north, Lake Anne on the south, and North Shore Drive to the west. . . . The Lake Anne Village Center Commercial Revitalization Area encompasses the entire boundary of the Lake Anne Village Center. . . .

The goals for the Lake Anne Village Center are to create opportunities to: 1) foster residential, office and community-enhancing retail and entertainment uses that will provide a more vital village center environment; 2) support the long-term economic viability of the business community; and, 3) protect and enhance the historic and architectural quality of Washington Plaza and retain the village character of an expanded village center. . . .

Area-wide Recommendations

The parcels comprising the Lake Anne Village Center are divided into six land units (as shown in Figure 74). For Land Units A, B, C, D, and E, a description of its location and character is given and recommendations are provided that articulate the development planned, both in terms of density and intensity, under a baseline recommendation, a redevelopment option for individual land units, and a consolidation option for Land Units A~~,~~ and D.~~, and E.~~ . . . .

Parcel Consolidation - The preferred approach to redevelopment in the Lake Anne Village Center is through the coordinated redevelopment of Land Units A~~,~~ and D~~, and E~~. This would include consolidation of the Washington Plaza surface parking lot (Land Unit A)~~,~~ and the Crescent Apartment property and the gas station (Land Unit D)~~, and the Fellowship House property (Land Unit E)~~. ~~In addition, parcels in Land Units B, and C may be considered for inclusion in a consolidation effort.~~ If ~~complete~~ consolidation of these two land units occurs, the *Full Consolidation Option* level of development can be achieved as described in the Land Unit Recommendations for Land Units A~~,~~ and D.~~, and E.~~ In addition, parcels in Land Units B~~,~~ ~~and~~ C and E may be considered for inclusion in a consolidation effort.

Consolidation of these land units would allow for redevelopment to occur in a well-designed, integrated and efficient manner. Pedestrian access through and among parcels could be more easily designed and roads could be more readily realigned to

improve their safety and functionality. The *Full Consolidation Option* would also provide an opportunity to improve the visibility of Washington Plaza and below-grade parking could more readily be constructed in strategic locations. The Land Unit Recommendations specify the desired mix of uses and levels of development intensity by individual land unit. However, under the *Full Consolidation Option*, flexibility may be provided in locating uses and intensity in order to achieve the goals and objectives stated above, as well as to meet the Area-wide Recommendations and the conditions in the Land Unit Recommendations. . . .

Heritage Resources – The Lake Anne Village Center Historic Overlay District was created to protect against destruction of the historic and architectural quality of the landmark; to encourage uses which will lead to its continuance, conservation, and improvement; and to assure that new uses within the district will be in keeping with the character to be preserved and enhanced. The Lake Anne Village Center Historic Overlay District regulations are found in Appendix 1, A1-1100 of the Zoning Ordinance. All structures located in Land Units A and F are within the boundary of the historic overlay district. ~~Structures within Land Unit A are contributing properties to the district while those in Land Unit F are historic properties.~~ The Fairfax County Architectural Review Board must review ~~all~~ improvements and alterations in the historic overlay district~~.~~ as stipulated by the Zoning Ordinance. In June 2011, Lake Anne Village Center was determined eligible for listing in the National Register of Historic Places. . . .

Transportation – Future redevelopment in the Lake Anne Village Center area should be balanced with supporting transportation infrastructure improvements and services. To ensure that potential transportation impacts are sufficiently mitigated, the following conditions should be met: . . . .

- At a minimum, improvements are necessary at the current intersection of Village Road and North Shore Drive. This intersection has current operational deficiencies that need to be corrected before any density increases in the Washington Plaza area can be accommodated. Other potential improvements to mitigate traffic will need to be analyzed as well, such as additional turning lanes at intersections. For example, while additional right-of-way might be required, adding a turn lane to North Shore Drive at both west and eastbound approaches to Wiehle Avenue could measurably decrease intersection delays; ~~and~~

- The realignment of Village Road to the west to correct operational deficiencies, and to align with and provide a view into an extended Washington Plaza should occur with the redevelopment of Land Units A, D or E; and

- To facilitate improvements and traffic flow at the intersection of Village Road and North Shore Drive, the following additional options should be considered:

  ~~1) The realignment of Village Road to the west to correct operational deficiencies, and to align with and provide a view into an extended Washington Plaza;~~

~~2~~1) The slight realignment of North Shore Drive, to the east of Village Road on Land Unit D, to smooth out the horizontal curve, enhance sight distance, and improve vehicular and pedestrian safety; and

~~3~~2) The construction of a roundabout on North Shore Drive at the intersection of a realigned Village Road and North Shore Drive pending detailed additional analysis that compares the benefits of a roundabout versus other congestion mitigation measures. . . .

Urban Design – These urban design guidelines are intended to encourage design excellence in the redevelopment of the Lake Anne Village Center that is sensitive to the aesthetic character and visual environment of Washington Plaza while not being repetitive. . . .

Development proposals for the Lake Anne Village Center should address the following: . . . .

- *Washington Plaza and Lake Anne Vista* – Currently, the views of Lake Anne and the Heron House from the north are obstructed by the Millennium Bank building at the entrance of Washington Plaza and the Association of School Business Officials building at the intersection of Village Road and North Shore Drive. To create a better view of this area from nearby roadways, the Association of School Business Officials building should be removed and the current bank building should be removed or altered. Redevelopment should be designed in such a way as to create an unobstructed view toward Lake Anne. . . . .

Land Unit Recommendations

The Lake Anne Village Center is divided into land units (as shown in Figure 74) for the purpose of organizing site-specific recommendations. For each land unit, a description of its location and character is given and recommendations are provided that articulate the planned use(s) and intensity or density.

Land Unit A

Land Unit A consists of the area north of Washington Plaza (as shown in Figure 74), the majority of which is located within the Lake Anne Village Center Historic Overlay District. It includes the surface parking lot north of Washington Plaza, dedicated open space owned by the Reston Association, the Association of School Building Officials (ASBO) building, the Millennium Bank building, and the 24-7 convenience market.

Baseline Recommendation. . . .

Redevelopment Option

As an option, the area of the parking lot to the north of Washington Plaza is planned for mixed-use development that will complement the uses on the existing Washington Plaza if redeveloped independently (as opposed to the *Full Consolidation Option* described below).

The total amount of development allowed under the *Redevelopment Option* should be no more than 235,000 square feet. The mix of uses should include a residential component and a nonresidential component that includes retail, civic, office, and other complementary nonresidential uses. The residential component should consist of up to 150,000 square feet (up to 125 multifamily dwelling units), and the nonresidential component should consist of up to 85,000 square feet, subject to the following conditions:

- An extension of Washington Plaza along its existing north-south axis should be provided, extending northward from the existing northern entrance to the plaza to North Shore Drive. This plaza extension should be designed to accommodate community events such as the existing Lake Anne Farmers' Market and should provide an unobstructed view toward Lake Anne;

- New development should be oriented along the extended plaza with retail uses that are primarily community-serving in nature on the first or second level and office and residential uses located above;

- New residential uses should primarily be located in one or more taller buildings at the northern end of the extended plaza;

- In addition to the extension of Washington Plaza, the provision of roof top plazas with well-defined public access is encouraged to provide additional open space in this Land Unit;

- In no instances should pad sites be permitted within Land Unit A; and

- Under this option redevelopment should include the removal of the current Association of School Building Officials building and the convenience market~~.~~, and the removal or alteration of the Millennium Bank building.

Full Consolidation Option

As an option, new development up to the following maximum levels may be achieved if Land Units A~~,~~ and D~~, and E~~ are fully consolidated. If development occurs after the redevelopment of Land Unit E, then site design, building locations, urban design, open space amenities, signage, pedestrian access, lighting and parking facilities should be integrated with any approved or existing redevelopment in Land Unit E.

The total amount of development allowed under the *Full Consolidation Option* should be no more than 315,000 square feet. The mix of uses should include a residential component and a nonresidential component that may include office, retail, civic, and other complementary nonresidential uses. The residential component should consist of up to 210,000 square feet (up to 175 multifamily dwelling units), and the nonresidential component should consist of up to 105,000 square feet, subject to the same conditions provided for the *Redevelopment Option. . . .*

Land Unit D

This land unit is located to the northeast of Washington Plaza and is bounded on the south by North Shore Drive, on the north by Baron Cameron Drive, and on the west by Village ~~Drive~~ Road. The land unit contains the Crescent Apartments, five garden apartment-style three-story buildings containing 181 units. It also contains a gas station located along North Shore Drive.

Baseline Recommendation. . . .

Redevelopment Option
The total amount of development allowed under the *Redevelopment Option* should be no more than 902,000 square feet. The residential component should consist of up to 900,000 square feet (up to 750 multifamily dwelling units), and the nonresidential component (office, ground-level support retail, civic, and/or other complementary nonresidential uses) should consist of up to 2,000 square feet (exclusive of the gas station), subject to the following conditions:

- Any redevelopment of this property should replace the loss of any of the existing 181 affordable (workforce) rental units with the same number of affordable housing units;

- Usable open space in the form of plazas, urban greens, courtyards, rooftop plazas and/or parks should be provided to make attractive gathering places;

- Tree preservation and/or tree cover restoration should be a key condition of redevelopment in this Land Unit, in accordance with guidance in the Environmental section of the Fairfax County Policy Plan; and

- Site designs for Land Unit D should ensure a safe, well-lighted walkway to connect the residents in Northgate Square with existing and planned office and retail uses in Land Unit A. New structure(s) should not obstruct direct pedestrian linkages.

Full Consolidation Option
As an option, new development up to the following maximum levels may be achieved if Land Units A~~,~~ and D~~, and E~~ are fully consolidated. If development occurs after the redevelopment of Land Unit E, then site design, building locations, urban design, open space amenities, signage, pedestrian access, lighting and parking facilities should be integrated with any approved or existing redevelopment in Land Unit E.

The total amount of development allowed under the *Full Consolidation Option* should be no more than ~~1,126,000~~ 1,170,000 square feet. The residential component should consist of up to 1,122,000 square feet (up to 935 multifamily dwelling units), and the nonresidential component (office, ground-level support retail, civic, and/or other complementary nonresidential uses) should consist of up to ~~4,000~~ 48,000 square feet ~~(exclusive of the gas station)~~, subject to the same conditions provided for the *Redevelopment Option*~~.~~ with the addition that the gas station should be consolidated and redeveloped as part of the *Full Consolidation Option.*

~~The 0.85 acre site containing the gas station is strongly encouraged to be part of the *Full Consolidation Option*. However, if it is not included, development plans should show how this parcel will relate to the rest of Land Unit D.~~

Land Unit E

This land unit is located to the northwest of Washington Plaza and is bounded on the south by North Shore Drive, on the north by Baron Cameron Drive and on the east by Village Road. The land unit contains the Fellowship House senior housing development, a multi-wing high-rise building containing 240 units.

Baseline Recommendation. . . .

Redevelopment Option
The total amount of development allowed under the *Redevelopment Option* should be no more than 386,000 square feet. The residential component should consist of up to 384,000 square feet (up to 320 multifamily dwelling units), and the nonresidential component (office, ground-level support retail, civic, and/or other complementary nonresidential uses) should consist of up to 2,000 square feet, subject to the following conditions:

- Any redevelopment of this property should replace the loss of any of the existing affordable rental units among all the Land Units;
- Usable open space in the form of plazas, urban greens, courtyards or parks should be provided to make attractive gathering places for residents. The provision of roof top plazas over structured parking with well-defined

public access is encouraged where feasible; and

- Tree preservation and/or tree cover restoration should be a key condition of redevelopment in this Land Unit, in accordance with guidance in the Environmental section of the Fairfax County Policy Plan.

~~***Full Consolidation Option***~~
~~As an option, new~~ New development up to the following maximum levels may be achieved subject to the following condition if development occurs after the redevelopment of Land Units A and D: ~~if Land Units A, D, and E are fully consolidated.~~ site design, building locations, urban design, open space amenities, signage, pedestrian access, lighting and parking facilities should be integrated with any approved or existing redevelopment in Land Units A and D.

The total amount of development allowed ~~under the *Full Consolidation Option*~~ should be no more than 514,000 square feet.–The residential component should consist of up to 510,000 square feet (up to 425 multifamily dwelling units), and the nonresidential component (office, ground-level support retail, civic, and/or other complementary nonresidential uses) should consist of up to 4,000 square feet, subject to same conditions provided for the *Redevelopment Option.*

Land Unit F

This land unit consists of the development along Washington Plaza, which includes a mix of residential, retail, office, and civic uses, together with the residences along Chimney House Road. The uses along the plaza include the 15-story Heron House, a high-rise residential condominium; three-story "live-work" units with retail and offices uses at the ground level and residential uses on the upper levels; and a variety of community-serving retail uses, office condominiums, ~~the Millennium Bank,~~ the Washington Baptist Church, the Reston Community Center, and a child care center.

Land Unit F makes up the core of the Lake Anne Village Center Historic Overlay District. Since this land unit is not planned to be redeveloped, it is not part of any redevelopment or consolidation options."

County of Fairfax, Virginia

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

DATE: October 29, 2014

TO: Barbara Berlin, Director,
Zoning Evaluation Division
Department of Planning and Zoning (DPZ)

FROM: Barbara Byron, Director
Office of Community Revitalization (OCR)

SUBJECT: **OCR Staffing Comments**
Lake Anne Village Center
DPA A-502-07/PCA A-502/PRC A-502-3

The Office of Community Revitalization (OCR) has reviewed the above referenced Planned Residential Community (PRC)/ Proffered Condition Amendment (PCA), date stamped as "Received by the Department of Planning and Zoning on October 27, 2014", as well as the Preliminary Draft Proffers, Lake Anne Development Partners LLC, dated October 27, 2014.

The project is located within the Lake Anne Village Center (LAVC) Commercial Revitalization Area (CRA), and is a public-private partnership between the County and Lake Anne Development Partners LLC (LADP) to redevelop the county-owned Crescent Apartment site and additional properties within the LAVC/CRA as part of a well-designed and integrated development plan that retains affordable housing, and adds new market rate and affordable housing, retail and office uses. Plan Amendment PA 2013-III-UP1 is being processed concurrently with DPA A-502-07/PCA A-502/PRC A-502-3.

The following recommendations are offered for further consideration:

Fire Access: The applicant should continue to work with the Fire Marshal to refine the fire access to the site to determine if markings are needed.

- Fire lanes identified adjacent to D3 (Sheet C-22): Are these necessary, as it appears that more than 50% of each building is accessible via the street? These should be removed if possible, as they will likely need to be marked and striped, which will impact the design.

Office of Community Revitalization
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22035
703-324-9300, TTY 711
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OCR
Office · Commercial · Residential

- Paving Materials (Sheet C-22, Sheet L-14): Many of the fire access locations are labeled as grasscrete on certain sheets, but are identified as typical paving materials on the architectural and landscape sheets. This needs to be coordinated and clarified across the plan set. The applicant should provide a legend that identifies surface materials.

Building D1/Architectural Treatments (Sheet L-16): As Building D1 is located in a prominent corner, the treatment of the façade and the view is particularly important. The applicant should include a proffer to provide more details on the fenestration and treatment of this façade, subject to OCR review and approval, at time of Building Plan.

Crescent Steps (L-17): The applicant should provide a section of the D4 entry ramp adjacent to the pedestrian sidewalk as the relationship between the pedestrian sidewalk and the ramp is a concern.

Mid-Block Pedestrian Crossing at North Shore Drive (L-14E): The design has improved with the elimination of the bus pull-off. The applicant should continue to work with FCDOT and VDOT to further refine the design of the mid-block pedestrian crossing at North Shore Drive.

Signage: The applicant should commit to submitting a CSP to address wayfinding and coordinated signage across the site.

Retaining Walls (Sheet L-19, Sheet A-53A): A product or material above the minimum standard should be considered for spaces that are highly visible from the public realm (i.e., along Baron Cameron). The gravity block and pre-cast concrete materials are of particular concern.

Interim Conditions (Sheet A-52, Sheet A-41): The applicant should provide more details to understand the interim condition of the exposed parking decks for D4 until the D2 garage is built, and what the views to the decks will look like?

Trash Receptacle (Sheet A80): The applicant should provide trash receptacle enclosure details.

cc: Mary Anne Tsai, Staff Coordinator, DPZ
OCR File

County of Fairfax, Virginia

MEMORANDUM

DATE: October 31, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **ENVIRONMENTAL ASSESSMENT** for: **PRC A-502-3/PCA A-502**
DPA A-502-07
Lake Anne Village Center

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced development plan as revised through September 26, 2014. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

In the Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, on page 7 through 9, the Plan states:

"Objective 2: **Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County. . . .**

Policy k. For new development and redevelopment, apply better site design and low impact development techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

Department of Planning and Zoning
Planning Division
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Fax 703-653-9447
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DEPARTMENT OF PLANNING & ZONING

- Minimize the amount of impervious surface created. . . .

- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.

- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .

- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .

Programs to improve water quality in the Potomac River/Estuary, and Chesapeake Bay will continue to have significant impacts on planning and development in Fairfax County. There is abundant evidence that water quality and the marine environment in the Bay are deteriorating, and that this deterioration is the result of land use activities throughout the watershed."

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, page 11, the Plan states:

"Objective 4: Minimize human exposure to unhealthful levels of transportation generated noise.

Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise.

New development should not expose people in their homes, or other noise sensitive environments, to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA."

In the Fairfax County Comprehensive Plan, 2013 Edition, Area III volume, Upper Potomac Planning District as amended through April 29, 2014, page 214, the Plan states:

"• *Green Buildings and Stormwater Management* – In keeping with Reston's original vision of protecting the environment and living in harmony with nature, redevelopment proposals should meet the following conditions:

1) The incorporation of green building practices sufficient to attain certification through the LEED program or its equivalent is required for the Lake Anne Village Center. In addition, attainment of the Silver rating or better through the LEED program or its equivalent is strongly encouraged;

2) Encourage the provision of architectural elements that will provide both environmental and aesthetic benefits, such as vegetated roofs and/or rooftop plaza areas in locations that will experience pedestrian or other recreation activity in order to provide a high quality visual character; and

3) Incorporate Low Impact Development (LID) stormwater management techniques where feasible."

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Green Buildings

The Comprehensive Plan's area-wide recommendations for Lake Anne Village Center recommends the incorporation of green building practices sufficient to attain LEED certification at a minimum; attainment of LEED Silver certification is strongly encouraged. The applicant has committed to EarthCraft House Program or National Green Building Standard (NGBS) using the Energy Star Qualified Homes path for energy performance for the residential elements of the proposed development. However, some of the mix use buildings contain non-residential uses that are not eligible for green building certification through the Earthcraft House Program or NGBS. Specifically, the following non-residential uses in maximum square feet (SF) are not being proposed for LEED certification or the equivalent:

Building A1: 28,543 SF of retail and 17,730 SF of office
Building A2: 13,870 SF of retail and 31,208 SF of office

Building D1: 15,800 SF of retail and 30,000 SF of office

This totals up to 58,213 SF of retail and 78,938 SF of office or 137,151 SF of non-residential development. To be in conformance with the green building recommendations for Lake Anne Village Center, the mixed use buildings (A1, A2 and D1) should attain LEED certification or an equivalent at a minimum although LEED certification is strongly encouraged. The applicant is working with staff to resolve this outstanding issue.

Water Quality

The subject property is currently developed with a mixture of multi-family residential development, office and retail uses. The majority of the existing buildings were constructed in the 1960's when water quality and quality controls were not considered an issue of concern. The proposed new development presents an opportunity to address this oversight. The applicant is proposing a number of water quality improvement measures, which should also provide some reduction in volume. These measures include vegetated roofs, permeable pavers, bioretention facilities and rainwater harvesting cisterns. Staff feels that the proposed measures combined with the retention of some existing tree cover and proposed landscaping should result in localized water quality control improvements. Any final determination regarding standards for stormwater management will be made by the Department of Public Works and Environmental Services.

Noise

Much of the proposed development abuts portions of Baron Cameron Avenue. The posted speed limit for that road is forty-five miles per hour on this segment. This is also a roadway which carries significant traffic volumes and has the potential to produce noise levels in excess of 65 dBA Ldn which could impact many of the proposed residential units. As a result, staff feels that a noise study is warranted in order to determine the extent of these anticipated noise impacts and appropriate mitigation measures. The development plans do not depict any outdoor activity areas between the buildings and the roadway. Therefore, staff concludes that any possible noise impacts to the proposed residential buildings would be to the roadway-facing facades of these buildings. Interior noise mitigation measures are seen as a likely to be needed for these units. Staff has recommended that the applicant provide a noise study at the time of site plan submission for review and comment by staff in the Environment and Development Review Branch of the Department of Planning and Zoning. The applicant has proffered to this commitment. Staff feels that this issue has been fully addressed at this time.

PGN:JRB

County of Fairfax, Virginia

MEMORANDUM

RECEIVED
Department of Planning & Zoning
OCT 15 2014
Zoning Evaluation Division

DATE: October 10, 2014

TO: Mary Ann Tsai, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Camylyn Lewis, Stormwater Engineer CML
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: PRC Plan Application # DPA A-502-07/PCA-A-502/PRC A-502-3, Lake Anne Village Center dated January 24, 2014, LDS Project #8260-ZONA-002-1, Tax Map #17-2-16-0001A, 17-2-14-01-0002G, 17-2-01-0007, 17-2-08-0006C, 17-2-07-0006B2, 17-2-07-0006B3, Hunter Mill District

We have reviewed the subject application dated September 29, 2014, and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)
There is no Resource Protection Area (RPA) on this site.

Water Quality Control
Water quality controls (BMP) are required for this redevelopment (PFM 6-0401.2A). Narrative indicates that water quality for this development is provided in accordance with the applicable criteria under Article 4 of the Fairfax County New Stormwater Management Ordinance as approved by the Board of Supervisors on January 28, 2014, effective on July 1, 2014.

Applicant has depicted on the PRC plan preliminary size and locations of BMPs for the proposed development. The use of vegetated roofs, permeable pavers, three (3) bioretention facilities, four (4) sand filters, four (4) cisterns, and underground SWM/BMP facilities are shown on the plan. The proposed BMP facilities are allowed by the Virginia Stormwater BMP Clearinghouse website as required under Article 4 of the Stormwater Management Ordinance.
Please provide an electronic copy of the Virginia Runoff Reduction Method Re-Development Worksheet, with any necessary summary computations to show how the water quality requirements are to be met. The applicant provided some preliminary rainwater harvesting cistern design information; the applicant should clarify with a narrative how the rainwater harvesting cistern fits into the overall SWM/BMP design used in the VRRM spreadsheet. P*FM 6-1315.3J (modified).* Note, Soil infiltration testing following Fairfax County Testing Guidelines for proposed infiltration facilities is required.

Department of Public Works and Environmental Services
Land Development Services, Site Development and Inspections Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359

A private maintenance agreement for the proposed SWM/BMP facilities will be required prior to final site plan approval (PFM 6-0303.2).

A Public Facilities Manual modification request to allow stormwater management to be satisfied by underground facilities in residential developments is required for the proposed sand filters. Such request may be approved by the Board of Supervisors in conjunction with the approval of a rezoning, proffer condition amendment, special exception or special exception amendment. SDID's memo to DPZ dated June 18, 2014 recommended approval of the PFM modification 8620-WPFM-001-1 to allow the location of underground detention facilities in the residential area.

Downstream Drainage Complaints
There are no downstream drainage complaints on file.

Floodplain
There are no regulated major floodplains on the site. However, the drainage area at point A is 155 acres. Water surface elevations shall be computed for areas greater than 70 acres or more of watershed. It is understood that the 7 feet by 9 feet box culvert is designed for the 100 year flow. Please provide the computations for the 7ft by 9ft high box culvert, pipe outfalls 1 through 11 and show that the 100 year flow is contained within the pipe. Sheet C-18. PFM 6-1401.1.
Please provide additional information/computations (grading, pipes, inlets) to show how the 155 acres enters the box culvert. Please show the outlet pipe and flow (cfs) for Lake Newport.

Stormwater Detention
Stormwater detention is required, if not waived (PFM 6-0301.3). Narrative indicates that detention requirements will be met in accordance with the applicable criteria under Article 4 of the Fairfax County New Stormwater Management Ordinance as approved by the Board of Supervisors on January 28, 2014, effective on July 1, 2014.

The applicant intends to satisfy detention requirements by reducing all increases in stormwater over existing conditions for this project with proposed BMPs by applying the Runoff Reduction Method. A combination of BMP facilities (vegetated roofs, permeable pavers, bioretention facilities) together with the use of rain harvesting (4 cisterns) are shown on the plan. Please provide an electronic copy of the Virginia Runoff Reduction Method Re-Development Worksheet, with any necessary summary computations, and/or routings, to show how the water quantity requirements are met.
Please include in a narrative, referencing an itemized list or table of demand assumptions and preliminary calculations that support the daily reuse assumed for the design of the cisterns (PFM 6-1315.3J, modified).

A private maintenance agreement for all the proposed SWM/BMP facilities will be required prior to final site plan approval (PFM 6-0303.2).

Site Outfall

An outfall narrative has been provided and a point where the outfall meets a floodplain with a drainage area of at least 1 square mile was identified (ZO 16-302.4.L (2)). The outfall narrative references a box culvert that was constructed in the 1960's. The structural integrity of the box culvert is not known and it was recommended that a licensed professional structural engineer inspect the culvert prior to site plan approval. The inspection would require that Lake Anne be lowered approximately 7ft for engineers to walk and visually inspect the culvert. It is not clear who will do the inspection and when.

A summary description of how outfall requirements for channel protection and flood protection will meet minimum criteria under Article 4 of the Fairfax County New Stormwater Management Ordinance should be provided with this application. PFM 6-0203(as modified)

A private wet pond (Lake Anne) exists downstream of the outfall. A bathymetric survey may be required before site plan approval (LTI 03-05). The applicant states that it would be very difficult to determine which use in the watershed might contribute to sediment deposition in the lake during construction of the project. The applicant requests that any bathymetric survey(s) for the project be confined to the proposed area of Lake Anne that is shown on the hatched area of Sheet C-17.

Dam Breach

Virginia General Assembly legislation (HB 837) applies at the time of the official submission of a plan to the county. The County will notify the dam owner and within 10 days of submission forward a copy of the plan to the Virginia Department of Conservation and Recreation (DCR) for review. DCR will notify the dam owner and the County of its determination within 45 days of receipt of the plan. If the County has not received a determination form DCR within 45 days, DCR is deemed to have not comments. If DCR determines that the proposed development will change the spillway design flood standards of the impounding structure, the development cannot be approved unless it is modified so that it does not change the spillway design flood standards or the developer contributes payment for the necessary upgrades to the impounding structure. Letter to Industry dated June 22, 2009. (LTI 09-10)

Please contact me at 703-324-1808 if you require additional information.

CML/

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES
Shahab Baig, Chief, North Branch, SDID, DPWES
Zoning Application File

County of Fairfax, Virginia

MEMORANDUM

DATE: June 18, 2014

TO: Mary Ann Tsai; Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: PRC Plan Application# DPA A-502-07/PCA-A-502/PRC A-502-3 Lake Anne Village center, 8260-ZONA-002-1, Hunter Mill District

REFERENCE: Waiver #8260-WPFM-001-1 for the Location of Underground Facilities in a Residential Area

We have reviewed the referenced submission for consistency with Section 6-0303.8 of the Public Facilities Manual (PFM) which restricts use of underground Stormwater management facilities located in a residential development (Attachment B). The Board of Supervisors (Board) may grant a waiver after taking into consideration possible impacts on public safety, the environment, and the burden placed on prospective property owners for maintenance. Underground Stormwater management facilities located in residential developments allowed by the Board:

- shall be privately maintained,
- shall be disclosed as part of the chain of title to all future owners responsible for maintenance of the facilities,
- shall not be located in a County storm drainage easement, and
- shall have a private maintenance agreement, in a form acceptable to the Director of the Department of Public Works and Environmental Services (DPWES), executed before the construction plan is approved.

The developer of the subject property would like to have ability to use on-site detention to meet the PFM's detention requirements and has proposed an underground facility on the development plan. The underground detention facility is proposed to be maintained privately by the Homeowner's Association.

ANALYSIS

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

Impacts on Public Safety –The access points to the facilities will be highly visible. Unofficial access to the facilities will be easily noticed.

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

Impacts on the Environment – Low impact development Techniques for SWM have been proposed in this site. Adequacy of each outfall must be demonstrated and water quality requirements must be met before a site plan can be approved. Staff does not believe that there will be any adverse impact on the environment from the construction and maintenance of the underground facilities.

Burden Placed on Property Owner for Maintenance and Future Replacement

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

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

If it is the intent of the Board to approve the waiver request, the property owner must execute a maintenance agreement prior to site plan approval. Staff recommends that a financial plan must be established for the operation, inspection, and maintenance of the underground facilities. The property owner should be required to establish a fund for the annual maintenance. Staff recommends that the property owner provide an initial deposit in an escrow account in an amount equal to the estimated costs for the first 20 years of maintenance of the facility.

The engineer has provided estimates of the annual maintenance cost for facility as $81,500; staff finds the estimates reasonable. Before site plan approval, $1,630,000.00 should be placed into escrow to fund 20 years of maintenance. These monies would not be available to the owner until bond release.

The property owner should also be required, as a waiver condition, to address future replacement of the underground facilities as part of its private maintenance agreement with the County. The replacement reserve fund must be separate from the annual maintenance fund to ensure the monies are available at the time replacement is necessary and have not been previously spent on maintenance activities.

The engineer has estimated 20 year replacement cost of the facility to be about $8943,000.00; staff finds this estimate reasonable. The estimate doesn't reflect how much the non-residential areas are expected to contribute.

RECOMMENDATION

DPWES recommends that the Board approve the waiver to locate underground facility at Lake Anne Village Center, a mixed use development. If it is the intent of the Board to approve the waiver, DPWES recommends the approval be subject to Waiver #8260-WPFM-001-1 Conditions, Lake Anne Village Center, dated June 18, 2014, as contained in Attachment A.

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

ATTACHED DOCUMENTS
Attachment A – Waiver #8260-WPFM-001-1 Conditions, Lake Anne Village Center, dated June 18, 2014
Attachment B – PFM Section 6-0303.8

cc: Robert A. Stalzer, Deputy County Executive
James Patteson, Director, DPWES
Audrey Clark, Director, LDS, DPWES
Jack Weyant, Director, SDID
William Hicks, Director, MSMD
Shahab Baig, Chief, North Branch
Waiver File

Waiver #8260-WPFM-001-1 Conditions
PRC Plan Application# DPA A-502-07/PCA-A-502/PRC A-502-3
Lake Anne Village center

Dated: June 18, 2014

1. The underground facility shall be constructed in accordance with the development plan and these conditions as determined by the Director of the Department of Public Works and Environmental Services (DPWES).

2. To provide greater accessibility for maintenance purposes, the underground facility shall have a minimum height of 72 inches.

3. The underground facilities shall be privately maintained and shall not be located in a County storm drain easement.

4. A private maintenance agreement, as reviewed and approved by the Fairfax County Attorney's Office, shall be executed and recorded in the Land Records of the County. The private maintenance agreement shall be executed prior to final plan approval.

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

5. Operation, inspection, and maintenance procedures associated with the underground facilities shall be incorporated into the site construction plan and private maintenance agreement that ensures safe operation, inspection, and maintenance of the facilities.

6. A financial plan for the property owner to finance regular maintenance and full life-cycle replacement costs shall be established prior to site plan approval

7. Prior to final construction plan approval, the property owner shall escrow sufficient funds that will cover a 20-year maintenance cycle of the underground facilities. These monies shall not be made available to owner until after final bond release.

Fairfax County Government
Public Facilities Manual
Chapter 6 – Storm Drainage

§ 6-0303.8 (83-04-PFM, 24-88-PFM) Underground detention facilities may not be used in residential developments, including rental townhouses, condominiums and apartments, unless specifically waived by the Board of Supervisors (Board) in conjunction with the approval of a rezoning, proffered condition amendment, special exception, or special exception amendment. In addition, after receiving input from the Director regarding a request by the property owner(s) to use underground detention in a residential development, the Board may grant a waiver if an application for rezoning, proffered condition amendment, special exception, and special exception amendment was approved prior to, June 8, 2004, and if an underground detention facility was a feature shown on an approved proffered development plan or on an approved special exception plat. Any decision by the Board to grant a waiver shall take into consideration possible impacts on public safety, the environment, and the burden placed on prospective owners for maintenance of the facilities. Any property owner(s) seeking a waiver shall provide for adequate funding for maintenance of the facilities where deemed appropriate by the Board. Underground detention facilities approved for use in residential developments by the Board shall be privately maintained, shall be disclosed as part of the chain of title to all future homeowners (e.g., individual members of a homeowners' or condominium association) responsible for maintenance of the facilities, shall not be located in a County storm drainage easement, and a private maintenance agreement in a form acceptable to the Director must be executed before the construction plan is approved. Underground detention facilities may be used in commercial and industrial developments where private maintenance agreements are executed and the facilities are not located in a County storm drainage easement.

County of Fairfax, Virginia

MEMORANDUM

DATE: November 21, 2014

TO: Mary Ann Tsai, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh C. Whitehead, Urban Forester III HCW
Forest Conservation Branch, DPWES

SUBJECT: Lake Anne Village Center, DPA A-502-07

I have reviewed the revised landscape plans (Sheets L-09 thru L-22) for the above referenced DPA and PRC A-502-3, stamped as received by the Urban Forest Management Division, Forest Conservation Branch, DPWES, on November 5, 2014.

All Forest Conservation Branch comments made during review of previous submissions of these the proposed plan have been adequately addressed in these sheets.

Forest Conservation Branch staff has no additional comments at this time.

If there are any questions or additional assistance is desired, please contact me.

HCW/
UFMDID #: 188602

cc: DPZ File

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes

DEPARTMENT OF TRANSPORTATION
4975 Alliance Drive
Fairfax, VA 22030

Charlie Kilpatrick
COMMISSIONER

October 10, 2014

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Noreen H. Maloney
Virginia Department of Transportation – Land Development Section

Subject: PCA A-502, DPA A-502-7 and PRC A-502-03; Lake Anne Village Center

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

This office has reviewed the subject application and offers the following comments.

- Attached is a list of Access Management Exceptions and Design Waivers with reviews underway at VDOT. Also attached is the associated graphic.
- An Access Management Exception should be submitted for the minimum spacing requirement of the existing signal at Baron Cameron Avenue/ Village Drive and proposed signal at Baron Cameron Avenue/ Road "A".
- An updated TIA Addendum should be submitted with future, background traffic from NOVUS Fellowship, DPA A-502-02, PCA A-502-02 and PRC A-502-04.
- Signed and sealed signal warrant studies shall be submitted for review and approval no more than one year before volumes are anticipated to meet signal warrants.
- The proposed mid block crosswalk will need an approved Crosswalk Study prior to installation.
- On Sheet C-23A the typical section for North Shore Drive should be revised to 32' face or curb to face of curb with a 26' travelway.
- On Sheet C-24 the truck auto turn should be shown in the right turn lane along Baron Cameron Avenue not the through lane.
- On Sheet C-25 auto turns for right turning BUS-40 should be shown along Baron Cameron Avenue onto Village Road along with the opposing left turn lane at this intersection.

DEPARTMENT OF TRANSPORTATION
4975 Alliance Drive
Fairfax, VA 22030

Charlie Kilpatrick
COMMISSIONER

- On Sheet C-25 auto turns along North Shore Drive should be shown for the proposed entrance and intersection in each direction.
- On Sheet C-28 provide a vertical sight distance profile for each entrance and intersection.
- Sight distance should be shown on the Landscape Plan.
- On Sheet L-13C Village Road and surface parking area detail should be revised to show 18" of compacted soil with root barrier (typ).
- Proposed storm sewer should be revised to show crossings perpendicular, not skewed, with manholes located outside the travel lanes.
- A separate Permit will be needed for the Special Pavers located within the right of way. In addition, Permeable Pavers will not be accepted within the right of way.

County of Fairfax, Virginia

MEMORANDUM

DATE: November 14, 2014

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

FROM: Michael A. Davis, Acting Chief
Site Analysis Section, Department of Transportation

FILE: PRC A-502-3; DPA A-502-07; PCA A-502

SUBJECT: Lake Anne Redevelopment Partners LLC (Lake Anne Village Center)
Tax Map: #17-2 ((16)) 1A
#17-2 ((14)) (1) 2G
#17-2 ((1)) 7
#17-2 ((8)) 6C
#17-2 ((7)) 6B2 and 6B3
#17-2 ((31)) 1645 and A Portion of Common Element
A Portion of Village Road Proposed for Vacation/Abandonment

This department has reviewed the subject application including the PRC/DPA Plan and Proffered Condition Amendment dated December 9, 2013, revised through November 5, 2014, and offers the following comments:

Village Drive Vacation and Dedication of ROW: Washington Gas objected to the vacation request due to a regulator pit located in the general area of proposed building D1. After conversations with Washington Gas the facility was further described as "a vault holding one or more valve assemblies (regulators) that transfer gas from the high-pressure core distribution lines to the low-pressure residential service lines. This one has electronic monitoring and its own electric service meter. Moving it requires the high-pressure line to be moved and a whole new set of valves installed somewhere, along with the local line connections." This needs to be addressed by the applicant to determine the feasibility of moving this equipment as well as providing a proffer to do so. Without this, the vacation request cannot be supported, which jeopardizes our ability to recommend approval of the proposed development

VDOT Waivers & Exceptions: It is FCDOT policy that VDOT exceptions must be filed and a determination reached as part of the rezoning process. It is also important that waivers also be submitted during the rezoning process given the complexity of this site. The following is a list of the requested exceptions and waivers, resubmitted on November 7, 2014, that are currently under review:

- Access Management Exceptions:
  - Signal spacing between proposed signal at Village Road & North Shore Drive and the existing signal at Baron Cameron & Village Road
  - Signal spacing between the proposed signal at Village Road & North Shore Drive and the existing signal at North Shore Drive & Washington Plaza North/Fellowship House entrance

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- Design Waivers:
  - Right turn lane requirement on North Shore Drive at Road G (A2/A3 entrance)
  - Right turn lane requirement on North Shore Drive at Road F (D1/D2 entrance)
  - Right turn lane requirement on North Shore Drive at Cameron Crescent Drive
  - Left turn lane requirement on North Shore Drive at A1 entrance
  - Left turn lane requirement on North Shore Drive at Road G (A2/A3 entrance)
  - Left turn lane requirement on North Shore Drive at Road F (D1/D2 entrance)
  - Left turn lane requirement on North Shore Drive at Chimney House Drive
  - Right turn lane requirement on North Shore Drive at Village Road
  - Right turn lane requirement on Village Road at Baron Cameron Avenue

The applicant will need to provide commitments to construct improvements if the waivers and exceptions are not approved by VDOT.

Transportation Impact Analysis (TIA): The first submission of the required TIA was submitted on December 20, 2013. The second submission was submitted on March 19, 2014, and the review was completed on April 14, 2014. The study was deemed acceptable, however there were some clean up items to be addressed. The applicant submitted an Analysis Addendum dated October 16, 2014, as revised through November 5, 2014. The applicant has addressed our previous comments pertaining to the TIA review; however the following corrections and clarifications should be made to the Analysis Addendum:

- Plan Revisions Section: Please add language highlighting locations where turn lanes will not be provided, and reference necessary waivers (as listed on pages 2-3 of the Comment Response Memo dated 11/5/14) where applicable, for consistency and ease of future review:
  - Bullet #1, p.1: Left-turn lane waiver on North Shore at A1
  - Bullet #3, p.2: Clarify last sentence; where exactly is right turn waiver needed? (North Shore and Village as well as North Shore and Road F). Text isn't clear.
  - Bullet #3, p.2: Left turn waivers needed at Road D (A2/A3 entrance) and Road F (D1/D2 entrance)
- Page 2 (Middle of the page): Plan revisions also result in removal of intersection 9.
- Page 4: Should note that SimTraffic analysis for Village and North Shore shows, for PM Peak Hour, that the EB left queue may be approaching or at storage capacity.
- Table 4: Clarify with heading text that the October 16 and November 4 scenarios are both for signalized intersections

Crescent Trail Mid-Block Crosswalk Analysis: This analysis was submitted on October 21, 2014. Based on discussions with VDOT staff and the applicant on November 12, 2014, the following items would need to be considered:

- The applicant should verify there will be no pedestrian sight distance issues if the Crescent Trail is constructed in the first phase of development but the existing parking lot entrance adjacent to the Convenience Store will not be closed and relocated until the third phase of development.
- The proposed curb/bulb out on the northeast side of North Shore Drive would be extended to the southeast to push the on-street parking further from the proposed crosswalk, which would allow for better sight lines for both vehicles and pedestrians.
- Sight line easements provided along North Shore Drive and would need to be included in the proffers.
- Any existing or proposed trees within the sight line easements will need to be trimmed to allow for a clear line of sight. For trees located outside of the right-of-way, this will be the applicant's responsibility.
- If the proposed crosswalk includes colored concrete, stamped concrete or pavers a maintenance agreement may be required at site plan.

Washington Plaza Extension Area (the "West Side" of the Development Area):

- The applicant should begin to consider how signage will be integrated into the overall streetscape immediately. These items could impact sight lines, entrance locations, landscaping, retaining wall locations/heights, etc. This is especially critical along North Shore Drive and the proposed entrance for Road G, Road F and the A1 entrance.

Ring Road/Residential Area (the "East Side" of the Development Area):

- The applicant needs to determine if the proposed temporary construction entrance for Road A off Baron Cameron Avenue will be open to vehicles as well as construction traffic. Full construction of Road A was previously included with Phase 1 of the development but this was recently changed to a temporary construction entrance. VDOT may require a turn lane in the interim based on the functional classification, existing grade and the vehicle speed of Baron Cameron to address safety concerns. A proffer commitment may be necessary to address this.

- The sight line looking right out of the Road E between D14 and D24 is 150- feet or less. This appears to create an unsafe sight distance issue for vehicles approaching from North Shore Drive. The applicant may want to consider access restrictions at this roadway entrance in order to reduce turning conflicts.

- The applicant should begin to consider how signage will be integrated into the overall streetscape immediately. These items could impact sight lines, entrance locations, landscaping, retaining wall locations/heights, etc.

Bicycle & Pedestrian Facilities:

- Bicycle parking rates have been recommended based on the size, scale and type of use in the subject development and the applicant has proffered to provide bicycle parking in accordance with our recommendation. The equipment type and location is subject to FCDOT review at site plan.

- The Fairfax County Bicycle Master Plan, adopted by the Board of Supervisors on October 28, 2014, calls for on-road bicycle facilities along North Shore Drive. The applicant has proposed roadway cross sections that utilize a combination of striped bicycle lanes and share the road markings ("sharrows") in order to meet the intent of the Bicycle Master Plan while preserving the existing on-street parking along the roadway.

- The applicant depicts numerous bike share stations throughout the development. The county is in the process of developing a bike sharing program however this process is in the beginning stages at this time. The proposed bike share stations could be used as standard bicycle parking until such time a bike share program is established. These locations may need to be adjusted at site plan in accordance with the county's bicycle parking design guidelines. This needs further discussion with the applicant and a proffer commitment may be necessary.

- A future elevated walkway is noted on Sheet C-11 but a design could not be located in the plan set. The applicant should confirm there would be adequate clearance for delivery or fire trucks

entering Road F. The proffers do not address this proposed pedestrian feature especially how and when this would be implemented.

Transit Features:

- Staff recommended the applicant plan for possible future transit service into and around the Ring Road given the steep grade of the development between the lower retail area and the upper residential area. A commitment to enter into agreement with the County for transit service in the future has been proposed in proffers. Additional discussion of the proffer language is expected.

- The bus stop relocations/installation should be considered in the overall phasing plan so bus service is not impacted or diminished during construction. Also, pedestrian facilities should be maintained or provided in order to maintain access to transit service. A proffer commitment may be necessary to address this.

- Please note Fairfax County Code Section 82-5-40 regarding no parking, standing, or stopping within certain distances of a marked bus stop. Depending where the stops are located, on-street parking may be impacted at bus stop locations. With the proposed bus stop relocations, staff expects the impact to on-street parking will be minimized to the extent possible.

Phasing: Details regarding the proposed phasing need further discussion based upon the ongoing revisions to the plan, comments made in previous sections of this memo, and the lack of clarity contained within the proffer language.

Transportation Demand Management (TDM): The applicant has committed to a 25% vehicle trip reduction goal based on staff's recommendation given the size, scale and location of the proposed development from the Wiehle-Reston East Metrorail Station. A Draft TDM Work Plan has been submitted for review and has been determined to be acceptable. FCDOT staff continues to work with the applicant on the details of the proffers.

Parking Reduction/ Sharing Request: The applicant has requested a parking reduction. Staff has reviewed the request and the proffers associated with the reduction commitments. There are outstanding issues remaining to be discussed with the applicant.

Proffers: Staff has reviewed the proffers dated November 5, 2014, and provided comments to the applicant on November 14, 2014. A meeting with the applicant to discuss these comments is scheduled for November 17, 2014.

MAD/EAI

County of Fairfax, Virginia

MEMORANDUM

DATE: November 12, 2014

TO: Mary Ann Tsai, Planner
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Janet Leavitt, PE, Chief
Site Code Research and Development
Code Development and Compliance Division
Department of Public Works and Environmental Services (DPWES)

SUBJECT: DPA A-502-07/PCA-A-502/PRC A-502-3; Lake Anne Village Center
Tax Maps #17-2 ((1)) 7, 17-2 ((7)) 6B2 and 6B3, 17-2 ((8)) 6C, 17-2 ((16)) 1A, 17-2 ((14)) (1) 2G, 17-2 ((31)) 1645, 17-2 ((31)), 17-2 ((10)), Hunter Mill District
Parking Reduction (#8260-PKS-001.1), revised November 5, 2014

The subject reduction request and parking study, #8260-PKS-001.1, submitted on behalf of Lake Anne Village Partners, LLC, has been reviewed. Staff has no objections to the reduction at this time, subject to approval of the related proffers by FCDOT.

If you have any questions or require additional information, please contact me at 703-324-1733.

Department of Public Works and Environmental Services
Land Development Services, Site Code Research and Development Branch
12055 Government Center Parkway, Suite 334
Fairfax, VA 22035-5506
Phone: 703-324-1780 TTY: 711 Fax: 703-968-2886
www.fairfaxcounty.gov/dpwes

FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

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

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

DATE: December 16, 2014

SUBJECT: DPA A-502-07, PCA A-502, Lake Anne Village Center, Revised
Tax Map Number(s): 17-2 ((16)) 1A, 17-2 ((14)) (1) 2G, 17-2 ((1)) 7, 17-2 ((8)) 6C, 17-2 ((7)) 6B2 and 6B3, 17-2 ((31)) 1645

BACKGROUND

This memo replaces comments provided by the Park Authority previously in a memo dated October 27, 2014. The Park Authority staff has reviewed the proposed Development Plan dated November 24, 2014, for the above referenced application. The Development Plan reflects the redevelopment of the Lake Anne Village Center and the Crescent Apartments. Redevelopment will contain a mix of uses including 78,983 square feet of office space, 116,152 square feet of retail, and 1,037,000 square feet of residential development. The property will remain in the PRC zoning district and new proffer commitments will be provided. Based on an average multi-family household size of 1.75 people per unit in redevelopment areas and 2.77 residents per single family attached unit in the Upper Potomac Planning District, the proposed development could add 1,613 new residents to the Hunter Mill Supervisory District (calculation excludes 181 existing units to be replaced).

Existing nearby parks (Baron Cameron Park, Reston North Park, Lake Fairfax Park) meet only a portion of the demand for parkland generated by residential development in the Upper Potomac Planning District. In addition to parkland, the recreational facilities in greatest need in this area include basketball courts, playgrounds, and athletic fields. Baron Cameron Park, located across from the proposed development, will serve many of these needs. A recently approved park master plan for Baron Cameron Park addresses these identified needs related to growth in Reston including future, but unfunded, athletic fields, basketball courts, and playground enhancements.

COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset

those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). The Parks and Recreation element of the Policy Plan includes an Urban Parks Framework that provides an urban parkland standard and detailed guidance on urban park development.

The subject property is located within the UP5 Reston Community Planning Sector of the Upper Potomac Planning District. The Comprehensive Plan offers very specific guidance for the development of the Lake Anne area. Several of the specific planning objectives for the Village Center include:

- Bring more residents and day-time employees to Lake Anne to promote a vibrant community where people can live, work and play;
- Encourage high-quality development in terms of site design, building design and materials, and appropriately sited open space amenities;
- Enhance pedestrian and bicycle connections throughout the Village Center as redevelopment occurs; Encourage the creation of expanded or additional urban open spaces, such as an extended plaza, to accommodate successful community events such as the Lake Anne Farmers' Market;
- Preserve attractive and usable green open spaces where possible and introduce new green spaces, including living green roofs, to provide natural and recreation areas; and

Additional plan text speaks to the importance of integration of bike and pedestrian access, inclusion of public art, and protection of tree cover.

With regard to park and recreation needs the plan states that:

> "Impacts on park and recreation resources should be offset through the provision of or contribution toward new or improved active recreation facilities in the vicinity, such as tot lots, trails, trail connections, an indoor recreation center, athletic fields, playgrounds, and/or multi-use courts. Recreation facilities should be provided that serve the local population and workforce. In addition, publicly accessible urban park or park features should be integrated within the Village Center, such as plazas, gathering spaces, special landscaping, street furniture, water and play features, performance and visual art exhibit spaces and pedestrian and bike amenities. Proposed pathways within the Village Center should be coordinated and connect to existing pedestrian and bicycle circulation systems."

The subject property lies within the Lake Anne Historic Overlay District which establishes standards and guidelines for development.

ANALYSIS AND RECOMMENDATIONS

Urban Parkland Needs

The Plan for Lake Anne calls for a network of urban parks to serve residents, visitors and workers. This system of public spaces should include parks of different types (pocket parks, civic plazas, common greens, recreation-focused parks, linear parks/trails, and natural resource areas) to enhance the quality of life, health and the environment for those who live, work and

visit the Lake Anne area. The Urban Parks Framework (Policy Plan, Parks and Recreation, Appendix 3) provides guidance that helps establish urban park spaces in balance with continuing development. Park acreage standards are established to provide 1.5 acres of public park space per 1,000 residents and 1 acre per 10,000 employees.

Applying the urban parkland standard to the proposed development, there is a need for about 2.43 acres of publicly accessible urban park space onsite to serve the proposed development.

Residential Demand			
120 SFA	@ 2.77 persons/unit	=	332 residents
736 non-ADU MF	@ 1.75 persons/unit	=	1,228 residents
Total number of new residents		=	1,620
Office Demand			
78,983 sf of office	@300 sf/employee	=	263 employees
Publically Accessible Park Space Need			
1,620 new residents	@1.5 acres/1000 pop.	=	2.43 ac publically accessible park space
263 employees	@ 1acre/10,000 jobs	=	0.03 ac publically accessible park space
Total of publically accessible parks needed		=	2.43 acres

The development plan reflects the provision of 4.1 acres of publically accessible open space with a proffered commitment to establishing a public access easement across those areas noted on the plan.

Analysis: The development plan has addressed the intent of the Urban Parks Framework through the provision of adequate and varied park spaces on site for public use. This is supported by the proffered provision of public access over all spaces identified as publically accessible park space.

Onsite Facilities

Planning objectives for the Lake Anne Village Center include recommendations for high quality design and appropriately sited open space amenities. Pedestrian and bike connectivity and active urban open spaces are also key elements in the vision for the Village Center. Features such as plazas, gathering places, amphitheater/performance spaces, special landscaping, fountains, sculpture and street furniture are appropriate to be integrated into these sites and surrounding areas, creating an active environment that supports community building.

Analysis: The Park Authority is supportive of the overall integration of publicly accessible park spaces as well as the commitment to public art and street furnishings.

On a site with challenging topography and a tight development scheme, the development plan displays some very inviting spaces for future residents, workers, and visitors across the Village Center. The extension of Washington Plaza is well integrated with the existing plaza design while offering a variety of spaces for people to use while providing views of Lake Anne.

The grand staircase creates a space that is environmentally beneficial and visually interesting. The residential mews at the top of the staircase provides a green respite that visually connects the townhomes and enhances the sense of community.

The design of the central park space has improved dramatically with an exciting balance of hardscape and open lawn, more active and passive activities, creating a space that will be a draw for the entire community. The applicant has been very responsive to requests that will provide unique opportunities within this central space. The addition of the separation between Buildings D5 and D6 and the expansion of the circular walkway to the face of the buildings does much to make this feel as a community space, inviting to all.

Recreational Impact of Residential Development

The addition of new residents to the Lake Anne Village Center will entail additional demand upon existing Park Authority land and facilities. Area Wide guidance for the Lake Anne Village Center states that impacts on parks and recreation facilities should be offset, either "through the provision or contribution toward new or improved active recreation facilities in the vicinity." Along with the Countywide Comprehensive Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section), the Park Authority requests a fair share contribution of $893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This allows the Park Authority to build additional facilities needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute $1,440,766 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

Analysis: Draft proffers dated December 12, 2014 commit to a contribution of $100,000 for the purpose of park improvements within the vicinity of the application area. It is good that the developer has acknowledged the need to offset impacts to parks; however, the stated amount is approximately 7% of the anticipated impact. The limited provision of on-site recreation options will require residents to seek active recreation options off-site, resulting in additional demand for Park Authority parks and facilities. Per the guidance of the Comprehensive Plan, impacts to parks are to be offset. To adequately offset the impact, the Park Authority requests the applicant provide a contribution equal to the calculated impact.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section:

- The applicant has addressed the intent of the Urban Parks Framework with the proposed development plan;
- The applicant should provide a fair share contribution of $893 per person for each non-ADU to help offset impacts to parks.

Please note the Park Authority would like to review and comment on proffers and development conditions related to park and recreation issues. We request that draft and final proffers and

development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Gayle Hooper
DPZ Coordinator: Mary Ann Tsai

Copy: Cindy Walsh, Director, Resource Management Division
Mary Ann Tsai, DPZ Coordinator
Andrea L. Dorlester, Planner IV, Park Planning Branch
Chron File
File Copy

FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services
Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3200
Falls Church, Virginia 22042

October 10, 2014

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

FROM: Aimee Holleb, Assistant Director
Office of Facilities Planning Services

SUBJECT: PRC A-502-3, PCA-A-502, DPA A-502-07: Lake Anne Village Center and Crescent Apartments (Updated)

ACREAGE: 11.12 acres

TAX MAP: 17-2 ((1)) 7; ((7)) 6B2, 6B3; ((8)) 6C; ((14)) (1) 2G; ((16)) 1A; ((31)) 1645, Pt. Common Element

PROPOSAL:
The application requests to amend the existing PRC zoning for the site to redevelop the Crescent Apartments and a portion of the Lake Anne Village Center. The proposal would remove several existing commercial buildings as well as the 181 existing multi-family units at the Crescent Apartments. New development would include 1,035 units (915 multi-family units and 120 townhouse units), of which 308 multi-family units may be Age-Restricted (Active Adult). A prior review memo for this application was provided on March 10, 2014.

ANALYSIS:
School Capacities
The schools serving this area are Forest Edge and Lake Anne Elementary, Hughes Middle and South Lakes High schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity 2013 / 2018	Enrollment (9/30/13)	Projected Enrollment 2014-15	Capacity Balance 2014-15	Projected Enrollment 2018-19	Capacity Balance 2018-19
Lake Anne ES	709 / 709	652	781	-72	962	-253
Forest Edge ES	836 / 836	789	753	83	770	66
Hughes MS	1,109 / 1,109	1,001	1,125	-16	1,239	-130
South Lakes HS	2,113 / 2,750	2,347	2,280	-167	2,659	91

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

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2018-19 and are updated annually. At this time, if development occurs within the next five years, Forest Edge and South Lakes are project to have sufficient capacity, while Lake Anne and Hughes will have capacity deficits. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects

The 2015-19 Capital Improvement Program (CIP) includes unfunded capacity enhancements for South Lakes High School, which are planned for completion in the 2017-18 School Year. The CIP also includes an unfunded project for the renovation of Hughes Middle School within the 10-year CIP cycle. This renovation could potentially included capacity enhancements to the school. At the elementary school level, a boundary adjustment between Lake Anne and Forest Edge is possible to balance capacity utilization.

Development Impact

Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

Existing

School level	Low-rise Multi-family ratio	Existing # of units	Estimated Student yield
Elementary	.181	181	33
Middle	.042	181	8
High	.079	181	14

55 total

2012 Countywide student yield ratios (September 2013)

Proposed – No Age-Restricted Units

School level	Single Family Attached ratio	Proposed # of units	Estimated Student yield
Elementary	.243	120	29
Middle	.060	120	7
High	.127	120	15

51 total

2012 Countywide student yield ratios (September 2013)

School level	Mid/High-rise Multi-family ratio	Proposed # of units	Estimated Student yield
Elementary	.059	915	54
Middle	.017	915	16
High	.030	915	27

97 total

2012 Countywide student yield ratios (September 2013)

Proposed - With 308 Units as Age-Restricted

School level	Single Family Attached ratio	Proposed # of units	Estimated Student yield
Elementary	.243	120	29
Middle	.060	120	7
High	.127	120	15

51 total

2012 Countywide student yield ratios (September 2013)

School level	Mid/High-rise Multi-family ratio	Proposed # of units	Estimated Student yield
Elementary	.059	607*	36
Middle	.017	607*	10
High	.030	607*	18
			64 total

2012 Countywide student yield ratios (September 2013)
**Does not include 308 Age-Restricted/Active Adult Units*

For the existing 181 units, using the County-wide student yield ratio, a total of 55 students would be anticipated. Yet there are currently 138 students residing in these units during the 2013-14 school year, 2.5 times the student yield ratio. This reflects two trends that FCPS staff has noted and is monitoring. One, as multi-family communities age, there appears to be an increased number of students residing in these communities. Two, based on the number of units in these older communities, the County-wide student yield ratio estimates fewer students than the actual number of students residing in the community.

It is particularly noted that in older communities, an increased number of school aged students has been observed. As noted above, the number of students, has at times, outnumbered the number of students anticipated using the County-wide student yield ratio. Because of this, developers may see that their proposals are not generating an initial increase in student yields. However, FCPS believes that it is unknown how redevelopment will affect anticipated student yields over time and proffer contributions should be made to offset the potential impact of development.

RECOMMENDATIONS:

Proffer Contribution

If the project were developed without age-restricted units, a net of 93 new students is anticipated (50 Elementary, 15 Middle and 28 High School) from the proposed development. A proffer contribution of $1,006,725 (93 students x $10,825) is recommended to offset the impact that new student growth will have on surrounding schools.

If the project were developed with 308 age-restricted units, a net of 60 new students is anticipated (32 Elementary, 9 Middle and 19 High School) from the proposed development. A proffer contribution of $649,500 (60 students x $10,825) is recommended to offset the impact that new student growth will have on surrounding schools.

It is recommended that the proffer contribution funds be directed as follows:

> *...to be utilized for capital improvements to Fairfax County public schools to address impacts on the school division resulting from [the applicant's development].*

It is also recommended proffer payment occur at the time of site plan or first building permit approval. A proffer contribution at the time of occupancy is not recommended since this does not allow the school system adequate time to use the proffer contribution to offset the impact of new students.

In addition, an "escalation" proffer is recommended. The suggested per student proffer contribution is updated on an annual basis to reflect current market conditions. The amount has decreased over the last several years because of the down turn in the economy and lower construction costs for FCPS. As a result, an escalation proffer would allow for payment of the school proffer based on either the current suggested per student proffer contribution at the time of zoning approval or the per student proffer contribution in effect at the time of development, whichever is greater. This would better offset the impact that new student yields will have on surrounding schools at the time of development. For your reference, below is an example of an escalation proffer that was included as part of an approved proffer contribution to FCPS.

> *Adjustment to Contribution Amounts. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should increase the ratio of students per unit or the amount of contribution per student, the Applicant shall*

increase the amount of the contribution for that phase of development to reflect the then-current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.

Proffer Notification
It is also recommended that the developer proffer notification be provided to FCPS when development is likely to occur or when a site plan has been filed with the County. This will allow the school system adequate time to plan for anticipated student growth to ensure classroom availability.

AJH/gjb

Attachment: Locator Map

cc: Pat Hynes, School Board Member, Hunter Mill District
Kathy Smith, School Board Member, Sully District
Ted Velkoff, Vice-Chairman, School Board Member, At-Large
Ilryong Moon, School Board Member, At-Large
Ryan McElveen, School Board Member, At-Large
Jeffrey Platenberg, Assistant Superintendent, Facilities and Transportation Services
Douglas Tyson, Assistant Superintendent, Region 1
Kevin Sneed, Special Projects Administrator, Design and Construction Services
Kimberly Retzer, Principal, South Lakes High School
Aimee Monticchio, Principal, Hughes Middle School
Brendan Menuey, Principal, Lake Anne Elementary School
Deborah Kim Price, Principal, Forest Edge Elementary School

County of Fairfax, Virginia

MEMORANDUM

DATE: October 8, 2014

TO: Mary Ann Tsai, Senior Staff Coordinator, Zoning Evaluation Division;
Jennifer Bonnette, Planner III, Planning Division

CC: Pam Nee, Branch Chief, Environment and Development Review
Leanna O'Donnell, Branch Chief, Policy and Plan Development

FROM: Linda Cornish Blank, Historic Preservation Planner

SUBJECT: **Plan Amendment** 2013-III-UP1, Lake Anne Village Center/Reston Crescent, to consider modifications to the consolidation recommendation for the Full Consolidation Option and the Millennium Bank building; placing the land area of this building within Land Unit A to facilitate redevelopment.

Zoning Application DPA A-502-07/PCA-A-502/PRC A-502-3, Development of up to 1,037 dwelling units and up to 135,000 sf of non-residential uses under the full consolidation option of the Comprehensive Plan.

Planning Location: Fairfax County Comprehensive Plan, 2013 Edition, Area III; Upper Potomac Planning District; UP5 Reston Community Planning Sector; 8. Lake Anne Village Center, pp 207-221

Page 207: "8. **Lake Anne Village Center - . . .**
The Village Center was the first part of Reston to be developed and is centered on Washington Plaza, which is adjacent to Lake Anne at its northern end. The area surrounding Washington Plaza was designated as the Lake Anne Village Center Historic Overlay District in 1984 in recognition of its significance in the community as Reston's original Village Center and to ensure the preservation of this historic and architectural landmark. . . . "

Page 209: "**Area-wide Recommendations . . .**
The parcels comprising the Lake Anne Village Center are divided into six land units (as shown in Figure 74). . . .
Land Unit F (which consists of the residential and commercial uses along Washington Plaza, including the residences along Chimney House Road) contains the majority of the Lake Anne Village Center Historic Overlay District and is not part of any redevelopment option. The balance of the historic overlay district is in Land Unit A. . . ."

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DEPARTMENT OF PLANNING & ZONING

Page 210: ***"Heritage Resources*** – The Lake Anne Village Center Historic Overlay District regulations are found in Appendix 1, A1-1100 of the Zoning Ordinance. All structures located in Land Units A and F are within the boundary of the historic overlay district. Structures within Land Unit A are contributing properties to the district while those in Land Unit F are historic properties. The Fairfax County Architectural Review Board must review all improvements and alterations in the historic overlay district."

Page 216: "**Land Unit Recommendations**
The Lake Anne Village Center is divided into land units (as shown in Figure 74) for the purpose of organizing site-specific recommendations. For each land unit, a description of its location and character is given and recommendations are provided that articulate the planned use(s) and intensity or density.

Land Unit A
Land Unit A consists of the area north of Washington Plaza (as shown in Figure 74), the majority of which is located within the Lake Anne Village Center Historic Overlay District. It includes the surface parking lot north of Washington Plaza, dedicated open space owned by the Reston Association, the Association of School Building Officials (ASBO) building, and the 24-7 convenience market. . . . "

Pages 220-221: "**Land Unit F**
This land unit consists of the development along Washington Plaza, which includes a mix of residential, retail, office, and civic uses, together with the residences along Chimney House Road. The uses along the plaza include the 15-story Heron House, a high-rise residential condominium; three-story "live-work" units with retail and offices uses at the ground level and residential uses on the upper levels; and a variety of community-serving retail uses, office condominiums, the Millennium Bank, the Washington Baptist Church, the Reston Community Center, and a child care center.
Land Unit F makes up the core of the Lake Anne Village Center Historic Overlay District. Since this land unit is not planned to be redeveloped, it is not part of any redevelopment or consolidation options."

Architectural Review Board (ARB) Review

A portion of the subject area of the Plan amendment and Zoning application is located within the Lake Anne Village Center Historic Overlay District (HOD). The Zoning Ordinance stipulates required ARB review and action for the HOD. The review and action pertaining to the proposed amendment and zoning application are:

1. ARB review and approval is required on the proposal to demolish three buildings located within the HOD. The buildings are commonly known as the Association of School Business Officials (ASBO), a non-contributing property to the HOD; the 24/7 convenience store, a contributing property to the HOD; and the Millennium Bank building, a historic property to the HOD, located at North Shore Drive and Washington Plaza, tax map 17-2((7))6B2 and 6B3, and 17-2((31))1645.
2. ARB review and recommendation is required on the proposed zoning action DPA A-502-07/PCA A-502/PRC A-502-03.

Zoning Ordinance The following sections of the Zoning Ordinance stipulate the required ARB actions:

7- 204 Administration of Historic Overlay District Regulations
Once established, Historic Overlay Districts shall be subject to administrative procedures for the enforcement of such regulations as provided in this Section.

> 1. All applications for rezoning, special exception, special permit, variance, sign permits, building permits, as qualified below, and all site plans, subdivision plats and grading plans shall be referred to the ARB for its review and recommendation in accordance with the provisions of this Part.
>
> 2. The ARB review and recommendation on applications for a rezoning, special exception, special permit, variance and for site plans, subdivision plats and grading plans shall include consideration of the potential impact of the proposal on the historical, architectural, or archaeological significance of the district . . .
>
> 3. ARB approval shall be required prior to the issuance of Building Permits by the Director and approval of sign permits by the Zoning Administrator for the following:
>
> B. Building Permits for the demolition, razing, relocation, or moving of any building or structure in a Historic Overlay District;
>
> 5. ARB procedures for the review of Building Permits and sign permits, as required by Par. 3 above, shall be in accordance with the following:
>
> D. In reviewing an application for a Building Permit to raze or demolish a building or structure, the ARB shall review the circumstances and the condition of the structure or part proposed for demolition and make its determination based on consideration of any or all of the following criteria:

(1) Is the building of such architectural or historical interest that its removal would be to the detriment of the public interest?

(2) Is the building of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?

(3) Would retention of the building help preserve and protect a historic place or area of historic interest in the County?

(4) Does the building or structure contribute to the significance of the district?

> 8. Approval authorizing issuance of a Building Permit or a sign permit by the ARB, or Board of Supervisors on appeal as provided for below, shall be valid for two (2) years or for such longer period as may be deemed appropriate by the approving body from the date of approval or from

December 6, 1994 whichever occurs later, and shall continue for the life of the Building Permit or sign permit.

ARB Action: At its September 11, 2014 meeting the ARB took the following actions based upon the Zoning Ordinance stipulations cited above:

Approval of ARB-14-LKA-02 for the demolition of three properties commonly known as the Association of School Business Officials (ASBO), the 24/7 convenience store, and the bank building located at North Shore Drive and Washington Plaza, tax map 17-2((7))6B2 and 6B3, and 17-2((31))1645 in the Lake Anne Village Center Historic Overlay District for a time period of up to 9 years **subject to the following conditions**:

1) the Board of Supervisors approve DPA A-502-7/PCA-A-502/PRC A-502-3, the proposal to redevelop approximately 24.3 acres located partially within the HOD;
2) the bank building be documented to Historic American Building Survey (HABS) Level 2; and
3) further design treatment information be provided to the ARB on the transition area between the existing Lake Anne development and the proposed new development shown on the development plan.

Approval of ARB-14-LKA-03 for the recommendation to approve the proposed redevelopment plan, DPA A-502-7/PCA-A-502/PRC A-502-3 **subject to the condition** that additional materials be provided to the ARB for the following:

- proposed amphitheater,
- the treatment at the intersection/connection between buildings labeled A1 and B2 on the development plan dated September 11, 2014,
- the transition to the existing plaza,
- proposed vegetation and
- transportation details.

Heritage Resource staff findings:

1. The ARB approval of the demolition of the three properties within the HOD informs the Plan Amendment and zoning application for recommendation for placing the land area of the Millennium Bank building within Land Unit A to facilitate redevelopment.
2. The ARB approval of the demolition is for a time period of up to 9 years to allow for the project phasing outlined in the zoning application.
3. The ARB recommendation for approval of the proposed development plan is subject to submission of additional design treatment detail to the ARB for its review during the applicant's design detail refinement and prior to final design.
4. A proffer must stipulate the ARB condition that the bank building be documented to Historic American Building Survey (HABS) Level 2.
5. A proffer should stipulate that ARB review and approval is required for the proposed architectural design, landscape (detail), signage and lighting per the Zoning Ordinance and that "site improvements" and "site amenities" are within ARB jurisdiction as part of the overall plan.

Heritage Resource staff recommendation:

1. The applicant agree to provide a proffer stipulating that ARB review and approval is required for the proposed architectural design, landscape (detail), signage and lighting per the Zoning Ordinance and that "site improvements" and "site amenities" are within ARB jurisdiction as part of its overall plan review.
2. The applicant develop a proffer stipulating that the Millennium Bank building be documented to Historic American Building Survey (HABS) Level 2 as conditioned by the ARB for its approval of the proposed demolition of the building and that this documentation be submitted to the Virginia Room of the Fairfax City Regional Library, the Reston Historic Trust and the Department of Planning & Zoning (DPZ) and the applicant provide to DPZ written documentation that required documentation has been submitted to the Virginia Room and the Trust.
3. The applicant agree to provide a proffer stipulating that the portion of the Lake Anne Village Center National Register-eligible Historic District located within the local HOD and the area adjacent to and immediately impacted by the proposed development, including but not limited to the Reston Mobil, U-Haul, Lake Anne Service Center 11410 North Shore Drive, Tax map # 017-2 ((1)) 7 be documented to Historic American Building Survey (HABS) Level 3 and that this documentation be submitted to the Virginia Room of the Fairfax City Regional Library, the Reston Historic Trust and the DPZ and the applicant provide to DPZ written documentation that required documentation has been submitted to the Virginia Room and the Trust.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggared work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HC	Highway Corridor Overlay District
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RC	Residential-Conservation
RE	Residential Estate
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SEA	Special Exception Amendment
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
WS	Water Supply Protection Overlay District
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch